October 2024 | Final Program Environmental Impact Report
State Clearinghouse No. 2023110409

LOS ANGELES COUNTY WESTSIDE AREA PLAN

for County of Los Angeles

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1. Introduction

1.1 INTRODUCTION

This Final Program Environmental Impact Report (PEIR) has been prepared by the County of Los Angeles (County) for the Westside Area Plan (WSAP or proposed Project). This Final PEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Sections 15000 et seq.).

As required by CEQA Guidelines Section 15132, the Final PEIR shall consist of the following:

(a) The Draft PEIR or a revision of the Draft PEIR;

(b) Comments and recommendations received on the Draft PEIR either verbatim or in summary;

(c) A list of persons, organizations, and public agencies comments on the Draft PEIR;

(d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and

(e) Any other information added by the Lead Agency.

In accordance with these requirements, the WSAP includes the following:

- This Final PEIR document incorporates the information required by State CEQA Guidelines Section 15132, including responses to comments received on the Draft PEIR; and
- The Draft PEIR document, dated June 2024 (SCH #2023110409).

This document contains responses to comments received on the Draft PEIR during the public review period, which began June 18, 2024. In response to a request received by the County, the close of the comment period was extended from August 1 to August 16, 2024. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency. This document and the circulated Draft PEIR comprise the Final PEIR, in accordance with CEQA Guidelines, Section 15132.

1.2 FORMAT OF THE FEIR

This document is organized as follows:

Section 1, Introduction. This chapter provides a brief introduction of the contents of this Final PEIR, the CEQA requirements, and the public review process.

Section 2, Response to Comments. This section provides a list of agencies, organizations, and interested persons commenting on the Draft PEIR, and responses to all comments received on the Draft PEIR. It includes two "master responses" that address topical issues received by multiple commenters. This section also includes responses to written comments received at an in-person public information meeting held by the County on August 1, 2024, regarding the WSAP and Draft PEIR. To facilitate review of the responses, each comment letter has been reproduced and assigned a number (A-1 through A-4 for letters received from agencies, O-1 through O-6 for letters received from organizations, R-1 through R-166 for letters received from residents, PC-1 through PC-36 for comment cards received during the public meeting, and F1 through F4 for form letters sent from multiple commenters. Individual comments within each letter have been numbered for each letter and the letter is followed by responses with references to the corresponding comment number. All original comments are included in Appendices A through E.

Section 3. Revisions to the Draft EIR. This section contains revisions to the Draft PEIR text and figures as a result of the comments received by agencies and interested persons as described in Section 2, and/or minor corrections and omissions discovered subsequent to release of the Draft PEIR for public review.

Section 4. Mitigation Monitoring and Reporting Program. This chapter provides the Mitigation Monitoring and Reporting Program (MMRP), which identifies the mitigation measures that will be implemented for future projects as appropriate. The MMRP identifies the mitigation measure, the implementing party, timing of implementation, the entity responsible for enforcement and the responsible monitoring agency.

The responses to comments contain material and revisions that will be added to the text of the Final PEIR. County staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the Draft PEIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the Draft PEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5. The responses to comments and revisions are merely clarifications and do not indicate a deficiency of the PEIR's analysis nor a new or exacerbated potential significant environmental impact, and do not deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect or a feasible way to mitigate or avoid such an effect that the County have declined to implement. The responses and revisions merely amplify or clarify the analysis in the Draft PEIR.

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines Section 15204 (a) outlines parameters for submitting comments, and reminds persons and public agencies that the focus of review and comment of DEIRs should be

> "... on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should

> be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. …CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR."

CEQA Guidelines Section 15204 (c) further advises, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments." Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence. Section 15204 (d) also states, "Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency's statutory responsibility." Section 15204 (e) states, "This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section."

In accordance with CEQA, Public Resources Code Section 21092.5, copies of the written responses to public agencies will be made available to commenting agencies and the general public at least 10 days prior to certifying the PEIR.

1.4 PUBLIC REVIEW PROCESS

The County of Los Angeles (County) circulated a Notice of Preparation (NOP) for the proposed Project to the Governor's Office of Planning and Research, State Clearinghouse, potentially affected state agencies, local agencies, and other interested parties, who are on the WSAP distribution list for a 30-day public review starting on November 16, 2023, and ending on December 15, 2023. The NOP was published in two local newspapers, LA Sentinel and the Argonaut. Additionally, the NOP was publicized via newsletters and flyers that were distributed to interested parties who signed up to be on the WSAP contact list, and it was also shared on social media. The County received nine comment letters in response to the NOP. A public scoping meeting was held virtually, online via Zoom Webinar, on November 30, 2023, to provide information to the public about the proposed Project and the CEQA process, and collect oral and written comments from agencies and the public in attendance.

The Draft PEIR was provided to the State Clearinghouse and in compliance with CEQA was circulated for a 45-day public review period from June 18, 2024, to August 1, 2024. The County of Los Angeles held a virtual public meeting, online via Zoom Webinar, on June 25, 2024. In response to requests received during the public comment period, the comment period was extended an additional 15 days, to conclude on August 16, 2024. An additional in-person informational meeting was held on August 1, 2024. Following the close of the public review period, written responses were prepared to all comments received, and these comments and responses are incorporated into this Final PEIR.

As the lead agency, before approving the proposed Project, the County's Board of Supervisors must certify the Final PEIR as adequate and completed in accordance with CEQA. The County must also review and consider the information contained in the Final PEIR, including all supporting documents, before considering approval of the proposed Project. The County will certify the Final PEIR using independent judgment and analysis. In

1. Introduction

consideration of the findings of the Final PEIR, the County will approve the Project or an alternative thereof through a written Finding of Fact and a Statement of Overriding Consideration for each identified significant adverse environmental impact and any significant and unavoidable impact identified in the Final PEIR. Due to some proposed Project impacts found to be significant, the County will adopt mitigation measures that either avoid or reduce those impacts to less than significant levels, where feasible. These mitigation measures are identified in Section 4, *Mitigation Monitoring Reporting Program*, of this Final PEIR. Dates of public hearings will be published and officially noticed in accordance with all legal requirements. If the proposed Project is approved, the County will file a notice of determination (NOD) with the Governor's Office of Planning and Research, State Clearinghouse within 5 working days of project approval.

2. Response to Comments

California Code of Regulations Title 14 (State CEQA Guidelines) Section 15088(a) states, "The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments that were received during the noticed comment period." In accordance with these requirements, this chapter contains the comment letters received on the Draft PEIR and provides responses to each of the written comments received during the public review period for the Draft PEIR, which began on June 18, 2024, and initially ended August 1, 2024. In response to public requests received during the public comment period, the comment period was extended an additional 15 days, to conclude on August 16, 2024. A virtual public meeting to discuss the findings of the Draft PEIR was held on June 25, 2022. Also in response to comments received during the public comment period, the County held an additional in-person community meeting on August 1, 2024, from 6:00 pm to 8:30 pm at the Knox Presbyterian Church (5840 La Tijera Boulevard, Los Angeles, CA 90056), to provide further information regarding the WSAP and solicit input on the project from the community.

2.1 OVERVIEW OF COMMENTS RECEIVED

This section provides all written responses received on the Draft PEIR and the County's responses to each comment. Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the Draft PEIR are excerpted in this document, the sections are shown indented. Any changes to the Draft PEIR text as a result of comments are shown in <u>underlined text</u> for additions and ~~strikeout~~ for deletions (see Section 3, *Revisions to the Draft PEIR*).

Table 2-1, *Responses to Written Comments Received on the Draft PEIR*, is a list of agencies, organizations, and individuals who provided written comments on the Draft PEIR during the public review period. Copies of the original letters provided are included in Appendices A through E, as indicated in the table.

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
Agencies (See Appendix A for Agency Letters)			
A1	California Department of Transportation	7/11/2024	2-17
A2	California Geological Survey	7/19/24	2-18
A3	Los Angeles County Library	7/24/24	2-20
A4	Los Angeles County Sheriff Department	8/1/24	2-21
Organizations (See Appendix B for Organization Letters)			
O1	Santa Ynez Band of Chumash Indians	6/25/2024	2-34
O2	United Homeowners Association II	7/1/2024	2-24

2. Response to Comments

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
O3	Ladera Heights Civic Association	8/9/2024	2-27
O4	Ladera Heights Civic Association	8/14/24	2-34
O5	United Homeowners Association II	8/16/2024	2-50
O6	Los Angeles Conservancy	8/15/2024	2-60
Residents (See Appendix C for Resident Letters)			
R1	Linda Brown	6/19/2024	2-62
R2	Linda Brown	6/19/2024	2-63
R3	Rachel Hoke	6/19/2024	2-64
R4	Louise Bisharat	6/19/2024	2-65
R5	Pamela Graham	6/20/2024	2-66
R6	John Bisharat `	6/20/2024	2-67
R7	Barbara Giarraffa	6/21/2024	2-68
R8	Zandra Ruiz	6/23/2024	2-69
R9	Monica Haferkom	6/23/2024	2-70
R10	LaTanya Hines	6/24/2024	2-71
R11	Leighton Rose	6/25/2024	2-72
R12	CT Campbell	6/25/2024	2-73
R13	Treva Miller	6/26/2024	2-74
R14	LaTonya Barnett	6/26/2024	2-75
R15	Jean Jones Apfel	6/26/2024	2-76
R16	Earllene McCauley	6/26/2024	2-77
R17	Isis Ferrier	6/27/2024	2-78
R18	Regina O'Leary	6/27/2024	2-79
R19	Debra Langaigne	6/28/2024	2-81
R20	Cindy Hotta	6/30/2024	2-82
R21	Brendon Chung	7/1/2024	2-83
R22	Leo Hill	7/1/2024	2-84
R23	Helen Sweatt	7/3/2024	2-85
R24	Jerrold Smith	7/3/2024	2-86
R25	Laura Lawrence	7/3/2024	2-87
R26	Tracie Lyons	7/4/2024	2-88
R27	Deborah Swan	7/5/2024	2-89

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
R28	Renita Smith	7/8/2024	2-91
R29	Jean Jones-Apfel	7/10/2024	2-92
R30	Crissi Aila	7/10/2024	2-93
R31	Allen Haidar	7/11/2024	2-94
R32	Avina Bonsu	7/14/2024	2-95
R33	Christina Santos	7/14/2024	2-96
R34	Cynthia Laskey	7/14/2024	2-97
R35	Bob Horning	7/15/2024	2-98
R36	Kathie Marion	7/15/2024	2-99
R37	Naomi Zahavi	7/15/2024	2-100
R38	Norm Langley	7/15/2024	2-101
R39	Sam Friedlander	7/15/2024	2-102
R40	Bruno Miotto	7/17/2024	2-103
R41	Michael Manuel	7/17/2024	2-104
R42	Kipp Rudd	7/18/2024	2-105
R43	Rachel Petrocelli	7/20/2024	2-107
R44	Sachiko Doherty	7/20/2024	2-111
R45	Pilar Diaz	7/21/2024	2-112
R46	Sonny White	7/21/2024	2-113
R47	LJ Clark	7/23/2024	2-114
R48	Jerome Greenwald	7/23/2024	2-115
R49	Maggie Underwood	7/24/2024	2-116
R50	Michele Bryant	7/25/2024	2-117
R51	Tiana Turner	7/25/2024	2-118
R52	Rene Widmann	7/26/2024	2-119
R53	Derek Spinei	7/26/2024	2-120
R54	Vanessa Calloway	7/30/2024	2-121
R55	Grant Smith	7/31/2024	2-123
R56	JL McClennan	7/31/2024	2-124
R57	Walter Maynard	7/31/2024	2-126
R58	Rosalind Watkins	8/1/2024	2-127
R59	Francine Webster	8/1/2024	2-128

2. Response to Comments

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
R60	Ravi Sharma	8/2/2024	2-131
R61	Jo-An Sharma	8/2/2024	2-132
R62	Reese Jones	8/3/2024	2-133
R63	Felicia Smith	8/6/2024	2-134
R64	Sondra Hale	8/6/2024	2-135
R65	Ilona Munoz	8/7/2024	2-137
R66	Marco Munoz	8/7/2024	2-139
R67	Sara Siegal	8/7/2024	2-141
R68	Francine Starks	8/8/2024	2-142
R69	Michele Bryant	8/11/2024	2-144
R70	Eric Gazin	8/11/2024	2-145
R71	Ingrid Day	8/11/2024	2-146
R72	Suzette Frio	8/12/2024	2-147
R73	Andrea Berg	8/12/2024	2-149
R74	H. Milano Mellon	8/12/2024	2-150
R75	Julian Nagendran	8/12/2024	2-151
R76	Lisa Brown	8/12/2024	2-152
R77	Mary Chitty	8/12/2024	2-153
R78	Kerri Harper-Howie	8/12/2024	2-154
R79	Monique Avendian	8/12/2024	2-155
R80	Raymond Avendian	8/12/2024	2-156
R81	Richard Townsend	8/12/2024	2-157
R82	Linda Jackson	8/12/2024	2-158
R83	Renee Smith	8/12/2024	2-159
R84	Stacy Young	8/12/2024	2-160
R85	Karen Decoud	8/13/2024	2-161
R86	Cynthia Jackson	8/13/2024	2-162
R87	Jill Lalonde	8/13/2024	2-165
R88	Bryan Barnes	8/13/2024	2-166
R89	Alison Jones	8/13/2024	2-167
R90	Penny Madden	8/13/2024	2-168
R91	Jill Britt	8/13/2024	2-169

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
R92	Jordan Quaglietta	8/13/2024	2-170
R93	Lisa Phillips	8/14/2024	2-171
R94	Guillermo Gastelo	8/14/2024	2-173
R95	Carla Waffer	8/14/2024	2-174
R96	Jaimela Foster	8/14/2024	2-175
R97	Mark Stannard	8/14/2024	2-176
R98	Robert Huang	8/14/2024	2-177
R99	Cheryl Moore	8/15/2024	2-178
R100	Dan Wilson	8/15/2024	2-179
R101	Derrick Davis	8/15/2024	2-180
R102	Don Rosen	8/15/2024	2-181
R103	Jackie Hardin	8/15/2024	2-182
R104	Jan Davis	8/15/2024	2-183
R105	Judy Huern	8/15/2024	2-184
R106	Mark Davis	8/15/2024	2-186
R107	Brian Jordan	8/15/2024	2-187
R108	Richard Bisby	8/15/2024	2-189
R109	Wanda Davis	8/15/2024	2-190
R110	Alison Clinton	8/15/2024	2-191
R111	Nathelene Reynolds	8/15/2024	2-192
R112	Helen Harris	8/15/2024	2-193
R113	Ingrid Day	8/15/2024	2-194
R114	Jacqueline Dje	8/15/2024	2-195
R115	Leon Blum	8/15/2024	2-196
R116	Helen G. Harris	8/15/2024	2-197
R117	Jean Apfel	8/15/2024	2-198
R118	Desobry Bowens	8/15/2024	2-200
R119	Karen Edwards	8/16/2024	2-201
R120	Pamela Thomas Brown	8/16/2024	2-202
R121	Walter Harris	8/16/2024	2-203
R122	G. Knox	8/16/2024	2-204
R123	Francesca Harris	8/16/2024	2-206
R124	Davina Douthard	8/16/2024	2-207

2. Response to Comments

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
R125	Nick Starkman	8/16/2024	2-208
R126	Ash	8/16/2024	2-209
R127	Ellen Walls	8/16/2024	2-210
R128	Jeannae M. Rouzan-Clay	8/16/2024	2-211
R129	Clifford Campbell	8/16/2024	2-213
R130	Patricia Hamlin	8/16/2024	2-216
R131	Clifford Neuman	8/16/2024	2-217
R132	Eloise Ferguson	8/16/2024	2-219
R133	Sean Hyde-Moyer	8/16/2024	2-220
R134	Deborah Woods	8/16/2024	2-221
R135	James Shaw	8/16/2024	2-223
R136	Swamy Narayanaswamy	8/16/2024	2-224
R137	Walter Siembab	8/16/2024	2-225
R138	Gail Grant	8/16/2024	2-229
R139	Sheila V. Faulk	8/16/2024	2-230
R140	Deborah A. Taylor	8/16/2024	2-232
R141	Lynae Munoz	8/16/2024	2-233
R142	Marco Munoz Jr.	8/16/2024	2-235
R143	Zoe Moskowitz	8/16/2024	2-238
R144	Tendai Nyachoto	8/16/2024	2-239
R145	Sharod Jackson	8/16/2024	2-240
R146	Christine Walker	8/16/2024	2-241
R147	Richard & Debra Wright	8/16/2024	2-243
R148	Rochelle Jackson	8/16/2024	2-244
R149	Joy Taylor	8/16/2024	2-245
R150	Shelli Hardemion	8/16/2024	2-247
R151	Pamela Simpson	8/16/2024	2-248
R152	Robert Taylor	8/16/2024	2-250
R153	Gail Lannoy	8/16/2024	2-251
R154	Daniel B. Williams	8/16/2024	2-252
R155	Schuyler Jackson	8/16/2024	2-253
R156	Jpey Gossett	8/16/2024	2-254
R157	Judy Heurn	8/16/2024	2-256

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
R158	Antoine Roberts	8/17/2024	2-257
R159	Cameron Nelson	8/17/2024	2-258
R160	Wanda Knight	8/18/2024	2-259
R161	Arnetta West	8/18/2024	2-260
R162	Travis Scott	8/19/2024	2-261
R163	Jada Dunomes	Undated	2-262
R164	Jessie McClennan	Undated	2-264
R165	Richard Rice	Undated	2-267
R166	Barbara L.	6/26/24	2-268
R167	Earnetta Cotton	6/20/24	2-269
R168	Tony Bacon	6/20/24	2-270
Public Comment Cards (See Appendix D for Environmental Comments Received during the August 1, 2024 Public Meeting)			
PC1	Duane E. Smith	8/1/24	2-271
PC2	Christiane White	8/1/24	2-273
PC3	Joey S Gossett	8/1/24	2-274
PC4	Merle Vaughs	8/1/24	2-275
PC5	Anonymous	8/1/24	2-276
PC6	Donald Redix	8/1/24	2-277
PC7	Judy Huern	8/1/24	2-278
PC8	Di Harris	8/1/24	2-279
PC9	Mike Michaud	8/1/24	2-280
PC10	Anonymous	8/1/24	2-281
PC11	Penny Madden	8/1/24	2-282
PC12	Ellen Deleston	8/1/24	2-283
PC13	Dennis Mille	8/1/24	2-284
PC14	Carla Harris	8/1/24	2-285
PC15	Marian Williams	8/1/24	2-286
PC16	Darlene	8/1/24	2-287
PC17	Francine Starks	8/1/24	2-288
PC18	Denise McLend	8/1/24	2-289
PC19	Dawn	8/1/24	2-290
PC20	Anonymous	8/1/24	2-291
PC21	Brenda Manuel	8/1/24	2-292

2. Response to Comments

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
PC22	Nefertiti Austin	8/1/24	2-293
PC23	Anonymous	8/1/24	2-294
PC24	Anonymous	8/1/24	2-295
PC25	Tomita Glover	8/1/24	2-296
PC26	Levette Bowles	8/1/24	2-297
PC27	Lisa	8/1/24	2-298
PC28	Diana Zimmerman	8/1/24	2-299
PC29	Daryl Osby	8/1/24	2-300
PC30	Darlene	8/1/24	2-301
PC31	Anonymous	8/1/24	2-302
PC32	Dagnea Teshome	8/1/24	2-303
PC33	John Denomes	8/1/24	2-304
PC34	Susan Bradshaw	8/1/24	2-305
PC35	Naomi Zahari	8/1/24	2-306
PC36	Jan A Davis	8/1/24	2-307
Form Letter (See Appendix E for all Form Letters Received)			
F1	Received from 110 individuals.	Various	2-308
F2	Received from 8 individuals.	Various	2-309
F3	Received from 302 individuals.	Various	2-310
F4	Received from 162 individuals.	Various	2-312

2.2 MASTER RESPONSES

Several common issues were raised in the public comments received during the public review period for the Draft PEIR. This section provides a Master Response (MR) to recurring comments raised by responding agencies and the public. The summary of general responses provides a more comprehensive explanation and response to these common issues raised during the public review period.

2.2.1 Master Response 1: WSAP Opportunity Sites

Summary of Comments Received

Numerous commenters raised concerns regarding the opportunity sites identified by the WSAP. As part of the WSAP, the County identified 12 opportunity sites as locations where land use and zoning changes could occur that would provide for increased residential density and non-residential mixed use development. The

opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors (i.e., Slauson Avenue).

The County received numerous comments requesting the removal of Opportunity Site 1, Centinela-Green Valley, and Opportunity Site 10, Angeles Vista-Valley Ridge, from the WSAP, which is the location of the University Christian Church. Many comments also requested no land use changes to a parcel on Fairview and Springpark Avenue, which was to be rezoned from R3 to R5 (General Plan land use change from H50 to H100). Many commenters also raised concerns regarding the height limits associated with the zoning changes as part of the WSAP.

Numerous comments were received that recommended additional opportunity sites and areas for land use and zoning changes.

Responses to these comments regarding the opportunity sites are addressed below. All revisions made as a result of public comments are reflected in Section 3, Revisions to the Draft PEIR.

Recommended Opportunity Sites

Table 2-2, *Recommended Opportunity Sites Received from Public Comments*, lists the opportunity site recommendations received from commenters and the reasons why the County has determined that the sites are viable or not viable opportunity sites for the WSAP.

Table 2-2 Recommended Opportunity Sites Received from Public Comments

Recommended Opportunity Site	Explanation
Marina Del Rey	Marina Del Rey is in the Coastal Zone, and is not a viable opportunity site because a Local Coastal Program amendment is not within the scope of this project. The 2008 Marina del Rey Affordable Housing Policy will be revised and updated to help ensure compliance with the State Mello Act and to increase affordable housing stock in unincorporated Marina del Rey. All projects in Marina del Rey undergoing demolition, conversion to a new use, or substantial rehabilitation will be required to replace all existing low- and moderate-income units. Additionally, newly constructed projects and projects undergoing substantial rehabilitation will be required to provide a set-aside of 20 percent of the units for low-income housing. The Los Angeles County Development Authority (LACDA) will make Mello Act determinations and work in collaboration with the Department of Regional Planning (DRP) and Department of Beaches and Harbors (DBH) to implement the policy.
West Los Angeles/ Sawtelle VA	West Los Angeles/Sawtelle VA Center is an unincorporated community within the WSAP, and with the exception of one privately owned parcel, is comprised of the United States Department of Veterans Affairs West Los Angeles campus, which provides services to veterans. The West Los Angeles/Sawtelle VA Center is not a viable opportunity site as it will be further developed with permanent supportive housing under a future separate master plan prepared by the U.S. Department of Veterans Affairs.
Gilmore Island	Gilmore Island, a small unincorporated parcel of land in the Fairfax neighborhood of the City of Los Angeles, is occupied by a parking lot integrated cohesively within the overall CBS Television City Studio complex. It is currently zoned for Major Commercial (C-MJ) use, consistent with the site's current use and the long-term use of the surrounding properties. While it is not identified as a formal Opportunity Site, as part of the revised WSAP, the County has

2. Response to Comments

Table 2-2 Recommended Opportunity Sites Received from Public Comments

Recommended Opportunity Site	Explanation
	changed the project to include rezoning of this site from C-MJ to MU/MXD, consistent with public requests.
Franklin Canyon	Franklin Canyon is within the WSAP. Franklin Canyon is largely undevelopable due to its environmental setting (within a Hillside Management Area), natural resources, and fire hazards. Franklin Canyon is mostly used as parkland and trails managed by the Mountains Recreation and Conservation Authority. No land use changes are proposed to Franklin Canyon and therefore is not a viable opportunity site.
City of Beverly Hills	This recommended site is the City of Beverly Hills. This City is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
City of Brentwood	This recommended site is the City of Brentwood. This City is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Pacific Palisades	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
The Grove Shopping Center on 189 The Grove Drive, Los Angeles, CA 90036	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Palazzo East Luxury Apartments on 348 Hauser Boulevard, Los Angeles CA 90024	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Westwood: Ralphs/Target Shopping Center	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Rancho Park Golf Course on 10345 W Pico Boulevard, Los Angeles, CA 90064	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Fox Studio Lot on 10201 W Pico Boulevard, Los Angeles, CA 90067	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Southwest corner of Centinela and La Tijera	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Hawthorne Plaza	This recommended site is within the City of Hawthorne. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Area on Neenach, 230 Street West and Avenue D, Lancaster, California	This recommended site is in an area near the City of Lancaster. This site is within an unincorporated community within the Antelope Valley. This site is within the Antelope Valley Area Plan which the County adopted in 2015. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Buckingham Heights Business Park, Culver City, CA 90230	This recommended site is within the City of Culver City. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Obama Boulevard, Los Angeles, CA	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Downtown Inglewood	This recommended site is within the City of Inglewood. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.

Table 2-2 Recommended Opportunity Sites Received from Public Comments

Recommended Opportunity Site	Explanation
Baldwin Hills	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Bristol Parkway and Green Valley Circle	This recommended site is within the City of Culver City. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
5550 W 83rd Street, Los Angeles, CA 90045	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Crenshaw Boulevard, Los Angeles, CA	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.

Revisions to Opportunity Sites

Based on comments received regarding the 12 Opportunity Sites included in the WSAP, the County has elected to make the following revisions to the WSAP and in this Final PEIR. Explanations are shown in Table 2-3, *Revisions to Opportunity Sites*.

Table 2-3 Revisions to Opportunity Sites

Opportunity Site	Revisions
1: Centinela-Green Valley (SE)	This site contains University Christian Church and an associated surface parking lot. Given the significant public comments received, this site has been eliminated as an opportunity site in the WSAP and PEIR. Therefore, the 41 potential residential units associated with this site have been removed from the WSAP as an opportunity site.
2: Ladera Center	This site is the location of the Ladera Center and is unique because approximately 2/3 of the site sits in the jurisdiction of the County and approximately 1/3 is within the City of Los Angeles. The City of Los Angeles is also in the process of updating its Westside Community Plan, which includes the 1/3 of Ladera Shopping Center. The County's current land use is General Commercial. The Draft WSAP proposed to change the County portion of the land use to Mixed Use, which has a height restriction of 65 feet and FAR of 3.0. The City's draft plan proposes a land use change to Regional Center, which would have no restriction on height. The County continues to work closely with the City about how best to collaborate on this issue to harmonize the land use and zoning at this site. As a result of comments received, the County has elected to reduce the maximum allowable height from 65 feet to 45 feet. This change is reflected in the revised WSAP and PEIR (see Section 3, *Revisions to the Draft PEIR*).
3: Wateridge Business Center	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
4a: Slauson-Fairfax/Home Depot Center	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
4b: Slauson-Fairfax Intersection	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development

2. Response to Comments

Table 2-3 Revisions to Opportunity Sites

Opportunity Site	Revisions
	standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
5: Slauson-Heatherdale	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
6: Slauson-Overhill North	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
7: Slauson East	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
8: West 54th Street	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
9: Leimert Park Adjacent	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
10: Angeles Vista-Valley Ridge	Given the public comments received and the location of this site within a residential area, the County has elected to remove this location as an opportunity site. Therefore, the two residential units and 5,000 square feet of commercial space associated with this site have been removed from the WSAP as an opportunity site.
Fairview and Springpark	This site is identified in the Housing Element as a rezoning site, however, based on community input, the County determined that the remaining opportunity sites in the WSAP sufficiently meet the Housing Element requirements. Therefore, the County has elected to remove this location from land use or zoning changes under the WSAP, and the 502 additional potential residential units associated with this location have been removed from the WSAP.

Removal of Opportunity Sites 1 and 10, and elimination of rezoning on the Fairview and Springpark site results in a reduction of the total number dwelling units and commercial square feet in the WSAP and PEIR. As result, the proposed dwelling units associated with full buildout of the revised WSAP would be 6,212 (5,966 households) and 239,000 square feet of non-residential use. Updated projections are reflected in Section 3, *Revisions to the Draft PEIR*. Table 2-4, *Revised WSAP Buildout Projections*, shows the original proposed and revised buildout projections.

Table 2-4 Revised WSAP Buildout Projections

	Proposed	Revised	Net Difference
Dwelling Units	6,757	6,212	545
Households	6,489	5,966	523
Non-residential Square Feet	244,000	239,000	5,000

It is important to note that this total reduction of 545 residential units and 5,000 square feet of non-residential space do not result in significant quantifiable reductions in the amount of vehicle miles traveled (VMT), emissions of criteria pollutants for air quality, or greenhouse gas (GHG) emissions. In consultation with the County Department of Public Works, the Draft PEIR is reporting subregional VMT of the entire Westside Planning Area, encompassing both unincorporated and incorporated areas. The communities of Ladera Heights/View Park - Windsor Hills and West Fox Hills account for 2 percent of the total VMT in the area. A reduction of 545 residential units and 5,000 square feet of non-residential space is equivalent to an approximate reduction of 1,300 in service population, representing about a 0.06 percent decrease in the total service population compared to the future plus Area Plan buildout. This reduction is not expected to result in a meaningful reduction in VMT and therefore the related greenhouse gas and air quality emissions.

Therefore, the Draft PEIR continues to present a reasonable estimate of environmental impacts associated with these areas, and no revisions have been made in the Final PEIR in that regard. The impact conclusions and mitigation measures presented in the Draft PEIR also do not require revisions as a result in this reduction of the proposed Project.

2.2.2 Master Response 2: Transportation

The following response has been developed to address key issues and concerns raised in the public comments on the WSAP Mobility Element and Section 5.17, *Transportation*, of the Draft PEIR.

Vehicle Miles Traveled Impact Analysis and Mitigation Strategies

Numerous comments were received that question why vehicle miles traveled (VMT) is the appropriate threshold for determining transportation-related impacts under the California Environmental Quality Act (CEQA), as opposed to using a congestion (i.e., level of service [LOS])-based metric.

The CEQA Guidelines Section 15064.3, state that VMT is the metric to be used for assessing transportation impacts. Los Angeles County (per State law[1]) uses a baseline VMT that is generated by land uses across the entire County, encompassing both urban and suburban areas, to determine a Baseline VMT against which land use projects and plans can be evaluated. Consequently, the Baseline VMT applies to all projects and land use plans within the County, including the Westside Planning Area. The County's baseline VMT was estimated using the regional Southern California Association of Government (SCAG) model. At the time when the County was developing the baseline VMT, the most current version of the SCAG Model had a base year of 2012 and future year of 2040, and was developed for the 2016 SCAG Regional Transportation Plan and Sustainable Communities Strategy, which forecasts regional growth and transportation system investments through 2040. Baseline VMT associated with a specific baseline year was estimated by interpolating between the 2012 and 2040 VMT data in the SCAG model. Baseline VMT associated with a specific baseline year was estimated by

[1] Senate Bill (SB) 743, which was signed into law in 2013, initiated an update to the CEQA Guidelines to change how lead agencies evaluate transportation impacts under CEQA, with the goal of better measuring the actual transportation-related environmental impacts of any given project. Starting on July 1, 2020, agencies analyzing the transportation impacts of new projects must now look at a metric known as vehicle miles traveled (VMT) instead of LOS.
Technical Advisory on Evaluating Transportation Impacts in CEQA, OPR, December 2018. https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

interpolating between the 2012 and 2040 VMT data in the SCAG model. Specifically, the annual average growth in VMT and service population between 2012 and 2040 was calculated, and this information was used to develop the 2024 baseline for the Westside Area Plan.

Per the County's Transportation Impact Analysis Guidelines (TIA Guidelines), adopted on July 23, 2020, efficiency-based VMT metrics and thresholds for determining impacts under CEQA are used to evaluate the project-level VMT impacts and cumulative impacts of the Westside Area Plan land use and transportation network (see Appendix F to the Draft PEIR). While the WSAP build-out scenario (i.e., maximum development allowed by land use and zoning changes on the identified opportunity sites) is projected to exceed the 2024 County VMT threshold and increase total VMT compared to the cumulative "no project" scenario, the total VMT per service population would decrease, indicating that the WSAP build-out would be more efficient than the cumulative "no project" alternative. This is because the WSAP adds more density of population and employment to the area compared to the no project. Increased density in the planning area reduces the distance people travel and provides greater access and choices in modes of transportation.. This would result in shorter and fewer trips by single-occupancy vehicles, and thus increased efficiency (and thereby a reduction in air quality and greenhouse gas emissions impacts).

In order to reduce VMT impacts to the extent feasible as required by CEQA, the Draft PEIR includes mitigation measure TRA-1, which outlines Transportation Demand Management (TDM) strategies. These TDM strategies are examples recommended by the California Air Pollution Control Officers Association (CAPCOA) Handbook, which are based on empirical data sources[2]. The potential effectiveness of VMT or greenhouse gas reductions from these strategies is derived from various sources, including the National Household Travel Survey, the California Household Travel Survey, existing TDM programs in the Los Angeles and San Diego regions, the California Air Resources Board Emissions Inventory, Transportation Research Board handbooks or practitioner guides, as well as empirical studies, fieldwork, and surveys conducted by researchers. Because the precise TDM strategies that would be employed to future projects will vary depending on project specifics, the Draft PEIR cannot definitively quantify a reduction in VMT; therefore, the Draft PEIR appropriately concludes that impacts are significant and unavoidable.

TDM strategies can be applied at different scales or geographic levels, with some being more suitable for individual projects and others for broader planning contexts. At the individual project level, future applicants must implement mitigation measures if a development project is anticipated to result in VMT impacts, per the County's TIA Guidelines. Additionally, reporting and monitoring of TDM measures to improve mobility options at and around a project site may be required, and these will be detailed in project-specific Transportation Impact Analysis Confirmation of Findings Letter, to be issued by the County Department of Public Works.

Traffic Congestion

Concerns regarding heavy traffic congestion, including at specific roadway segments and intersections such as La Cienega Boulevard, La Brea Avenue, Slauson Avenue, and Centinela Avenue, were raised in multiple comments. The County acknowledges that traffic congestion is a key issue of concern in the Planning Area.

[2] Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (Final Draft), California Air Pollution Control Officers Association, December 2021

While traffic congestion is no longer used as the metric for which transportation impacts are quantified under CEQA concern since the switch to the VMT metric in 2020, it is still an important issue to the County. Los Angeles County has established a process to address concerns relating to local traffic circulation as a direct result of future development. If a development project/application is required to prepare a Transportation Impact Analysis and involves a discretionary action, it is subject to review by the Department of Regional Planning. In addition, the County Department of Public Works has discretion to require future applicants to conduct analysis in order to determine whether a development project could negatively impact local access and circulation. This includes evaluating intersection Level of Service (LOS) and vehicle queueing (i.e., congestion) to identify any potential operational deficiencies. Unacceptable or excessive queueing is defined as situations where queues spill over from turn pockets into through lanes or intersections. If the development project is found to cause operational deficiencies, the project applicant may be required to implement corrective actions, as directed by the County Department of Public Works. These very precise localized assessments can only be conducted when there are project-specific details available. Therefore, any future project that is facilitated by land use and zoning changes included in the WSAP would undergo some level of transportation analysis.

Vehicular and Pedestrian Safety Issues

Alongside the development of the WSAP, the County's Department of Public Works is developing a Community Safety Traffic Plan (CSTP) in the View Park/Windsor Hills and Ladera Heights neighborhoods in the unincorporated Los Angeles County. The CSTP proposes concept plans and recommendations at locations where there are concerns, such as intersections near the Frank D. Parent Elementary School, La Brea Avenue, etc.

In the meantime, the County is updating the vehicle access standards for mixed-use developments in Zone MXD to address the communities' concerns on traffic/pedestrian safety and access along with promoting contiguous parkway landscape areas. This will be documented in the Planning Area Standards District (PASD) to be approved concurrently with the WSAP. Below presents the proposed vehicle access standard for the Westside Planning Area, as defined in the PASD, aiming to reduce potential conflict points between vehicles and pedestrians, enhance pedestrian visibility, and maintain continuous sidewalks:

a. For every 100 feet of lot frontage, no more than 20 feet of a property frontage shall be devoted to parking access, such as driveways, unless otherwise required by the County.

b. Vehicle access allowed for each property shall be determined by the length of the street frontage.

c. A maximum of one vehicle access will be permitted for properties 200 feet and less, two vehicle accesses for properties between 201 and 400 feet, 3 vehicle accesses for properties between 501 feet and 700 feet, and four vehicle accesses for properties greater than 700 feet.

Parking

Numerous comments were received that express concern regarding parking requirements and where vehicles associated with future development will be parked. Residents seeking information about parking restrictions

can submit a request through the Los Angeles County Public Works website[3]. If desired, residents can explore the creation of a Preferential Parking District (PPD) which can help prioritize street parking for residents and reduce overflow from non-residents. This process is typically initiated by residents or local business and requires a petition signed by residents or merchants living or working in two-thirds of the dwelling units or businesses comprising not less than 50 percent of the developed frontage of the area proposed for designation. The Los Angeles County Code of Ordinances Part 5 provides the process of the applying and issuing a preferential parking district in the unincorporated areas[4]. Additionally, the parking requirements for any new housing will conform with the recently adopted Multifamily Residential Parking Ordinance.

Mobility Policies Revisions

In response to public comments, the following mobility policies were revised to improve overall mobility and accessibility by enhancing public transit service, mitigating the negative impacts of LAX on local traffic, providing safe pedestrian access, and reducing residential cut-through:

- **Mobility Policy M 1.3** and **M 1.4** were revised to address the need for enhancing public transit services and improving accessibility.
- **Mobility Policy M 1.8** was added to address negative externalities of LAX on local traffic operations, on-street parking, and traffic safety.
- **Mobility Policy M 3.3** was revised to address the need for enhancing connectivity between the community and the Metro K Line Westchester/Veterans Station.
- **Mobility Policy M 4.1** acknowledge existing sidewalks on several segments along La Brea Avenue between Slauson Avenue and Obama Boulevard, and Overhill Drive between Slauson Avenue and Stocker Street/La Brea Avenue. This Policy aims to close gaps and provide continuous pedestrian access along these corridors and was revised to address the need for safe pedestrian access to Kenneth Hahn Park.
- **Mobility Implementation Action MI 3** was added to address the need for reducing residential cut-through traffic.

[3] Department of Public Works, Request: Parking Restrictions, Accessed in September 2024: https://pw.lacounty.gov/general/faq/index.cfm?action=NewQuestion&AppSubject=Request%3A%20Parking%20Restrictions&Category=Roads&ReqDivision=TS&crossStreet=1

[4] Los Angeles County Code of Ordinances, Part 5 Preferential Parking, Accessed in September 2024: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT15VETR_DIV1TRCO_CH15.64STSTPA_PT5PRPA

2.2.3 Response to Comments from Agencies

A1. Response to Comments from California Department of Transportation, dated 7/11/24.

A1-1 This comment acknowledges the WSAP and summarizes the proposed Project. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A1-2 This comment summarizes the conclusions made in the Draft PEIR regarding pedestrian, bicycle, and transit access discussed in Section 5.17, *Transportation*. This comment is in support of the mobility goals and policies outlined in the Draft PEIR. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A1-3 This comment summarizes the conclusions regarding VMT discussed in Section 5.17, *Transportation*. This impact was determined to be significant and unavoidable and therefore mitigation is required. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A1-4 This comment provides resources and recommendations for other TDM options. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

2. Response to Comments

A2. Response to Comments California Geological Survey, dated 7/19/2024.

A2-1 The commenter accurately states that the Draft PEIR (in Section 5.7, *Geology and Soils*) identifies that portions of the Planning Area are within liquefaction or landslide hazard zones. The commenter recommends that the County include a map of Earthquake Zones of Required Investigation (EZRI) for these areas. The commenter states that the Draft PEIR incorrectly cites the United State Geological Survey (USGS) as the source for identifying liquefaction and landslide hazards and states that the PEIR should cite the California Geological Survey (CGS), who prepares and releases the EZRI. The Draft PEIR provides Figure 5.7-1, *Seismic and Geotechnical Hazards Zones*, which identifies the Planning Area Boundaries, areas that are within seismically induced landslide zone and liquefaction zones, and the unincorporated communities within the Planning Area. The inclusion of another figure identifying liquefaction and landslide areas would be duplicative. No revisions are necessary. The reference to the USGS in the PEIR has been corrected in the Final PEIR to reference the CGS as the source for identifying liquefaction and landslide hazards (see Section 3, *Revisions to the Draft PEIR*). The correction of the source does not change the conclusions reached by the Draft PEIR. The commenter provides links to maps and data to be used to prepare the recommended map to be included in the Draft PEIR. The commenter identifies that cities and counties affected by EZRIs must regulate certain development projects within them and that the Seismic Hazards Mapping Act requires sellers of real property within a mapped hazard zone to disclose at the time of sale that the property lies within such a zone. The County acknowledges the information identified and presented. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A2-2 The commenter recommends that the Draft PEIR discuss the probability of large earthquakes in the region and provides a link to a non-technical discussion of the California Earthquake Rupture Forecast (UCERF3) model. The Draft PEIR discloses that the Planning Area is within a seismically active portion of Southern California (Draft PEIR page 5.7-12). The commenter does not substantiate why the Draft PEIR should provide a discussion of the probability of large earthquakes in the region. This comment does not identify any deficiencies with the Draft PEIR's analysis related to seismic ground shaking. The County acknowledges this comment. The proposed Project is a policy document and does not propose any new development. The frequency of earthquakes is not anticipated to change the conclusions reached in the Draft PEIR. Implementing projects would be required to comply with the California Building Code and Los Angeles County Building Code to reduce impacts to new development associated with strong seismically induced ground shaking (PEIR p. 5.7-12). No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A2-3 The commenter accurately states that portions of the Planning Area are within an Alquist-Priolo Earthquake Fault Zone. The commenter recommends that the Draft PEIR include maps depicting the locations of the locations of the Alquist-Priolo Earthquake Fault Zone with respect to the boundaries of the Planning Area. The commenter also recommends that the Draft PEIR refer readers to the CGS website for a web map of APEFZ. The Draft PEIR provides Figure 5.7-1, *Seismic and Geotechnical Hazards Zones*, which identifies Alquist-Priolo Earthquake faults within the boundaries of the Planning Area and their relation to the unincorporated communities within the Planning Area. The addition of another figure depicting the Alquist-Priolo Earthquake faults within the Planning Area would be duplicative. The reference to the CGS's web map of Alquist-Priolo Earthquake Fault Zone has been included in Chapter 5.7, *Geology and Soils*, of the Draft PEIR. The addition of the source does not change the conclusions reached by the Draft PEIR. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A2-4 The commenter states that the Draft PEIR incorrectly reads the Alquist-Priolo Earthquake Faulting Zoning Act (in Section 5.7, *Geology and Soils*). The commenter provides a quote from Appendix B of the Alquist-Priolo Earthquake Fault Zoning Act. The commenter states the setback recommendations based on the quality of subsurface data used to characterize the fault. The commenter provides links to maps and data sets related to faults. The County acknowledges the information presented. The summary of the Alquist-Priolo Earthquake Fault Zoning Act has been updated to reflect the information presented in this comment. The revision of the Act summary does not change the conclusions reached by the Draft PEIR. No additional environmental issues were raised regarding the adequacy of Draft PEIR. Therefore, no further response is warranted.

A2-5 The commenter accurately states that the Draft PEIR (in Section 5.10, *Hydrology and Water Quality*) provides a discussion of tsunami inundation hazards within the Planning Area. The commenter recommends that the Draft PEIR provide a discussion of CGS Tsunami Hazard Areas (THAs). The commenter provides a summary of the purpose of the THA and links to additional information and maps. A discussion of the THA has been added to Section 5.9, *Hazards and Hazardous Materials*, of the Draft PEIR. The discussion of the THA does not change the conclusions reached by the Draft PEIR. The Draft PEIR identifies that the unincorporated community of Marina del Rey is within a tsunami hazard zone and is governed by the California Coastal Commission, and no changes to land use or zoning would occur under the proposed Project (Draft PEIR page 5.10-13). The proposed Project is a policy document and does not propose the development of specific habitable structures. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

2. Response to Comments

A3. Response to Comments from Los Angeles County Library, dated 7/24/24.

A3-1 This comment summarizes the WSAP seven unincorporated communities. This comment confirms that the Los Angeles County Library provides services to residents within the Planning Area. This commenter requests that technical reports relating to residential land use and public services, specifically libraries, be included in any environmental documentation on a project-by-project basis for the Library's review. A discussion of the potential environmental impacts related to library services in provided in Section 5.14, *Public Services*, and particularly Section 5.14.4, *Library Services*. This comment does not raise environmental concerns regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

A4. Response to Comments from Los Angeles County Sheriff's Department, dated August 1, 2024.

A4-1 The commenter summarizes the proposed Project and project location. The commenter identifies the police protection service providers for the unincorporated communities in the Planning Area. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A4-2 The commenter summarizes the findings of the Draft PEIR regarding the officer to population ratio. The commenter clarifies that the Los Angeles County Sheriff's Department's (Department) sworn officers are assigned to various specialized units that may not include patrol functions. The commenter states that the analysis in the Draft PEIR regarding police protection services is overly broad and inaccurate because the service ratio should be based on the ratio of patrol function personnel to population. The commenter identifies that the Department does not have a standard law enforcement service ratio. The commenter states that additional law enforcement personnel at the station would require modification of the law enforcement contracts, additional support personnel, and equipment.

According to the Los Angeles County General Plan EIR,[5] the standard of one officer per 1,000 residents is the ideal standard that is typically applied in EIRs for proposed projects that are served by the Department as a means to develop a rough assessment of the project's impacts on law enforcement services. It is understood that the Department does not currently have a standard law enforcement ratio. The Draft PEIR appropriately references the service ratio identified in the General Plan EIR because the General Plan is the governing planning document for the unincorporated communities in Los Angeles County. The proposed Project is a policy document; it would not build new housing generating a population requiring police protection services. As identified in the Draft PEIR, it is speculative and infeasible to evaluate project-specific environmental impacts associated with the construction of law enforcement facilities, additional personnel, and equipment since the specific sites and time frames for development are unknown at this time (Draft PEIR page 5.15-10). Additionally, as stated in the Draft PEIR, future projects facilitated by the proposed Project would be required to comply with the goals and policies outlined in the General Plan related to law enforcement services to ensure the officer-to-resident ratio is maintained (Draft PEIR pages 5.15-10 through 5.15-11). No changes to the content or analyses in the Draft PEIR are required.

A4-3 The commenter states that funding from various types of tax revenue is not guaranteed. The commenter states that the Draft PEIR incorrectly states that the additional demand for fire services and protection would be satisfied through property taxes. The commenter states that funding would need to be allocated to the Department and approved by the

[5] County of Los Angeles. 2014, June. General Plan Update Draft Environmental Impact Report. State Clearinghouse No. 2011081042. Page 5.14-12. https://planning.lacounty.gov/long-range-planning/general-plan/programmatic-eir/.

LA County Board of Supervisors based on recommendations by the Los Angeles County Chief Executive Office. Though these funding sources are subject to review and approval as part of the Board of Supervisors budgeting process, the County is obligated to provide funding to the Department in order to fulfill its constitutional obligation to prove adequate public safety services. Article XIII, Section 35(a)(2), of the California Constitution mandates that "The protection of the public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services." Therefore, it is reasonable to assume that the Department will continue to receive annual funding. No changes to the content or analyses in the Draft PEIR are required.

A4-4 The commenter states that all areas in the Planning Area should conduct studies as required and that the Marina del Rey area should require traffic studies to evaluate the impacts from development that require proper mitigation to minimize impacts to a level of insignificance. The commenter states that traffic increases during the hours of 8:00 to 10:00 am and 4:00 to 6:00 pm in the area would impact response times for patrol services.

Level of Service (LOS)/delay is no longer a metric for determining the significance of physical impacts on the environment related to transportation. However, any future projects facilitated by the WSAP will require review by the County Department of Public Works to assess transportation-related issues (see Master Response 2, Transportation, for more information). As identified in Section 5.17, *Transportation*, of the Draft PEIR, mitigation for vehicular delay often required increasing roadway capacity, which has been proven to induce additional travel (Draft PEIR page 5.17-1). Vehicle miles traveled (VMT) replaces the LOS metric. The Draft PEIR concluded that the proposed Project would result in significant and unavoidable impacts related to VMT. Additionally, the Draft PEIR indicates that future projects facilitated by the proposed Project would be required to comply with applicable goals and policies of the General Plan, which includes the preparation of a technical studies related to transportation. No changes to the content or analyses in the Draft PEIR are required.

A4-5 The commenter identifies no further comments at this time. The County acknowledges this comment. No further response is required.

A4-6 The commenter provides an updated address and contact information for all requests for reviewer comments, law documents, and other related correspondence. The County acknowledges this comment and information. No further response is required.

2.2.4 Response to Comments from Organizations

O1. Response to Comments from Santa Ynez Band of Chumash Indians, dated 6/25/24.

O1-1 This comment acknowledges the WSAP Draft PEIR, states that the tribe does not request consultation, but requests to be notified of any changes or additional information regarding the Draft PEIR become available. This comment does not raise any environment issue regarding the adequacy of the Draft PEIR; therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record, and the Santa Ynez Band of Chumash Indians will be included in future project communications as appropriate.

2. Response to Comments

O2. Response to Comments from United Homeowners Association II, dated 7/1/24.

O2-1 This comment acknowledges the WSAP and raises five concerns that are further addressed below. This comment requests a Community Standards District (CSD) for the View Park- Windsor Hills community. As stated on page 3-13 of the Draft PEIR, the County is creating a Planning Area Standards District (PASD) which will contain CSDs for each of the communities within the Planning Area, as part of the WSAP process. Please also see Master Response 1, Opportunity Sites. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-2 This comment requests the establishment of a CSD to protect the community's unique history and cultural heritage. As discussed above and stated on page 3-13, the County is creating a PASD with community-specific CSDs through the WSAP process. The PASD, in concert with the goals, policies and implementation actions in the WSAP, as well as numerous other County-wide planning documents and ordinances, will guide future development in the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-3 This comment raises concerns regarding the Inglewood Oil Field, the Newport-Inglewood Earthquake Fault, Very High Fire Hazard Severity Zone (VHFHSZ), and historic designation. Environmental analysis of these issues are discussed in detail in Section 5.9, *Hazards and Hazardous Waste*; Section 5.8, *Geology and Soils;* Section 5.20, *Wildfire*; and Section 5.5, *Cultural Resources* of the Draft PEIR, respectively. This comment does not raise a specific environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-4 This comment raises concerns regarding the close proximity of the Inglewood Oil Field to the community and the potential risks associated with its closure. Environmental issues regarding the Inglewood Oil Field are analyzed in Section 5.9 *Hazards and Hazardous Waste*. Closure of the Inglewood Oil Field is not included as part of the proposed Project. While the Inglewood Oil Field is identified as Opportunity Site #11, as stated in Draft PEIR Table 3-1, *Opportunity Sites Land Use and Zoning Change Summary*, land uses in this area, including any future closure activities, would continue to be guided by requirements set forth in the Baldwin Hills Community Standards District (BHCSD). No closure activities, land use changes, or zoning designations would occur within the Inglewood Oil Field.

O2-5 This comment raises concerns regarding portions of the planning area that are in a VHFHSZ. As stated on page 5.20-21 of the Draft PEIR, part of the site is in a VHFHSZ,

but none of the opportunity sites are in a VHFHSZ. As part of the revisions to the Draft PEIR, the County has included Figures 5.20-21b and 5.20-2b that further demonstrate this. Any potential development facilitated by the WSAP would be required to comply with local and state laws to reduce wildfire risks and the spread of wildfire. Environmental issues regarding wildfire threat is analyzed in detail in Section 5.20, *Wildfire*, of the Draft PEIR. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-6 This comment raises concerns of the planning area being within the Newport-Inglewood Earthquake Fault. Hazards regarding seismic activity are analyzed in detail in Section 5.8 *Geology and Soils*, of the Draft PEIR. As stated on page 5.8-11 of the Draft PEIR construction of any new structures or improvements to certain existing structures is subject to the standards and requirements in the most current version of the California Building Code and would require project-specific geotechnical review prior to issuance of grading permits. Policy LU 9.1 of the WSAP would ensure that any new development would be designed to protect structures and occupants from natural hazards, including those related to earthquake faults. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-7 This comment discusses concerns regarding the protection of portions of the planning area that are on the National Register of Historic Places (NRHP). The Historic Preservation Element prepared as part of the WSAP details historical information about each of the neighborhoods in the Planning Area. Goals and policies related to the preservation of historical resources are also provided in this chapter of the WSAP. Future projects would be required to comply with existing federal, State, and local regulations that protect historical resources and to undergo the County's discretionary review process. Additionally, mitigation measure CUL-1 would require future project proponents to retain a qualified architectural historian to conduct a historic resources assessment of affected properties to determine whether the subject property is considered a historical resource pursuant to CEQA. Environmental impacts regarding cultural resources are discussed in detail in Section 5.5 *Cultural Resources*, of the Draft PEIR. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-8 This acknowledges development of commercial corridors within the planning area. This comment also requests a CSD for the View Park-Windsor Hills community and provides contact information for further discussion. As stated on page 3-13 of the Draft PEIR the County is creating a PASD with community-specific CSDs that will contain development standards through the WSAP process. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required

pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3. Response to Comments from Ladera Heights Civic Association, dated 8/9/24.

O3-1 This comment provides background information for the Ladera Heights Civic Association (LHCA) and an overview of the demographics within Ladera Heights. This comment summarizes the concerns presented in the letter. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-2 This comment summarizes the 6 elements and 12 Opportunity Sites proposed by the WSAP. A table summarizing Opportunity Sites 1 through 4 is displayed. The commenter states that the proposed changes under the WSAP cease to benefit residents, citing density and traffic concerns. Responses to concerns raised regarding the opportunity sites are detailed below.

O3-3 This comment discusses the opportunity sites that are currently zoned for churches and requests the removal of the proposed zoning changes from these sites. This comment discusses the importance of churches and their role in building affordable housing. This comment states that the rezoning of Opportunity Sites 1 and 4b do not conform with Policy LU 2.1, preserving the character of existing residential neighborhoods.

Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element, and consistent with that, the key properties along Slauson Avenue have been included (such as Opportunity Site 4b). Other parcels along Slauson Avenue are either within Hillside Management Areas or do not meet the minimum size requirements to be included (able to support at least 16 dwelling units, consistent with Government Code section 65583.2(h)). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for review and consideration. Opportunity Site 1, which contains University Christian Church, has been eliminated from the WSAP based on public comments received. Please see Master Response 1, Opportunity Sites, for more information about how the WSAP has been modified. Additionally, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). As stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the

character of existing residential neighborhoods. Additionally, land use and zoning changes are focused on commercial corridors; however, there are tools that protect existing residents and ensure affordable housing in new development. The Inclusionary Housing Ordinance requires housing projects of five or more units to provide a percentage of income-restricted affordable units. The number of units that are required depends on the size of the project, whether units are rental or for-sale, and the level of affordability provided. Additionally, the Affordable Housing Preservation Ordinance requires that units that are or were on the site that were occupied by lower income tenants be replaced with units that are affordable at the same level or below. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-4 This comment requests the removal of Opportunity Site 2 (Ladera Center) from the proposed zoning updates under the WSAP. This comment states that the Ladera Center is essential to commercial services in the Planning Area and raises concerns about density and population. The proposed Project would increase opportunities for future development of commercial and housing in the area through a mixed-use designation that would provide opportunities closer to residents, ultimately leading them to drive less distance between their homes, work, and other amenities. The Ladera Center (Opportunity Site 2 in the WSAP) is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). The County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at this site. Development in the Ladera Center would be at the discretion of commercial property owners and developers. Mixed-use (MXD) zoning allows for a mixture of residential, commercial, and limited light industrial uses. MXD integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-5 This comment states that the WSAP does not address traffic congestion within the planning area. This comment suggests that a traffic impact assessment (TIA) and mitigation measures be implemented prior to the proposed zoning updates. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. Additionally, the Draft PEIR also meets the requirements of CEQA Guidelines Section 15064 (d)(3), which states that indirect physical changes are only to be considered if that change is reasonably foreseeable, and that changes which are speculative or unlikely to occur are not reasonably foreseeable. As

mentioned throughout the Draft PEIR, there are no specific development projects identified at this time. The County has no ability to control the timing of future projects that are proposed by private applicants and driven by various market factors, which are also outside the control of the County. Therefore, the evaluation of project-specific level assessments of future developments (i.e., specific visual impacts, exact locations for infrastructure improvements, and need for site-specific circulation improvements) cannot be reasonably assumed. Future discretionary projects facilitated by the land use and zoning changes included in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed during construction and operation of future developments, along with other required policies and regulations adopted to minimize environmental impacts. Section 2.3, *Type, Purpose, and Intended Uses of the PEIR*, identifies the justification for evaluation of potential environmental effects at a program level. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-6 This comment states that the proposed land use and zoning updates under the Westchester Playa Del Rey Community Plan, Culver City General Plan, and WSAP overlap but no mitigation measures are presented. Please see Final PEIR Section 3, *Revisions to the Draft PEIR*, for revisions made in response to this comment regarding cumulative environmental impacts associated with surrounding jurisdictions. These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-7 This comment agrees with the proposed zoning updates to Opportunity Site 3 (Wateridge Business Center) on the condition that a TIA and mitigation measures be implemented. This comment also states that density should not exceed 50 units per acre without traffic mitigation. Please refer to comment O3-5 that addresses the concerns raised in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-8 This comment agrees with the proposed zoning updates to Opportunity Sites 4a and 4b (Home Depot and Slauson-Fairfax Intersection) on the condition that a TIA and mitigation measures be implemented. This comment also states that density should not exceed 50 units per acre without traffic mitigation. Please refer to comment O3-5 that addresses the concerns raised in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-9 This comment requests that the proposed land use and zoning updates along Fairview and Springpark Avenue be rescinded. As a result of public comments received, the County has elected to remove this site from land use and zoning changes. Please see Master

Response 1, Opportunity Sites, for more information. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-10 This comment requests the removal of the proposed zoning updates for St. Mary's Ethiopian Orthodox Tewahedo Church. The site is on Slauson west of La Cienega and has not been identified as an opportunity site under the WSAP. Therefore, no changes to this site are proposed under the WSAP. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

O3-11 This comment requests that sites adjacent to R-1 zoned properties are not subject to the proposed land use and zoning changes under the WSAP. The parcels referred to in this comment are not within the opportunity sites identified in the WSAP and therefore are not undergoing any land use or zoning changes under the WSAP. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

O3-12 This comment requests the inclusion of County-owned land, Marina del Rey, the VA, and Gilmore Island into the WSAP to distribute housing needs. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. As a result of comments received, the County has elected to rezone Gilmore Island from C-MJ to MXD. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. West Los Angeles/Sawtelle VA Center is an unincorporated community within the WSAP, with the exception of one privately owned parcel, and comprises the United States Department of Veterans Affairs West Los Angeles campus, which provides services to veterans and is being further developed with permanent supportive housing under a master plan.

Additionally, Section 5.14, *Population and Housing*, Table 5.14-3, shows the proposed growth in household, population, and employment in the Planning Area. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the County's General Plan and Housing Element. The proposed growth for residential dwellings is in the unincorporated-county RHNA allocation. Growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-13 This comment states that four acres of land occupied by the Los Angeles County Department of Public Works at 5550 W. 83rd Street, Los Angeles 90045, are underutilized and should be considered by the WSAP as an opportunity site. The site recommended is not within the unincorporated communities of the WSAP, so there is no viable opportunity under the WSAP. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-14 This comment references the 180 Day Report prepared by LA County Department of Beaches & Harbors which describes affordable housing opportunities in Marina del Rey and suggests that the WSAP incorporate this report. Marina del Rey is governed by separate planning processes. As stated on page 3-8 of the Draft PEIR, because Marina del Rey is in the coastal zone, its land use plan must be approved by the State Coastal Commission. Therefore, the Marina del Rey land use plan, a component of the Los Angeles County Local Coastal Program, will be updated as a separate planning process. Additionally, please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-15 This comment requests that Gilmore Island's potential contribution to additional future housing supply be identified and incorporated into the Plan. As a result of comments received, the County has elected to rezone Gilmore Island from C-MJ to MXD. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-16 This comment suggests that the Veteran's Administration be incorporated into the planning area of the WSAP. West Los Angeles/Sawtelle VA Center is an unincorporated community in the WSAP—with the exception of one privately owned parcel—comprising the United States Department of Veterans Affairs West Los Angeles campus, which provides services to veterans and is being further developed with permanent supportive housing under a master plan.. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-17 This comment states that the proposed zoning updates under the WSAP will increase density in Ladera Heights and overwhelm highways. They suggest alternative sites of land

owned by LA County, Marina del Rey, the VA, and Gilmore Island. Please refer to responses to comments O3-12 through O3-16, which address concerns raised in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-18 This comment references California Government Code Section 65300.5 and California Supreme Court case *Sierra Club v. Board of Supervisors of Kern County*, 126 Cal. App. 3rd 698 (1981). This comment states that the WSAP is inconsistent and requests corrective actions. The County acknowledges this comment. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. It should be noted that the WSAP has been revised for clarity. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-19 This comment states that the WSAP fails to disclose the full extent of planned development and raises general concerns about infrastructure, circulation, conservation, noise, safety, and air quality, and business interruption impacts. The County acknowledges this comment. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. The Draft PEIR analyzes the maximum buildout scenario under proposed Project conditions for all environmental topics including air quality (Draft PEIR Section 5.2), biological resources (Draft PEIR Section 5.4), noise (Draft PEIR Section 5.13), transportation (Draft PEIR Section 5.17), and utilities and service systems (Draft PEIR Section 5.19). It should be noted that the WSAP has been revised for clarity. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-20 This comment provides a series recommendations for the land use policies presented by the WSAP. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. It should be noted that the WSAP has been revised for clarity; including revisions and additions to land use element and land use element policies. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-21 This comment provides a series recommendations for the mobility policies presented by the WSAP and states that the Draft EIR does not properly mitigate environmental harm. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. It should be noted that the WSAP has been revised for clarity; including revisions and additions to mobility element and mobility element policies. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-22 This comment provides a series recommendations for the economic development policies presented by the WSAP. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. Economic Development is not an environmental topic addressed under Appendix G of the CEQA Guidelines. It should be noted that the WSAP has been revised for clarity. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-23 This comment provides a series of recommendations for the conservation and open space policies presented by the WSAP. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. It should be noted that the WSAP has been revised for clarity. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-24 This comment concludes and summarizes the letter written by the LHCA. Please see the responses provided above that address each of the issues outlined in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. The Draft PEIR addresses cumulative impacts under all environmental topics in Chapter 5 of the Draft PEIR. No changes to the Draft PEIR are required to respond to this comment.

O3-Appendix 1

Appendix 1 summaries the draft goals and policies of the WSAP and identifies issues with the draft goals and policies of the WSAP. Appendix 1 does not comment on the adequacy of analysis presented in the Draft PEIR nor does Appendix 1 identify new major environmental issues. No changes to the Draft PEIR are required to respond to Appendix 1.

2. Response to Comments

O4. Response to Comments from, Ladera Heights Civic Association dated 8/16/24.

O4-1 This comment provides background information for the Ladera Heights Civic Association (LHCA). This comment provides an overview of the contents of the letter and provides reference to a separate letter submitted by the same organization on August 9. Reponses to the issues listed in this introductory comment are addressed below, and responses to the August 9, 2024, letter are provided above in responses to Letter O3.

O4-2 This comment provides a list of modifications to the Draft PEIR requested by the LHCA. Each of these bulleted items is addressed in more detail in the letter, and they are addressed in the responses below.

O4-3 This comment outlines the elements of the Los Angeles County General Plan as a well-organized approach to planning and states that this is not the case with the WSAP. No environmental issues were raised regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-4 This comment provides a definition of the term "Project" under CEQA. This is accurately referenced from Section 15378 of the CEQA Guidelines. This comment also provides information regarding the County's RHNA goals and provides a summary of the Los Angeles County Housing Element and distribution of sites across the County's 11 unincorporated plan areas. The commenter states that the need to meet RHNA deadlines while preparing a fair plan are conflicting goals. No environmental issues were raised regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-5 This comment requests a revision to the Project description to clearly state the County's plan to meet RHNA goals in order to obtain State funding. As discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified General Plan Housing Element 2021-2029 (6th cycle) as well as changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. This is also stated in the Project Objectives (see page 3-2 of the Draft PEIR). The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant housing element. The Project Description of the PEIR contains accurate information regarding the proposed Project and the County's objectives; therefore, no revisions are necessary. The comment is

acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-6 This comment emphasizes the importance of Ladera Heights as a predominantly Black community and outlines the four jurisdictions that play a role in land use plans and zoning regulations in Ladera Heights. While each of these jurisdictions are addressed at various locations in the Draft PEIR, Chapter 4, *Environmental Setting*, of the PEIR has been revised to better describe in one place the other surrounding jurisdictions (please see Section 3, *Revisions to the Draft PEIR*). These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures.

The County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the Ladera Center (Opportunity Site 2). In addition, as described on page 4-9 of the Draft PEIR, the Southern California Association of Governments (SCAG) adopted the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Connect SoCal, in April 2024. Connect SoCal is a long-term plan for the Southern California region, including unincorporated Los Angeles County and the WSAP-adjacent cities of Inglewood, Los Angeles, and Culver City. Connect SoCal details the development, integrated management, and operation of transportation systems and facilities that will function as an intermodal transportation network for the SCAG metropolitan planning area). This plan outlines a forecast development pattern that demonstrates how the region can sustainably accommodate needed housing and job centers with multimodal mobility options.

O4-7 This comment contends that the Environmental Setting chapter of the Draft PEIR does not recognize the geopolitical challenges the community faces. Please see Section 3, *Revisions to the Draft PEIR*, regarding revisions made in response to this comment. These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures. This comment also emphasizes that the cumulative impacts regarding traffic and greenhouse gas (GHG) emissions do not take into account all land use changes associated with other jurisdictions, specifically the LAX capacity expansion. This comment acknowledges that VMT is the method used to evaluate traffic impacts; however, the comment states the LOS would be the better method to evaluate impacts. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts, including cumulative impacts.

Additionally, as stated in the Draft PEIR in Section 5.8, *Greenhouse Gas Emissions*, specifically on page 5.8-55, the analysis of GHG emissions is cumulative in nature because project emission contribute to cumulative global emissions. In addition, climate change impacts related to GHG emissions do not necessarily occur in the same area as a project. The emission of GHGs by a single development project into the atmosphere does not necessarily cause an adverse environmental effect. Rather, it is the increased accumulation

of GHGs from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of climate change can cause adverse environmental effects. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-8 This comment requests that the project setting for the Ladera Heights Community be updated to describe the location and environmental impacts while also acknowledging the cumulative environmental impacts associated with the surrounding jurisdictions. Please see Section 3, *Revisions to the Draft PEIR*, regarding revisions made in response to this comment. These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-9 This comment requests that the project setting for the Ladera Heights Community be revised to address LOS and disclose potential impacts related to the LAX capacity expansion and projected increased density as a result of plans implemented from surrounding jurisdictions. See Master Response 2, Transportation, which provides detailed responses regarding transportation-related issues. Revisions have been made in response to the comment in Section 3, *Revisions to the Draft PEIR*. These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-10 This comment states that Ladera Heights, View Park, and Windsor Hills, are burdened with all the land use and zoning changes and states that Marina Del Rey, Westwood, and Gilmore Island are bypassed. They specifically point to a County-owned parcel at 5550 W. 83rd Street, which is not within the Planning Area. Please see Master Response 1, which provides detailed responses regarding how opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received.

O4-11 This comment requests that 401 acres of County-owned parcels in Marina Del Rey be considered as an opportunity site to relieve some of the burden from the Ladera Heights Community. Marina del Rey is governed by separate planning processes and is not anticipated to change through the WSAP. As stated on page 3-8 of the Draft PEIR, because Marina del Rey is in the coastal zone, its land use plan must be approved by the State Coastal Commission. Therefore, the Marina del Rey land use plan, a component of the Los Angeles County Local Coastal Program, will be updated as a separate planning process. Additionally, please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-12 This comment questions why the WSAP fails to incorporate additional property specifically identified by LA County Department of Beaches and Harbors, describing additional affordable housing opportunities that can be implemented in Marina Del Rey. As mentioned in comment O4-11 above, Marina del Rey is governed by separate planning processes and is not anticipated to change through the WSAP. Please also see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-13 This comment contends that Gilmore Island (specifically the CBS studios parking lot) is an Opportunity Site and requests that this site be made available for additional future housing. As a result of comments received, the County has elected to rezone Gilmore Island from C-MJ to MXD. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-14 This comment acknowledges that the West LA/Sawtelle VA is federally owned and plans to construct additional housing; it requests that the additional housing be identified and incorporated in the WSAP. West Los Angeles/Sawtelle VA Center is an unincorporated community in the WSAP—with the exception of one privately owned parcel—comprising the United States Department of Veterans Affairs West Los Angeles campus, which provides services to veterans and is being further developed with permanent supportive housing under a master plan.. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-15 This comment suggests adding a new alternative as part of the PEIR that includes Marina del Rey, Sawtelle VA, and Gilmore Islands as locations that could accommodate additional housing density and lessen the burden on Ladera Heights. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, Chapter 7, *Alternatives to the Project*, includes a reasonable range of feasible alternatives to the project that meet the defined basic objective of the project but avoid or substantially lessen identified significant environmental impacts, as defined in CEQA Guidelines Section 15123.6(a). Additional alternatives to the project were considered but rejected, as detailed in that chapter. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-16 This comment requests that a new alternative be added that includes the County-owned parcel at 5550 W. 83rd Street, Marina del Rey, Sawtelle VA and Gilmore Islands. Please see

Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-17 This comment summarizes the WSAP and the six distinct elements outlined in the plan. The comment also emphasizes that the WSAP's driving principle is compliance with State mandate, which results in conflicting goals and policies. This comment also provides a list of principles that should be considered as part of the planning process. This comment refers to an additional letter sent in by the LHCA on August 9, 2024, specifically addressing WSAP and the goals and objectives outlined in the plan. Please see Comment Letter O3 for responses to the previous letter received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-18 This comment states that the WSAP fails to disclose reasonably foreseeable development and the full extent of planned development. The WSAP is a policy document, and no project-level development is proposed. The Draft PEIR has appropriately determined the significance of environmental impacts consistent with Section 15064 of the CEQA Guidelines, which says, "(d) In evaluating the significance of the environmental effect of a project, the Lead Agency shall consider direct physical changes in the environment which may be caused by the project and reasonably foreseeable indirect physical changes in the environment which may be caused by the project." The Draft PEIR considers the maximum potential number of dwelling units and commercial square feet of the project and quantifies impacts associated with that increase (see for example Section 5.3, *Air Quality*; Section 5.6, *Energy*; Section 5.8, *Greenhouse Gas Emissions*; Section 5.13, *Noise*; Section 5.14, *Population and Housing*; etc.). These evaluations demonstrate the known elements of the project (maximum buildout associated with land use and zoning changes in the WSAP) that can be evaluated at a program level. The Draft PEIR also meets the requirements of Section 15064 (d)(3), which states that indirect physical changes are only to be considered if that change is reasonably foreseeable, and that changes which are speculative or unlikely to occur are not reasonably foreseeable. As mentioned throughout the Draft PEIR, there are no specific development projects identified at this time. The County has no ability to control the timing of future projects that are proposed by private applicants and driven by various market factors, which are also outside the control of the County. Therefore, the evaluation of project-specific level assessments of future developments (i.e., specific visual impacts, exact locations for infrastructure improvements, and need for site-specific circulation improvements) cannot be reasonably assumed. Section 2.3, *Type, Purpose, and Intended Uses of the PEIR*, identifies the justification for evaluation of potential environmental effects at a program-level. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-19 This comment discusses the effects on public infrastructure as result from increased density. The comment also states that infrastructure improvements will result in construction impacts and the Draft PEIR fails to mention funding for public infrastructure. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-20 This comment provides background information and a map of Ladera Heights Community shown with forecast growth provided by the Southern California association of Governments (SCAG). The commenter asserts that the Draft PEIR states that the Draft Westside Plan itself would not create additional housing and dismisses future impacts as "speculative" even though it is possible to forecast increased population growth in a small geographical area and measure expected impacts on public infrastructure. Please see response to comment O4-19, above, about where impacts can be evaluated in detail and where project-specific details for applications that do not currently exist cannot be achieved and are therefore considered speculative. The PEIR appropriately evaluates potential environmental impacts associated with the future residential and non-residential population that it could generate. As discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified 6th-cycle Housing Element 2021-2029—which were also addressed in an associated EIR that was adopted by the County Board of Supervisors in August 2021 (SCH. 2021010016). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-21 This comment quotes a paragraph from the Fire Protection and Emergency Services section of the Draft PEIR that states it is speculative and infeasible to evaluate project-specific environmental impacts. The comment states that the Draft PEIR fails to provide existing fire protection services, response times, fire flow requirements and fire department judgement for needs in the area. The Draft PEIR Section 5.15. *Public Services*, page 5.15-5, provides a list of the stations that provide fire and emergency medical services to the Planning Area. If future facilities are necessary to meet project demand as a result of the WSAP, the Los Angeles County Fire Department will evaluate projects at the appropriate level of analysis required under CEQA. Fire flow requirements in Los

Angeles County vary depending on the development. The needs of individual projects are entirely dependent on the exact nature of future developments. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services. The Draft PEIR adequately evaluates potential environmental impacts resulting from the WSAP. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-22 This comment includes a citation from the environmental setting for Fire Protection and Emergency Services in Section 5.15, *Public Services*. This comment states that the Draft PEIR fails to identify specific operational details regarding police protection services as well as emergency accessibility at a project level. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). It is understood that the Los Angeles County Sheriff's Department does not currently have a standard law enforcement ratio. The Draft PEIR defaulted to the service ratio identified in the General Plan EIR because the General Plan is the governing planning document for the unincorporated communities in Los Angeles County. The WSAP is a policy document and does not currently propose any project-level development. Additionally, emergency access is discussed in Section 5.17, *Transportation* (page 5.17-43), and future development projects would be subject to review by the County and responsible emergency service agencies, including the Los Angeles County Fire Department. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-23 This comment includes a citation from the environmental setting for School Services in Section 5.15, *Public Services,* which lists the school districts that serve the Planning Area, making a note that the Draft PEIR references school districts nowhere near the opportunity sites. The school districts that serve the opportunity sites directly are the Inglewood Unified School District and Los Angeles Unified School District, which are listed in the environmental setting (Page 5.15-14 of the Draft PEIR). Future needs of schools are overseen by respective districts through their enrollment and facilities needs processes. Consistent with the analysis in the Draft PEIR, it is speculative at this time to assume the need for the construction or expansion of new schools to meet the planned growth in the WSAP. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-24 This comment addresses library services and refers to the Draft PEIR, stating that impacts to library services are speculative and infeasible to evaluate project-specific impacts. As part of the CEQA process, the Los Angeles County Library was consulted and requested that technical reports relating to residential land use and public services, specifically libraries, be included in any environmental documentation on a project-by-project basis for the Library's review (see responses to Comment Letter A3). Future needs of libraries

are overseen by the County. Consistent with the analysis in the Draft PEIR, it is speculative at this time to assume the need for the construction of new or expanded libraries that could result in physical environmental effects to meet the planned growth in the WSAP. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-25 This comment reiterates that Section 5.16.1, *Recreation,* of the Draft PEIR states that impacts to recreation facilities are speculative and infeasible to evaluate project-specific impacts. As mentioned above, the WSAP is a policy document and does not currently propose any project-level development. As stated in the Draft PEIR, Section 5.16.1, *Recreation*, the County is deficient in local parkland for all unincorporated areas. Future needs for recreational facilities are overseen by the County. Consistent with the analysis in the Draft PEIR, it is speculative at this time to assume the need for the construction of new or expanded recreational facilities that could result in physical environmental effects to meet the planned growth in the WSAP. Future discretionary projects in the Planning Area would be required to undergo individual project-level analysis under CEQA and would be required to provide dedication of adequate parkland or pay an in-lieu park and recreation facilities impact fee as a condition of approval. Goals and policies identified in the WSAP would be implemented to ensure opportunities for new recreational facilities and establish and expand connectivity between existing trail networks (Goal LU 4, Goal M 4, Goal PF 5). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-26 This comment refers to a comment received during scoping (see Appendix A to the Draft PEIR) from the Los Angeles County Sanitation Districts and its request to review all future projects in the service area to ensure sufficient sewer capacity. This comment points to Section 5.19, *Utilities and Service Systems*, stating there was no mention of the local 8-inch underground sewer lines that service the Planning Area and no mention of current local sewer capacities. It is not in the scope of this PEIR to assess and inventory all infrastructure within the WSAP. Section 5.19, *Utilities and Service Systems*, acknowledges the letter received from Los Angeles County Sanitation Districts during the scoping period relating to utilities and service systems, and it was considered in preparing the analysis for this section. Chapter 2, *Introduction*, summarizes the letter received from the Los Angeles County Sanitation District. The Draft PEIR addresses Los Angeles County Sanitation Districts' wastewater treatment within the Ladera Heights, View Park, and Windsor Hills communities. In addition, consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for

all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each individual project. Additionally, Los Angeles County Sanitation Districts was provided the Notice of Availability of the Draft PEIR and did not provide any comments as the expert agency, indicating the evaluation in the PEIR is sufficient. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-27 This comment requests that the Draft PEIR forecast the expected buildout in the Ladera community over the planning period, consistent with State housing goals and regional population growth forecasts. Section 5.14, *Population and Housing*, Table 5.14-3, shows the proposed growth in household, population, and employment in the Planning Area. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the General Plan and Housing Element. The proposed growth for residential dwellings is in unincorporated-county RHNA allocations. Growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-28 This comment requests that the Draft PEIR analyze local environmental impacts, specifically public services. Please see O4-21 through O4-25 for responses regarding public services. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-29 This comment requests that the Draft PEIR respond accurately to the Los Angeles County Sanitation Districts, which requests to review projects within their service area to ensure sufficient sewer capacity exists. Section 5.19, *Utilities and Service Systems*, acknowledges the letter from Los Angeles County Sanitation Districts received during the scoping period related to utilities and service systems, and it was considered in preparing the analysis for that section. Also, Chapter 2, *Introduction*, summarizes the letter received from the Los Angeles County Sanitation District. The Draft PEIR addresses Los Angeles County Sanitation Districts' wastewater treatment in the Ladera Heights, View Park, and Windsor Hills communities. Any necessary upgrades to utility systems would not be expected to result in significant environmental impacts from construction beyond those already projected by the providers and from individual future projects. Future development facilitated by the implementation of the WSAP would be analyzed on a project-by-project basis, and impacts to wastewater, electricity, or telecommunication facilities would be site specific. Additionally, Goal PS/F 4 would ensure reliable sewer and urban runoff conveyance treatment systems. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to

accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-30 This comment identifies areas of controversy, specifically that the County seeks to comply with RHNA above all else. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. Additionally, goals and policies implemented by the WSAP would ensure the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. No changes to the Draft PEIR are necessary.

O4-31 This comment states that the WSAP fails to disclose reasonably foreseeable future developments and the environmental impacts that could potentially result from these developments. The WSAP is a policy document, and no project-level developments are proposed. See response to comment O4-18 regarding the intent of the PEIR and its compliance with CEQA Guidelines for a program-level evaluation. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-32 This comment states that the County has failed to utilize and allocate housing needs in other areas of the Planning Area. Please see Master Response 1, which provides detailed responses regarding the opportunity sites identified in the WSAP and information regarding the other unincorporated communities in the Planning Area. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-33 This comment requests that the Ladera Heights community's view be added as an area of controversy that states the Plan fails to clearly state all relevant facts and demonstrate how the criterion is fairly and consistently applied to minimize adverse impacts to Ladera Heights community and to adjacent parcels. Chapter 1, *Executive Summary*, page 1-9,

identifies that land use changes and zoning updates are an area of controversy associated with the proposed Project. Given the WSAP's focus on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills, the commenter's request is acknowledged in the Draft PEIR. Section 5.11, *Land Use and Planning*, appropriately analyzes impacts associated with land use and zoning changes in Ladra Heights. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-34 This comment requests that reasonably foreseeable future development be disclosed. As mentioned previously, the WSAP is a policy document and does not currently propose any project-level development. Please see response to comment O4-18 about where impacts can be evaluated in detail, and where project-specific details for applications that do not currently exist cannot be achieved and are therefore considered speculative. The PEIR appropriately evaluates potential environmental impacts associated with the future residential and non-residential population that it could generate. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-35 This comment requests that alternative scenarios be considered, including County-owned land and other Westside parcels for housing development. Please see Master Response 1, which provides detailed responses regarding the opportunity sites identified in the WSAP and information regarding the other unincorporated communities in the Planning Area. Chapter 7, *Alternatives to the Project*, includes a reasonable range of feasible alternatives to the project that meet the defined basic objective of the project but avoid or substantially lessen identified significant environmental impacts, as defined in CEQA Guidelines Section 15123.6(a). Additional alternatives to the project were considered but rejected, as detailed in that chapter. Therefore, the PEIR contains sufficient analysis at a program-level and no changes are necessary.

O4-36 This comment refers to an additional letter sent in by the LHCA on August 9, 2024, specifically addressing WSAP and the goals and objectives outlined in the plan. Please see Comment Letter O3 for responses to the previous letter received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-37 This comment summarizes the conclusions made in the Draft PEIR regarding air quality and traffic congestion and states the Draft PEIR fails to provide a statement of overriding considerations. Mitigation measures identified in Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions. In addition, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts such as VMT. Additionally, as part of the Final PEIR approvals, a statement of overriding considerations was prepared.

The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-38 This comment requests that the County take notice of current and future congestion levels and the resulting adverse health impacts on local residents. The Community Traffic Safety Plan in the View Park, Windsor Hills and Ladera Heights communities provides goals and guidance for future development to ensure traffic flow is reduced and implements safety measures for all modes of transportation. As discussed in Section 5.6, *Air Quality*, the location, design, and land uses of the growth anticipated by the WSAP would implement these land use and transportation strategies to reduce vehicle trips for residents and employees of the County by increasing future mixed-use, commercial, and residential developments around major transit areas. The applicable land use strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, supporting implementation of sustainability policies, promoting a green region, and implementing GHG reduction strategies. The applicable transportation strategies include managing congestion through a Congestion Management Process and implementation of a Transportation Demand Management Program and Transportation System Management Plan. The majority of the transportation strategies are to be implemented by local governments, such as cities and counties, as well as other regional agencies such as SCAG and South Coast AQMD, although some strategies may be furthered by individual development projects. Additionally, the exact nature, location, and operation of the future developments are unknown, and health risk impacts from toxic air contaminants are cumulative over the life of the nearby receptors. Therefore, quantification of potential health risks would be speculative. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-39 This comment requests that long-term air quality impacts be disclosed and revisions made in the summary of environmental impacts table accordingly. The County continues to coordinate with South Coast AQMD and SCAG to ensure countywide growth projections, land use planning efforts, and local development patterns are accounted for in the regional planning and air quality planning processes. Policies identified in the WSAP, as well as mitigation measures AQ-1 and AQ-2, would minimize long-term air quality impacts. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-40 This comment targets Cultural Resources and how churches should be considered of cultural importance. While there is one opportunity site that contains a church (Opportunity Site 1), this site has been removed as part of the revised WSAP and through this Final PEIR (see Master Response 1, Opportunity Sites). Revisions have been made to the Final PEIR accordingly. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-41 This comment references the change from Level of Service to Vehicle Miles Traveled when analyzing greenhouse gas emissions and mentions that La Tijera School is a sensitive receptor that was not acknowledged in the Draft PEIR. As discussed in Section 5.6, *Air Quality*, the location, design, and land uses of the growth anticipated by the WSAP would implement land use and transportation strategies to reduce vehicle trips for residents and employees of the County by increasing future mixed-use, commercial, and residential developments around major transit areas. The applicable land use strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, supporting implementation of sustainability policies, promoting a green region, and implementing GHG reduction strategies. The applicable transportation strategies include managing congestion through a Congestion Management Process and implementation of a Transportation Demand Management Program and Transportation System Management Plan. The majority of the transportation strategies are to be implemented by local governments, such as cities and counties, as well as other regional agencies such as SCAG and South Coast AQMD, although some strategies may be furthered by individual development projects.

Future development could occur near existing sensitive receptors, and development under the WSAP has the potential to expose sensitive receptors to substantial pollutant concentrations. As mentioned previously, the WSAP is a policy document and does not include project-level development. The construction and operation of development projects within 500 feet of any sensitive receptor, including La Tijera School near Opportunity Site 2, would be required to implement appropriate mitigation measures. Mitigation measures identified in Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions. Additionally, the exact nature, location, and operation of the future developments are unknown, and health risk impacts from toxic air contaminants are cumulative over the life of the nearby receptors. Therefore, quantification of potential health risks would be speculative. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-42 This comment refers to the LHCA letter submitted on August 9, 2024. Please see Comment Letter O3 for the response to the LHCA letter regarding goals and policies established by the WSAP. Please see Section 3, *Revisions to the Draft PEIR*, regarding revisions made in response to this comment. These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures. Additionally, revisions have been made in the WSAP. The comment

is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-43 This comment requests that sensitive receptors such as La Tijera School be considered when analyzing noise impacts. As mentioned previously, the WSAP is a policy document and does not include project-level development. The construction and operation of development projects within 500 feet of any sensitive receptor, including La Tijera School near Opportunity Site 2 would be required to implement mitigation measures N-1 and N-2 (Section 5.13, *Noise*, page 5.13-29), which require a noise study and mitigation plan. Therefore, the Draft PEIR contains sufficient analysis at a program level and no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-44 This comment summarizes conclusions made regarding Section 5.14, *Population and Housing*, of the Draft PEIR and whether the WSAP would either directly or indirectly induce substantial population growth. This comment refers back to the letter submitted by the LHCA on August 9, 20024. Please see Comment Letter O3 responses. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. No changes to the Draft PEIR are necessary .

O4-45 This comment request that projected growth be described against current resident population. In Section 5.14, *Population and Housing*, Table 5.14-3 shows the proposed growth in household, population, and employment in the Planning Area. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the General Plan and Housing Element. The proposed growth for residential dwellings is within unincorporated county RHNA allocations. Growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary. The WSAP addresses the growth targets assigned by the Housing Element to ensure that not only the Planning Area communities have capacity for this growth, but to include policies, zoning, and related development regulations to minimize unplanned growth in unplanned locations. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-46 This comment requests that the impact of growth on the Ladera Heights community's character, amenities, and access to services and infrastructure be described accurately. The WSAP contains policies and enacts zoning changes that will offer additional housing unit types and ensure communities retain their character, amenities, and access to services and infrastructure. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, as stated on page 3-13 of the Draft PEIR, the County will be adopting a Planning Area Standards

District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study which will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Each CIP will also include the following, as needed: Transportation; System Capacity Study; Waste Management Study; Stormwater System Study; Public Water; System Study; and a list of necessary infrastructure improvements. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the Draft PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-47 This comment disagrees with the conclusions made in Section 5.15, *Public Services*, that at the planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts. This comment requests that project growth and the impacts of this growth be described when discussing Public Services. Please see responses O4-21 through O4-25 regarding public services. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the Draft PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-48 This comment focuses on the Transportation section of the Draft PEIR and discusses the use of VMT to analyze impacts and improvements to the Mobility Element. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-49 This comment requests that Level of Service be adopted as a local policy and used to determine transportation infrastructure improvement. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the Draft PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-50 This comment requests that the County provide public bus service improvements such as reliable bus stop schedules, travel speed, connectivity to multiple bus lines, and safe and comfortable bus stops. The County does not have jurisdiction to make changes to bus operations or schedules; those are under the jurisdiction of transit service providers such as LA Metro. The goals and policies of the WSAP would ensure improvements to access transit services (Goal M 3) and focus development along major bus corridors (Goal LU 2). Additionally see Master Response 2, Transportation, which provides detailed responses regarding transportation-related issues. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the Draft PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-51 This comment concludes and summarizes the letter written by the LHCA. Please see the responses provided above that address each of the issues outlined in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

O5. Response to Comments from United Homeowner's Association II dated 8/16/24.

O5-1 This comment acknowledges the WSAP and PEIR, and the County and their consultant PlaceWorks, who prepared the documents. The County is the lead agency and has all oversight of the WSAP and PEIR development, with the support of PlaceWorks as a consultant. All work products have been developed by and independently reviewed under the direction of the County. This comment expresses opposition to the WSAP PEIR, emphasizing general traffic congestion and roadway safety. This comment provides an overview of the contents of the letter. Reponses to the issues listed in this introductory comment are addressed below.

O5-2 This comment provides information regarding the current population in the Planning Area and discusses the projected growth as a result of the WSAP. This is information provided on page 4-2 of the Draft PEIR. This comment is requesting that an Initial Study/Negative Declaration, Mitigated Negative Declaration, or an EIR be prepared to analyze the population growth and rezoning of the Opportunity Sites. Section 2.3, *Type, Purpose, and Intended Uses of the EIR*, lays out the requirements of the CEQA Guidelines and why a program-level EIR is the appropriate level of CEQA review to support adoption of the WSAP. There are no specific development projects proposed at this time. Therefore, this section of the PEIR accurately describes the processes that the County must take to ensure CEQA compliance for any future projects that may be facilitated by the WSAP. No change to the PEIR or additional CEQA review is necessary at this time.

O5-3 This comment is an introductory comment that lists the areas of concern in the Draft PEIR identified by the UHA, including aesthetics, population and housing, land use, public services, wildfire, agriculture and forestry, biological resources, cultural resources, and transportation. These areas of concern are addressed in detail below. The comment does not identify specific concerns regarding the adequacy of the environmental analysis in the Draft PEIR. As such, no change to the environmental analysis is required.

O5-4 This comment is an introductory comment that outlines the UHA's concerns related to Aesthetics and Population and Housing of the Draft PEIR. This comment states the changes to land use and zoning for specific Opportunity Sites would result in significant negative changes to the visual character of sites and their surroundings. As stated on page 3-13 of the Draft PEIR, he County will adopt a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. In addition, the County has elected to modify the proposed Project to limit maximum heights of future development within Ladera Heights to 45 feet in the PASD (see Master Response 1, Opportunity Sites). An analysis of site-specific aesthetic impacts cannot be conducted at this time, given there are no specific development projects proposed. The analysis of visual impacts in the PEIR meets

the requirements of CEQA. The specific opportunity sites are discussed in the response below.

O5-5 This comment lists four specific opportunity sites and summarizes elements of the WSAP with no specific comments raised regarding the analysis in the Draft PEIR. Regarding Site 9 (Leimert Park Adjacent), any future development projects would be required to conduct an analysis to determine whether there are direct or indirect impacts to adjacent historic resources, consistent with mitigation measure CUL-1 in the PEIR. Regarding Site 10 (Angeles Vista/Valley Ridge), as discussed in Master Response 1, Opportunity Sites, Site 10 will be removed as an opportunity site in the WSAP and in this Final PEIR. Regarding Site 5, the County will prepare a PASD that reduces the maximum height from 65 feet to a maximum height of 45 feet for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills. Regarding the Inglewood Oil Field, the PEIR acknowledges the history and uses on the site (see Section 5.9, *Hazards and Hazardous Materials*) and that while it is an opportunity for future changes in use, no changes are proposed in the WSAP given uses are governed by the Baldwin Hills Community Standards District (BHCSD).

O5-6 This comment requests that the County revisit impacts associated with Site 9 and Site 10. As discussed in Master Response 1, Opportunity Sites, Site 10 will be removed as an opportunity site in response to public comments received. Additionally, maximum height has been reduced from 65 feet to 45 feet for six of the opportunity sites, including Site 9. As discussed in Section 5.1, *Aesthetics*, page 5.1-14, the goals and policies implemented by the WSAP, including in the PCSD, would ensure that future development would preserve and enhance the Planning Area's visual character and quality, such as Policy LU-5.1, which establishes that any new development is consistent and compatible with existing design quality, and Policy LU-3.2, which ensures new construction is designed to complement the scale and character of existing neighborhoods. As discussed in response to comment O5-5, in order to assess whether a project has potential impacts to historic resources, a project-specific analysis must be conducted. It is speculative at this time to determine whether future development in this location would result in a finding that historic resources are no longer eligible for listing on the National Register of Historic Places, and is also infeasible to develop site-specific mitigation measures. Mitigation measure CUL-1 would ensure that historic resources are appropriately identified and evaluated for all future projects. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O5-7 This comment requests that the County revisit impacts associated with Sites 5, 6, and 7, specifically maximum height standards for these sites and parking or projected households. As discussed in Master Response 1, Opportunity Site, maximum height on all Opportunity Sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will

be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns. The PEIR contains sufficient analysis at a program level and no changes are necessary.

O5-8 This comment acknowledges that the WSAP does not recommend any development, though it would allow for future increased density. The UHA is requesting an opportunity to review traffic and parking studies associated with projected development. All future development in the Planning Area would be required to comply with all applicable local and State provisions related to transportation. Compliance with existing regulations would be ensured through the County's development plan review process, pursuant to Title 9 and Title 32 of the Los Angeles County Code. All future projects implemented by the County or other State, regional, or local agencies in the Planning Area would be reviewed to ensure compliance with the County's standards or other applicable standards relative to the provision of safe access for vehicles, pedestrian, and bicyclists, which would incorporate standards for adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls to protect pedestrian and enhance bicycle safety. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-9 This comment provides a list of requests to be included in the PEIR to ensure that Opportunity Site 11, Inglewood Oil Field, would be shut down properly in association with the Baldwin Hills Community Standards District (BHCSD). The BHCSD establishes additional regulations for oil and gas production activities in the unincorporated portion of the Inglewood Oil Field. As stated on page 5.9-14 of the Draft PEIR, the County has started the process of amending the BHCSD, per the September 15, 2021, Board of Supervisors motion, to prohibit new oil wells and allow existing oil wells to continue operating under a nonconforming status. The BHCSD Amendment proposes to amend the County Code (Title 22) to align the BHCSD with the Oil Well Ordinance. This Amendment includes prohibiting the location of new oil wells and production within the BHCSD area, making existing oil wells and production facilities nonconforming due to use, and maintaining regulations for existing oil wells and production facilities during the amortization period. Any changes to land use in the Inglewood Oil Field will be subject to a separate environmental and remediation process required by state law. No changes are proposed to the Inglewood Oil Field under the WSAP; therefore, no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-10 This comment acknowledges that the WSAP does not propose any development at this time and requests an opportunity to review traffic and parking studies associated with projected development. All future development in the Planning Area would be required to comply with all applicable local and State provisions. Compliance with existing

regulations would be ensured through the County's development plan review process, pursuant to Title 9 and Title 32 of the Los Angeles County Code. All future projects implemented by the County or other State, regional, or local agencies within the Planning Area would be reviewed to ensure compliance with the County's standards or other applicable standards relative to the provision of safe access for vehicles, pedestrian, and bicyclists, which would incorporate standards for adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls to protect pedestrian and enhance bicycle safety. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-11 This comment outlines goals and policies in the WSAP Land Use Element that the UHA opposes. The commenter expresses general concerns, and no environmental issues regarding the adequacy of the Draft PEIR were raised. Certain policies in the WSAP have been revised in response to public comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-12 This comment states opposition to the policies in the Land Use Element and states there is a disconnect in development policies between the City of Los Angeles and the County. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. The County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land uses. The Draft PEIR analyzed cumulative impacts associated with land use changes. The analysis of aesthetic impacts appropriately addresses the proposed policies and visual changes at a program level in the PEIR. Some revisions have been included as shown in Section 3, *Revisions to the Draft PEIR*. These changes are merely for clarification and do not change the conclusions presented in the Draft PEIR.

O5-13 This comment expresses concerns regarding population growth and the demand for police protection services. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). It is understood that the Los Angeles County Sheriff's Department does not currently have a standard law enforcement ratio. The Draft PEIR defaulted to the service ratio identified in the General Plan EIR because the General Plan is the governing planning document for the unincorporated communities in Los Angeles County. The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which

includes goals and polices to support police protection services. The WSAP is a policy document and does not currently propose any project-level development. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-14 This comment states concerns regarding wildfire and the proximity to the Newport-Inglewood Earthquake Fault as it runs through the Inglewood Oil Field. The comment also raises concerns regarding community evacuation. The commenter provides a table that identifies evacuation route concerns specific to each opportunity site. Urban fires are caused by earthquakes when infrastructure and facilities are damaged through ground shaking, causing electrical power lines and natural gas infrastructure to break and catch fire. Since the 1994 Northridge Earthquake, the California Building Standards Code has been comprehensively updated to include methods to reduce earthquake-induced fires in new development, including development in or outside of Fire Hazard Severity Zones. Proposed future development under the WSAP would be required to comply with the California Building Standards Code. Additionally, the WSAP does not include land use changes to the Inglewood Oil Field, which is regulated by the Geologic Energy Management Division of the California Department of Conservation and the BHCSD. Furthermore, future potential development under the WSAP would be required to comply with the most recent version of the California Building Standards Code, which includes provisions for fire resilient construction.

As described on pages 5.20-21 to 5.20-12 of Section 5.2, *Wildfire,* of the Draft PEIR, future potential development under the WSAP would be required to integrate applicable emergency operation and evacuation requirements to aid in evacuation for the people in wildfire-prone areas, including being reviewed and approved by the County Fire Department and Sheriff's Department for evacuation concerns. Additionally, future potential development in the Wildland-Urban Interface or Very High Fire Hazard Severity Zone would be required to comply with the Very High FHSZ Fire Safe Regulations, the California Building Standards Code, and the County Code of Ordinances, which have maximum requirements for lengths of single-access roads, minimum widths of roadways, and vegetation fuel management around roadways. Furthermore, discretionary projects facilitated by the WSAP that are subject to CEQA would be required to conduct project-level analysis of evacuation, which would account for the increase in project-generated and existing-community-generated vehicles in the event of an evacuation. Compliance with California Building Standards Code, County review of transportation impacts of future projects, and compliance with policies in the County's General Plan (specifically the Safety Element) would ensure evacuation issues are appropriately addressed. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

O5-15 This comment raises concerns regarding agricultural and forestry resources in the Planning Area. The comment requests that the County consider impacts on a property

owner's ability to plant trees and/or vegetation as well as enforcing mandates for open space. The comment also points to an article regarding community gardens and urban farming programs. The WSAP does not conflict with these programs. There are clear definitions of what constitutes agricultural land and forestry land, and landscaping does not constitute either of these (see Section 5.2, *Agriculture and Forestry Resources*, for more information about these definitions). Additionally, the WSAP includes policies and implementation programs to protect open space and ensure that future development protects and preserves those areas. Policy LU 8.1 and Policy COS 2.1 ensure that any open space in the Planning Area is protected. The County Code Section 22.126, Tree Planting Requirements, outlines the tree planting requirements to provide environmental benefits, and County Code Section 22.174, Oak Tree Permits, ensures the preservation of oak trees in the county. No changes to the EIR are necessary.

O5-16 This comment raises concerns for the impacts that may occur from the removal of mature trees in the Planning Area, such as lack of shade, heat island effect, and poorer air quality. The opportunity sites identified in the WSAP have limited non-native vegetation. Additionally, the County Code Section 22.102.070, Protected Tree Permit in SEA, sets regulations to encourage responsible management of trees and establishes permitting, design standards, and review process for development in SEAs. The Ballona Wetlands are designated a SEA, although no changes to the Ballona Wetlands are proposed under the WSAP. The County Climate Action Plan's Agriculture, Forestry and Other Land Use sector also outlines strategies that promote clean water, air, and food and a reduction to the urban heat island effect. The County's Safety Element implements goals and policies for extreme heat and drought hazards. Additionally, as discussed in Section 5.4, *Biological Resources*, page 5.4-30, though unlikely given the highly developed condition of the sites that would be subject to land use/zoning changes as part of the WSAP, any future projects must evaluate the potential for impacts to biological resources including oak trees, and comply with all WSAP, General Plan, and State/Federal regulations pertaining to oaks. No changes to the EIR are necessary.

O5-17 This comment expresses concerns for humans as biological resources and an increase in density would result in traffic congestion and crowded facilities. The Draft PEIR has appropriately determined the significance of environmental impacts consistent with the thresholds under CEQA for biological resources. Additionally, please see Master Response 2, Transportation, regarding traffic related issues. No changes to the EIR are necessary.

O5-18 This comment raises concern for the projected increase in population, the loss of a major supermarket in the Planning Area, and the need for additional hospitals and emergency care facilities. The WSAP does not propose the removal of any existing uses, including grocery stores. Additionally, grocery stores are not proposed specifically as part of the WSAP, but could be located within the MU zoning designation. Development of a supermarket in the Ladera Center would be at the discretion of commercial property

owners and developers. Whether there is a lack of hospitals in the area is not an environmental topic to be addressed under CEQA. No changes to the EIR are necessary.

O5-19 This comment provides a description of the View Park Historic District as listed on the National Register of Historic Places. The Draft PEIR discusses the View Park Historic District in Section 5.5 *Cultural Resources*, pages 5.5-21 through 5.5-23. No environmental issues were raised, and no changes to the EIR are necessary.

O5-20 This comment raises concerns that the View Park Historic District is not identified as a County Landmark and requests that the County ensure its protection. The process for designating historic districts and landmarks can be found on the County's website at https://planning.lacounty.gov/long-range-planning/historic-preservation-program/landmarks-and-historic-districts/. The Historical Landmarks and Records Commission is the advisory body established to consider and recommend local historical landmarks to the Board of Supervisors. The opportunity sites identified in the WSAP are not in the View Park Historic District, so no changes would occur. Because there are no changes occurring within the View Park Historic District under the WSAP, no changes to the EIR are necessary.

O5-21 This comment acknowledges the WSAP's overarching goals to reduce Vehicle Miles Traveled (VMT). No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-22 This comment states other urban environments should be considered rather than special suburban hillside areas. No opportunity sites identified by the WSAP are within hillside areas. The opportunity sites are currently developed. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-23 This comment states that the County's VMT baseline is more reflective of urban areas and that the Planning Area is more suburban, and therefore the County's goals of reducing VMT should not apply. The County applies the same VMT threshold to all parts of unincorporated Los Angeles County, including rural areas. Additionally, the Draft PEIR, page 5.3-31, provides definitions for major transit stops and high-quality transit corridors as defined by the Public Resources Code. The threshold is appropriate for use in the PEIR and therefore no changes are necessary.

O5-24 This comment states that the WSAP places an unreasonable burden on suburban-like communities. The commenter also states that the WSAP and Draft PEIR do not have a definition of high quality transit areas. State law requires local jurisdictions to not concentrate housing in one particular area, but to equitably distribute housing throughout the jurisdiction. The State is increasing its purview over local land use and increasing enforcement against jurisdictions with noncompliant housing elements. The WSAP

covers one of the 11 unincorporated plan areas in the county that are all undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. The County creates area plans for each planning area that focus on land use and policy issues specific to each geographical area. Additionally, the Draft PEIR, page 5.3-31, provides definitions for major transit stops and high-quality transit corridors as defined by the Public Resources Code. No changes to the Draft PEIR are necessary.

O5-25 This comment states that the Draft PEIR's conclusion of an increase in VMT conflicts with the goals of the WSAP, and that the transportation demand management (TDM) strategies presented in the Draft PEIR (mitigation measure TRA-1) would not be effective at reducing impacts. The WSAP includes goals and policies to reduce transportation-related impacts; however, the Draft PEIR is accurate in its conclusion that, even with these policies and mitigation measures, the impact would still remain. The growth associated with the WSAP was appropriately evaluated and mitigated to the extent feasible, but impacts would still remain. No changes to the Draft PEIR are necessary.

O5-26 This comment questions why the County would approve the project, given that impacts related to VMT would be significant and unavoidable. The identification of significant and unavoidable impacts does not limit the ability of a lead agency to approve a project. Rather, it must make a statement of overriding considerations as to why the benefits of the project outweigh those identified environmental effects. The County will prepare a required Statement of Overriding Considerations if the WSAP approved and make the required findings. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-27 This comment states that while there are bus transportation and bike lanes, vehicle trips remain the preferred mode of transportation given the hillside nature of the community. As mentioned above, the County employes the VMT thresholds to all unincorporated parts of Los Angeles County, and it is appropriate to use in the WSAP Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-28 This comment summarizes Impact 5.17-3 in the Draft PEIR. No comments regarding inadequacies are provided and no changes are necessary.

O5-29 This comment states that the Ladera Heights, View Park, and Windsor Hills communities are intergenerational; that the WSAP does nothing to encourage this; and that affordability, not capacity, is the primary housing issue. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the RHNA and

apply the rezoning methodology consistently. Policy LU 4.2 would accommodate development of a wide variety of housing options for residents and workers that are affordable to households of varying income levels. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. No changes to the Draft PEIR are necessary.

O5-30 This comment expresses specific concerns regarding roadway hazards at the intersections of Slauson Avenue and La Brea Avenue. Please see Master Response 2, Transportation, regarding the County's approach to assessing safety concerns on roadways in their jurisdiction. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-31 This comment raises concern regarding VMT as the method to evaluate impacts. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts such as VMT. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-32 This comment raises concerns regarding street locations identified on pages 5.17-17 through 5.17-18 of the Draft PEIR. The streets listed on these pages are all located or portions are located within either or all of Ladera Heights, View Park, or Windsor Hills. No changes to the EIR are necessary.

O5-33 This comment outlines goals and policies from the Mobility Element and ask the County to involve the Ladera Heights community in the review process. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-34 This comment opposes Policy M3.1, which would promote locating new development around major transit stops and high-quality transportation corridors. State law requires local jurisdictions to not concentrate housing in one particular area, but to equitably distribute housing throughout the jurisdiction. The State is increasing its purview over local land use and increasing enforcement against jurisdiction with noncompliant housing elements. The WSAP is one of the 11 unincorporated plan areas in the County that are all undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, the community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. No changes to the EIR are necessary.

O5-35 This comment raises concerns for pedestrian safety. All future projects implemented by the County or other State, regional, or local agencies within the Planning Area would be

reviewed to ensure compliance with the County's standards or other applicable standards relative to the provision of safe access for vehicles, pedestrian, and bicyclists, which would incorporate standards for adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls to protect pedestrian and enhance bicycle safety. The Community Traffic Safety Plan in the View Park, Windsor Hills and Ladera Heights communities would also provide goals and guidance for future development to ensure traffic flow is reduced and implement safety measures for all modes of transportation. In addition, the WSAP is a County-led document which is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, and the Climate Action Plan 2045. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues.

O5-36 This comment concludes the UHA's letter and summarizes the concerns raised in the letter. All issues raised have been responded to in the responses above. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O6. Response to Comments from Los Angeles Conservancy dated 8/15/24.

O6-1 This comment thanks the County for changes to the WSAP given community concerns and for preparing the historic context statement that was provided as part of the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

O6-2 This comment states that the majority of the WSAP is not problematic from a preservation perspective, though two sites in particular are at risk: University Christian Church built in 1965 (5831 W. Centinela Avenue) and Jet Inn Motel built in 1959 (4542 W. Slauson Avenue). The commenter requests that the University Christian Church structure be removed from rezoning, while the adjacent parking lot could remain a suitable site, consistent with a telephone conversation that was held on July 9, 2024, between the County and Los Angeles Conservancy. The County has eliminated Opportunity Site 1, which contains University Christian Church, from the WSAP and Final PEIR. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. This revision does not result in changes to impact conclusions or mitigation measures presented in the Draft PEIR; however, its removal has been noted in the project description and throughout the PEIR and WSAP.

O6-3 This comment expresses concern regarding inclusion of Opportunity Site 5 in the WSAP, which contains the Jet Inn Motel, a mid-century modern structure that the commenter suggests is suitable for adaptive reuse as affordable housing, providing other recent examples. The comment suggests that the proposed rezoning of the site to MXD would encourage demolition rather than reuse.

Opportunity Site 5 is included in WSAP as a site that is needed to ensure the County meets its housing needs identified in the Regional Housing Needs Assessment (RHNA). While the site has been retained in the WSAP, the County will also be preparing a Planning Area Standards District (PASD) that will limit heights on this site to 45 feet (see Master Response 1, Opportunity Sites). While the site has been identified for rezoning, there are no current development projects proposed for this parcel. Future redevelopment could take many forms, which may or may not include partial or full demolition or adaptive reuse of existing structures. It is speculative for the County at this point to predict the exact nature of future development. The Draft PEIR appropriately states that any future development that proposes the demolition, destruction, relocation, or alteration of a building or structure more than 45 years in age or that involves ground-disturbing activities has the potential to result in significant impacts to historic architectural resources qualifying as historical resources under CEQA. It includes mitigation measure CUL-1, which requires that future applicants retain a qualified architectural historian to assess and

mitigate impacts as appropriate. Additionally, WSAP goals and policies would assist in ensuring that historical resources are maintained to the extent possible, such as Policy LU 3.9, which encourages integration of neighborhood-specific cultural, historical, and architectural elements and visual interest in new development and renovations whenever possible; Goal H1 and its related policies that encourage the identification, documentation, and designation of historical resources; and Policy ED 4.3, which would preserve and enhance existing historic and cultural resources promote entrepreneurship and attract new economic opportunities. The Draft PEIR adequately addresses and mitigates potential impacts to historic resources, and no changes are necessary.

O6-4 The commenter suggests other vacant and parking lot parcels along Slauson Avenue immediately to the west of Jet Inn should be considered as opportunity sites instead of Jet Inn (Opportunity Site 5). The comment also acknowledges the Draft PEIR mitigation measure CUL-1, which appropriately requires a historic resources assessment for any properties over 45 years of age that could be affected by future development, but requests more proactive zoning be adopted to avoid the historic resources. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element, and consistent with that, the key properties along Slauson Avenue have been included (Opportunity Sites 3, 4a, 4b, 5, 6, and 7). Other parcels along Slauson Avenue are either within Hillside Management Areas or do not meet the minimum size requirements to be included (able to support at least 16 dwelling units, consistent with Government Code section 65583.2(h)). As mentioned in response to comment O6-2 and Master Response 1, Opportunity Sites, Opportunity Site 1 containing University Christian Church has been removed from the WSAP and Final PEIR. No further changes are warranted.

O6-5 The commenter requests the County to prioritize historic surveys as included in Implementation Program HRI 4 in the WSAP. While there is no current schedule for these efforts, the County has acknowledged the need to develop an inventory of historic resources in the WSAP and will develop an inventory in the future. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

O6-6 The commenter states interest in a local historic district designation given changes occurring in the area. The process for designating historic districts and landmarks can be found on the County's website at https://planning.lacounty.gov/ long-range-planning/historic-preservation-program/landmarks-and-historic-districts/. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration. No changes to the PEIR are necessary.

O6-7 The commenter summarizes background information about the Los Angeles Conservancy as an organization. No changes to the PEIR are necessary.

2.2.5 Response to Comments from Residents

R1. Response to Comments from Linda Brown, dated 6/19/2024.

R1-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses general concerns regarding traffic congestion in proximity to schools. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and Transit Oriented County plans). The comment does not identify specific concerns regarding the adequacy of the environmental analysis in the Draft PEIR. As such, no change to the environmental analysis is required.

R1-2 This comment mentions Westchester, which is in the City of Los Angeles and outside the jurisdiction of the County and the WSAP. The commenter expresses general concerns regarding traffic, though no environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R2. Response to Comments from Linda Brown, dated 6/19/2024.

R2-1 This comment questions why locations in Marina del Rey and Westchester have not been considered for upzoning. Please see Master Response 1, Opportunity Site, for a detailed response. In particular, land uses in Marina del Rey are entirely within the coastal zone, and future uses are the subject of a separate planning process recently initiated by the Los Angeles County Department of Beaches and Harbors (known as Marina del Rey for All). Regarding Westchester, this neighborhood is in the City of Los Angeles and outside the jurisdiction of the County to make land use decisions. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R3. Response to Comments from Rachel Hoke, dated 6/19/2024.

R3-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment opposes the development of a rail station on Opportunity Site 3. However, to clarify, the WSAP does not propose the development of a rail station or any overall physical development. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R4. Response to Comments from Louise Bisharat, dated 6/19/2024.

R4-1 This comment states opposition to the City of Los Angeles Westchester-Playa del Rey Community Plan. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). Additionally, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised, and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R5. Response to Comments from Pamela Graham, dated 6/20/2024.

R5-1 This comment opposes the land use changes associated with the Ladera Center. The Ladera Center (Opportunity Site 2 in the WSAP) is a site that is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R6. Response to Comments John Bisharat, dated 6/20/2024.

R6-1 This comment states opposition to the City of Los Angeles Westchester/Playa del Rey Community Plan Update. The proposed WSAP is led by the County of Los Angeles, not City of Los Angeles as mentioned by the commenter. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). Additionally, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R7. Response to Comments from Barbara Giarraffa, dated 6/21/2024.

R7-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding impacts to community character, increased traffic congestion, pollution, and infrastructure impacts. The commenter expresses opposition to a light rail station at Home Depot in Opportunity Site 3. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites in this Final PEIR as a result of comments received. No light rail station or overall physical development is proposed under the WSAP. Land use changes and zoning updates would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the Housing Element to meet the RHNA goals for the County. In addition, the WSAP is a County-led document which is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045, which guide future development, protect public safety, and minimize impacts to the environment. The proposed WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

Future discretionary projects facilitated by the land use and zoning changes included in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed, along with other required policies and regulations adopted to minimize environmental impacts. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, the proposed Project would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. In addition, as stated on page 3-13 of the Draft PEIR, the County will be adopting a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, among other development requirements, to ensure community character is maintained.

As described in Draft PEIR Sections 5.8, *Greenhouse Gas Emissions*; 5.11, *Land Use and Planning*; and 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments' 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element) and would not conflict with adopted policies, plans, or programs. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R8. Response to Comments from Zandra Ruiz, dated 6/21/2024.

R8-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion, excessive pollution, and infrastructure impacts. The commenter expresses opposition to a light rail station at Home Depot in Opportunity Site 3. No light rail station or overall physical development is proposed under the WSAP. Land use changes and zoning updates would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the Housing Element to meet the RHNA goals for the County. In addition, the WSAP is a County-led document which is intended to supplement all existing County plans, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

Future discretionary projects facilitated by the land use and zoning changes in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed, along with other required policies and regulations adopted to minimize environmental impacts. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

As demonstrated in Draft PEIR Sections 5.8, *Greenhouse Gas Emissions*; 5.11, *Land Use and Planning*; and 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, General Plan Mobility Element) and would not conflict with adopted policies, plans, or programs. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

2. Response to Comments

R9. Response to Comments from Monica Haferkom, dated 6/23/2024.

R9-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion and impacts to local communities. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Environmental issues regarding traffic and transportation are analyzed in detail in Section 5.17, *Transportation*, of the Draft PEIR. See also Master Response 2, Transportation. Goals M2, M3, and M4 discussed in this section ensure improved access, a safe transportation network, and safe pedestrian and bicycle infrastructure. Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, .as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R10. Response to Comments from La Tanya Hines, dated 6/23/2024.

R10-1 This comment states opposition to the proposed land use changes and zoning updates in Ladera Heights proposed under the WSAP, and provides demographic and economic information about the Ladera Heights neighborhood. The WSAP includes a Historic Preservation Element that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure that the Planning Area communities have capacity for this growth, and it includes policies, zoning, and related development regulations to minimize growth at unplanned levels and in unplanned locations. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

2. Response to Comments

R11. Response to Comments from Leighton Rose, dated 6/24/2024.

R11-1 This comment opposes the proposed Project and specifically states concerns about parking; however, it does not raise an environmental issue regarding the adequacy of the Draft PEIR. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R12. Response to Comments from CT Campbell, dated 6/24/2024.

R12-1 This comment states opposition to the City of Los Angeles Community Plan. The proposed WSAP is led by the County of Los Angeles, not City of Los Angeles as mentioned by the commenter. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. The Ladera Center is partially within the City of Los Angeles and the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R12-2 This comment provides information regarding a study on the effects of mixed land use on neighborhood crime. As part of the CEQA process, the Los Angeles County Sheriff Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and policies to support police protection services. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R12-3 This comment provides information regarding a study on roadway air pollution. Environmental impacts regarding traffic-related emissions are discussed in detail in Section 5.3, *Air Quality*; Section 5.8, *Greenhouse Gas Emissions*; and Section 5.17, *Transportation*. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

2. Response to Comments

R13. Response to Comments from Treva Miller, dated 6/26/2024.

R13-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors.

This comment also opposes the development of a rail station on Opportunity Site 3. The WSAP does not include the development of a rail station or any physical development. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R14. Response to Comments from LaTonya Barnett, dated 6/26/2024.

R14-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses general concerns regarding traffic congestion and excessive pollution. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors.

This comment also opposes the development of a rail station on Opportunity Site 3. The WSAP does not include the development of a rail station or any physical development. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. As described in Draft PEIR Sections 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

2. Response to Comments

R15. Response to Comments from Jean Jones-Apfel, dated 6/26/2024.

R15-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP, expresses concern over the lack of outreach for the proposed Project, and that land use changes are disproportionate. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP and details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required).

R15-2 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R16. Response to Comments from Earllene McCauley, dated 6/26/2024.

R16-1 Several questions were raised in this comment, and responses are provided below. None of the questions raise environmental issues regarding the adequacy of the Draft PEIR.

1. The WSAP and EIR are being undertaken by the County of Los Angeles. There are no development projects or applicants involved at this time.
2. The WSAP does not involve any changes to property values.
3. The WSAP does not involve any changes to property taxes.
4. Police/sheriff protection are addressed in Section 5.15, *Public Services*, of the Draft PEIR and in Section 7, *Public Facilities and Services*, of the WSAP. No specific comment about these analyses are provided in the comment, therefore no further response is provided.
5. Coyotes are not a protected species at the local, state, or federal levels. Page 5.4-22 of the Draft PEIR acknowledges the presence of coyotes in the Planning Area.
6. There are no development projects proposed as part of the WSAP, and the County has no control over the ability of property owners to redevelop their properties.
7. Grocery stores are not proposed specifically as part of the WSAP, but could be located within the MU zoning designation.
8. Parking is addressed in the Mobility Element of the WSAP and specifically through Goal M 6. See also Master Response 2, Transportation.
9. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goals and policies related to the preservation of historical resources are also provided in this chapter of the WSAP.
10. Though Opportunity Site 1 contains a church, this site has been removed as part of the revised WSAP and through this Final PEIR (see Master Response 1, Opportunity Sites). However, it is important to acknowledge that no development projects are proposed on any site as part of the WSAP.

2. Response to Comments

R17. Response to Comments from Iris Ferrier, dated 6/27/2024.

R17-1 This comment opposes land use changes associated with the Ladera Center and indicates the plan is disproportionally targeting communities. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The Ladera Center is a site that is partially within the County's jurisdiction and partially within the City of Los Angeles' jurisdiction. With regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R18. Response to Comments from Iris Ferrier, dated 6/27/2024.

R18-1 This comment provides background on the commenter's residence and school. Therefore, a response is not required pursuant to CEQA. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R18-2 This comment states that the community was not engaged through this process and expressed concerns regarding traffic and resources in the Ladera Center. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. In addition, the WSAP is a County-led document which is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site.

R18-3 This comment expresses concerns regarding traffic and safety. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Emergency services and access are discussed in Section 5.15, *Public Services*. The County has regulations and policies in place that will enable the Los Angeles County Fire Department to expand its fire protection and emergency services capacity as new development occurs.

R18-4 This comment addresses the lack of affordable housing. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys

and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. See also Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R18-5 This comment expresses concerns regarding mobility, traffic, and parking. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R18-6 This comment expresses concerns regarding a homeless encampment and how redevelopment would better the situation. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R18-7 This comment expresses concerns regarding land use changes and zoning and future development. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. The WSAP is a policy document and no physical development is proposed. Future development would be analyzed on a project-by-project basis and undergo the necessary County review processes.

R18-8 This comment states opposition to the redevelopment at the Ladera Center. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R19. Response to Comments from Debra Langaine, dated 6/28/2024.

R19-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion, safety, excessive pollution, and property values. The commenter expresses concern regarding a light rail station, but the WSAP does not include a light rail station.

This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R20. Response to Comments from Cindy Hotta, dated 6/30/2024.

R20-1 This comment states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bears the rezoning of the project. The comment questions why West LA and Beverly Hills are excluded from zoning changes. The commenter states that zoning changes target residential rent-controlled areas.

None of the identified opportunity sites in Table 3-1 of the Draft PEIR and in the WSAP contain residential uses. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. In particular, land uses in Beverly Hills and West LA are outside the jurisdiction of the county and subject to separate planning processes. See also Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R20-2 This comment states increased density would result in traffic congestion, excessive pollution, overburdened infrastructure, and safety concerns. The commenter mentions opposition to a light rail station; however, there is no light rail project proposed as part of the WSAP. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and Master Response 2, Transportation, regarding circulation comments. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R21. Response to Comments from Brendon Chung, dated 7/1/2024.

R21-1 This comment shares support for the WSAP and the commenter's desire for more walkable and bike-friendly transportation infrastructure. Non-motorized transportation goals for the Planning Area are addressed in the Mobility Element of the WSAP. No environmental issues were raised and the comment is acknowledged for the record.

2. Response to Comments

R22. Response to Comments from Leo Hill, dated 7/1/2024.

R22-1 This comment suggests five locations as areas that could support rezoning. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The five suggested locations are not in the Planning Area and are outside of the County's jurisdiction to make any land use changes. See also Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and regarding rationale for exclusion of the five locations recommended by the commenter.

R23. Response to Comments from Helen Sweatt, dated 7/3/2024.

R23-1 This comment states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bears the entire rezoning of the project and suggest five locations for land use changes. This comment also expresses concerns for the preservation of diversity within the communities. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and regarding rationale for exclusion of the five locations recommended by the commenter. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Additionally, Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R24. Response to Comments from Jerrold Smith, dated 7/3/2024.

R24-1 This comment expresses opposition to the project and does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R25. Response to Comments from Laura Lawrence, dated 7/3/2024.

R25-1 This comment states opposition to land use changes within Opportunity Site 3 (Wateridge Business Center) and the Opportunity Site 2 (Ladera Center). To clarify, there are no development projects proposed, and existing uses on the sites are not proposed for change at this time. In regard to Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. Additionally, grocery stores are not proposed specifically as part of the WSAP, but could be located in the MU zoning designation. Development of a supermarket in the Ladera Center would be at the discretion of commercial property owners and developers. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R26. Response to Comments from Tracie Lyons, dated 7/4/2024.

R26-1 This comment provides a series of questions related to the WSAP and provides no specific comments related to the environmental impacts addressed in the Draft PEIR. The County provided responses directly to the commenter in response to their questions. No further response is warranted in this EIR.

R27. Response to Comments from Deborah Swan, dated 7/5/2024.

R27-1 This comment provides background information and states opposition to the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R27-2 This comment expresses concerns regarding disproportionate impacts to Black communities. It states the traffic concerns with the Planning Area and the Community Traffic Safety Plan being implemented by the County. The WSAP includes a Historic Preservation Element that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. Additionally, the overarching goals of the WSAP are to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Traffic-related concerns are addressed in Section 5.17, *Transportation*, of the Draft PEIR, and also see Master Response 2, Transportation, for more information. The Mobility Element of the WSAP contains goals and polices regarding the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

This comment does not raise specific environmental issues regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R27-2 The comment summarizes transportation concerns and questions whether the proposed mitigation measure T-1 has been proven to be effective in other areas. Please see Master Response 2, Transportation, which provides detailed responses to concern regarding transportation-related issues, including methodology and implementation of mitigation measures. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R27-3 This comment opposes land use changes in the Ladera Center, Pann's restaurant, Home Depot, and Wateridge. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. The Ladera Center is a site that is partially in the County's jurisdiction and partially in the City of Los Angeles' jurisdiction. The County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at Ladera Center. Additionally, the site of the restaurant is not one of the opportunity sites identified in the WSAP. No development or land use changes are proposed for this site. No physical development or demolition is proposed under the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R28. Response to Comments from Renita Smith, dated 7/8/2024.

R28-1 This comment expresses opposition to the project and states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bears the entire rezoning of the project. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The remaining area are outside of the County's jurisdiction to make any land use changes. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and rationale as to why certain other locations are not feasible for inclusion. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R29. Response to Comments from Jean Jones-Apfel, dated 7/10/2024.

R29-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP, asserts the lack of outreach for the proposed Project, and declares that land use changes are disproportionate. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required

R29-2 This comment states opposition to the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R30. Response to Comments from Crissi Avila, dated 7/10/2024.

R30-1 This comment expresses support for the zoning changes to Ladera Center. No environmental issues were raised. The comment is acknowledged for the record.

2. Response to Comments

R31. Response to Comments from Allen Haider, dated 7/11/2024.

R31-1 This comment requests information regarding the commenter's specific property. The property listed is outside of the Planning Area and would not undergo changes as a result of the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R32. Response to Comments from Abena Bonsu, dated 7/14/2024.

R32-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses general concerns regarding traffic congestion and excessive pollution. The commenter also expresses opposition to a light rail station at the Home Depot in Opportunity Site 3. No light rail station or physical development is proposed under the WSAP. Land use changes and zoning updates would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the Housing Element to meet the RHNA goals for the County. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Future discretionary projects facilitated by the land use and zoning changes in the WSAP will be evaluated on a project-by-project basis, would undergo environmental analysis, and implement mitigation measures as needed, and would comply with other required policies and regulations adopted to minimize environmental impacts. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Additionally, as described in Draft PEIR Sections 5.8, *Greenhouse Gas Emissions*; 5.11, *Land Use and Planning*; and 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments' 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, General Plan Mobility Element) and would not conflict with adopted policies, plans, or programs. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

2. Response to Comments

R33. Response to Comments from Christiana Santos, dated 7/14/2024.

R33-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion. It is worth noting that the proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles as mentioned by the commenter. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R34. Response to Comments from Cynthia Laskey, dated 7/14/2024.

R34-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R35. Response to Comments from Bob Horning, dated 7/15/2024.

R35-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP, specifically on Fairview and Springpark Avenue, and expresses concerns regarding traffic congestion. As a result of public comments received, the County has elected to remove this site from land use and zoning changes. Please see Master Response 1, Opportunity Sites, for more information.

R36. Response to Comments from Kathie Marion, dated 7/15/2024.

R36-1 This comment states opposition to the proposed land use changes and zoning updates. It does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R37. Response to Comments from Naomi Zahavi, dated 7/15/2024.

R37-1 This comment expresses concerns regarding traffic congestion and dangerous intersections near the Ladera Center (which is Opportunity Site 2 in the WSAP) and the church on Centinela (which is Opportunity Site 1 in the WSAP). Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. Opportunity Site 1 has been eliminated from the WSAP based on public comments received. Please see Master Response 1, Opportunity Sites, for more information about how the WSAP has been modified. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. Potential transportation impacts were evaluated in the Draft PEIR, which includes an analysis of vehicle miles traveled (VMT), consistent with the County's procedures for assessing transportation impacts. The proposed Project would increase opportunities for future development of commercial and housing in the area through a mixed-use designation that would provide closer opportunities for residents, ultimately leading them to drive less distance between their homes, work, and other amenities. The WSAP mobility goals and policies ensure safe and pedestrian-oriented environments. Additionally, Public Works is currently preparing a Community Traffic Safety Plan (CTSP) for the unincorporated communities of Ladera Heights, View Park, and Windsor Hills. The CTSP is a proactive plan that focuses on roadway safety and would include recommendations on road safety. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record, no further response is warranted.

R37-2 This comment expresses opposition to the proposed land use and zoning changes under the WSAP and emphasizes concerns regarding pedestrian and traffic safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Additionally, as mentioned above, implementation of the CTSP would focus on roadway safety in Ladera Heights, View Park, and Windsor Hills. This comment also suggests a site on Centinela and La Tijera that could be used for mixed development. Opportunity sites were selected based on research and community input. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors.

R38. Response to Comments from Norm Langley, dated 7/15/2024.

R38-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP. The County has conducted community outreach, including in-person meetings, virtual meetings, and workshops, and participated in community-hosted events. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R39. Response to Comments from Sam Friedlander, dated 7/15/2024.

R39-1 This comment opposes the proposed Project and states opposition to the proposed land use changes and zoning updates because they do not reflect the feel of the neighborhood. The WSAP includes policies specific to each of the communities in the Planning Area as well as broader policies that address the Planning Area as a whole. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that contains development standards sensitive to and unique to each of the communities where land use changes are proposed. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R40. Response to Comments from Bruno Miotto, dated 7/17/2024.

R40-1 This comment is in favor of Opportunity Site 2, the Ladera Center. This comment supports the land use and zoning changes associated with the Ladera Center and encourages a pedestrian-oriented plan. The WSAP Mobility Element outlines goals and policies geared towards pedestrian safety (Goal M 4). This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R41. Response to Comments from Michael Manuel, dated 7/17/2024.

R41-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion and excessive pollution. Land use changes and zoning updates would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the Housing Element to meet the RHNA goals for the County. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Please also see Master Response 2, Transportation. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R41-2 This comment expresses concerns regarding the shortage of affordable housing and states opposition to the WSAP. However, one of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. Opportunity sites are concentrated along commercial corridors and away from single-family neighborhoods, and goals and policies in the WSAP protect existing characteristics of single-family neighborhoods. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R42. Response to Comments from Kipp Rudd, dated 7/18/2024.

R42-1 This comment is a collective response from residents on the 400 block of West 64th Place in the City of Inglewood. This comment acknowledges that the WSAP is a County-led document that differs from the City of Los Angeles Westchester-Playa del Rey Community Plan. This comment summarizes the differences between the County-led and City-led documents, including zoning and height limits. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R42-2 This comment requests that the Final PEIR acknowledge the proximity of La Tijera Village, Inglewood City Council District 2, and the City of Inglewood to the Ladera Center. This comment acknowledges that the Draft PEIR does states that the Planning Area is bounded by the City of Inglewood. This comment requests that the Final PEIR recognize that Opportunity Site 2, Ladera Center, is less than 450 feet from La Tijera Village, a single-family neighborhood. This change has been made and is shown in Chapter 3, *Draft PEIR Revisions*. This change is merely clarification and does not change the impact conclusions or analysis contained in the Draft PEIR.

R42-3 This comment emphasizes that the City of Los Angeles Community Plan and the WSAP planning efforts should be coordinated. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised, and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R42-4 This comment recommends Alternative 2, Housing Element Sites Only, as the better-fitting option compared to the proposed Project. However, Alternative 2 would provide for fewer housing choices and would result in similar impacts for all issues as identified for the proposed Project. Alternative 2 would not eliminate any of the Project's significant and unavoidable impacts. Environmental impacts would not be substantially reduced under Alternative 2. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. The commenter requests clarifying text to be added to the EIR, which has been made as shown in Chapter 3, *Revisions to the Draft PEIR*. This change is merely clarification and does not change the impact conclusions or analysis contained in the Draft PEIR.

2. Response to Comments

R42-5 This comment requests that the Draft PEIR clarify that a supermarket is currently located in the Ladera Center shopping center. This clarifying change has been made on page 4-4 of the Draft PEIR, as shown in Chapter 3, *Revisions to the Draft PEIR*. This change is merely clarification and does not change the impact conclusions or analysis in the Draft PEIR.

R42-6 This comment states that the Draft PEIR is general and does not study specific potential impacts associated with streets, intersections, and neighborhoods. The WSAP is a policy document that does not propose physical development. As stated on page 2-2 of the Draft PEIR, a PEIR is appropriate for the proposed Project because it satisfies CEQA Guidelines Section 15168(a), which states aa PEIR may be prepared on a series of actions that may be characterized as one large project. Development facilitated as a result of the WSAP would be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R43. Response to Comments from Rachel Petrocelli, dated 7/20/2024.

R43-1 This comment supports the development and evolution of the county. The comment requests unique policies targeted to each individual opportunity site and provides information regarding development of housing units and mixed-use buildings and the requirements that go along with them. The WSAP includes policies specific to each of the individual communities in the Planning Area as well as broader policies that address the Planning Area as a whole. In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that contains development standards sensitive to and unique to each of the communities where land use changes are proposed. Most of the updates to zoning are administrative in nature, to bring the zoning and land use policy designation into conformance with another and ensure compatibility of land and compliance with State law. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R43-2 This comment requests any buildings exceeding four stories and 180 units be placed where there are buildings of similar size, such as Opportunity Sites 3, 4a, and 4b on Slauson between La Cienega and Fairfax. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. As stated on page 3-13 of the Draft PEIR, the County is preparing a Planning Area Community Standards District (PASD) that will define the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills to be 45 feet. Revisions to the Draft PEIR have been made to reflect this change, as shown in Chapter 3, *Revisions to the Draft PEIR*.

R43-3 This comment requests that large residential mixed-use buildings on Sites 3, 4a, and 4b be required to include underground parking. Any future development would include parking consistent with County requirements, including the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns.

R43-4 This comment requests that large residential mixed-use buildings on Sites 3, 4a, and 4b be required to contain commercial spaces at the ground level to allow neighborhood services (grocery, movie theatre, health/wellness, etc.) and prohibit liquor stores, cannabis dispensaries, or similar uses. Any potential occupants of future mixed use developments would be required to comply with County Code and ordinances regarding allowable uses. All commercial cannabis business activity is prohibited in unincorporated LA County.

R43-5 This comment states that the project should include ordinances that are intended to preserve the historic importance of the Westside as a symbol of Black achievement and success. A Historic Preservation Element was prepared as part of the WSAP that details

historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. Additionally, as stated on page 3-13 of the Draft PEIR, the PASD to be adopted by the County will include development standards specific to these communities to ensure any future projects are compatible and integrated with the existing community. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R43-6 This comment provides specific recommendations regarding future development. Recommendations and responses are provided below.

1. Maximum of four stories. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. As stated on page 3-13 of the Draft PEIR, the County is preparing a Planning Area Community Standards District (PASD) that will define the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills to be 45 feet.

2. No more than 50 percent of future development is residential units, with the rest allocated to commercial uses. Mixed-use (MXD) land use designation allows for a maximum density of 150 units per net acre and a maximum floor area ration of 3.0. MXD zoning allows for a mixture of residential, commercial, and limited light industrial uses. MXD integrates a wide range of housing densities with community-serving commercial uses to serv local residents, employees, pedestrians, and consumers.

3. Include 20 percent green space. MXD zoning allows for a mixture of residential, commercial, and limited light industrial uses. The County uses a goal of four acres of local parkland per 1,000 residents, as established in the Parks and Recreation Element of the General Plan, above the Quimby Act standard that requires a minimum of three acres of parkland per 1,000 residents. Future projects in the Planning Area would be required to undergo individual project-level analysis under CEQA and would be required to provide dedication of adequate parkland or pay an in-lieu park and recreation facilities impact fee as a condition of approval for compliance with the Quimby Act. In addition, the Conservation and Open Space Element outlines goals and policies that are geared to preserving and enhancing natural resources and open space. Goal PF 5 of the Public Facilities and Services Element ensures that parks and recreational facilities are accessible and enhances pedestrian, bicycle, and multimodal access to local and regional parks.

5 and 6. Designs to include multiple entrances, avoid "wall" of structures, and allow for varied heights. The PASD will include development standards to ensure compatible design that encourages a pedestrian-activated street front.

7. Provide extensive parking for residents and commercial uses. See response to comment R43-3, above.

8 and 9. Recommendations for allowable and prohibited future commercial occupants. See response to comment R43-4.

10. Use architectural styles that pay homage to mid-century modern design. Design of any future development would be consistent with development standards identified in the PASD and demonstrate consistency with policies in the WSAP, such as Policy LU 1.1 and Policy LU 3.8 that prioritize consistency with community character.

R43-7 This comment expresses opposition to any planned development on the well-known Pann's restaurant site in Ladera Heights. The site of the restaurant is not one of the opportunity sites identified in the WSAP and is in the City of Los Angeles, which is outside of the jurisdiction of the County. No development or land use changes are proposed for this site in the WSAP. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

R43-8 This comment opposes Opportunity Site 1 because it is in a residential neighborhood. This site has been removed as part of the revised WSAP and through this Final PEIR (see Master Response 1, Opportunity Sites).

R43-9 This comment requests the County to create a separate committee for residents to review and provide feedback on future development projects in their area. The public is encouraged to participate and provide feedback on planning projects that go before the Regional Planning Commission. The Regional Planning Commission is the County Board of Supervisors' advisory body on all planning matters. It holds public hearings and advises on planning policies. Any member of the public can attend the public hearings. During a public hearing, public testimony is received from all interested parties on the proposed planning project.

R43-10 This comment expresses need for the County to ensure installation of green spaces in tandem with future development projects as well as recommendations for open space connectivity of new developments in Kenneth Hahn State Recreation Center. The Conservation and Open Space Element outlines goals and policies that are geared to preserving and enhancing natural resources and open space. Goal PF 5 of the Public Facilities and Services Element ensures that parks and recreational facilities are accessible

and enhances pedestrian, bicycle, and multimodal access to local and regional parks. Also see response to comment 43-6 regarding open space requirements for future projects.

R43-11 This comment emphasizes coordination between the County and City of Los Angeles. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R44. Response to Comments from Sachiko Doherty, dated 7/20/2024.

R44-1 This comment expresses concerns regarding traffic congestion and parking. Parking requirements for new housing projects within the Planning Area would be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Parking is also addressed in the Mobility Element of the WSAP, specifically through Goal M6. See also Master Response 2, Transportation. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R45. Response to Comments from Pilar Diaz, dated 7/21/2024.

R45-1 This comment states opposition of the zoning changes associated with Opportunity Site 10. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R45-2 This comment emphasizes the importance of preserving the historical significance of the Planning Area for black and brown residents and taking into account long-term impacts. This comment acknowledges that the WSAP and Draft PEIR did include historical and demographic information. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Additionally, opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. The WSAP is a policy document and no physical development is proposed. Future development would be analyzed on a project-by-project basis and undergo the necessary CEQA evaluations as applicable.

R46. Response to Comments from Sonny White, dated 7/21/2024.

R46-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R47. Response to Comments from LJ Clark, dated 7/23/2024.

R47-1 This comment expresses concerns regarding what constitutes affordable housing, rezoning of commercial corridors, and increased traffic. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. Opportunity sites are concentrated along commercial corridors and away from single-family neighborhoods, and goals and policies in the WSAP protect existing characteristics of single-family neighborhoods. The WSAP includes mobility strategies to ensure safe and pedestrian-oriented environments (WSAP Goal M 4). The projected increase in retail, commercial, and housing amenities would provide closer opportunities for residents and result in driving less distance. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R48. Response to Comments from Jerome Greenwald, dated 7/23/2024.

R48-1 This comment requests that the zoning updates proposed under the WSAP be implemented in Upper Ladera Heights and benefit property owners. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. The WSAP does not involve any changes to property values or property taxes. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R49. Response to Comments from Maggie Underwood, dated 7/24/2024.

R49-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding impacts of increased crime, pollution, degraded property values, and parking. The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and policies to support police protection services. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4).

Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns. The WSAP does not involve any changes to property values or property taxes. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

R50. Response to Comments from Michele Bryant, dated 7/25/2024.

R50-1 This comment states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bear the rezoning of the project. The comment questions why West LA is excluded from zoning changes. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Please see Master Response 1, Opportunity Sites, regarding changes to the WSAP as a result of public comments received. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R50-2 This comment provides information regarding new housing developments in Crenshaw and questions whether the WSAP has taken this into account. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. The County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land uses. The Draft PEIR appropriately analyzed cumulative impacts associated with land use changes. Additional clarification information regarding the approach to cumulative analyses is provided in Section 3, *Revisions to the Draft PEIR*. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R50-3 This comment raises concerns about traffic congestion and states that limiting car usage in the area is difficult. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

2. Response to Comments

R51. Response to Comments from Tiana Turner, dated 7/25/2024.

R51-1 This comment states opposition to the land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion, affordability, and change in character in Ladera Heights. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The commenter refers to a new subway that would have negative impacts; however, there is no subway proposed as part of the WSAP. Environmental issues regarding traffic and transportation are analyzed in detail in Section 5.17, *Transportation*, of the Draft PEIR. See also Master Response 2, Transportation. Goals discussed in this section, Goals M2, M3, and M4, ensure improved access, a safe transportation network, and safe pedestrian and bicycle infrastructure. Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

R52. Response to Comments from Rene Widmann, dated 7/26/2024.

R52-1 This comment opposes the zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on sites that are made in this Final PEIR as a result of comments received. See Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R53. Response to Comments Derek Spinei, dated 7/26/2024.

R53-1 This comment supports the land use and zoning changes associated with the WSAP and encourages a pedestrian-oriented plan. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record, and no further response is warranted.

R54. Response to Comments from Vanessa Calloway, dated 7/30/2024.

R54-1 This commenter provides background on their residence and states that the community was not engaged through this process. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County distributed two community surveys to solicit initial feedback. The County also held an in person/virtual meeting on August 29, 2024, in response to public requests. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Although the commenter raises concerns regarding community outreach, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R54-2 This comment questions why the proposed changes under the WSAP are not implemented in other areas such as Beverly Hills or other parts of West LA. The areas mentioned by the commenter are outside of the County's jurisdiction to make land use decisions. Every local jurisdiction in California, including Beverly Hills and the City of Los Angeles, are obligated to meet the state requirements to identify locations where future housing may be located consistent with Regional Housing Needs Assessments (RHNA). The County is undertaking similar planning efforts at all of the 11 unincorporated areas of Los Angeles County. This effort is not limited to the Ladera Heights communities as stated by the commenter. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills, as the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R54-3 This comment raises questions about the affordability of the proposed housing and the implications for traffic and parking. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the RHNA and apply the rezoning methodology consistently.

The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community

connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R54-4 This comment expresses frustration towards elected officials and the community engagement process. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Following the close of the public comment period on August 1, 2024, Supervisor Holly Mitchell participated in a listening session with the community (in person and virtual attendance options) (held on August 29, 2024). Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R55. Response to Comments from Grant Smith, dated 7/31/2024.

R55-1 This comment expresses opposition to the proposed changes under the WSAP and states that the housing crisis will be exacerbated. See Master Response 1, Opportunity Sites, which identifies changes to the WSAP made as a result of public comments received. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. Goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Policy LU 4.2 would accommodate development of a wide variety of housing options for residents and workers that are affordable to households of varying income levels. Additionally, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Please see Master Response 2, Transportation, regarding traffic-related issues. No changes to the Draft PEIR are necessary.

R56. Response to Comments from J. L. McClennan, dated 7/31/2024.

R56-1 This comment states that no map is available with the opportunity sites identified in Appendix I, WSAP Opportunity Sites Land Use and Zoning Changes Summary. Page 3-29 of the Draft PEIR is Figure 3-6, Opportunity Sites, which provides a map of the Planning Area and shows where the opportunity sites discussed in Appendix I are located. The WSAP itself also includes numerous maps and information about the specific sites proposed for land use and zoning changes. Please also see Master Response 1, Opportunity Sites, regarding changes made to the WSAP as a result of comments received. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R56-2 This comment states opposition of the zoning changes associated with Opportunity Site 10. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R56-3 This comment opposes the inclusion of Site 9 as an Opportunity Site. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, as stated on page 3-13, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations (45 feet), setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R56-4 This comment requests further explanation as to what is proposed for Opportunity Site 6. There are no development projects proposed as part of the WSAP, and the County has no control over the ability of property owners to redevelop their properties. Maximum allowable height on all opportunity sites designated MXD in Ladera Heights, View Park,

and Windsor Hills have been reduced from 65 feet to 45 feet. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R57. Response to Comments from Walter Maynard, dated 7/31/2024.

R57-1 This comment states opposition to the proposed land use changes and zoning updates at Ladera Center proposed under the WSAP and raises concerns about traffic congestion. The Ladera Center (Opportunity Site 2 in the WSAP) is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. Locations for land use and zoning changes have been centered around major transportation corridors, and not directly within single-family neighborhoods, consistent with public comments received.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R57-2 This comment states that Ladera Heights consists of mostly single-family residences and that the inclusion of multi-family residences will change the character of the neighborhood. A Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R58. Response to Comments from Rosalind Watkins, dated 8/1/2024.

R58-1 This comment expresses concerns about the potential abandonment of property by developers with the proposed land use and zoning changes under the WSAP. There are no development projects proposed as part of the WSAP, and the County has no control over the ability of property owners to redevelop their properties. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R58-2 This comment expresses concerns about traffic congestion, especially from future events taking place in the various stadiums in the region (outside the jurisdiction of Los Angeles County) and 2028 Olympics events. These events are outside of the scope of the WSAP, which contains goals, policies, and implementation actions around future development in the Planning Area. Transportation departments in various agencies, including LA Metro, City of Inglewood, and LA County Department of Public Works, will coordinate plans around transportation issues associated with the Olympics. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R59. Response to Comments from Francine Webster, dated 8/1/2024.

R59-1 This comment states opposition to the proposed changes from the WSAP and raises concerns about its potential impact on the density and diversity of Ladera Heights. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Ladera Heights is not the only community in the region that is required to address Regional Housing Needs Assessment (RHNA) numbers, as asserted by the commenter. The County is conducting or has approved similar planning and rezoning efforts for each of the 11 unincorporated planning areas, and other surrounding cities (Los Angeles, Inglewood, Beverly Hills, etc.) are required to do the same.

The goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R59-2 This comment raises concerns about traffic congestion and its subsequent environmental impacts. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. The parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The commenter also states concerns regarding long-term plans for the Inglewood Oil Field. As stated throughout the Draft PEIR, such as on page 1-6, future plans for the Inglewood Oil Field will be governed by the Baldwin Hills Community Standards District (BHCSD) and subject to a separate future County review process.

R59-3 This comment raises concerns about school capacity with the proposed zoning changes under the WSAP. Future needs of schools are overseen by respective districts through their enrollment and facilities needs processes. Consistent with the analysis in the Draft PEIR, it is speculative at this time to assume the need for the construction or expansion of new schools to meet the planned growth in the WSAP. The comment is acknowledged

for the record and will be forwarded to the decision-making bodies for their review and consideration.

R59-4 This comment raises concerns about parking capacity with the proposed zoning changes under the WSAP. Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R59-5 This comment raises concerns about the availability of grocery stores in Ladera Heights with the proposed zoning changes under the WSAP. The WSAP does not propose the removal of any existing uses, including grocery stores. The opportunity sites identified by the WSAP do not have any grocery stores developed on site. Grocery stores are not proposed specifically as part of the WSAP, but could be located within the MU zoning designation. Development of a supermarket in the Ladera Center would be at the discretion of commercial property owners and developers. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R59-6 This comment raises concerns about increased population density and emergency services. Environmental impacts associated with emergency services and access are discussed in Section 5.15, *Public Services*. The County has regulations and policies in place that will enable the Los Angeles County Fire Department to expand its fire protection and emergency services capacity as new development occurs. Any future changes are outside of the scope of the PEIR.

R59-7 This comment raises concerns about the aesthetics of the neighborhood being compromised as a result of the proposed new height limits. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations of 45 feet (not unlimited as assumed by the commenter), setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. Although the commenter raises concerns regarding aesthetics, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R59-8 This comment states that Ladera Heights spans three jurisdictions—LA County, City of LA, and Inglewood—which makes it difficult for the community to be engaged. The

2. Response to Comments

County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the Ladera Center (Opportunity Site 2). While each of these jurisdictions are addressed at various locations in the Draft PEIR, Chapter 4, *Environmental Setting*, of the PEIR has been revised to better describe in one place the other surrounding jurisdictions (please see Section 3, *Revisions to the Draft PEIR*, below). These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures.

R59-9 This comment suggests that an occupancy and retention study be conducted for developments in Ladera Heights. As mentioned throughout the Draft PEIR, there are no specific development projects identified at this time. The County has no ability to control the timing and occupants of future projects that are proposed by private applicants and driven by various market factors, also outside the control of the County. Therefore, the evaluation of project-specific assessments of future developments (i.e., specific visual impacts, exact locations for infrastructure improvements, and need for site-specific circulation improvements) cannot be reasonably assumed. Section 2.3, *Type, Purpose, and Intended Uses of the PEIR*, identifies the justification for evaluation of potential environmental effects at a program-level.

R59-10 This comment states that the jurisdiction of the WSAP is unclear. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R60. Response to Comments from Ravi Sharma, dated 8/2/2024.

R60-1 This comment asserts a lack of community engagement, expresses opposition to the proposed land use changes and zoning updates proposed under the WSAP, and expresses concerns regarding traffic congestion and the potential safety concerns associated with increased traffic. The commenter expresses concern with Opportunity Site 1, which has been removed from the WSAP and PEIR. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The County has engaged the community throughout the development of the WSAP and Draft PEIR, including in-person and virtual workshops and information sessions and open staff hours dedicated to the WSAP. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R60-2 This comment opposes the changes proposed to Ladera Center and suggests alternative enhancements. The Ladera Center (Opportunity Site 2 in the WSAP) is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles, and the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites).

R60-3 This comment suggests adding housing to the southwest corner of Centinela and La Tijera and condemns the R5, MXD, and R4 developments proposed. The corner of Centinela and La Tijera is in the City of Los Angeles' jurisdiction, and the County has no authority to make land use changes in this location. The R5, MXD, and R4 developments refer to the Westchester Community Plan, which is in the City of Los Angeles and outside the jurisdiction of the County and the WSAP. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R61. Response to Comments from Jo-An Sharma, dated 6/26/2024.

R61-1 This letter is identical to letter R60 from Ravi Sharma dated 8/2/2024. Please see responses to comments in R60, above. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R62. Response to Comments from Reese Jones, dated 8/3/2024.

R62-1 This comment expresses support for the WSAP and poses two questions about Slauson Corridor regarding alternative modes of transportation. Please see Master Response 2, Transportation, which provides detailed responses regarding transportation-related issues. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R63. Response to Comments from Felicia Smith, dated 8/6/2024.

R63-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R64. Response to Comments from Sondra Hale, dated 8/6/2024.

R64-1 This comment is directed to the County and the City of Los Angeles and opposes the proposed zoning changes in Ladera Heights under the WSAP, Westchester Playa Ladera Community Plan Update, and the City of Los Angeles Housing Element 2024. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles. It is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). Additionally, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R64-2 This comment requests the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, and Slauson-Fairfax intersection from the WSAP opportunity site list. This comment also expresses concern over the lack of outreach for the proposed Project. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

2. Response to Comments

R64-3 This comment opposes the proposed no-limit allowable heights under the Westchester Playa Ladera Community Plan update. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles. It is a County plan and only applies to the unincorporated areas in the County. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R64-5 This comment supports the rezoning of commercial corridors and the protection of single family homes proposed in the City of Los Angeles Housing Element 2024 Draft. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles. It is a County plan and only applies to the unincorporated areas in the county. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R65. Response to Comments from Ilona Munoz, dated 8/7/2024.

R65-1 This comment presents information regarding the Black cultural history in Ladera Heights, View Park, and Windsor Hills and expresses concern about government intervention in the area. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R65-2 This comment states opposition to Opportunity Site 9 and expresses concern about traffic congestion and parking. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, maximum height on all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet. Revisions have been made to the Final PEIR accordingly. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R65-3 This comment questions why other locations were not considered for the proposed land use and zoning changes under the WSAP. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R65-4 This comment suggests that the WSAP be based off of Los Angeles County as whole instead of each district developing individual plans. The WSAP is one of the 11 unincorporated plan areas in the County that are all undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. The County creates area plans for each planning area that focus on land use and policy issues specific to each geographical area. The Draft PEIR analyzed cumulative impacts associated with land use changes. Future development would be subject to CEQA and would be required to comply with planning documents, such as the General Plan and other plans that have been prepared in part to ensure compatibility among communities. No change to the Draft PEIR is necessary.

R65-5 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit

initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R65-6 This comment expresses concerns regarding traffic congestion and states that the addition of bike lanes on Slauson and Angeles Vista is not feasible. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R66. Response to Comments from Marco Munoz, dated 8/7/2024.

R66-1 This comment expresses opposition to the background and content information in the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R66-2 This comment states opposition to Opportunity Site 9 and expresses concern about traffic congestion and parking. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, maximum height on all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet. Revisions have been made to the Final PEIR accordingly. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R66-3 This comment questions why other locations were not considered for the proposed land use and zoning changes under the WSAP. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The County is in the process of conducting or has completed Area Plans for all of the 11 unincorporated planning areas of Los Angeles County—it is not limited to the Westside Planning Area. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R66-4 This comment suggests that the WSAP be based off of Los Angeles County as whole instead of each district developing individual plans. The WSAP is one of the 11 unincorporated plan areas in the County that are all undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element, which does identify housing needs for the County as a whole, as requested. In addition, the General Plan identifies countywide goals and policies to direct future growth. The County creates area plans for each planning area that focus on land use and policy issues specific to each geographical area. The Draft PEIR analyzed cumulative impacts associated with land use changes. Future development would be subject to CEQA and would be required to comply with planning documents, such as the General Plan, and other plans that have been prepared in part to ensure compatibility among communities. No changes to the Draft PEIR are necessary.

2. Response to Comments

R66-5 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R66-6 This comment expresses concerns regarding traffic congestion and states that the addition of bike lanes on Slauson and Angeles Vista is not feasible. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R67. Response to Comments from Sara Siegal, dated 8/7/2024.

R67-1 This comment supports the efforts to increase public transportation and bike infrastructure proposed under the WSAP in the Del Rey neighborhood. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R67-2 This comment supports increased housing density. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R68. Response to Comments from Francine Starks, dated 7/8/2024.

R68-1 This comment expresses concerns about the impact of the proposed zoning updates in the Ladera Center on traffic congestion and parking. This comment introduces a list of specific impacts on various areas bordering the Ladera Center. Responses are addressed below. Please also see Master Response 1, Transportation, which addresses various related issues. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R68-2 This comment outlines the major intersections that border the Ladera Center, including Centinela, La Tijera, and La Cienega and the traffic congestion in these intersections. A portion of the Ladera Center is outside of the County's jurisdictions and in the City of Los Angeles' boundaries. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles; it is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. Potential transportation impacts were evaluated in the Draft PEIR, which includes an analysis of vehicle miles traveled (VMT) that is consistent with the County's procedures for assessing transportation impacts. The proposed Project would increase opportunities for future development of commercial and housing in the area through a mixed use designation that would provide opportunities closer to residents, ultimately leading them to drive less distance between their homes, work, and other amenities. The WSAP mobility goals and policies ensure safe and pedestrian-oriented environments. Additionally, Public Works is currently preparing a Community Traffic Safey Plan (CTSP) for the unincorporated communities of Ladera Heights, View Park, and Windsor Hills. The CTSP is a proactive plan that focuses on roadway safety and would include recommendations on road safety. The Draft PEIR Section 5.17, *Transportation*, identified eight collision-concentration corridors, including Centinela and La Cienega, based on the Los Angeles County Vision Zero Program. Additionally, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. The PEIR contains sufficient analysis at a program level and no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R68-3 This comment summarizes the points made in the comment above. Please refer to the response provided for comment R68-2. No environmental issues were raised regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R68-4 This comment raises concern regarding parking and higher density at the Ladera Center (Opportunity Site 2). The Ladera Center is partially within the County's jurisdiction and partially in the City of Los Angeles' jurisdiction. In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. Development in the Ladera Center would

be at the discretion of commercial property owners and developers. Additionally, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including parking. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R69. Response to Comments from Michele Bryant, dated 8/8/2024.

R69-1 This comment requests that the selection of Angeles Vista and Valley Ridge (Opportunity Site 10) be reconsidered. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R70. Response to Comments from Eric Gazin, dated 8/11/2024.

R70-1 This comment expresses concern about current traffic congestion in Ladera Heights and states that the current public transportation infrastructure is inadequate. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R70-2 This comment expresses concern over the lack of outreach for the proposed Project, specifically that the June 2023 flyer was not clear in its effort to communicate the project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R71. Response to Comments from Ingrid Day, dated 8/11/2024.

R71-1 This commenter provides information regarding their history in Ladera Heights and expresses opposition to the proposed changes under the WSAP. This comment also expresses concern about neighborhood character, noise pollution, and traffic congestion. Goals and policies implemented by the WSAP are intended to ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. Additionally, the construction and operation of development projects subject to CEQA would be required to implement mitigation measures N-1 and N-2 (Section 5.13, *Noise*, page 5.13-29), which require a noise study and mitigation plan. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues.

R72. Response to Comments from Suzette Frio, dated 8/11/2024.

R72-1 This comment opposes the proposed zoning changes in Ladera Heights under the WSAP, Westchester Playa Ladera Community Plan Update, and the City of Los Angeles Housing Element 2024 Draft. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles; it is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). Additionally, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R72-2 This comment requests the removal of the Ladera Center (Opportunity Site 2), University Church (Opportunity Site 1), Slauson-Fairfax/Home Depot (Opportunity Site 4a), and Slauson-Fairfax intersection (Opportunity Site 4b), from the WSAP opportunity site list. This comment also expresses concern over the lack of outreach for the proposed Project. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, where Opportunity Site 1 has been removed.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

2. Response to Comments

R72-3 This comment opposes the proposed no-limit allowable heights under the Westchester Playa Ladera Community Plan update. The Westchester Community Plan is under the City of Los Angeles' jurisdiction. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles. The height limit for opportunity sites in the WSAP has been limited to 45 feet, not unlimited. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. No environmental issues regarding the adequacy of the Draft PEIR were raised, and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R72-4 This comment supports the rezoning of commercial corridors and the protection of single-family homes proposed in the City of Los Angeles Housing Element 2024 Draft, which is outside the jurisdiction of the County. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R73. Response to Comments from Andrea Berg, dated 8/12/2024.

R73-1 This comment expresses opposition to the proposed zoning changes to the opportunity sites under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making

2. Response to Comments

R74. Response to Comments from H. Milano Mellon, dated 8/12/2024.

R74-1 This comment states opposition to the WSAP and expresses opposition to the Project and concerns about traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R75. Response to Comments from Julian Nagendren, dated 8/12/2024.

R75-1 This comment opposes the selection of Opportunity Site 10 under the WSAP and voices concerns about traffic congestion and crime. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Traffic-related concerns are addressed in Section 5.17, *Transportation*, of the Draft PEIR, and see Master Response 2, Transportation, for more information. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and polices to support police protection services.

2. Response to Comments

R76. Response to Comments from Lisa Brown, dated 8/12/2024.

R76-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R77. Response to Comments from Mary Chitty, dated 8/12/2024.

R77-1 This comment expresses opposition to the zoning changes proposed by the WSAP and voices concerns about traffic congestion and noise, requesting that the County work with the Ladera Heights Civic Association and United Homeowners Association. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, including elimination of zoning and land use changes at Springfield and Fairview. The County has actively engaged both of these mentioned organizations throughout the process, and has responded to their comment letters as part of this Final PEIR (see letters O2 through O5).

Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State Housing Laws. In addition, the WSAP is a County-led document which is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans).

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

R78. Response to Comments from Kerri Harper-Howie, dated 8/12/2024.

R78-1 This comment opposes the selection of Opportunity Site 7 and expresses concerns about effects on single-family residents adjacent to the site along Wooster Street. Based on the detailed location information shared, the commenter is referring to Opportunity Site 1, not Opportunity Site 7. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, which includes the removal of Opportunity Site 1 from the WSAP.

R78-2 This comment voices concerns about an interaction between them and a planning representative but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R78-3 This comment expresses concerns about parking availability under the upzoning proposed under the WSAP. Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R78-4 This comment suggests that Knox Presbyterian Church replaces Opportunity Site 7. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their

R79. Response to Comments from Monique Avendian, dated 8/12/2024.

R79-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R80. Response to Comments from Raymond Avendian, dated 8/12/2024.

R80-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R81. Response to Comments from Richard Townsend, dated 8/12/2024.

R81-1 This comment opposes the proposed Project and recommends obtaining expert opinion from social science researchers. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R81-2 This comment expresses opposition to the zoning changes proposed by the WSAP and concurs with comments provided by the Ladera Heights Civic Association (see letter O3) and voices concerns about traffic congestion and noise. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

R82. Response to Comments from Linda Jackson, dated 8/12/2024.

R82-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R83. Response to Comments from Renee Smith, dated 8/12/2024.

R83-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R84. Response to Comments from Stacy Young, dated 8/12/2024.

R84-1 This comment voices opposition to the proposed zoning updates under the WSAP and voices concerns about traffic congestion and emergency vehicle access. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R84-2 This comment requests removal of Ladera Center (Opportunity Site 2), University Church (Opportunity Site 1), Slauson Fairfax/Home Depot (Opportunity Site 4a), and Slauson-Fairfax Intersection (Opportunity Site 4b) from the WSAP. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Opportunity Site 1 has been removed from the WSAP and EIR. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. The County is preparing or has completed similar Area Plans for each of the 11 unincorporated areas of Los Angeles; these efforts are not limited only to the WSAP.

R84-3 This comment expresses concerns about the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events, before, during, and after the close of the comment period for the Draft PEIR. The County also distributed two community surveys to solicit initial feedback on the WSAP. The County has continuously updated its project contact list and used various social media and mailers to reach local residents. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R85. Response to Comments from Karen Decoud, dated 8/13/2024.

R85-1 This comment expresses concerns about traffic congestion under the WSAP. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety and congestion. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R85-2 This comment expresses concerns about home values as a result of the proposed zoning updates under the WSAP. The commenter mentions a "white building on Sepulveda across from the airport" as a potential option for future development. This location is outside of the Planning Area and in the City of Los Angeles; therefore, it is outside the jurisdiction of the County. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R86. Response to Comments from Cynthia Jackson, dated 8/13/2024.

R86-1 This comment suggests the removal of Opportunity Site 10 from the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R86-2 This comment expresses concerns regarding the preservation of community character, capacity for additional infrastructure, and affordable housing to accommodate the land use and zoning updates proposed by the WSAP. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the RHNA and apply the rezoning methodology consistently. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R86-3 This comment states that there are aspects that are not addressed in the WSAP and there should be coordination between the WSAP and the Community Standards District (CSD). As stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD), which will contain Community Standards Districts (CSDs)

specific to each neighborhood within the Planning Area. These will include specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R86-4 This comment disagrees with the conclusions determined for Impact 5.14-1 ("would the project induce substantial population growth in an area, either directly or indirectly") in Section 5.14, *Population and Housing*, of the Draft PEIR. These proposed changes in land use and zoning would allow for future development of additional residential units and therefore result in population growth. Table 5.14 shows the proposed growth in household, population, and employment in the Planning Area associated with the WSAP. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the General Plan and Housing Element and are regionally foreseen growth that will occur. While the WSAP would result in increases in density and development intensity that could result in population growth, this growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Impacts of unplanned population or housing growth in areas not targeted for growth or at unanticipated levels would be less than significant. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R86-5 This comment disagrees with the conclusions determined for impacts in Section 5.15, *Public Services*, in the Draft PEIR regarding the need for additional facilities to accommodate growth. When specific projects are necessary to meet growth demands from buildout of the proposed Project, the appropriate level of analysis required under CEQA would be conducted. The WSAP would not induce regional population growth beyond the County 's Housing Element projections, and the demand for public services would be consistent with regional demand projections. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R86-6 This comment disagrees with the conclusions determined for impacts in Section 5.17, *Transportation*, in the Draft PEIR regarding emergency access. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). It is understood that the Los Angeles County Sheriff's Department does not currently have a standard law enforcement ratio. The Draft PEIR defaulted to the service ratio identified in the General Plan EIR because the General Plan is the governing planning document

for the unincorporated communities within Los Angeles County. The WSAP is a policy document and does not currently propose any project-level development. Additionally, emergency access is discussed in Section 5.17, *Transportation* (page 5.17-43), and future development projects would be subject to review by the County and responsible emergency service agencies, including the Los Angeles County Fire Department. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. The PEIR contains sufficient analysis at a program- level and no changes are necessary.

R86-7 This comment disagrees with the conclusions determined for impacts in Section 5.19, *Utilities and Service Systems,* in the Draft PEIR regarding adequate infrastructure capacity. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. The PEIR contains sufficient analysis at a program level and no changes are necessary.

R87. Response to Comments from Jill Lalonde dated 8/13/2024.

R87-1 This comment expresses opposition to the proposed zoning updated under the WSAP and states the historic importance of the Ladera Heights/Windsor Hills-View Park neighborhoods. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R87-2 This comment states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bear the rezoning of the project and expresses concerns about traffic congestion. This effort is not limited to the Ladera Heights communities as stated by the commenter. The County is undertaking similar planning efforts in all of the 11 unincorporated areas of Los Angeles County. All other surrounding cities are required by state law to undertake similar planning efforts to demonstrate ability to locate future housing development, consistent with their respective Housing Elements.

This comment requests the removal of the Ladera Center, the Slauson-Fairfax/Home Depot property, and the Slauson-Fairfax intersection from the WSAP opportunity site list. This comment also states that the proposed Project will overcrowd the area. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R88. Response to Comments from Bryan Barnes, dated 8/13/2024.

R88-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R89. Response to Comments from Alison Jones, dated 8/13/2024.

R89-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R90. Response to Comments from Penny Madden, dated 8/13/2024.

R90-1 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R90-2 This comment opposes the land use and zoning updates proposed by the WSAP and requests that the County work with the Ladera Heights Civic Association and United Homeowners Association. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The County has actively engaged both of these mentioned organizations throughout the process, and has responded to their comment letters as part of this Final PEIR (see letters O2 through O5). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R91. Response to Comments from Jill Britt, dated 8/13/2024.

R91-1 This letter is identical to letter R87 from Jill Lalonde dated 8/13/2024. Please see responses to comments in R87, above. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R92. Response to Comments from Jordan Quaglietta, dated 8/14/2024.

R92-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R93. Response to Comments from Sonny White, dated 7/14/2024.

R93-1 This comment voices concerns about the shortage of affordable housing and effect of the proposed Project on Black communities. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R93-2 This comment voices general concerns about traffic congestion, proximity to Inglewood Oil Fields, and associated health risks. The Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). As stated in throughout the Draft PEIR, there are no changes associated with Inglewood Oil Field in the WSAP, and future uses would be guided by the Baldwin Hills Community Standards District (BHSD), state and federal remediation requirements, and separate planning processes through the County.

R93-3 This comment states that the WSAP will disproportionately harm Black communities. A Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning* and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure not only that the Planning Area communities have capacity for this growth, but that policies, zoning, and related development regulations are in place to minimize growth at unplanned levels and in unplanned locations. Additionally, as

described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R94. Response to Comments from Guillermo Gastelo, dated 8/14/2024.

R94-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R95. Response to Comments from Carla Waffer, dated 8/14/2024.

R95-1 This comment raises concerns about the "menu" of mitigation measures that a developer may or may not adopt, and whether there would be separate public review or EIRs for future projects. It is assumed that the commenter is referring to mitigation measure TRA-2, which provides a series of transportation demand management (TDM) strategy options that would reduce vehicle miles (VMT). The specific elements of a mitigation measure that would result in a demonstrated reduction of environmental effects are dependent on the type of project proposed. Because the WSAP does not include any specific projects, a detailed, site-specific mitigation plan that would definitively reduce impacts cannot be developed at this time. Therefore, the Draft PEIR appropriately includes a variety of different options that future projects may choose from to ensure impacts are reduced to the extent feasible, and concludes that impacts would be significant and unavoidable. The determination of which VMT reduction options would be utilized by developers will be made by County staff, including the Department of Public Works, which oversees review of transportation impact analyses, consistent with County requirements. Please also see Master Response 2, Transportation, regarding the County process for conducting transportation assessments for future projects.

Regarding whether an EIR is necessary for future projects and whether there would be public review, it will depend on the type of project proposed, whether the County has discretion in approving those projects, and whether the project is consistent with the evaluation in the WSAP PEIR. For all future projects, the County must determine the necessary steps to comply with CEQA and ensure that impacts are reduced to the extent feasible. Also see page 2-3, *Type, Purpose, and Intended Uses of the PEIR*, regarding how the Draft PEIR complies with CEQA and future environmental review.

R95-2 This comment questions if there are any safeguards in place to protect against noise, pollution, and traffic for multiple projects being constructed simultaneously. Individual projects would be required to evaluate environmental impacts on a project-by-project basis and implement the appropriate mitigation measures regarding noise, pollution, and traffic for construction and operation of development. Cumulative impacts are also addressed within any future CEQA document to be prepared. Cumulative impacts associated with regional growth are also addressed in the County's Housing Element EIR and General Plan EIR.

R96. Response to Comments from Jaimela Foster, dated 8/14/2024.

R96-1 This comment expresses concern over the lack of outreach for the proposed Project and voices opposition to the Project, specifically regarding rezoning at Fairview and Springpark, at Ladera Center, and University Christian Church. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, including elimination of zoning and land use changes at Springfield and Fairview and University Christian Church (Opportunity Site 1). The commenter mentions three sites—Sepulveda and Centinela, Playa District, and the Howard Hughes building as viable sites for development. The parcels identified by the commenter are in the City of Los Angeles and outside the County's jurisdiction to make land use changes. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding the how opportunity sites were identified and changes made to the WSAP as a result of public comments received.

The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R97. Response to Comments from Mark Stannard, dated 8/14/2024.

R97-1 This comment opposes the proposed Project and states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bears the rezoning of the project. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The remaining areas are outside of the County's jurisdiction to make any land use changes. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and the reasons why certain other locations are not feasible for inclusion. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R97-2 This comment raises general concerns about traffic congestion and states that the proposed zoning updates to the Ladera Center under the WSAP would harm the community. The Ladera Center (Opportunity Site 2 in the WSAP) is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R98. Response to Comments from Robert Huang, dated 8/14/2024.

R98-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R99. Response to Comments from Cheryl Moore, dated 8/15/2024.

R99-1 This comment voices opposition to the proposed zoning updates under the WSAP and voices general concerns about traffic congestion, safety of streets, and increased presence of unhoused individuals near the proposed light rail station. No light rail station or overall physical development is proposed under the WSAP. All future projects implemented by the County or other State, regional, or local agencies in the Planning Area would be reviewed to ensure compliance with the County's standards or other applicable standards relative to the provision of safe access for vehicles, pedestrian, and bicyclists, which would incorporate standards for adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls to protect pedestrian and enhance bicycle safety. The Community Traffic Safety Plan in the View Park, Windsor Hills, and Ladera Heights communities provides goals and guidance for future development to ensure traffic flow is reduced and implements safety measures for all modes of transportation. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, and the Climate Action Plan 2045. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR.

R99-2 This comment expresses concerns about property values and questions why Brentwood, Pacific Palisades, Santa Monica, and Beverly Hills are excluded from zoning changes. Please see Master Response, 1, Opportunity Sites, which provides detailed responses regarding the how opportunity sites are identified, these specific parcels, and changes made to the WSAP as a result of public comments received. Additionally, as described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The WSAP does not involve any changes to property values or property taxes. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R100. Response to Comments from Dan Wilson, dated 8/15/2024.

R100-1 This comment voices opposition to the proposed zoning updates under the WSAP and expresses general concerns about traffic congestion and parking. This comment also states that public transportation is not possible in this area. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document which is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans)..

Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R101. Response to Comments from Derrick Davis, dated 8/15/2024.

R101-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and opposes the proposed Project. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations.

R102. Response to Comments from Don Rosen, dated 8/15/2024.

R102-1 This comment opposes the proposed Project and states that quality of life in Ladera Heights will be compromised as a result of the WSAP. This comment also voices concerns about traffic congestion.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. Additionally, goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5).

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts such as VMT. Additionally, the Community Traffic Safety Plan in the View Park, Windsor Hills and Ladera Heights communities provides goals and guidance for future development to ensure traffic flow is reduced and implement safety measures for all modes of transportation.

R102-2 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and suggests that the LA County Planning Department work with them. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations.

R102-3 This comment expresses general concerns about traffic congestion and noise and suggests the redistribution of zoning updates to other areas in West LA. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Although the commenter raises concerns regarding traffic. the comment does not identify specific comments regarding the adequacy of the environmental analysis in the Draft PEIR. As such, no change to the environmental analysis is required.

2. Response to Comments

R103. Response to Comments from Jackie Hardin, dated 8/15/2024.

R103-1 This commenter provides information on their experience in Ladera Heights; opposes the proposed zoning updates under the WSAP; and raises general concern regarding traffic, public services, safety, and homelessness. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R104. Response to Comments from Jan Davis, dated 8/15/2024.

R104-1 This comment voices concerns about the community meeting held on August 1st and opposes the proposed Project, specifically land use changes to the Ladera Center (Opportunity Site 2), traffic congestion along the Ladera Center, and neighborhood character. The comment does not identify specific concerns regarding the adequacy of the environmental analysis contained in the Draft PEIR. As such, no change to the environmental analysis is required.

R105. Response to Comments from Judy Huern, dated 8/15/2024.

R105-1 This comment expresses concerns about the community meeting held on July 25th. This comment also expresses concerns about traffic congestion and bike lanes. Traffic-related concerns are addressed in Section 5.17, *Transportation*, of the Draft PEIR, and also see Master Response 2, Transportation, for more information. The Mobility Element of the WSAP contains goals and polices regarding the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R105-2 This comment questions how affordable housing is defined and raises concerns about lowered property values. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The WSAP does not involve any changes to property values.

R105-3 This comment expresses concerns about the community meeting held on July 25th. The comment does not identify specific concerns regarding the adequacy of the environmental analysis contained in the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R105-4 This comment voices concerns about the quality of life under the WSAP. No development or land use changes are proposed to the Pann's restaurant under the WSAP. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles; it is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. Potential transportation impacts were evaluated in the Draft PEIR, which includes an analysis of vehicle miles traveled (VMT) consistent with the County's procedures for assessing transportation impacts. The proposed project would increase opportunities for future development of commercial uses and housing in the area through a mixed use designation that would provide closer opportunities for residents ultimately leading them to drive less distance between their homes, work, and other amenities. The WSAP mobility goals and policies ensure safe and pedestrian-oriented environments. Additionally, the County Department of Public Works is currently preparing a Community Traffic Safety Plan (CTSP) for the unincorporated communities of Ladera Heights, View Park, and Windsor Hills. The CTSP is a proactive plan that focuses on roadway safety and would include recommendations for road safety. The Draft PEIR Section 5.17, *Transportation*, identified eight collision-concentration corridors, including Centinela and La Cienega, based on the

Los Angeles County Vision Zero Program. Additionally, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. The PEIR contains sufficient analysis at a program level and no changes are necessary.

2. Response to Comments

R106. Response to Comments from Mark Davis, dated 8/15/2024.

R105-1 This comment opposes the proposed zoning updates under the WSAP and raises concerns about property values, traffic congestion, and community outreach. The WSAP does not involve any changes to property values. Traffic-related concerns are addressed in Section 5.17, *Transportation*, of the Draft PEIR, and also see Master Response 2, Transportation, for more information. The Mobility Element of the WSAP contains goals and policies regarding the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

The County has held in-person meetings, virtual meetings, workshops, and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

R107. Response to Comments from Brian Jordan, dated 8/15/2024.

R107-1 This comment opposes the proposed zoning changes under the WSAP in Opportunity Site 1. This site has been removed as part of the revised WSAP and through this Final PEIR (see Master Response 1, Opportunity Sites).

R107-2 This comment opposes the proposed zoning changes under the WSAP in Opportunity Sites 2, 4a, 4b, 5, and 6 and raises concerns about traffic congestion and parking. Potential transportation impacts were evaluated in the Draft PEIR, which includes an analysis of vehicle miles traveled (VMT) consistent with the County's procedures for assessing transportation impacts. The proposed Project would increase opportunities for future development of commercial uses and housing in the area through a mixed use designation that would provide opportunities closer to residents, ultimately leading them to drive less distance between their homes, work, and other amenities. The WSAP mobility goals and policies ensure safe and pedestrian-oriented environments. Additionally, Public Works is currently preparing a Community Traffic Safety Plan (CTSP) for the unincorporated communities of Ladera Heights, View Park, and Windsor Hills. The CTSP is a proactive plan that focuses on roadway safety and would include recommendations for road safety. The parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding traffic-related concerns, including parking.

R107-3 This comment opposes the proposed zoning changes under the WSAP in Opportunity Sites 7, 8, 9, and 10 and raises concerns about increased disturbances and crime. Opportunity Site 10 has been removed as part of the revised WSAP. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that ae made in this Final PEIR as a result of comments received. Additionally, as part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and polices to support police protection services.

R107-4 This comment suggests the development of the Inglewood Oil Field and the area of Neenach, 230 St. West, and Avenue D, Lancaster. The Inglewood Oil Field is within the Baldwin Hills Community District (BHCD), which prohibits new oil wells and production and designates existing uses as "non-conforming," anticipating their phased removal and reuse in the future. The Inglewood Oil Field is identified as an Opportunity Site in the WSAP but land uses would continue to be governed by the BHCSD, and no land use and zoning changes are proposed as part of the WSAP. Any future changes would be conducted under a separate planning process. Additionally, please see Master Response 1,

2. Response to Comments

Opportunity Sites, which states that the parcel in Lancaster is in another County Area Plan and not in the WSAP. The parcel suggested is not in the Planning Area. See also Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and regarding rationale for exclusion of the parcel recommended by the commenter.

R108. Response to Comments from Richard Bisby, dated 8/15/2024.

R108-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and opposes the proposed Project. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations.

R108-2 This comment expresses general concerns about traffic congestion under the WSAP. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

2. Response to Comments

R109. Response to Comments from Wanda Davis, dated 8/15/2024.

R109-1 This comment voices opposition to the zoning updates proposed under the WSAP and raises concerns about the displacement of Black communities. This comment also suggests an alternate area for the proposed zoning updates. A Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. The location of the recommended alternate area is outside of the County's jurisdiction to make land use changes. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding the how opportunity sites identified, the specific parcels, and changes made to the WSAP as a result of public comments received.

R110. Response to Comments from Alison Clinton, dated 8/15/2024.

R110-1 This comment voices general concerns about traffic congestion and blocked intersections in Ladera Heights and provides photographic examples. This comment also states that La Cienega Blvd and Slauson Avenue are the main causes of major congestion in the area and that there is no infrastructure in Ladera Heights that is suitable to support population growth, bike infrastructure, and public transit. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R110-2 This comment asks two questions related to the WSAP and provides no specific comments related to the environmental impacts addressed in the Draft PEIR. The County provided responses directly to the commenter in response to their questions. No further response is warranted in this EIR.

2. Response to Comments

R111. Response to Comments from Nathelene Reynolds, dated 8/15/2024.

R111-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R112. Response to Comments from Helen Harris, dated 8/15/2024.

R112-1 This comment opposes the proposed Project and raises general concerns about traffic congestion. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet its RHNA goals in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element, and transit oriented County plans).

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R112-2 This comment states that the WSAP is more concerned about profit than people but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R113. Response to Comments from Ingrid Day, dated 8/15/2024.

R113-1 This comment opposes the proposed Project and voices general concerns about traffic congestion. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet its RHNA goals in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans).

R114. Response to Comments from Jacqueline Djedje, dated 8/15/2024.

R114-1 This comment opposes the proposed Project and voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA). Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations.

2. Response to Comments

R115. Response to Comments from Leon Blum, dated 8/15/2024.

R115-1 This comment opposes the inclusion of Opportunity Sites 2 and 10 in the WSAP and raises general concerns about traffic congestion. This comment also voices support for the zoning updates proposed for Opportunity Sites 5, 6, 7, 8, 9, and 11. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R116. Response to Comments from Helen G. Harris, dated 8/15/2024.

R116-1 This comment voices general concerns about traffic congestion and community input. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

R117. Response to Comments from Jean Apfel, dated 8/15/2024.

R117-1 This commenter provides information about their community, opposes the WSAP, and raises concern about crime rates. The commenter recommends other locations in the City of Los Angeles and Culver City for redevelopment, but these are outside the jurisdiction of the County of Los Angeles and the WSAP. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and policies to support police protection services. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R117-2 This comment voices concern about the community outreach efforts for the WSAP. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R117-3 This comment raises concerns about quality of life, traffic congestion, crime, and removal of essential services. The WSAP is a policy document, and no physical development is proposed. Future development would be analyzed on a project-by-project basis and undergo the necessary County review processes. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet its RHNA goals in accordance with State housing laws. In addition, the WSAP is

a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans). Refer to comment R117-1 regarding crime-related concerns. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R118. Response to Comments from Desobry Bowens, dated 8/15/2024.

R118-1 This comment states that the Ladera Heights Civic Association (LHCA) has submitted a comment letter and does not raise an environmental issue regarding the adequacy of the Draft PEIR. Please see responses to comment letters O3 and O4 that directly respond to the LHCA objections and recommendations. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R119. Response to Comments from Karen Edwards, dated 8/16/2024.

R119-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R120. Response to Comments from Pamela Thomas Brown, dated 8/16/2024.

R120-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R121. Response to Comments from Walter and Dorthey Harris, dated 8/16/2024.

R121-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and opposes the proposed Project. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R122. Response to Comments from G. Knox, dated 8/16/2024.

R122-1 This comment opposes the proposed zoning updates under the WSAP and raises concerns about its impact on the Black community. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Although the commenter raises concerns regarding zoning updates and impacts on the Black community, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R122-2 This commenter states several points about the impact of the WSAP on their neighborhood—increased population, traffic, health hazards, and inconvenience, The commenter also states that there is no need for additional retail. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure that the Planning Area communities have capacity for this growth, and it includes policies, zoning, and related development regulations to minimize growth at unplanned levels and in unplanned locations. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

Also, see Master Response 2, Transportation, regarding circulation comments. Additionally, the Community Traffic Safety Plan in the View Park, Windsor Hills and Ladera Heights communities provides goals and guidance for future development to ensure traffic flow is reduced and implements safety measures for all modes of transportation. As discussed in Section 5.6, *Air Quality*, the location, design, and land uses of the growth anticipated by the WSAP would implement these land use and

transportation strategies to reduce vehicle trips for residents and employees of the County by increasing future mixed-use, commercial, and residential developments around major transit areas. The applicable land use strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, supporting implementation of sustainability policies, promoting a green region, and implementing GHG reduction strategies. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R122-3 This comment provides information regarding a study on racial inequalities in California. This comment states opposition to the proposed land use changes. The WSAP includes a Historic Preservation Element that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. Additionally, as discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified General Plan Housing Element 2021-2029 (6th cycle) as well as changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. This is also stated in the Project Objectives (see page 3-2 of the Draft PEIR). The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant housing element. This comment does not raise specific environmental issues regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R123. Response to Comments from Francesca Harris, dated 8/16/2024.

R123-1 This comment opposes the proposed Project and raises concerns about the displacement of Black community members. As discussed in Section 5.14, *Population and Housing*, one of the WSAP goals is to crate affordable housing options for existing and future residents and reduce the potential for displacement. Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

R123-2 This comment voices general opposition to the proposed zoning updates under the WSAP. The goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

R124. Response to Comments from Davina Douthard, dated 8/16/2024.

R124-1 This comment opposes the Proposed project and raises concerns regarding "one size fits all" policies, traffic safety, community character, and limited space. The WSAP outlines goals and policies that are implemented areawide, within Ladera Heights, View Park, and Windsor Hills, and within community-specific opportunity sites. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Additionally, the WSAP contains policies and enacts zoning changes that will offer additional housing unit type options and ensure communities retain their character, amenities, and access to services and infrastructure. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, among other development requirements, to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R125. Response to Comments from Nick Starkman, dated 8/16/2024.

R125-1 This comment opposes the selection of Opportunity Site 10 under the WSAP and raises general concerns about traffic congestion safety. This comment also provides several news articles about vehicle accidents. As discussed in Master Response 1, Opportunity Sites, Site 10 will be removed as an opportunity site. The WSAP mobility goals and policies ensure safe transportation network and pedestrian-oriented environments (WSAP Goal M 2 through M 4). Additionally, as stated on page 3-10 of the Draft PEIR, Public Works is currently preparing a Community Traffic Safety Plan (CTSP) for the unincorporated communities of Ladera Heights, View Park, and Windsor Hills. The CTSP is a proactive plan that focuses on roadway safety and would include recommendations for road safety. The Draft PEIR Section 5.17, *Transportation*, identified eight collision-concentration corridors, including Centinela and La Cienega, based on the Los Angeles County Vision Zero Program. Additionally, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R126. Response to Comments from Ash, dated 8/16/2024.

R126-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R127. Response to Comments from Ellen Walls, dated 8/16/2024.

R127-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R128. Response to Comments from Jeannae M. Rouzan-Clay, dated 8/16/2024.

R128-1 This commenter provides information about the environmental setting of their residence and community and opposes the proposed zoning updates under the WSAP. The commenter also raises concerns about potential construction in their neighborhood by future development facilitated by the WSAP. No physical development is proposed at this time as part of the project. The WSAP includes land use changes and zoning updates that would maintain consistency with the Land Use Policy Map and incorporates proposed rezoning identified in the Housing Element to meet the RHNA goals for the County. Future discretionary projects facilitated by the land use and zoning changes included in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed, during construction and operation of future developments, along with other required policies and regulations adopted to minimize environmental impacts. Although the commenter raises concerns regarding zoning updates, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R128-2 This comment voices general concerns about traffic safety and air pollution. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Additionally, mitigation measures identified in Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions The County continues to coordinate with South Coast AQMD and SCAG to ensure countywide growth projections, land use planning efforts, and local development patterns are accounted for in the regional planning and air quality planning processes. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R128-3 This comment voices concerns about property values. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR and therefore, no further response is required .However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R128-4 This comment states that the WSAP proposes changes in Ladera Heights, a predominantly Black community, and asserts that it would disproportionately bear the rezoning of the project. The comment questions why other areas are excluded from zoning changes. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements.

Please see Master Response 1, Opportunity Sites, regarding changes to the WSAP as a result of public comments received. Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R128-5 This comment states that the zoning updates along Fairview and Springpark contradicts various County goals, including preserving community identity and enhancing pedestrian and traffic safety. As a result of public comments received, the County has elected to remove Fairview and Springpark from land use and zoning changes. Please see Master Response 1, Opportunity Sites, for more information, including removal of land use and zoning changes at this location. Land use changes and zoning updates would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the Housing Element to meet the RHNA goals for the County. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. As stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

R128-6 This comment opposes the addition of the proposed R5, MXD, and R4 developments to Lower Ladera Heights. The corner of Centinela and La Tijera is located within the City of Los Angeles' jurisdiction. The R5, MXD, and R4 developments refer to the Westchester Community Plan which is in the City of Los Angles and outside the jurisdiction of the County and the WSAP. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles; it is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129. Response to Comments from Clifford Campbell, dated 8/16/2024.

R129-1 This comment states opposition to the proposed zoning updates under the WSAP. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans). Although the commenter raises concerns regarding zoning updates, the comment does not identify specific concerns regarding the adequacy of the environmental analysis in the Draft PEIR. As such, no change to the environmental analysis is required.

R129-2 This comment states that the proposed Project is gentrification. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP is a policy document, and no project-level developments are proposed. As stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that contains development standards sensitive to and unique to each of the communities where land use changes are proposed. Most of the updates to zoning are administrative in nature, to bring the zoning and land use policy designation into conformance with one another and ensure compatibility of land and compliance with State law. Although the commenter raises concerns regarding gentrification, the comment does not identify specific concerns regarding the adequacy of the environmental analysis in the Draft PEIR. As such, no change to the environmental analysis is required.

R129-3 This comment suggests the inclusion of the Hawthorne Shopping Plaza into EIR Policy LU 3.8. However, this site is in the City of Hawthorne and outside of the County of Los Angeles' jurisdiction to make any land use decisions. Therefore, this site is not considered a viable opportunity site for the WSAP. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, the specific parcels recommended, and changes made to the WSAP as a result of public

comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-4 This comment provides information regarding various credits to include in the WSAP. The WSAP is a policy document, and no project-level developments are proposed. Future development would be subject to CEQA and would be required to comply with planning documents, such as the General Plan and other plans that have been prepared in part to ensure compatibility among communities. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-5 This comment provides information about an affordable housing plan in New York. The WSAP contains policies and enacts zoning changes that will offer additional housing unit types and ensure communities retain their character, amenities, and access to services and infrastructure. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-6 This comment summarizes information about zoning policies in New York. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-7 This comment summarizes information about historical housing discrimination in New York. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-8 This comment states various policies and goals within the WSAP EIR. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-9 This comment voices concerns that open space would be lost as a result of future density facilitated by the WSAP and suggests alternative amenities that could be added to the area to improve quality of life. The WSAP includes policies and implementation programs to protect open space and ensure that future development protects and preserves those areas. Policy LU 8.1 and Policy COS 2.1 ensure that any open space in the Planning Area is protected. Additionally, Implementation Program MI 8 aims to develop Community

Pedestrian plans for Ladera Heights, View Park, and Windsor Heights, and West Fox Hills communities have been prepared for inclusion in "Step-by-Step Los Angeles County: Pedestrian Plans for Unincorporated Communities" with the aim of promoting healthy and active lifestyles. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-10 This comment raises concerns about parking. Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

R130. Response to Comments from Patricia Hamlin, dated 8/16/2024.

R130-1 This comment opposes the proposed Project and raises concerns about the homeless population, traffic, and parking. The commenter opposes the removal of the 90 freeway and recommends vacant land located in Westchester for rezoning . The WSAP does not propose any physical development or the demolition of existing development, including the 90 freeway. Additionally, as part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). Please see Master Response 2, Transportation, which provides detailed information regarding traffic-related issues, including parking. Additionally, Westchester is in the City of Los Angeles and outside the jurisdiction of the County and the WSAP. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles; it is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

R131. Response to Comments from Clifford Neuman, dated 8/16/2024.

R131-1 This comment opposes the proposed Project and states that the WSAP proposes changes that would disproportionately affect Ladera Heights, View Park, and Windsor Hills by concentrating housing in these communities. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. Additionally, goals and policies implemented by the WSAP would ensure the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Please see Master Response 1, Opportunity Sites, regarding changes to the WSAP as a result of public comments received. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R131-2 This comment questions why Marina del Rey, Ballona Wetlands, and the Westside Islands are excluded from zoning changes. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R131-3 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and raises general concerns about traffic. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. Please see Master Response 2, Transportation, which provides detailed information concerning traffic related issues. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R131-4 This comment voices concerns about the availability of affordable housing. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and

ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R132. Response to Comments from Eloise Ferguson, dated 8/16/2024.

R132-1 This comment opposes the proposed Project and questions why Westchester, Beverly Hills, Bel Air, and Brentwood are excluded from zoning changes. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R133. Response to Comments from Sean Hyde-Moyer, dated 8/16/2024.

R133-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and provides suggestions for climate mitigation, specifically green space, shade trees, and traffic. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. The WSAP includes policies and implementation programs to protect open space and ensure that future development protects and preserves those areas. Policy LU 8.1 and Policy COS 2.1 ensure that any open space in the Planning Area is protected. County Code Section 22.126, Tree Planting Requirements, outlines the tree planting requirements to provide environmental benefits, and County Code Section 22.174, Oak Tree Permits, ensures the preservation of oak trees in the county. Additionally, please see Master Response 2, Transportation, which provides detailed information concerning traffic-related issues. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R134. Response to Comments from Deborah Woods, dated 8/16/2024.

R134-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA). Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R134-2 This comment raises general concerns about traffic, density, noise, and air quality. No specific comments regarding the impact analysis contained in the Draft PEIR are provided. Mitigation measures identified in the Draft PEIR Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions. Additionally, the County continues to coordinate with South Coast AQMD and SCAG to ensure countywide growth projections, land use planning efforts, and local development patterns are accounted for in the regional planning and air quality planning processes. Policies identified in the WSAP, as well as mitigation measures AQ-1 and AQ-2, would minimize long-term air quality impacts. Additionally, the construction and operation of development projects would be required to implement mitigation measures N-1 and N-2 (Section 5.13, *Noise*, page 5.13-29) which requires a noise study and mitigation plan. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts such as VMT.

R134-3 This comment states that the proposed Project will harm the included neighborhoods and will not impact other areas in the Westside. The WSAP covers one of the 11 unincorporated plan areas in the county that are all undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. The County creates area plans for each planning area that focus on land use and policy issues specific to each geographical area. Additionally, the WSAP contains policies and enacts zoning changes that will offer additional housing unit types and ensure communities retain their character, amenities, and access to services and infrastructure. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

R134-4 This comment states that the WSAP should redistribute the proposed zoning updates to other locations as well. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified and changes made to

the WSAP as a result of public comments received. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills, as the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R135. Response to Comments from James Shaw, dated 8/16/2024.

R135-1 This comment provides information about recent housing laws passed by the California legislature and opposes the proposed Project. As discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified General Plan Housing Element 2021-2029 (6th cycle) as well as changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. This is also stated in the Project Objectives (see page 3-2 of the Draft PEIR). The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant housing element.

2. Response to Comments

R136. Response to Comments from Swamy Narayanaswamy, dated 8/16/2024.

R136-1 This comment opposes the proposed zoning updates under the WSAP and raises concerns about traffic congestion and accommodation of new housing units. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R137. Response to Comments from Walter Siembab, dated 8/16/2024.

R137-1 This comment voices concerns carbon emissions in the planning area. The WSAP is a County-led document that is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Future discretionary projects facilitated by the land use and zoning changes in the WSAP will be evaluated on a project-by-project basis and undergo environmental analysis and implement mitigation measures as needed, along with compliance with other required policies and regulations adopted to minimize environmental impacts. Additionally, as described in Draft PEIR Sections 5.8, *Greenhouse Gas Emissions*; 5.11, *Land Use and Planning*; and 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, General Plan Mobility Element and transit oriented County plans) and would not conflict with adopted policies, plans, or programs.

R137-2 This comment voices general concerns about density and traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R137-3 This comment raises concerns about community character and states that the EIR understates project impacts. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. This comment does not warrant changes to the EIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R137-4 This comment provides information from the Housing Element of the County General Plan and questions why the WSAP planning area is assigned a significant increase in housing density. Section 5.14, *Population and Housing*, Table 5.14-3, shows the proposed growth in household, population, and employment in the Planning Area. The growth and

increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the General Plan and Housing Element. The proposed growth for residential dwellings is in unincorporated-county RHNA allocations. Growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. As discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified General Plan Housing Element 2021-2029 (6th cycle) as well as changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. This is also stated in the Project Objectives (see page 3-2 of the Draft PEIR). The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant housing element. The Project Description of the PEIR contains accurate information regarding the proposed Project and the County's objectives; therefore, no revisions are necessary.

R137-5 This comment raises concerns about the displacement of Black residents. As discussed in Section 5.14, *Population and Housing*, one of the WSAP goals is to create affordable housing options for existing and future residents and reduce the potential for displacement. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

R137-6 This comment voices concerns about the increased population from the RHNA housing allotment increase. Please see R137-4 for responses regarding increased population. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R137-7 This comment states that the housing allocation across several housing plans are not aligned and suggests an inter-jurisdictional EIR. Surrounding jurisdictions are addressed at various locations in the Draft PEIR. Chapter 4, *Environmental Setting*, of the PEIR has been revised to better describe in one place the other surrounding jurisdictions (please see

Section 3, *Revisions to the Draft PEIR*). These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures.

R137-8 This comment states that the WSAP does not account for density in single-family parcels that occur through other state regulations. Please see R137-4 for responses regarding increased population. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R137-9 This comment states that the WSAP should not mix housing and commercial and raises concerns about mobility and traffic congestion. The mixed-use (MXD) land use designation allows for a maximum density of 150 units per net acre and a maximum floor area ration of 3.0. MXD zoning allows for a mixture of residential, commercial, and limited light industrial uses. MXD integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. Any potential occupants of future mixed use developments would be required to comply with the County Code and ordinances regarding allowable uses. Please also see Master Response 2, Transportation, which provides detailed information regarding traffic congestion.

R137-10 This comment states that the transportation system impacts and mitigation measures in the EIR should be recalculated. Level of Service (LOS)/delay is no longer a metric for determining the significance of physical impacts on the environment related to transportation. However, any future projects facilitated by the WSAP will require review by the County Department of Public Works to assess transportation-related issues (see Master Response 2, Transportation, for more information). As identified in Section 5.17, *Transportation*, of the Draft PEIR, mitigation for vehicular delay often required increasing roadway capacity, which has been proven to induce additional travel (Draft PEIR 5.17-1). Vehicle miles traveled (VMT) replaces the LOS metric. The Draft PEIR concluded that the proposed Project would result in significant and unavoidable impacts related to VMT. Additionally, the Draft PEIR indicates that future projects facilitated by the proposed Project would be required to comply with applicable goals and policies of the General Plan, which includes the preparation of a technical studies related to transportation. No changes to the content or analyses in the Draft PEIR are required.

R137-11 This comment states that the greenhouse gas emissions findings in the EIR are incorrect. Additionally, as stated in the Draft PEIR on page 5.8-55 of Section 5.8, *Greenhouse Gas Emissions*, the analysis of GHG emissions is cumulative in nature because project emission contribute to cumulative global emissions. In addition, climate change impacts related to GHG emissions do not necessarily occur in the same area as a project. The emission of GHGs by a single development project does not necessarily cause an adverse environmental effect. Rather, it is the increased accumulation of GHGs from more than one project and many sources in the atmosphere that may result in global climate change.

2. Response to Comments

The resultant consequences of climate change can cause adverse environmental effects. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R137-12 This comment raises concerns about the RHNA and lack of affordable housing. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently.

R138. Response to Comments from Gail Grant, dated 8/16/2024.

R138-1 This comment states that the WSAP has selected too many opportunity sites. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element, and consistent with that, the key properties along Slauson Avenue have been included (Opportunity Sites 3, 4a, 4b, 5, 6, and 7). Other parcels along Slauson Avenue are either within Hillside Management Areas or do not meet the minimum size requirements to be included (able to support at least 16 dwelling units, consistent with Government Code section 65583.2(h)). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R138-2 This comment states that Opportunity Site 1 and 10 should be removed and raises general concerns about traffic congestion. Opportunity Site 1 and 10 have been eliminated from the WSAP based on public comments received. Please see Master Response 1, Opportunity Sites, for more information about how the WSAP has been modified. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues

R138-3 This comment questions why the Buckingham Heights Business Park was not selected as an opportunity site. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R139. Response to Comments from Sheila V. Faulk, dated 8/16/2024.

R139-1 This comment opposes the proposed Project and raises general concerns about traffic congestion. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R139-2 This comment raises concerns about infrastructure and emergency services. Emergency services and access are discussed in Section 5.15, *Public Services*. The County has regulations and policies in place that will enable the Los Angeles County Fire Department to expand its fire protection and emergency services capacity as new development occurs. Consistent with the County General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R139-3 This comment states that traffic congestion is already unsuitable. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including traffic congestion. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R139-4 This comment suggests the repurposing of areas near LAX, Palmdale, and Lancaster instead. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R139-5 This comment raises concerns about aesthetics, property values, and pollution. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The WSAP does not involve any changes to property values or property taxes. Additionally, the County continues to coordinate with South Coast AQMD and SCAG to ensure countywide growth projections, land use planning efforts, and local development patterns are accounted for in the regional planning and air quality planning processes. Policies identified in the WSAP, as well as mitigation measures AQ-1 and AQ-2, would minimize long-term air quality impacts. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R140. Response to Comments from Deborah A. Taylor, dated 8/16/2024.

R140-1 This comment opposes the zoning updates proposed by the WSAP and voices concerns about traffic congestion. With respect to the zoning updates and selection of site, see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the County's RHNA goals in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans).

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R140-2 This comment states that Ladera Heights, View Park, and Windsor Hills is unable to accommodate new housing. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the County's RHNA goals in accordance with State housing laws. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element not only to ensure that the Planning Area communities have capacity for this growth, but that policies, zoning, and related development regulations are in place to minimize growth at unplanned levels and in unplanned locations. Although the commenter raises concerns regarding additional housing, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R141. Response to Comments from Lynae Munoz, dated 8/16/2024.

R141-1 This comment presents information regarding the Black cultural history in Ladera Heights, View Park, and Windsor Hills and expresses concern about government intervention in the area. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R141-2 This comment states opposition to Opportunity Site 9 and expresses general concern about traffic congestion and parking. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, maximum height on opportunity sites 2, 3, 5, 6, 7, 8, and 9 has been reduced from 65 feet to 45 feet. Revisions have been made to the Final PEIR accordingly. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns.

R141-3 This comment questions why other locations were not considered for the proposed land use and zoning changes under the WSAP. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R141-4 This comment suggests that the WSAP be based off Los Angeles County as whole instead of each district developing individual plans. The WSAP is one of the 11 unincorporated plan areas in the county that are undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. The County creates an area plan for

each planning area that focus on land use and policy issues specific to that geographical area. The Draft PEIR analyzed cumulative impacts associated with land use changes. Future development would be subject to CEQA and would be required to comply with planning documents, such as the General Plan, and other plans that have been prepared in part to ensure compatibility among communities. No changes to the Draft PEIR are necessary.

R141-5 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Although the commenter raises concerns regarding community outreach, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R141-6 This comment expresses general concerns regarding traffic congestion and states that the addition of bike lanes on Slauson and Angeles Vista is not feasible. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Although the commenter raises concerns regarding transportation, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required

R142. Response to Comments from Marco Munoz, dated 8/16/2024.

R142-1 This comment presents information regarding the Black cultural history in Ladera Heights, View Park, and Windsor Hills and expresses concern about government intervention in the area. A Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. Additionally, as described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R142-2 This comment states opposition to Opportunity Site 9 and expresses general concerns about traffic congestion and parking. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, maximum height on opportunity sites 2, 3, 5, 6, 7, 8, and 9 has been reduced from 65 feet to 45 feet. Revisions have been made to the Final PEIR accordingly. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R142-3 This comment questions why other locations were not considered for the proposed land use and zoning changes under the WSAP. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. This comment opposes the proposed Project but does not raise an environmental issue

regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R142-4 This comment suggests that the WSAP be based off of Los Angeles County as whole instead of each district developing individual plans. The WSAP is one of the 11 unincorporated plan areas in the county that are undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. The County creates an area plan for each planning area to focus on land use and policy issues specific to that geographical area. The Draft PEIR analyzed cumulative impacts associated with land use changes. Future development would be subject to CEQA and would be required to comply with planning documents, such as the General Plan and other plans that have been prepared in part to ensure compatibility among communities.

R142-5 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R142-6 This comment expresses general concerns regarding traffic congestion and states that the addition of bike lanes on Slauson and Angeles Vista is not feasible. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Although the commenter raises concerns regarding transportation, the comment does not

identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

2. Response to Comments

R143. Response to Comments from Zoe Moskowitz, dated 8/16/2024.

R143-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R144. Response to Comments from Tendai Nyachoto, dated 8/16/2024.

R144-1 This comment voices general concerns about traffic congestion in Ladera Heights and Windsor Hills/Park View and suggests alternative sites for the WSAP, including Downtown Inglewood, Crenshaw Boulevard, Obama Boulevard, and Baldwin Hills. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how the opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

2. Response to Comments

R145. Response to Comments from Sharod Jackson, dated 8/16/2024.

R145-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R146. Response to Comments from Christine Walker, dated 8/16/2024.

R146-1 This comment opposes the proposed zoning updates under the WSAP, requests the removal of several sites, and states that Ladera Heights and View Park, and Windsor Hills are unable to accommodate new housing. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure that not only the Planning Area communities have capacity for this growth, but that policies, zoning, and related development regulations are in place to minimize growth at unplanned levels and in unplanned locations. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R146-2 This comment opposes the rezoning of the commercial building at 3819 West Slauson. This parcel is located within Opportunity Site 7. No physical development or demolition of developments are proposed under the WSAP. In project survey and comments during public meetings, the community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites, including reduction in maximum height standards, that are made in this Final PEIR as a result of comments received. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R146-3 This comment opposes the rezoning of Light Ministries Baptist Church at 3811 West Slauson. This parcel is in Opportunity Site 7. Refer to comment R146-2 regarding Opportunity Site 7.

R146-4 This comment opposes the rezoning of the ICEF public school/athletic center at 3855 West Slauson. This parcel is in Opportunity Site 7. Refer to comment R146-2 regarding Opportunity Site 7.

R146-5 This comment opposes the rezoning of Buddha market at 3753 West Slauson and all of the lots on Slauson Corridor East. These parcels are in Opportunity Site 7. Refer to comment R146-2 regarding Opportunity Site 7. Additionally, grocery stores are not proposed specifically as part of the WSAP, but could be located within the MU zoning designation. Development of a supermarket would be dependent on future commercial property owners and developers. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant

to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R146-6 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R147. Response to Comments from Richard and Deborah Wright, dated 8/16/2024.

R147-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R148. Response to Comments from Rochelle Jackson, dated 8/16/2024.

R148-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R149. Response to Comments from Joy Taylor, dated 8/16/2024.

R149-1 This comment opposes the proposed zoning updates under the WSAP, requests the removal of several sites, and states that Ladera Heights, View Park, and Windsor Hills are unable to accommodate new housing. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure that not only the Planning Area communities have capacity for this growth, but that policies, zoning, and related development regulations are in place to minimize growth at unplanned levels and in unplanned locations. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R149-2 This comment raises general concerns about traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R149-3 This comment raises concerns about the demolition of local and new businesses in the area. No physical development or demolition of existing developments are proposed under the WSAP. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R149-4 This comment request the removal of the Ethiopian Church as an opportunity site as it is vital to the community. The St. Mary's Ethiopian Tewahedo Church located on Slauson west of La Cienega has not been identified as an opportunity site under the WSAP. Therefore, this no changed are proposed to this site under the WSAP. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

R149-5 This comment questions why the Baldwin Hills Mall is excluded from the proposed zoning updates. The Baldwin Hills Mall is in the City of Los Angeles and outside of the County's jurisdictions to make land use changes. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, this specific parcel, and changes made to the WSAP as a result of public

comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R149-6 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R150. Response to Comments from Shelli Hardemion, dated 8/16/2024.

R150-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R151. Response to Comments from Pamela Simpson, dated 8/16/2024.

R151-1 This commenter provides information on the character of Ladera Heights. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

R151-2 This comment raises concerns over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors Additionally, a Historic Preservation Element was prepared as part of the WSAP, that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R151-3 This comment raises concerns about water usage, traffic congestion, and GHG emissions as a result of the WSAP. The WSAP is a County-led document that is intended to supplement all existing plans in the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Future discretionary projects facilitated by the land use and zoning changes included in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis as appropriate, and implement mitigation measures as needed, along with compliance with other required policies and regulations adopted to minimize environmental impacts. Additionally, as described in Draft PEIR Sections 5.8, *Greenhouse Gas Emissions*; 5.11, *Land Use and Planning*; and 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, General Plan Mobility Element) and would not conflict with adopted policies, plans, or programs.

R151-4 This comment opposes the proposed Project and states that it is not working in the interest of the people. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods, given the state-mandated requirements to meet the region's Regional Housing Needs Allocation. The WSAP includes policies specific to each of the communities in the Planning Area as well as broader policies that address the Planning Area as a whole. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that contains development standards sensitive to and unique to each of the communities where land use changes are proposed. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Additionally, Implementation Program MI 8 aims to develop Community Pedestrian Plans for the Ladera Heights, View Park, and Windsor Hills, and West Fox Hills communities for inclusion in "Step-by-Step Los Angeles County: Pedestrian Plans for Unincorporated Communities" with the aim of promoting healthy and active lifestyles. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R152. Response to Comments from Robert Taylor, dated 8/16/2024.

R152-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and opposes the proposed Project. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R153. Response to Comments from Gail Lennoy, dated 8/16/2024.

R153-1 This comment opposes the proposed zoning updates under the WSAP, requests the removal of several sites, and states that Ladera Heights, View Park, and Windsor Hills are unable to accommodate new housing. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure that the Planning Area communities not only have capacity for this growth, but that policies, zoning, and related development regulations are in place to minimize growth at unplanned levels and in unplanned locations. Additionally, please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

2. Response to Comments

R154. Response to Comments from Daniel B. Williams, dated 8/16/2024.

R154-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and opposes the proposed Project. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R154-2 This comment cites the LHCA letter regarding compliance with RHNA and states that the WSAP's motive is money, not to include more housing. Please refer to comment O4-30 that responds to this comment regarding compliance with RHNA. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R154-3 This comment opposes the proposed Project and voices concerns about quality of life, specifically density and traffic congestion. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the County's General Plan and Housing Element. The proposed growth is in unincorporated county RHNA allocations. While the WSAP would result in increases in density and development intensity that could result in population growth, this growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Impacts of unplanned population or housing growth in areas not targeted for growth or at unanticipated levels would be less than significant. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R155. Response to Comments from Schuyler Jackson, dated 8/16/2024.

R155-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R156. Response to Comments from Joey Gossett, dated 8/16/2024.

R156-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R156-2 This comment states the Opportunity Site 1 is located near other housing developments. This site has been removed as part of the revised WSAP and through this Final PEIR (see Master Response 1, Opportunity Sites). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R156-3 This comment states that Opportunity Site 5 is unsuitable for large multi-use structures due to topography. Policy COS 5.1 would require new development to complement natural features of the land, including conforming building massing to topographic forms and restricting grading of steep slopes. All County adopted building requirements would be adhered to for any future projects; however, none are proposed at this time. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R156-4 This comment states that Opportunity Site 6 should be limited in height. The County has elected to modify the proposed Project to limit maximum heights of future development within Ladera Heights to 45 feet in the PASD (see Master Response 1, Opportunity Sites). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R156-5 This comment states that Opportunity Site 10 is next to a dangerous intersection. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R156-6 This comment suggests the restoration of Opportunity Site 11. The Inglewood Oil Field is in the Baldwin Hills Community District (BHCD), which prohibits new oil wells and production and designates existing uses as "non-conforming," anticipating their phased removal and reuse in the future. The Inglewood Oil Field is identified as an Opportunity Site in the WSAP; however, land uses would continue to be governed by the BHCSD and no land use and zoning changes are proposed as part of the WSAP. Any future changes would be conducted under a separate planning process.

R156-7 This comment raises general concerns about density and traffic congestion. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the County's General Plan and Housing Element. The proposed growth is

within unincorporated county RHNA allocations. While the WSAP would result in increases in density and development intensity that could result in population growth, this growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Impacts of unplanned population or housing growth in areas not targeted for growth or at unanticipated levels would be less than significant. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R157. Response to Comments from Judy Huern, dated 8/16/2024.

R157-1 This comment suggests sites in Fox Hills on Bristol Parkway and Green Valley Circle for affordable housing and provides supporting photographs of the subject site. These sites are not within the unincorporated communities of the WSAP. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills, and the remaining areas are managed through other plans, agencies, or agreements. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R157-2 This comment voices general concerns about traffic congestion and the community outreach aspect of the WSAP. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Also, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R158. Response to Comments from Antoine Roberts, dated 8/17/2024.

R158-1 This comment questions what the WSAP means for their community. As discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified General Plan Housing Element 2021-2029 (6th cycle) as well as changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. This is also stated in the Project Objectives (see page 3-2 of the Draft PEIR). The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant housing element. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R159. Response to Comments from Cameron Nelson, dated 8/17/2024.

R159-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R160. Response to Comments from Wanda Knight, dated 8/18/2024.

R160-1 This comment opposes the inclusion of Opportunity Site 10 and voices general concerns about traffic congestion. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R160-2 This comment voices concerns about community character under the WSAP. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) that includes specific development standards which will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R161. Response to Comments from Arnetta West, dated 8/18/2024.

R161-1 This comment states that they are a resident of Baldwin Vista and believes that they should have been included in the community outreach aspect of the WSAP, specifically regarding the Inglewood Oil Fields. The County sent flyers to residents of the unincorporated Planning Area. Baldwin Hills is outside the jurisdiction of the County. However, the County project team has posted project flyers at key businesses and community gatherings; posted project information on County social media accounts; and attended various community groups meetings, including the Baldwin Hills Conservancy. Additionally, the County maintains and regularly updates a project contact list for those who want to receive information about project updates.

R162. Response to Comments from Travis Scott, dated 8/19/2024.

R162-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R163. Response to Comments from Jada Dunomes, undated.

R163-1 This comment opposes the proposed Project and raises concerns about the community outreach aspect. This comment also states that the EIR does not properly explain the long-term impacts of the WSAP. The County sent flyers to residents of thew unincorporated Planning Area. The County project team has posted project flyers at key businesses and community gatherings sites; posted project information on County social media accounts; and attended various community groups meetings. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

R163-2 This comment voices concern about traffic, construction, and quality of life and states that the EIR does not effectively mitigate this. The WSAP is a policy document and does not include project-level development. Future discretionary projects facilitated by the land use and zoning changes in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed during construction and operation, along with other required policies and regulations adopted to minimize environmental impacts. Mitigation measures have been required for future development for air quality, noise, and transportation, which would be implemented during construction. Additionally, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R163-3 This comment voices concern about infrastructure and public services as a result of increased density under the WSAP. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. Please see responses O4-21 through O4-25 regarding public services. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R163-4 This comment voices concern about traffic and transportation, specifically the major intersections within the Planning Area and states that the EIR did not properly evaluate this. Potential transportation impacts were evaluated in the Draft PEIR which includes an analysis of vehicle miles traveled (VMT), consistent with the County's procedures for assessing transportation impacts. The Draft PEIR Section 5.17, *Transportation*, identified eight collision-concentration corridors, including Centinela and La Cienega, based on the Los Angeles County Vision Zero Program. All future projects implemented within the Planning Area would be subject to an analysis for consistency with applicable programs, plans, policies, and ordinances related to the circulation system, including the goals and policies identified in the WSAP that would advance State, regional, and local goals related to increased safety, access, transit, and active transportation. Additionally, the County Department of Public Works is currently preparing a CTSP for the unincorporated communities of Ladera Heights, View Park, and Windsor Hills. The CTSP is a proactive plan that focuses on roadway safety and would include recommendations on road safety. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The PEIR contains sufficient analysis at a program-level and no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R164. Response to Comments from Jessie McClennan, undated.

R164-1 This comment voices concerns about preserving community character given requirements to address housing needs in the WSAP. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R164-2 This comment voices concerns about traffic congestion and infrastructure. This comment also compares the WSAP to other plans that have included transportation options. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues.

R164-3 This comment states that the WSAP opportunity sites were selected at random. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R165-4 This comment raises concerns regarding development of four- and five-story buildings and raises traffic concerns associated with Opportunity Site 4b. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. Additionally, maximum height on all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet (please see Master Response 1). Revisions have been made to the Final PEIR accordingly.

R164-5 This comment objects to Opportunity Site 5 and recommends rezoning to a mixed-use C3 designation. Maximum height on all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet (see Master Response 1). Revisions have been made to the Final PEIR accordingly. Mixed-use (MXD) zoning allows for a mixture of residential, commercial, and limited light industrial uses. MXD integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. The proposed Project would increase opportunities for future development of commercial and housing in the area through a mixed-use designation that would provide opportunities closer to residents, ultimately leading them to drive less distance between their homes, work, and other amenities.

R164-6 This comment objects to Opportunity Site 6 and states that its current zoning designation is needed. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, Mixed-use (MXD) zoning allows for a mixture of residential, commercial, and limited light industrial uses. MXD integrates a wide range of housing densities with community-serving commercial uses to serv local residents, employees, pedestrians, and consumers. The proposed Project would increase opportunities for future development of commercial and housing in the area through a mixed use designation that would provide opportunities closer to residents, ultimately leading them to drive less distance between their homes, work, and other amenities.

R164-7 This comment objects to Opportunity Site 9 and states that it is located on a residential street. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, maximum height on all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet. Revisions have been made to the Final PEIR accordingly.

R164-8 This comment objects to Opportunity Site 10 and states that the community would not benefit from this site. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R164-9 This comment states that the planning area would benefit from quality commerce, not the proposed zoning updates, and raises concerns regarding the character of the neighborhoods. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. Goals and policies implemented by the WSAP would preserve the unincorporated communities' character, diversity, and uses (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

R165. Response to Comments from Richard Rice, undated.

R165-1 This comment voices concerns about the impacts of low-income public housing, including traffic, parking, and homelessness disproportionately located adjacent to United Homeowners Association neighborhoods. This comment also questions if collaboration between LA City and LA County is needed. The County has been working closely with the City of Los Angeles Planning Department to standardize zoning and land uses, specifically on Opportunity Site 2, the Ladera Center, a portion of which is in the City of Los Angeles. Please see Master Response 2, Transportation, which provides detailed response to concerns regarding transportation related issues, including parking. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R165-2 This comment raises concerns about homelessness and crime, and questions if the WSAP should evaluate the impact of the proposed Project on crime and safety in the community. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and polices to support police protection services.

2. Response to Comments

R166. Response to Comments from Jaymie Bailey, dated 6/20/2024.

R166-1 This comment questions why West Hollywood, Beverly Hills, Brentwood, Manhattan Beach, Malibu, Pacific Palisades, and Palos Verdes are not included in the WSAP. This comment also raises concerns about traffic congestion, affordable housing, air quality, small businesses, and property values. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received. As described in the Introduction of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. The WSAP does not involve any changes to property values or property taxes.

R166-2 This comment voices concerns about the community outreach aspect of the WSAP. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R167. Response to Comments from Earnetta Cotton, dated 6/20/2024.

R167-1 This comment voices concerns about blocking the views of existing residential dwellings in View Park. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) which includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. Additionally, private views are not protected under CEQA. Therefore, no changes to the Draft PEIR conclusions are made.

2. Response to Comments

R168. Response to Comments from Tony Bacon, dated 6/20/2024.

R168-1 This comment voices concern that there is not enough information in the WSAP regarding View Park. The WSAP outlines goals and policies that are implemented areawide, in Ladera Heights, View Park, and Windsor Hills, and within community specific opportunity sites. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2.2.6 Response to Public Meeting Comments

PC1. Response to Comments from Duane E. Smith, dated 8/1/2024.

PC1 This comment voices several concerns regarding affordable housing; displacement; cultural, historical, and social resources; traffic and mobility; infrastructure; pollution; noise; heat; green space; and community character. Responses below address the concerns listed. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

As discussed in Section 5.14, Population and Housing, one of the WSAP's goals is to create affordable housing options for existing and future residents and reduce the potential for displacement. Additionally, one of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently.

The WSAP Historic Preservation Element outlines goals and policies that encourage the identification and protection of historic resources. Additionally, the County has developed a Historic Context Statement that provides information about historic trends and provides a framework for the continuing process of identifying historic, architectural, and culturally or socially significant resources important within the context of the development of the Planning Area.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study which will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project.

Mitigation measures identified in Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions. Additionally, as stated page 5.8-55 in Section 5.8, *Greenhouse Gas Emissions*, the analysis of GHG emissions is cumulative in nature because project emission contribute to cumulative global emissions. In addition, climate change impacts related to GHG emissions do not necessarily occur in the same area as a project. The emission of GHGs by a single development project does not necessarily cause an adverse environmental effect. Rather, it is the increased accumulation of GHGs from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of climate change can cause adverse environmental effects. The County Climate Action Plan's Agriculture, Forestry and Other Land Use sector also outlines strategies that promote clean water, air, and food and a reduction to the urban heat island effect. The County's Safety Element implements goals and policies for extreme heat and drought hazards. the WSAP includes policies and implementation programs to protect open space and ensure that future development protects and preserves those areas. Policy LU 8.1 and Policy COS 2.1 ensure that any open space in the Planning Area is protected.

In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that contains development standards sensitive to and unique to each of the communities where land use changes are proposed. Most of the updates to zoning are administrative in nature, to bring the zoning and land use policy designation into conformance with one another and ensure compatibility of land and compliance with State law. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

PC2. Response to Comments from Christiane White, dated 8/1/2024.

PC2 This comment voices concern about the community outreach aspect of the WSAP, community character, and traffic congestion. This comment also opposes the proposed zoning updates to Ladera Center and height limits.

The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

Traffic-related concerns are addressed in Section 5.17, *Transportation*, of the Draft PEIR, and also see Master Response 2, Transportation, for more information. The Mobility Element of the WSAP contains goals and polices regarding the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

The Ladera Center (Opportunity Site 2 in the WSAP) is a site that is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site.

2. Response to Comments

PC3. Response to Comments from Joey S. Gossett, dated 8/1/2024.

PC3 This comment opposes Opportunity Sites 1, 5, 6, and 10 and raises concerns about traffic congestion. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. As a result of comments received on the WSAP and Draft PEIR, the County has elected to remove Opportunity Sites 1 and 10 and has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). Master Response 1, Opportunity Sites, provides changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. See Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

PC4. Response to Comments from Merle Vaughs, dated /1/2024.

PC4 This comment voices concerns about the proposed zoning updates under the WSAP may obstruct views and reduce property values. This comment also states that Ladera Heights, View Park, and Windsor Hills disproportionately bear the burden of housing allotments. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will be adopting a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. As described in the Introduction of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Additionally, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills from 65 feet to 45 feet (see Master Response 1, Opportunity Sites).

2. Response to Comments

PC5. Response to Comments from Anonymous, dated 8/1/2024.

PC5 This comment states that the proposed plan will increase traffic. This comment also questions why Westchester and Fox Hills are not considered for additional housing. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Additionally, as described in the Introduction of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Westchester is outside of the County's jurisdiction to make land use changes (see Master Response 1, Opportunity Sites).

PC6. Response to Comments from Donald Redix, dated 8/1/2024.

PC6 This comment asks if any protection is given to homeowners to prevent the blocking of views, such as limiting building heights. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Additionally, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, among other development requirements, to ensure community character is maintained.

2. Response to Comments

PC7. Response to Comments from Judy Huern, dated 8/1/2024.

PC7 This comment questions the definition of affordable housing and raises concerns about traffic congestion. The definition of affordable housing can be found on the California Department of Housing and Urban Development website located here: https://www.housingca.org/policy/focus/housing-affordability/#:~:text=The%20U.S%20Department%20of%20Housing,its%20income%20on%20housing%20costs.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

PC8. Response to Comments from Di Harris, dated 8/1/2024.

PC8 This comment voices concerns about traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Additionally, emergency access is discussed in Section 5.17, *Transportation* (page 5.17-43), and future development projects would be subject to review by the County and responsible emergency service agencies, including the Los Angeles County Fire Department. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

PC9. Response to Comments from Mike Michaud, dated 8/1/2024.

PC9 This comment raises concerns about traffic congestion and questions what mitigation measures are in place. The WSAP is a County-led document that is intended to supplement all existing plans in the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element). Additionally, the Draft PEIR Section 5.17, *Transportation*, identified eight collision-concentration corridors, including Slauson Avenue and La Cienega Boulevard, based on the Los Angeles County Vision Zero Program. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

PC10. Response to Comments from Anonymous, dated 8/1/2024.

PC10 This comment questions why the number of units provided by the RHNA must be implemented and states that it will increase traffic congestion. The County is obligated to meet the Regional Housing Needs Assessment (RHNA). Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. Section 5.14, *Population and Housing*, Table 5.14-3, shows the proposed growth in household, population, and employment in the Planning Area. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the County's General Plan and Housing Element. The proposed growth for residential dwellings is in unincorporated-county RHNA allocations. Growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

PC11. Response to Comments from Penny Madden, dated 8/1/2024.

PC11 This comment raises concerns about traffic congestion and states that public transportation does not match with the demographics of the planning area. This comment also raises questions about height limits and parking requirements. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. The parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety and parking.

As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

PC12. Response to Comments from Ellen Deleston, dated 8/1/2024.

PC12 This comment asks if any environmental impact studies regarding earthquake zones, oil wells, and traffic have been conducted. The comment also states that they live in an earthquake zone and provides other details about their environmental setting. The Draft PEIR provides Figure 5.7-1, *Seismic and Geotechnical Hazards Zones*, which identifies Alquist-Priolo Earthquake faults within the boundaries of the Planning Area and their relation to the unincorporated communities in the Planning Area. Additionally, construction of any new structures and improvements to certain existing structures are subject to the standards and requirements in the most current version of the California Building Code and would require project-specific geotechnical review prior to issuance of grading permits. Policy LU 9.1 of the WSAP would ensure that any new development would be designed to protect structures and occupants from natural hazards, including those related to earthquake faults.

Regarding the Inglewood Oil Field, the PEIR acknowledges the history and uses on the site (see Section 5.9, *Hazards and Hazardous Materials*) and that while it is an opportunity for future changes in use, no changes are proposed in the WSAP because uses are governed by the Baldwin Hills Community Standards District (BHCSD). The WSAP is a policy document and does not include project-level development. Future discretionary projects facilitated by the land use and zoning changes in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed, during construction and operation of future developments, along with other required policies and regulations adopted to minimize environmental impacts.

2. Response to Comments

PC13. Response to Comments from Dennis Mille, dated 8/1/2024.

PC13 This comment questions if the EIR can be altered as a result of increased traffic and if it looks at traffic specific to the airport. See Master Response 2, Transportation, which provides detailed responses regarding transportation-related issues. There are no airports within the vicinity of the Planning Area; Los Angeles International Airport (LAX) is the closest. Land uses regarding LAX are under the Los Angeles County Airport Land Use Plan that provides comprehensive planning for compatible uses around County airports. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

PC14. Response to Comments from Carla Harris, dated 8/1/2024.

PC14 This comment questions if traffic counts have been conducted, the results, and if they were included in the WSAP PEIR. As described in Section 5.17.3.1, *Methodology*, of the Draft PEIR, daily VMT per service population within the Planning Area was analyzed for the proposed Project. Table 5.17-6, *WSAP VMT Summary*, provides a comparison of the VMT per service population calculations for the WSAP Planning Area 2024 Existing (Baseline), Planning Area 2045 No Project (existing General Plan assumptions), and 2045 with Project. As shown in Table 5.17-6, under the 2045 with-Project scenario, the total VMT per service population in the WSAP generated by the proposed changes in land use would be 1.3 percent more (25.6 VMT per service population) than the existing countywide VMT per service population. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues.

2. Response to Comments

PC15. Response to Comments from Marian Williams, dated 8/1/2024.

PC15 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP, and expresses concern over traffic congestion and emergency services. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Emergency services and access are discussed in Section 5.15, *Public Services*. The County has regulations and policies in place that will enable the Los Angeles County Fire Department to expand its fire protection and emergency services capacity as new development occurs.

PC16. Response to Comments from Darlene, dated 8/1/2024.

PC16 This comment raises concerns about traffic collisions, high-rises, and loss of grocery stores. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Emergency services and access are discussed in Section 5.15, *Public Services*. The County has regulations and policies in place that will enable the Los Angeles County Fire Department to expand its fire protection and emergency services capacity as new development occurs. Additionally, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). The WSAP does not propose the removal of any existing uses, including grocery stores. The opportunity sites identified by the WSAP do not have any grocery stores developed on-site. Grocery stores are not proposed specifically as part of the WSAP, but could be located within the Mixed-Use zoning designation.

2. Response to Comments

PC17. Response to Comments from Francine Starks, dated 8/1/2024.

PC17 This comment raises concerns about traffic congestion and infrastructure. The WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

Additionally, consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study which will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project.

PC18. Response to Comments from Denise McIend, dated 8/1/2024.

PC18 This comment raises concerns about traffic congestion, safety, and emergency vehicle access. the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

PC19. Response to Comments from Dawn, dated 8/1/2024.

PC19 This comment questions how the addition of new structures plus narrowing of streets will work and raises concerns about traffic congestion. The WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit-oriented County plans). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

PC20. Response to Comments from Anonymous, dated 8/1/2024.

PC20 This comment raises concerns about traffic congestion and states that the Playa Vista Project has increased traffic already. The WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

PC21. Response to Comments from Brenda Manuel, dated 8/1/2024.

PC21 This comment voices concerns about blocked views in View Park as a result of the proposed zoning updates under the WSAP. This comment asks how these views will be protected. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will be adopting a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The WSAP does not involve any changes to property values. In addition, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites)

PC22 Response to Comments from Nefertiti Austin, dated 8/1/2024.

PC22 This comment voices opposition to Opportunity Sites 2 and 10, citing traffic, community character, and density concerns. This comment also questions what is meant by affordable housing. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State Laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). While the WSAP would result in increases in density and development intensity that could result in population growth, this growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Impacts of unplanned population or housing growth in areas not targeted for growth or at unanticipated levels would be less than significant. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The WSAP does not involve any changes to property values.

2. Response to Comments

PC23 Response to Comments from Anonymous, dated 8/1/2024.

PC23 This comment questions how the comment period works when the EIR is still subject to change. As demonstrated in this Final PEIR, changes to the Draft PEIR have been made in response to public comments, and all comments received have been addressed. Please also see Section 1.4, *Public Review Process*, of this Final PEIR. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

PC24 Response to Comments from Anonymous, dated 8/1/2024.

PC24 This comment raises concerns about traffic congestion and questions what mitigation measures are in place. The WSAP is a County-led document which is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and Transit Oriented County plans). Additionally, the Draft PEIR includes mitigation measures TRA-1 and TRA-2, which would be in place for future development projects. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

PC25 Response to Comments from Tomita Glover, dated 8/1/2024.

PC25 This comment asks how traffic congestion will be mitigated without decreasing car usage. This comment states that many residents require the use of car in their everyday lives. The WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element).

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

PC26 Response to Comments from Levette Bowles, dated 8/1/2024.

PC26 This comment voices concerns about traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

2. Response to Comments

PC27 Response to Comments from Lisa, dated 8/1/2024.

PC27 This comment suggests adding housing to the Inglewood Oil Fields and states that residents are concerned about health regarding the oil fields. The Inglewood Oil Field is within the Baldwin Hills Community District (BHCD), which prohibits new oil wells and production, and designates existing uses as "non-conforming," anticipating their phased removal and reuse in the future. The Inglewood Oil Field is identified as an Opportunity Site in the WSAP; however, land uses would continue to be governed by the BHCSD, and no land use and zoning changes are proposed as part of the WSAP. Any future changes would be conducted under a separate planning process.

PC28 Response to Comments from Diana Zimmerman, dated 8/1/2024.

PC28 This comment expresses opposition to the project and states that the WSAP is a racist proposal with severe climate change implications. The WSAP includes a Historic Preservation that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. The WSAP addresses the growth targets assigned by the Housing Element to ensure that the Planning Area communities have capacity for this growth, and it includes policies, zoning, and related development regulations to minimize growth at unplanned levels and in unplanned locations. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

Additionally, as stated in the Draft PEIR in Section 5.8, *Greenhouse Gas Emissions* (page 5.8-55), the analysis of GHG emissions is cumulative in nature because project emissions contribute to cumulative global emissions. In addition, climate change impacts related to GHG emissions do not necessarily occur in the same area as a project. The emission of GHGs by a single development project does not necessarily cause an adverse environmental effect. Rather, it is the increased accumulation of GHGs from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of climate change can cause adverse environmental effects.

2. Response to Comments

PC29 Response to Comments from Daryl Osby, dated 8/1/2024.

PC29 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and lists several concerns, including increased population, traffic, crime, homelessness, safety, infrastructure, and community character. The comment also raises concerns about coordination between LA City and the County, and asks what studies have been conducted. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. All concerns are addressed in the Draft PEIR and no environmental issues regarding the adequacy of the Draft PEIR were raised in this comment. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study which will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

PC30 Response to Comments from Crissi Avila, dated 8/1/2024.

PC30 This comment expresses concerns about traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

2. Response to Comments

PC31 Response to Comments from Anonymous, dated 8/1/2024.

PC31 This comment opposes the addition of parks and trails and states that additional recreational facilities will attract more people and add to the increase in population. Future needs for recreational facilities are overseen by the County. Consistent with the analysis in the Draft PEIR, it is speculative at this time to assume the need for the construction of new or expanded recreational facilities that could result in physical environmental effects to meet the planned growth in the WSAP. Future discretionary projects in the Planning Area would be required to undergo individual project-level analysis under CEQA and would be required to provide dedication of adequate parkland or pay an in-lieu park and recreation facilities impact fee as a condition of approval. Goals and policies identified in the WSAP would be implemented to ensure opportunities for new recreational facilities and establish and expand connectivity between existing trail networks (Goal LU 4, Goal M 4, Goal PF 5). The comment also raises concerns about noise, pollution, and emergency services. Individual projects would be required to evaluate environmental impacts on a project-by-project basis and implement the appropriate mitigation measures regarding noise, pollution, and traffic for construction and operation of development. Future development would be analyzed on a project-by-project basis and undergo the necessary County review processes. See Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

PC32 Response to Comments from Dagnea Teshome, dated 8/1/2024.

PC32 This comment voices concerns about emergency vehicle access and questions what mitigation measures are in place. The WSAP is a County-led document that is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element, and transit-oriented County plans). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

PC33 Response to Comments from John Denomes, dated 8/1/2024.

PC33 This comment asks what goals are in place to protect neighborhood characteristics and voices concerns about traffic congestion. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The County has held in-person meetings, virtual meetings, and workshops, and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

PC34 Response to Comments from Susan Bradshaw, dated 8/1/2024.

PC34 This comment questions why the new housing units are proposed and states that the proposed plan impacts the mobility and health of the community. The County is obligated to meet the Regional Housing Needs Assessment (RHNA). Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

2. Response to Comments

PC35 Response to Comments from Naomi Zahari, dated 8/1/2024.

PC35 This comment voices concerns about the community outreach aspect of the WSAP and voices concerns about traffic congestion and lack of public transit. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity and uses are maintained and protected.

PC36 Response to Comments from Jan A. Davis, dated 8/1/2024.

PC36 This comment states opposition to the proposed changes to the Ladera Center and raises concerns about density, safety, and other environmental impacts. This comment suggests changes to the nearby 99 Cents Store and Marshalls. These parcels are in the City of Los Angeles and outside the County's jurisdiction to make land use changes (see Master Response 1, Opportunity Sites, for more information). All concerns are addressed in the Draft PEIR, and no environmental issues regarding the adequacy of the Draft PEIR were raised in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2.2.7 Response to Form Letters

Response to Comments from Form Letter 1.

FL1 The County received 110 comment letters from the public that are all identical and are addressed in this response. The letter opposes the proposed Project and states that Ladera Heights, View Park, and Windsor Hills disproportionately bear the burden of land use and zoning changes. The letter requests that the County work with the Ladera Heights Civic Association (LHCA) and the United Homeowners Association. The letter also raises broad concerns regarding traffic, parking, and noise.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. Goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The remaining areas are outside of the County's jurisdiction to make any land use changes. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and reasons why certain other locations are not feasible for inclusion. As part of the County's efforts to conduct community outreach, the County attended community group meetings, including the LHCA and the United Homeowners Association. Please see responses to comment letters O3 and O4 that directly respond to the LHCA comments and recommendations as well as comment letters O2 and O5 that respond to letters received from the United Homeowners Association.

Additionally, the construction and operation of development projects would be required to implement mitigation measures N-1 and N-2 (Section 5.13, *Noise*, page 5.13-29) which requires a noise study and mitigation plan. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including parking and methodology used to evaluate traffic impacts. The letter is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Response to Comments from Form Letter 2.

FL2 The County received eight comment letters from the public that are all identical and are addressed in this response. The letter states opposition to the proposed Project and raises general concerns regarding density, traffic congestion, excessive pollution, and infrastructure. The letter also opposes a light rail station; however, no light rail station is proposed under the WSAP. As discussed in Section 5.14, *Population and Housing*, one of the WSAP's goals is to create affordable housing options for existing and future residents and reduce the potential for displacement. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

Mitigation measures identified in Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions. As stated in Section 5.8, *Greenhouse Gas Emissions*, page 5.8-55, the analysis of GHG emissions is cumulative in nature because project emission contribute to cumulative global emissions. Climate change impacts related to GHG emissions do not necessarily occur in the same area as a project. The emission of GHGs by a single development project does not necessarily cause an adverse environmental effect. Rather, it is the increased accumulation of GHGs from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of climate change can cause adverse environmental effects. The County Climate Action Plan's Agriculture, Forestry and Other Land Use sector also outlines strategies that promote clean water, air, and food and a reduction to the urban heat island effect. The County's Safety Element implements goals and policies for extreme heat and drought hazards. The WSAP includes policies and implementation programs to protect open space and ensure that future development protects and preserves those areas. Policy LU 8.1 and Policy COS 2.1 ensure that any open space in the Planning Area is protected. The letter is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

Response to Comments from Form Letter 3.

FL3-1 The County received 302 comment letters from the public that are all identical and are addressed in the responses that follow. This comment expresses opposition to the proposed Project and raises general concerns regarding community character and traffic. This comment also requests the removal of the Ladera Center (Opportunity Site 2), University Church (Opportunity Site 1), Slauson-Fairfax/Home Depot (Opportunity Site 4a), and Slauson-Fairfax intersection (Opportunity Site 4b). See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, including the County's removal of Opportunity Site 1 and height limit reductions from 65 feet to 45 feet for the other sites mentioned.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

FL3-2 This comment states that community engagement conducted by the County was flawed and did not include all households in the Planning Area. The comment also expresses that the flyers distributed should have had clearer language about the proposed Project to produce higher community engagement.

The project team mailed out flyers to property owners, sent out rezoning letters, and posted project flyers at key businesses and community gatherings. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. The County project team has also posted project information on County social media accounts and attended various community groups meetings. Additionally, the project team has been hosting office hours for community members to talk with a planner regarding changes under the WSAP. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

2. Response to Comments

Response to Comments from Form Letter 4.

FL4 The County received 162 comment letters from the public that are all identical and are addressed in this response. This letter supports the Ladera Heights Civic Association (LHCA) letters regarding the WSAP and Draft PEIR dated August 9, 2024, and August, 14, 2024. The letter requests that the County work with the LHCA and Homeowners Association. This letter raises concerns regarding traffic, noise and congestion, and preservation of the ethnically and socioeconomically diverse neighborhoods. As part of the County's efforts to conduct community outreach, the County attended community group meetings, including the LHCA and the United Homeowners Association. Additionally, please see responses to comment letters O3 and O4 that directly respond to the LHCA comments and recommendations, as well as comment letters O2 and O5 that respond to letters received from the United Homeowners Association.

Goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, the construction and operation of development projects would be required to implement mitigation measures N-1 and N-2 (Section 5.13, *Noise*, page 5.13-29) which require a noise study and mitigation plan. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including parking and methodology used to evaluate traffic impacts. The letter is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

3. Revisions to the Draft PEIR

3.1 INTRODUCTION

This section contains revisions to the Draft PEIR based upon (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of Draft PEIR publication; and/or (3) typographical errors. This section also includes additional mitigation measures to fully respond to commenter concerns as well as provide additional clarification to mitigation requirements included in the Draft PEIR. The provision of these additional mitigation measures does not alter any impact significance conclusions as disclosed in the Draft PEIR. Changes made to the Draft PEIR are identified here in ~~strikeout text~~ to indicate deletions and in <u>underlined text</u> to signify additions.

3.2 DRAFT PEIR REVISIONS

3.2.1 Draft PEIR Text Revisions

The following text has been revised in response to comments received on the Draft PEIR.

Global Changes throughout the Draft PEIR. The following text has been revised to reflect changes based on comments received for the opportunity sites.

- <u>10</u>~~12~~ Opportunity Sites and Inglewood Oil Field
- <u>10</u>~~12~~ specific Opportunity Sites
- <u>6,212</u>~~6,757~~ residential dwelling units
- <u>5,966</u>~~6,489~~ households
- Population of ~~15,704~~<u>14,318</u>
- <u>239</u>~~244~~,000 square feet of non-residential use

Global changes throughout the Draft PEIR. The following text has been revised to reflect changes in the Westside Area Plan document.

- **Policy M 1.2.** Implement <u>traffic</u> safety countermeasures along Collision Concentration Corridors that are identified in the Los Angeles County Vision Zero Action Plan.

3. Revisions to the Draft EIR

- **Policy M 1.3** ~~Continue to~~ W~~w~~ork with LA Metro and other transit agencies (such as Culver City Bus, LADOT, PW The Link, Big Blue Bus, etc.) to improve ~~provide~~ the reliability and safety; ~~reliable, safe, and high-quality service~~ and provide more modes of transit service tailored to the needs of residents and access to more destinations. Improvements may include schedule reliability, reduced headways, increased carrying capacity, enhanced intermodal connections, and safe and comfortable buses.

- **Policy M 3.3.** Encourage convenient and safe transit, pedestrian, and bicycle linkages to/from transit service and mobility hubs to facilitate first/last-mile connections to Metro K Line stations, including Hyde Park, Leimert Park, ~~and~~ Martin Luther King Jr., and Westchester/Veterans stations.

- **Policy M 4.1.** Provide continuous pedestrian access along major streets with existing sidewalk gaps, such as La Brea Avenue between Slauson Avenue and Obama Boulevard, and Overhill Drive between Slauson Avenue and La Brea Avenue. Provide safe, connected and comfortable pedestrian access to Kenneth Hahn Park.

- **Policy LU 2.7~~2~~** Control the development of uses that negatively impact and detract from community character.

- **Policy LU 4.4.** Encourage land uses that off diverse ~~promote healthy~~ food choices for local residents, including new grocery stores, restaurants, and cafes that provide healthy options, including fresh produce and nutrient-dense foods.

- **Policy LU 5.**1. Maintain and protect the character and scale of existing residential neighborhoods by prioritizing commercial corridors as the location for large-scale development ~~on commercial corridors~~.

- **Policy LU 6.5.** ~~Design~~ Require development to ~~that~~ foster~~s~~ pedestrian interest and activity by designing elevations facing primary street frontages with a high level of visual transparency ~~orienting one or more building entrances~~ and providing direct pedestrian access to the adjoining ~~primary~~ street sidewalk. ~~and incorporation of plazas, landscaping and common open spaces.~~

- **Policy LU 6.6.** Encourage mixed-use development projects to incorporate elements that contribute to a resident's quality of life and promote gathering and activity such as courtyards and plazas.

- **Policy LU 6.7~~6~~.** Support beautification of existing businesses and encourage improvement of building facades recognizing opportunities to reflect historic design styles.

- **Policy LU 6.8~~7~~.** Encourage the development of multi-modal transportation hubs within larger commercial and mixed-use centers.

Goal LU 20~~2~~ (Inglewood Oil Field): Redevelopment of the Inglewood Oil Field with Uses Contributing to the Quality of Life of Community Residents

- **Policy LU 20~~2~~.3.** Enable the community to be actively involved in the determining and planning for uses to be developed as replacement of existing Oil Field operations.

- **Policy LU 20~~2~~.4.** Provide for the linkage of new uses to the existing community with pedestrian and bicycle paths, greenways, and other elements.

- **Policy LU 20~~2~~.5.** Provide for the restoration of native vegetation and landscapes and integrate with development.

Goal LU 11~~2~~ (Ladera Center): A revitalized and pedestrian-oriented mixed-use center providing services accessible to residents of adjoining neighborhoods and opportunities for new housing development expanding the customer base for local businesses.

- **Policy LU 11~~2~~.1.** Facilitate infill and new development of retail commercial and office uses integrated with housing on the upper levels or to the rear of commercial buildings.

- **Policy LU 11~~2~~.2.** Promote the inclusion of landscape improvements, active gathering places such as courtyards and plazas, community gardens, and other amenities accessible to the surrounding community.

- **Policy LU 11.3** ~~and R~~equire buildings to be oriented and designed to contribute to an active pedestrian environment.

- **Policy LU 11~~2~~.4~~3~~** Require that building heights be stepped back to transition with adjoining residential neighborhoods.

Goal LU 12~~3~~ (Wateridge Business Center): Development of housing as infill on existing parking lots and long-term replacement of existing buildings and parking structures warranted by marketplace changes.

- **Policy LU 12~~3~~.5.** Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Slauson-Fairfax Home Depot Center.

- **Policy LU 12~~3~~.6** Encourage the adaptive re-use and improvement of existing buildings.

Goal LU ~~14~~13 (Slauson-Fairfax/Home Depot Center): Long-term intensification and development as a pedestrian-oriented mixed-use center incorporating housing with commercial uses.

- **Policy LU ~~14~~13.6.** Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Wateridge Center.

Goal LU 19~~20~~ (Leimert Park Adjacent): Concentration of commercial and residential uses providing continuity with properties developed along Crenshaw Boulevard adjacent to the Metro Transit Station.

- **Policy LU 19~~20~~.2.** Promote development densities/intensities that encourage transit use by residents and business customers.

Implementation Program LUI 2~~1~~. In consultation with stakeholders and residents, design and implement a Placemaking Plan that may include:

- Additions or improvements of infrastructure such as: entry signage and monuments, street trees, benches, shade structures, recycling and trash bins on sidewalks, crosswalks, wayfinding signage, and public art installations.
- Integration of pocket parks and open spaces ~~on public properties and~~ in streetscapes.

Implementation Program LUI 3~~2~~. Assess the feasibility of developing student housing on campus and/or adjoining properties at West Los Angeles College.

Implementation Program LUI 4~~3~~. Based on the *Placemaking Plan* (LUI 2~~1~~), develop design and engineering plans, acquire funding, and implement for streetscape improvements, street furniture, signage, entry monuments/signate, and other elements.

Implementation Program LUI 5~~4~~. Pursue and administer funding for loans and grants for the maintenance and renovation of façades and property of private commercial and residential properties and buildings.

Implementation Program LUI 6~~5~~. Maintain and administer programs and services contributing to the quality of life and health of the WSA's residents, such as recreation, seniors, youth health, safety preparedness and resilience, and others as defined by the County General Plan and WSAP Public Facilities and Services Elements.

Implementation Program LUI 7~~6~~. Consider developing incentives, such as low interest loans or grants, that encourage the owners and operators of cell towers located on ridgelines to consolidate facilities to the extent feasible, design improvements to enhance their visual quality, and incorporate extensive landscape.

Implementation Program LUI 8~~7~~. Create educational materials promoting property maintenance and improvement and approaches for sustainable, healthy, and resilient development (e.g., solar, landscape, irrigation, other) and post on the County's website.

Implementation Program MI 5~~4~~. Seek funding and implement multimodal infrastructure projects that promote Complete Streets along 54th Street, coordinating efforts with City of Los Angeles in places where the County shares authority of traffic control and maintenance of roadways.

Implementation Program MI 6~~5~~. Conduct a feasibility study to assess the viability of extending the Link–Baldwin Hills Parklands shuttle. Evaluate potential ridership, infrastructure requirements and operational considerations. Engage with local communities and relevant stakeholders to gather input.

Implementation Program MI 7~~6~~. Conduct an inventory of sidewalk conditions to identify locations with gaps and damaged sidewalks.

Implementation Program MI 8~~7~~. Explore pathways with wayfinding signage along high-traffic corridors to improve pedestrian connectivity.

Implementation Program MI 9~~8~~. Develop Community Pedestrian Plans for Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities for inclusion in Step-by-Step Los Angeles County: Pedestrian Plans for Unincorporated Communities with the aim of promoting healthy and active lifestyles. Include following study items:

Implementation Program EDI 8. Offer zoning relief or financial incentives for developers to lease a certain percentage of leasable square feet to local legacy small businesses in new development and encourage the return of displaced businesses. Reductions in required parking or relief from other zoning standards (e.g., open space requirements) could be used in return for a certain percentage of square feet leased to the local legacy small businesses. Financial incentives could be in the form of property or sales tax abatement.

Page 3-1, Section 3.1, *Project Location*. The following text has been revised to reflect changes based on comments received for the opportunity sites.

While the WSAP addresses each of its unincorporated communities, its focus is on Ladera Heights, View Park-Windsor Hills, and West Fox Hills, as the remaining areas are managed through other plans, agencies, or agreements. In addition, Gilmore Island, a small unincorporated parcel of land in the Fairfax neighborhood of the City of Los Angeles, is occupied by a parking lot integrated cohesively within the overall CBS Television City studio complex. Its zoning for Major Commercial (C-MJ) use is also proposed to change to MU/MXD. Ballona Wetlands, Marina del Rey, and Westside Islands, excluding West Fox Hills, are not anticipated to undergo substantive changes as a result of the proposed Project. The Ballona Wetlands is a significant ecological resource owned by the state of California, managed by the California Department of Fish and Wildlife, and subject to an ongoing multiagency restoration project. Marina del Rey is in the Coastal Zone, and a Local Coastal Program amendment is not within the scope of this project. Determination of Marina del Rey's future uses and improvements will be the subject of a separate planning process recently initiated by the Los Angeles County Department of Beaches and Harbors under the moniker "Marina del Rey for All." The unincorporated area of West LA (Sawtelle VA) is owned by and subject to the jurisdiction of the federal government and is currently undergoing a separate master plan effort. ~~Gilmore Island, a small unincorporated parcel of land in the Fairfax neighborhood of the City of Los Angeles, is occupied by a parking lot integrated cohesively within the overall CBS Television City studio complex. Its zoning for Major Commercial (C-MJ) use is consistent with the site's current use and the long-term use of the surrounding properties.~~ Franklin Canyon is largely undevelopable due to its environmental setting, natural resources, and fire hazards and is mostly used as parkland and trails managed by the Mountains Recreation and Conservation Authority. Therefore, WSAP and this Draft PEIR focus primarily on Ladera Heights, View Park, Windsor Hills, and West Fox Hills.

Page 3-11, Section 3.4.1, *Description of the Project*. The following text has been revised for clarity.

Zone Change No. RPPL2023002450. The zone change would update the zoning map for the Planning Area to maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the WSAP ~~Housing Element~~ to meet the RHNA goals for the County identified in the Housing Element. Table 3-1, *Land Use and Zoning Change Summary*, identifies the location, existing land use and zoning designations, and the proposed land use and zoning designations for the identified opportunity sites.

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Page 3-14, Table 3-1. The following text has been removed to reflect changes based on comments received for the opportunity sites.

Table 3-1 Opportunity Sites Land Use and Zoning Change Summary

Location ID	Location	Existing Land Use Designation (Designation: Maximum Density, FAR)	Proposed Land Use Designation (Designation: Maximum Density, FAR)[1]	Existing Zoning Designation	Proposed Zoning Designation
~~1~~	~~Centinela Green Valley (SE)~~	~~H9: 9~~	~~H50: 50~~	~~R-1~~	~~R-4~~
2	Ladera Center	CG: 50, 1.0	MU: 150, 3.0	C-2	MXD
3	Wateridge Business Center	CG: 50, 1.0	MU: 150, 3.0	C-3	MXD
4a	Slauson-Fairfax/Home Depot Center	CG: 50, 1.0	MU: 150, 3.0	C-3	MXD
4b	Slauson-Fairfax Intersection	CG: 50, 1.0	MU: 150, 3.0	C-2, C-3	MXD
5	Slauson-Heatherdale	CG: 50, 1.0	MU: 150, 3.0	C-2	MXD
6	Slauson-Overhill North	CG: 50, 1.0	MU: 150, 3.0	C-2, R-3-P	MXD
7	Slauson East	CG: 50, 1.0	MU: 150, 3.0	C-2	MXD
8	West 54th Street	CG: 50; 1.0	CG: 50, 1.0	C-2	C-2
9	Leimert Park Adjacent	CG:50, 1.0	MU: 150, 3.0	C-1	MXD
~~10~~	~~Angeles Vista-Valley Ridge~~	~~H9: 9~~	~~CG: 50, 1.0~~	~~R-1~~	~~C-2~~
11	Inglewood Oil Fields[2]	MR, P	--	A-2, M-1.5	--
12	West Fox Hills (Del Rey)	CG: 50, 1.0	MU: 150, 3.0	C-3	MXD

Notes:
Definitions for General Plan Land Use and Zoning designations are provided in Appendix I, *WSAP Opportunity Sites Land Use and Zoning Definitions*.
1 Proposed densities and intensities listed in this table show the maximum development capacity permitted under the land use plan. For analysis purposes, a review of on-the-ground conditions and market trends informed the development of a "realistic scenario" which reflects development likely to occur during the planning period.
2 The Inglewood Oil Field is identified as an Opportunity Site in the WSAP; however, land uses would continue to be governed by the BHCSD, and no land use and zoning changes are proposed as part of the WSAP. Any future changes would be conducted under a separate planning process.

Page 4-2, Section 4.2.1, *Regional Location*. The following text has been added for clarity.

The Westside Planning Area is one of 11 planning areas identified in the General Plan and is located in the western portions of Los Angeles County. The Planning Area is located north of Inglewood, West of East Los Angeles, and east of the Pacific Ocean. The Planning Area includes the following unincorporated communities: Ladera Heights, View Park, and Windsor Hills; Marina del Rey; Ballona Wetlands; and Westside Islands, which includes West Los Angeles (Sawtelle Veterans Affairs [VA]), West Fox Hills, Franklin Canyon, and Gilmore Island. These communities are identified in Figure 3-2, Project Location. Marina del Rey, Ballona Wetlands, and West Los Angeles (Sawtelle VA) are governed by separate planning processes and are not anticipated to change. The Westside Area Plan will focus primarily on Ladera Heights, View Park and Windsor Hills, and West Fox Hills. It should be noted that the zoning for Gilmore Island is proposed to change from Major Commercial (C-

MJ) to MU/MXD; no other changes are proposed for Gilmore Island. Incorporated cities within the Planning Area that border the focus areas include Beverly Hills, West Hollywood, Santa Monica, and Culver City. Incorporated cities located outside the Planning Area and that border the Planning Area include Inglewood, El Segundo, and Hawthorne to the south; Los Angeles to the north and east; Malibu to the west; and Calabasas to the northwest.

Page 4-4, Section 4.3, *Local Environmental Setting*. The following text has been removed to reflect changes based on comments received for the opportunity sites.

- ~~**Site 1 (Centinela-Green Valley)** rectangular in shape and is located north of Centinela Avenue and west of Wooster Avenue. Site 1 is developed with a church use (University Christian Church) and surface parking lot. Single-family residences are located north and east and a self-storage facility is located west of Site 1.~~

- **Site 2 (Ladera Center)** square in shape and is located north of Centinela Avenue and west of La Tijera Boulevard. Site 2 is developed with commercial uses including a grocery store and is part of an existing commercial center consisting of several commercial buildings and surface parking lot. Ladera Center is situated partially within the jurisdiction of Unincorporated Los Angeles County and partially within the jurisdiction of the City of Los Angeles, and within the City's Westside Community Plan (Westchester-Playa del Rey, Palms-Mar Vista-Del Rey, Vencie and West LA). Multi-family residential development are located north and west and a grocery store with associated parking lot is east of Site 2. La Tijera Village, a single family residential neighborhood in the City of Inglewood, is located to the south.

- ~~**Site 10 (Angeles Vista-Valley Ridge)** is rectangular in shape and is at the southeast corner of the intersection for Valley Ridge Avenue and Angeles Vista Boulevard. Site 10 is a developed property adjoining a commercial use (Wayfinder Family Services). Single-family residences are located north, south, and west and a commercial use (Wayfinder Family Services) is located east of Site 10.~~

Page 4-6 and 4-7, Section 4.3.4, *Westside Islands: West Los Angeles, West Fox Hills, Franklin Canyon, and Gilmore Island*. The following text has been revised for accuracy and to reflect changes based on comments received.

3.2.2 Westside Islands: West Los Angeles, West Fox Hills, Franklin Canyon and, Gilmore Island

The Westside Islands are spread throughout the Planning Area. Unincorporated West Los Angeles is located east of Santa Monica, north of Mar Vista and Culver City, west of Beverly Hills and south of Westwood and Brentwood. Sawtelle VA consists of primarily residential and commercial uses and is a transit center for the extension of the Metro Purple Line. Commercial uses can be found primarily along Sawtelle Boulevard. I-405 runs north to south through the center of the Sawtelle VA. Interstate 10 (I-10) forms the southern border of the area. State Route 2 runs east to west through the center of the community.. No changes to this community are anticipated under the WSAP.

West Fox Hills consists of an unincorporated residential and commercial island within Culver City with a total area of 31.1 acres. The area is located southwest of Ladera Heights, Park View, Windsor Hills area and northeast of Ballona Wetlands. It is bordered by the Centinela Creek Channel to the north, South Centinela Avenue to the northeast, West Jefferson Boulevard to the south, and Grosvenor Boulevard to the west.

Franklin Canyon is an open space area mostly used as parkland and trails and lies between the San Fernando Valley and Beverly Hills. This area is owned by the United States National Park Service (NPS) and operated by the Mountains Recreation and Conservation Authority (MRCA). No changes to this community are anticipated under the WSAP.

Gilmore Island is a small unincorporated parcel of land in the Fairfax neighborhood of the City of Los Angeles, located south of West Hollywood and north of Downtown Los Angeles. No residents reside in this area as the area is currently used as a parking lot on the CBS Studio complex. Its zoning for Major Commercial (C-MJ) use is also proposed to change to MU/MXD as part of the proposed Project. ~~No changes to this community are anticipated under the WSAP.~~

Page 5-2, Section 5, *Environmental Analysis*. The following text has been added for clarity.

Cumulative Impact Assumptions and Methodology

As defined in State CEQA Guidelines Section 15355, the term "cumulative impacts" refers to two or more individual impacts, which, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from multiple projects is the change in the physical environment that results from the incremental impact of the proposed project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (State CEQA Guidelines Sections 15355[b] and 15130[a][1]).

The CEQA Guidelines (Section 15130[b][1]) state that the information used in an analysis of cumulative impacts should come from one of two sources:

1. A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, projects outside the control of the agency; or

2. A summary of projections in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

Depending on the environmental topic, the cumulative impact analysis may use either method 1 or 2. Factors considered in determining whether a project is included in the cumulative impact analysis include whether it would cause impacts of the same nature as the proposed Project in the same area at the same time. The cumulative impact analysis contained in the Draft PEIR considers projections from applicable planning documents for assessment of impacts, including the County's General Plan and Southern California Association

of Governments' Connect SoCal. As a program-level planning document, this Draft PEIR does not consider project-level development in the analysis of cumulative impacts.

Section 15130(b)(3) of the CEQA Guidelines states that "lead agencies shall define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used." Each cumulative analysis in Sections 5.1 through 5.20 of this Draft PEIR identify the geographic scope that is applicable to that topic area. In general, the cumulative study area includes the County of Los Angeles. There are environmental issues whose relevant geographic scope for purposes of the cumulative impact analysis may be larger or smaller than the County, and may be defined by local, regional, or state agency jurisdiction or by other environmental factors. One example is the geographic scope of cumulative air quality impacts, defined by the South Coast Air Quality Management District (South Coast AQMD) to encompass the South Coast Air Basin (SoCAB). The basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Conversely, the geographic scope of cumulative aesthetic impacts is limited to anticipated growth and development in the Project area and immediate adjacent areas. The geographic context for the cumulative analysis is specified for each environmental issue addressed in Sections 5.1 through 5.20 of this Draft PEIR.

Page 5.1-13, Section 5.1.3.3, *Impact Analysis*. The following text has been added for clarity.

The land use/zoning changes proposed in the WSAP are limited to infill redevelopment sites in the highly urbanized parts of the Planning Area. Future development facilitated by the WSAP could alter the appearance of existing conditions, primarily along primary arterials, including Slauson Avenue, South La Cienega Boulevard, Crenshaw Boulevard, and West Centinela Avenue. However, the implementation of the WSAP goals and policies would protect visual character and scenic resources, such as Policy COS 5.1, which requires future development be compatible with natural features and preserve prominent visual features, and Policy COS 5.2, which ensures the protection of ridgelines in Ladera Heights, View Park, and Windsor Hills from incompatible development that would diminish their scenic value. Development standards and design guidelines, pursuant to the General Plan, and applicable development standards identified in Planning Area Standards District (PASD) for unincorporated communities in the Planning Area would also ensure that scenic resources in the Planning Area, such as views of the ocean, are not adversely affected. Specifically, the PASD identifies a maximum height limit of 45 feet for structures within the unincorporated communities of the Planning Area. Therefore, the WSAP would not substantially impact the visual appearance or scenic resources in the Planning Area, and impacts would be less than significant.

Page 5.1-14, Section 5.1.3.3, *Impact Analysis*. The following text has been added for clarity.

The goals and policies implemented by the WSAP would ensure that future development would preserve and enhance the Planning Area's visual character and quality, such as Policy LU-5.1, which establishes that any new development is consistent and compatible with existing design quality, and Policy LU-3.2, which ensures new construction is designed to complement the scale and character of existing neighborhoods. Moreover, any future development under the WSAP would be required to comply with County regulations at the time that

maintain the Planning Area's character, such as development standards and commercial and residential design guidelines. Development standards and design guidelines, and applicable development standards identified in Planning Area Standards District (PASD) for unincorporated communities in the Planning Area would also ensure that development under the WSAP would continue to be maintained and be compatible with the Planning Area's visual character. Therefore, impacts would be less than significant.

Page 5.1-16, Section 5.1.4, *Cumulative Impacts*. The following text has been added for clarity.

Less Than Significant Impact. Development that could occur with the implementation of the WSAP would potentially introduce increased density, scale, and height than what currently exists in the Planning Area. Future development facilitated by the implementation of the WSAP would be required to comply with County policies and standards and development standards identified in the PASD regarding design and character to reduce any potential impacts to a scenic vista. Land use changes and zoning updates are limited to Ladera Heights, View Park, Windsor Hills, Gilmore Island (zoning change only), and West Fox Hills communities and no development is proposed in other portions of the Planning Area. Therefore, there would be a less than cumulatively considerable impact.

Page 5.1-7, Section 5.1.4, *Cumulative Impacts*. The following text has been added for clarity.

Less Than Significant Impact. Development that could occur with implementation of the WSAP could result in substantial changes to the visual character of sites and surroundings. Cumulative development around transit and commercial corridors would result in development of increased density, greater scale, and higher height than currently exists in many areas in the Planning Area and could result in potentially adverse effects to visual character and the quality of public views. The WSAP includes proposed land use changes and zoning updates to 10~~12~~ specific Opportunity Sites focused in Ladera Heights, View Park, Windsor Hills, and West Fox Hills and zoning update only to Gilmore Island. Because the Planning Area is predominantly built out, new development would have the potential to alter the visual appearance of the Planning Area but would not substantially degrade the Planning Area's visual character or quality. Future development facilitated by the implementation of the WSAP would be required to comply with County policies and standards and development standards identified in the PASD regarding design and character to reduce any potential impacts to scenic quality along with the WSAP goals and policies that intend to minimize the visual impact of new development as a result of the WSAP. Therefore, there would be a less than cumulatively considerable impact.

Page 5.5-12, Section 5.5.1.2, *Existing Conditions*. The following text has been added for clarity.

No land use changes to Marina del Rey, Ballona Wetlands, West LA/Sawtelle VA, ~~Gilmore Island,~~ or Franklin Canyon areas are proposed as part of the Project. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. Information regarding these areas is provided for context. A summary of the developmental history of each of these unincorporated communities is provided below.

Page 5.5-18, Section 5.5.1.2, *Existing Conditions*. The following text has been added for clarity.

Parts of the Gilmore property were developed over time into the Farmers Market (1934), Gilmore Stadium (1934, demolished) and CBS Television City (1952, designed by Pereira & Luckman, Gin Wong) and annexed into the City of Los Angeles. Gilmore Island remains the last unincorporated parcel of land relating to the Gilmore family legacy. ~~No changes to Gilmore Island are proposed as part of the WSAP.~~

Page 5.6-17, Section 5.6.3.2, *Proposed Project Characteristics and Relevant WSAP Goals and Policies*. The following text has been revised to reflect changes in the Westside Area Plan document.

Implementation Program LUI 8~~17~~. Create educational materials promoting property maintenance and improvement and approaches for sustainable, healthy, and resilient development (e.g., solar, landscape, irrigation, other) and post on the County's website.

Page 5.7-2 through 5.7-3, Section 5.7.1.1, *Regulatory Background*. The following text has been revised for accuracy.

Local agencies must enforce the Alquist-Priolo Earthquake Fault Zoning Act in the development permit process, where applicable, and may be more restrictive than State law requires. According to the Alquist-Priolo Earthquake Fault Zoning Act, before a project can be permitted, cities and counties shall require a geologic investigation, prepared by a licensed geologist, to demonstrate that buildings will not be constructed across active faults. No structure for human occupancy shall be permitted to be placed across an active fault. Furthermore, as the area within 50 feet of such active faults shall be presumed to be underlain by active branches of that fault unless proven otherwise by an appropriate geologic investigation and report as specific in Section 3603(d) of the Act, no structures shall be permitted in this area. ~~If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back a minimum of 50 feet.~~ The Alquist-Priolo Earthquake Fault Zoning Act and its regulations are presented in CGS Special Publication 42, Fault-Rupture Hazard Zones in California.

Pate 5.7-7, Section 5.7.1.2, *Existing Conditions*. The following text has been revised for clarity.

As previously discussed, the Planning Area includes the unincorporated communities of Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles, West Fox Hills, Franklin Canyon, and Gilmore Island). Community members and planning staff identified 10~~12~~ Opportunity Sites within the Planning Area that would undergo land use and zoning changes to support increased residential density. Eight~~Ten~~ of the 10~~12~~ Opportunity Sites are within the Ladera Heights, View Park, and Windsor Hills communities and one of the 10~~12~~ Opportunity Sites is within the West Fox Hills community. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. As further discussed in Chapter 4, *Environmental Setting*, of this Draft PEIR, the ~~12~~ Opportunity Sites and

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Inglewood Oil Field are all within urbanized areas of the Planning Area and are disturbed and/or developed. A discussion of the geologic setting for the Planning Area, including the ~~12~~ Opportunity Sites and Inglewood Oil Field, is provided below.

Page 5.7-8 through 5.7-9, Section 5.7.1.2, *Existing Conditions*. The following has been revised for accuracy.

Liquefaction is a loss of soil strength due to a buildup of pore-water pressure during severe ground shaking. Liquefaction is associated primarily with loose (low-density), saturated, fine- to medium-grained, cohesionless soils. Liquefaction typically occurs in areas with depths to groundwater of less than 50 feet. Lateral spreading is a phenomenon in which large blocks of intact, non-liquefied soil move downslope on a liquefied soil layer. For lateral spreading to occur, a liquefiable soil zone must be laterally continuous, unconstrained laterally in at least one direction and free to move along sloping ground. Several liquefaction hazard zones have been identified in the Planning Area, most are associated with the Marina del Rey and Ballona Wetlands ~~(USGS 2023)~~.(CGS 2024).

Page 5.7-19 through 5.7-20, Section 5.7.8, *References*. The following text has been added and revised for accuracy.

California Geological Survey (CGS). 2023. Alquist-Priolo Earthquake Fault Zone maps. https://maps.conservation.ca.gov/cgs/fam/

CGS. 2024. Earthquake Zones of Required Investigation Map. https://maps.conservation.ca.gov/cgs/EQZApp/app/.

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~~USGS. 2023. U.S. Landslide Inventory and Interactive Map. https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=ac120962f459434b8c904b456c82669d~~

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Page 5.10-7, Section 5.10.1.2, *Existing Conditions*. The following text has been added for clarity.

As previously discussed, the Westside Planning Area (Planning Area) includes the unincorporated communities of Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles, West Fox Hills, Franklin Canyon, and Gilmore Island). Community members and planning staff identified 12 Opportunity Sites within the Planning Area that would undergo land use and zoning changes to support increased residential density. Eight~~Ten~~ of the 10~~12~~ Opportunity Sites are within the Ladera Heights, View Park, and Windsor Hills communities and one of the 10~~12~~ Opportunity Site is within the West Fox Hills community. The Inglewood Oil Field is a privately owned and active oil field with pumps, tanks, ancillary equipment, energy infrastructure, access roads and other facilities within the Ladera Heights community. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. As further discussed in Chapter 4, *Environmental Setting*, of this Draft PEIR, the ~~12~~ Opportunity Sites and Inglewood Oil Field are all within urbanized areas of the Planning Area and are disturbed and/or developed. A discussion of the hydrologic setting for the Planning Area, including the ~~12~~ Opportunity Sites and Inglewood Oil Field, is provided below.

Page 5.10-8 through 5.10-9, Section 5.10.1.2, *Existing Conditions*. The following text has been added for accuracy.

Coastal areas are vulnerable to tsunamis. Tsunamis are a series of powerful waves that originate from geologic disturbances in the ocean. Generated by large earthquakes below the ocean floor, underwater landslides, volcanic activity, and meteor strikes, tsunamis grow significantly in mass and height as they approach land and have the potential to cause injury and damage along coastal areas in Southern California. The western portion of the Planning Area is bounded by the Pacific Ocean, so the hazard of tsunamis exists in the coastal areas. Marina del Rey is in a tsunami hazard zone, as identified by the General Plan EIR and California Geological Survey, and has a Local Coastal Program and Land Use Plan that address mitigation in the tsunami hazards zones (Los Angeles County 2014, Los Angeles County 2022, CGS 2024). The tsunami inundation area extends to just inland of the inland end of the marina in Marina del Rey, which is approximately 1.6 miles inland from the shoreline. No other unincorporated areas in the Planning Area are within tsunami inundation areas. Existing land use designations in Marina del Rey, set forth in the Marina del Rey Land Use Plan certified by the California Coastal Commission in 1996, include residential (Residential III, IV, and V with maximum densities of 35, 45,

and 75 units per acre, respectively); several categories of commercial land uses (hotel, office, marine commercial, and visitor serving-convenience commercial); boat storage, public facilities, parking, open space, and water (Los Angeles County 2014).

Page 5.10-19, Section 5.10.8, *References*. The following text has been added for accuracy.

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US Environmental Protection Agency (USEPA). 2012, September 26. Water Permitting 101. http://www.epa.gov/npdes/pubs/101pape.pdf.

Page 5.11-9, Section 5.11.1.2, *Existing Conditions*. The following text has been revised for clarity.

West LA/Sawtelle VA, Franklin Canyon, Gilmore Islands. West LA/Sawtelle VA is owned and subject to the jurisdiction of the federal government and is currently undergoing a separate master plan effect. Franklin Canyon and Gilmore Island are two islands of land within the Westside Planning Area. Franklin Canyon is made up of mostly parkland and trails, managed by the Mountains Recreation and Conservation Authority. There are no residents in unincorporated Franklin Canyon. Gilmore island serves as a parking lot and has no

permanent residents. No land use changes to ~~these~~ West LA/Sawtelle VA and Franklin Canyon~~communities~~ are proposed as part of the WSAP. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community.

Page 5.11-14, Section 5.11.3.3, *Impact Analysis*. The following text has been revised to reflect changes in the Westside Area Plan document.

Policies in the WSAP would not only improve connectivity, but compatibility between existing and future development. This includes Policies LU-4.1 and LU-4.6 which promote a diverse community and preserving community identity and LU-6.1 through LU-6.8~~6~~ which contribute to commercial and mixed-uses to promote connectivity. No aspect of the proposed Project would divide communities within the Planning Area. As described above, the proposed Project includes provisions that directly address land use connectivity, compatibility, and encroachment of new development on existing neighborhoods and land uses. Therefore, the proposed Project would result in less than significant impacts regarding the division of an established community or land use compatibility issues.

Page 5.11-15, Table 5.11-3, *Consistency with Applicable 2024-2050 SCAG RTP/SCS Goals*. The following text has been revised to reflect changes in the Westside Area Plan document.

Table 5.11-3 Consistency with Applicable 2024–2050 SCAG RTP/SCS Goals

Connect SoCal 2024–2050 RTP/SCS Goals	Connect SoCal 2024–2050 RTP/SCS Subgoals	Consistency
Communities: Develop, connect, and sustain livable and thriving communities.	Create human-centered communities in urban, suburban, and rural settings to increase mobility options and reduce travel distances.	Consistent. The proposed Project would increase residential and mixed-use densities within major commercial corridors and centers and along high-quality transit corridors (see Figure 3-4, *Proposed Land Uses*, of this Draft PEIR).
	Produce and preserve diverse housing types in an effort to improve affordability, accessibility and opportunities for all households.	Consistent. The proposed Project supports a variety of housing types, including High Density Residential and mixed-use development to encourage better connectivity to employment and commercial uses. Policies LU-2.1 through LU 2.6, LU 4.1 through LU-4.3, LU-6.1 through LU-6.8~~7~~ encourage a balanced land use pattern, a diversity of housing types, jobs-housing balance, and transit-oriented development. Therefore, the proposed Project would be consistent with this policy.

3. Revisions to the Draft EIR

Table 5.11-3 Consistency with Applicable 2024–2050 SCAG RTP/SCS Goals

Connect SoCal 2024–2050 RTP/SCS Goals	Connect SoCal 2024–2050 RTP/SCS Subgoals	Consistency
Environment: Support a sustainable, efficient and productive regional economic environment that provides opportunities for all people in the region.	Develop communities that are resilient and can mitigate, adapt to and respond to chronic and acute stresses and disruptions, such as climate change.	Consistent: The WSAP includes Goal COS 4, which focuses on improving resiliency and minimizing contributions to climate change. Policy COS 4.1 encourages new and existing developments to upgrade to water-conserving mechanisms such as stormwater capture systems, graywater systems, and drought tolerant landscapes. Additionally, the WSAP also includes Goal LU 9 that focuses on a safe built environment and infrastructure. Under Policy LU 9.1, new developments should be designed and located to protect structures and occupants from natural hazards such as flooding and landslides. Additionally, Policy LU 9.3 calls for proactive management of vegetation in fire hazard areas.
	Integrate the region's development pattern and transportation network to improve air quality, reduce greenhouse gas emissions and enable more sustainable use of energy and water.	Consistent: The proposed Project objectives include focusing new housing and commercial development in existing commercial corridors and centers and in proximity to transit; prioritizing local serving businesses; fostering land use development patterns and densities and improving streetscapes that promote a more active pedestrian environment; and improving the variety of travel choices for residents such as walking, biking, and public transit. The WSAP includes Policies LU 3.1, LU 4.3, LU 5.2, LU 6.8~~7~~, LU 12.1, LU 13.5, and LU 14.6 in addition to Policies M 3.1, M 3.3, M 4.4, and M 4.12 to support these objectives. Overall, these components of the proposed Project would contribute to building denser communities and improving active and public transit infrastructure and contribute to reducing passenger vehicle trips, thereby also potentially reducing VMT and overall transportation fuel demands and mobile-source criteria air pollutant and GHG emissions.
	Conserve the region's resources.	Consistent. The proposed Project contains several policies in the Land Use and Conservation and Open Space elements that would preserve and enhance areas that may provide habitat

Table 5.11-3 Consistency with Applicable 2024–2050 SCAG RTP/SCS Goals

Connect SoCal 2024–2050 RTP/SCS Goals	Connect SoCal 2024–2050 RTP/SCS Subgoals	Consistency
		for special-status species (LU-8.1, COS-2.1 through COS 2.3). Therefore, the proposed Project would be consistent with this policy.

Source: SCAG 2024.

Page 5.11-14, Section 5.11.3.3, *Impact Analysis*. The follow text has been revised for clarity and to reflect changes based on comments received for the opportunity sites.

The proposed Project could result in future development of 5,966~~6,489~~ households, or a population of approximately 14,318~~15,704~~. Therefore, the proposed Project is consistent with the growth projections identified in~~t ch~~the 2024-2025 RTP/SCS.

Page 5.13-29, Section 5.13.6, *Mitigation Measures*. The following text has been revised for clarity.

Impact 5.13-1 and Impact 5.13-2

N-1 **Construction Noise.** Applicants for future development projects pursuant to implementation of the Westside Planning Area ~~Plan~~ that are within 500 feet of sensitive receptors (e.g., residences, hospitals, schools) shall submit a noise study to the Los Angeles County Department of Public Health (~~LAC~~DPH) for review and approval prior to issuance of a grading or building permit. The study shall include noise-reduction measures, if necessary, to ensure project construction noise will be in compliance with the County Noise Ordinance standards (i.e., LACC 12.08.440). All noise-reduction measures approved by ~~LAC~~DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during construction activities. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:

- Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors.
- Equip construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology (BACT).
- Limit nonessential idling of construction equipment to no more than five minutes per hour.

This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes construction noise standards for noise-reduction measures

that ensures project construction noise compliance with the County Noise Ordinance standards (i.e., LACC 12.08.440) for development projects within the Westside Planning Area ~~Plan~~.

N-2 **Operational Noise.** Prior to issuance of a building permit for any future discretionary development projects within the Westside Planning Area that are within 500 feet of sensitive receptors, the project applicant shall submit a noise mitigation plan to ~~LAC~~DPH for review and approval. The noise mitigation plan shall be prepared by a sound engineer and be sufficient for ~~LAC~~DPH to make a determination of whether the project will be in compliance with all applicable County noise standards and regulations. At a minimum, the noise mitigation plan shall include the following information: a list of all electro-mechanical equipment (HVAC, refrigeration systems, generators, etc.) that will be installed at the project site; sound level that would be produced by each piece of equipment; noise-reduction measures, as necessary; and sufficient predictive analysis of project operational noise impact. All noise-reduction measures approved by ~~LAC~~DPH shall be incorporated into the project building plans and implemented during project construction. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:

- Install permanent noise-occluding shrouds or screens on operating equipment.
- Maintain all equipment and noise control features in accordance with the manufacturer's specifications.
- Orient equipment vents and other sources of sound emissions away from noise-sensitive receptors and/or behind structures, containers, or natural features.
- Increase distance between the operating equipment and the noise-sensitive receptor(s) of concern, to the maximum extent feasible.
- Install portable sound-occluding barriers to attenuate noise between the source(s) and the noise-sensitive receptor(s).

This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes noise standards for commercial and mixed-use projects within the ~~Westside~~ Planning Area.

N-3 **Construction Vibration.** For future development projects that utilize vibration-intensive construction equipment (e.g., pile drivers, jack hammers, and vibratory rollers) within 300 feet of sensitive receptors within the ~~Westside~~ Planning Area ~~Plan~~, project applicant shall submit a vibration impact evaluation to ~~LAC~~DPH for review and approval prior to issuance of a grading or building permit. The evaluation shall include a list of project construction equipment and the associated vibration levels and a predictive analysis of potential project vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the County's standard of 0.01 inches per second RMS vibration velocity [within the range of 1 to 100 Hz frequency]), project-specific measures shall

be required to ensure project compliance with vibration standards. All project-specific measures approved by ~~LAC~~DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during project construction

Examples of equipment vibration source-to-receptor distances at which impact evaluation should occur vary with equipment type (based on FTA reference vibration information) and are as follows:

- Jackhammer: 23 feet
- Dozer, hoe-ram, drill rig, front-end loader, tractor, or backhoe: 43 feet
- Roller (for site ground compaction or paving): 75 feet
- Impact pile-driving: 280 feet

This mitigation measure shall not apply and is superseded once a Countywide ground-borne vibration ordinance goes into effect that establishes construction ground-borne vibration standards for vibration-reduction measures that ensures project construction ground-borne vibration compliance with the County standard of 0.01 inches per second RMS vibration velocity [within the range of 1 to 100 Hz frequency]) for development projects within the ~~Westside~~ Planning Area~~Plan~~.

Page 5.14-10, Table 5.14-3. The following text has been revised to reflect changes based on comments received for the opportunity sites.

Table 5.14-3 Proposed Growth within the WSAP

	Households[1]	Population	Employment
Ladera Heights, View Park, and Windsor Hills	5,763~~6,286~~	13,831~~15,211~~	610
West Fox Hills	203	487~~93~~	0
Unincorporated Islands	0	0	0
Marina del Rey and Ballona Wetlands	0	0	0
Westside Area Plan Totals	5,966~~6,489~~	14,318~~15,704~~	610

[1] Numbers based on the unincorporated Los Angeles County occupancy rate of 96.04%

3. Revisions to the Draft EIR

Page 5.14-10, Footnote number 3. The following text has been revised to reflect changes based on comments received for the opportunity sites.

The additional residential dwelling units in the Planning Area make approximately 1.4~~2.0~~ percent[3] of the countywide RHNA allocation.

[3] [(6,212~~6,757~~ units – 4,972 units)/89,232 units] x 100 = 1.4~~2.0~~%

Page 5.15-4, Section 5.15.1.1, *Environmental Setting*. The following text has been revised for clarity.

The Westside Area Plan includes seven unincorporated communities: Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles (LA)/Sawtelle Veterans Affair (VA)), West Fox Hills, Franklin Canyon, Gilmore Island. Marina del Rey, Ballona Wetlands, and West LA/Sawtelle VA) are governed by separate planning processes and are not anticipated to change. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. The two communities being primarily analyzed are Ladera Heights, View Park, and Windsor Hills and West Fox Hills.

Page 5.15-9, Section 5.15.2, *Environmental Setting*. The following text has been revised for clarity.

The WSAP includes seven unincorporated communities: Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles [Sawtelle VA]), West Fox Hills, Franklin Canyon, Gilmore Island. Marina del Rey, Ballona Wetlands, and West Los Angeles (Sawtelle VA) are governed by separate planning processes and are not anticipated to change. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. The two communities being primarily analyzed are Ladera Heights, View Park, and Windsor Hills and West Fox Hills.

Page 5.15-13, Section 5.15.3, *Environmental Setting*. The following text has been revised for clarity.

The WSAP includes seven unincorporated communities: Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles [Sawtelle VA]), West Fox Hills, Franklin Canyon, Gilmore Island. Marina del Rey, Ballona Wetlands, and West Los Angeles (Sawtelle VA) are governed by separate planning processes and are not anticipated to change. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. The two communities being primarily analyzed are Ladera Heights, View Park, and Windsor Hills and West Fox Hills.

Page 5.15-18, Section 5.15.4, *Environmental Setting*. The following text has been revised for clarity.

The WSAP includes seven unincorporated communities: Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles [Sawtelle VA]), West Fox Hills, Franklin Canyon, Gilmore Island. Marina del Rey, Ballona Wetlands, and West Los Angeles (Sawtelle VA) are governed by separate planning processes and are not anticipated to change. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. The two communities being primarily analyzed are Ladera Heights, View Park, and Windsor Hills and West Fox Hills. The View Park Bebe Moore Campbell Library serves the Ladera Heights, View Park, and Windsor Hills and West Fox Hills communities.

Page 5.17-15, Section 5.17.1.2, *Existing Conditions*. The following text has been revised for clarity.

Population and employment provide important data for travel patterns to and from the county, including the Planning Area. According to SCAG's RTP/SCS growth forecast, the unincorporated areas of the county had a population of 1,057,192 and the county as a whole had a population of 10,283,330 in 2018. As discussed in Section 3, *Project Description*, the Planning Area includes the unincorporated communities of Ladera Heights, View Park, and Windsor Hills; Marina del Rey; Ballona Wetlands; and Westside Islands, which includes West Los Angeles (Sawtelle Veterans Affairs [VA]), West Fox Hills, Franklin Canyon, and Gilmore Island. The Westside Planning Area, including unincorporated and incorporated areas, has a total population of 1,071,794 people based on SCAG's 2016 RTP/SCS. However, Marina del Rey, Ballona Wetlands, and West Los Angeles (Sawtelle VA) are governed by separate planning processes and are not anticipated to undergo changes as a result of the proposed Project. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. The WSAP focuses primarily on Ladera Heights, View Park, and Windsor Hills and West Fox Hills.

Page 5.20-13, Section 5.20.1.2, *Existing Conditions*. The following text has been added to address new figures added to the chapter.

The geography, weather patterns, and vegetation in several portions of the Project area and surrounding areas provide ideal conditions for recurring wildfires. As shown in Figure 5.20-1a, *Fire Hazard Severity Zones*, the communities of Franklin Canyon and Ladera Heights, View Park, and Windsor Hills are within a Very High Fire Hazard Severity Zone. As shown in Figure 5.20-1b, *Fire Hazard Severity Zones*, with respect to the Opportunity Sites within the Ladera Heights, View Park, and Windsor Hills community, none of the opportunities sites identified for land use changes are within a fire hazard severity zone. Opportunity Site 11, Inglewood Oil Field is within a very high fire hazard severity zone; however, no land use changes, zoning changes, or development are proposed on this site under the WSAP.

3. Revisions to the Draft EIR

According to CAL FIRE, the wildland-urban interface (WUI) is subdivided into the intermix zone (where houses and wildland vegetation directly mingle), the interface zone (housing adjacent to wildland vegetation, but not mingled with it), and the influence zone (areas of wildfire-susceptible vegetation surrounding the other zones) (CAL FIRE 2019). The interface and intermix zones carry the highest risk for wildfires affecting developed areas. Unlike wildfire in wildland areas, fires in WUI areas are more likely to damage or destroy buildings and infrastructure that support populations, the economy, and key services in the city. While most of the Project area is located outside of the WUI, the Franklin Canyon and Ladera Heights, View Park, and Windsor Hills communities are in the interface and influence zones, and the Marina Del Rey and Ballona wetlands are in the influence zone, as shown in Figure 5.20-2a, *Wildland-Urban Interface*. As shown in Figure 5.20-2b, *Wildland Urban Interface (Ladera Heights/Viewpark-Windsor Hills)*, with respect to the Opportunity Sites within the Ladera Heights, View Park, and Windsor Hills community, of the opportunity sites identified for land use changes, only portions of Opportunity Site 3 are identified as an influence zone for the WUI; however, this opportunity is entirely developed. A majority of Opportunity Site 11 is identified as an influence zone for the WUI; however, no land use changes, zoning changes, or development are proposed on this site under the WSAP.

Page 7-4, Section 7.3.1, *Additional Opportunity Sites for Land Use and Zoning Changes*. The following text has been revised for clarity.

While the WSAP addresses each of its unincorporated communities, its focus is on Ladera Heights, View Park-Windsor Hills, and West Fox Hills, as the remaining areas are managed through other plans, agencies, or agreements. The Ballona Wetlands is a significant ecological resource owned by the state of California, managed by the California Department of Fish and Wildlife, and subject to an ongoing multiagency restoration project. Determination of Marina del Rey's future uses and improvements will be the subject of a separate planning process recently initiated by the Los Angeles County Department of Beaches and Harbors. The unincorporated area of West LA (Sawtelle VA) is owned by and subject to the jurisdiction of the federal government and is currently undergoing a separate master plan effort. Gilmore Island, a small unincorporated parcel of land in the Fairfax neighborhood of the City of Los Angeles, is occupied by a parking lot integrated cohesively within the overall CBS Television City studio complex. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. Franklin Canyon is largely undevelopable due to its environmental setting, natural resources, and fire hazards and is mostly used as parkland and trails managed by the Mountains Recreation and Conservation Authority. Therefore, WSAP focuses primarily on land use and zoning changes within Ladera Heights, View Park, Windsor Hills, and West Fox Hills.

Page 7-10, Section 7.5, *No Project/Buildout To General Plan Alternative*. The following text has been revised to reflect changes based on comments received for the opportunity sites.

As shown in Table 7-4, *Proposed Project Buildout Conditions (2045)*, the Project would result in a buildout total of 14,268~~14,791~~ households, 34,151~~35,726~~ residents, and 5,297 jobs in the Planning Area by 2045.

Table 7-4 Proposed Project Buildout Projections (2045)

	Households	Population	Jobs
Ladera Heights, View Park, and Windsor Hills	13,842~~14,365~~	33,221~~34,796~~	5,156
West Fox Hills	426	930	141
Total	14,268~~14,791~~	34,151~~35,726~~	5,297

Source: (Fehr & Peers 2024)

As shown in Table 7-5, *Alternative 1 Buildout and Proposed Project Buildout Conditions Comparison (2045)*, buildout of the Planning Area under proposed Project conditions as compared to Alternative 1 would result in a net increase in housing units by 6,212~~6,757~~ units, yielding 5,966~~6,489~~ households and increase population by 14,129~~15,704~~ residents. The Project would result in an increase in employment by 610 employees as compared to Alternative 1. It should be noted that current (2024) employment exceeds the General Plan projected employment for the area by 305 employees.

Table 7-5 Alternative 1 Buildout and Proposed Project Buildout Conditions Comparison (2045)

	Alternative 1 Buildout Conditions	Proposed Project Buildout Conditions	Change
Households	8,302	14,268~~14,791~~	5,966~~6,489~~
Population	20,022	34,151~~35,726~~	14,129~~15,704~~
Employment	4,687	5,297	610

Page 7-23 – 7-24, Section 7.6, *Housing Element Residential Units Only*. The following text has been revised for clarity and revised to reflect changes based on comments received for the opportunity sites.

The Housing Element Residential Units Only Alternative (Alternative 2) would modify the WSAP to implement only the residential component of the Housing Element. The Housing Element identifies that the RHNA allocation for the Planning Area is 4,972 units to meet the broader unincorporated Countywide target of 89,232 units. This alternative represents an approximately 20~~26~~ percent reduction in residential units (which includes 6,212~~6,757~~ units) and in households (which includes 5,966~~6,489~~ households) as compared to the proposed Project of the WSAP (refer to Table 7-6, *Alternative 2 and Proposed Project Development Comparison*).

Table 7-6 Alternative 2 and Proposed Project Development Comparison (2045)

	Alternative 2 Conditions	Proposed Project Conditions	Difference
Housing Units	4,972	6,212~~6,757~~	1,240~~1,785~~
Households[1]	4,773	5,966~~6,489~~	1,193~~1,716~~
Population[2]	11,455~~12,033~~[3]	14,318~~15,704~~	2,863~~3,671~~

Notes:
[1] Based on the unincorporated Los Angeles County occupancy rate of 96%
[2] Based on number of households. 14,318~~15,704~~ people/5,966~~6,489~~ housing units = 2.4 person per household
[3] 2.4 person per household x 4,773~~4,972~~ housing units = 11,455 ~~12,033~~ people

3. Revisions to the Draft EIR

The 10~~12~~ identified Opportunity Sites in the WSAP would be the same as the proposed Project, just at reduced densities than proposed by land use and zoning changes. The goals, policies, and implementation strategies in the WSAP would otherwise remain as currently proposed. As with the proposed Project, land uses within Inglewood Oil Field would be governed by the Baldwin Hills Community Standards District (BHCSD) and any future changes would be conducted under a separate planning process under this alternative.

By limiting the development within the Planning Area to only the RHNA-allocated units, it would be reasonable to assume that the proposed Project's impacts would be generally reduced by 20~~26~~ percent under Alternative 2 as they relate to the residential component. Alternative 2 would achieve the proposed Project's objectives but on a reduced scale compared to the Project since it would allow for fewer housing choices; however, it would meet the housing allocation adopted in the County's Housing Element. Alternative 2 was included for further analysis as an approach to meet the County's RHNA allocation with the goal of decreasing the severity of the proposed Project's significant environmental impacts.

Page 7-30, Section 7.6.14, *Public Services*. The following text has been revised to reflect changes based on comments received for the opportunity sites.

Under Alternative 2, development would occur in the same areas as the proposed Project but would be in accordance with the modified WSAP and recently adopted Housing Element. Alternative 2 would result in a 20~~26~~ percent reduction in residential units and households when compared to the proposed Project. As with the proposed Project, future development under Alternative 2 would be required to pay development fees and taxes, which would fund public services to provide additional personnel and/or equipment and/or expand existing facilities to support population growth indirectly caused. Therefore, public services impacts under Alternative 2 would be less than the proposed Project.

Page 7-31, Section 7.6.17, *Transportation*. The following text has been revised to reflect changes based on comments received for the opportunity sites.

Alternative 2 would be developed in accordance with the modified WSAP and recently adopted Housing Element and would result in a 20~~26~~ percent reduction in residential units and households as compared to the proposed Project. Alternative 2 would not conflict with an applicable plan, ordinance, or policy addressing the circulation system, similar to the proposed Project. Although the Planning Area represents a jobs-poor community under existing conditions, Los Angeles County as a whole is a jobs-rich area. Thus, daily VMT per service population would decrease when compared to the proposed Project by reducing the amount of housing. Therefore, impacts related to the consistency with CEQA Guidelines section 15064.3 subdivision (b) would be less than the proposed Project. Furthermore, this alternative would not result in significant impacts related to the increase of transportation hazards due to a design feature or incompatible use, nor would a significant impact occur relative to inadequate emergency access, similar to the proposed Project. Although this alternative would reduce VMT due to the reduced scope of development, the reduction would not reduce the proposed Project's significant and unavoidable impacts. Therefore, impacts related to transportation would be similar to the proposed Project.

Page 7-40, Section 7.7.18, *Tribal Cultural Resources*. The following text has been revised for clarity.

Under Alternative 3, development would occur in the same areas as the proposed Project and would be guided by the WSAP but would not include the non-residential development component. Ground-disturbing activities associated with the construction ~~on~~of non-residential development would be eliminated under Alternative 3.

3.2.3 Draft PEIR Figure Revisions

The following figures have been prepared and/or revised in response to comments received on the Draft PEIR.

3. Revisions to the Draft EIR

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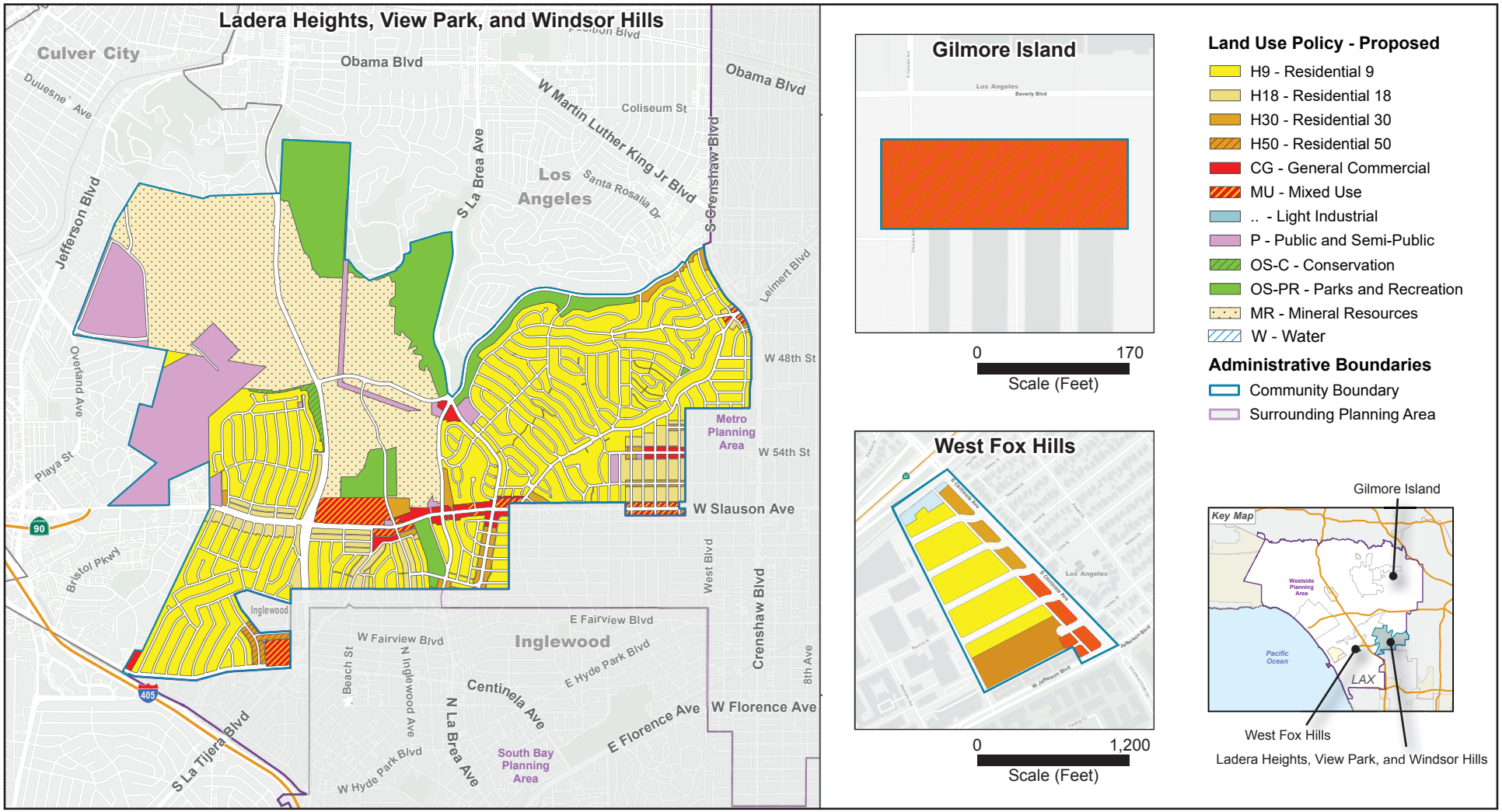
Figure 3-4a - Proposed Land Use Map – Ladera Heights/View Park-Windsor Hills, West Fox Hills, and Gilmore Island



Source: County of Los Angeles 2024; PlaceWorks 2024.

3. Revisions to the Draft EIR

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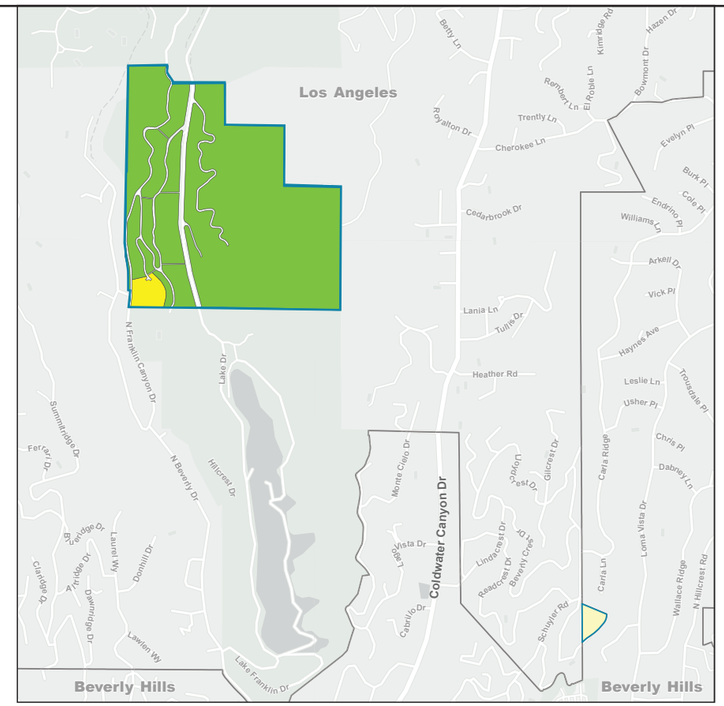
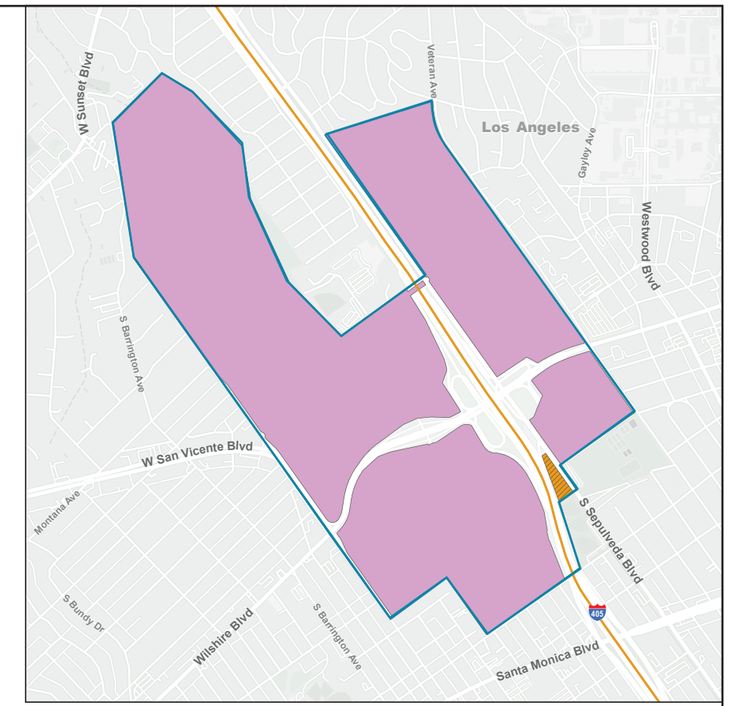
Figure 3-4b - Proposed Land Use Map – Ballona Wetlands, Franklin Hills, and West LA (Sawtelle VA)





Land Use Policy - Proposed

- OS-C - Conservation
- W - Water

Administrative Boundaries

- Community Boundary

Land Use Policy - Proposed

- H2 - Residential 2
- H9 - Residential 9
- OS-PR - Parks and Recreation

Administrative Boundaries

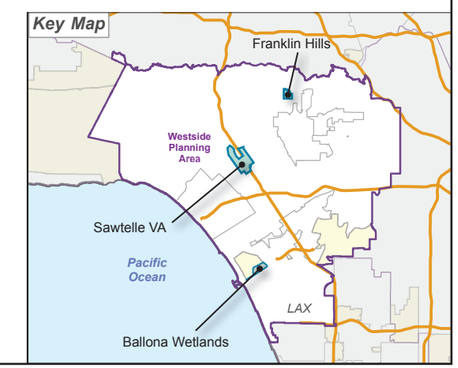
- Community Boundary

Land Use Policy - Proposed

- H50 - Residential 50
- P - Public and Semi-Public

Administrative Boundaries

- Community Boundary



Source: County of Los Angeles 2024; PlaceWorks 2024.

3. Revisions to the Draft EIR

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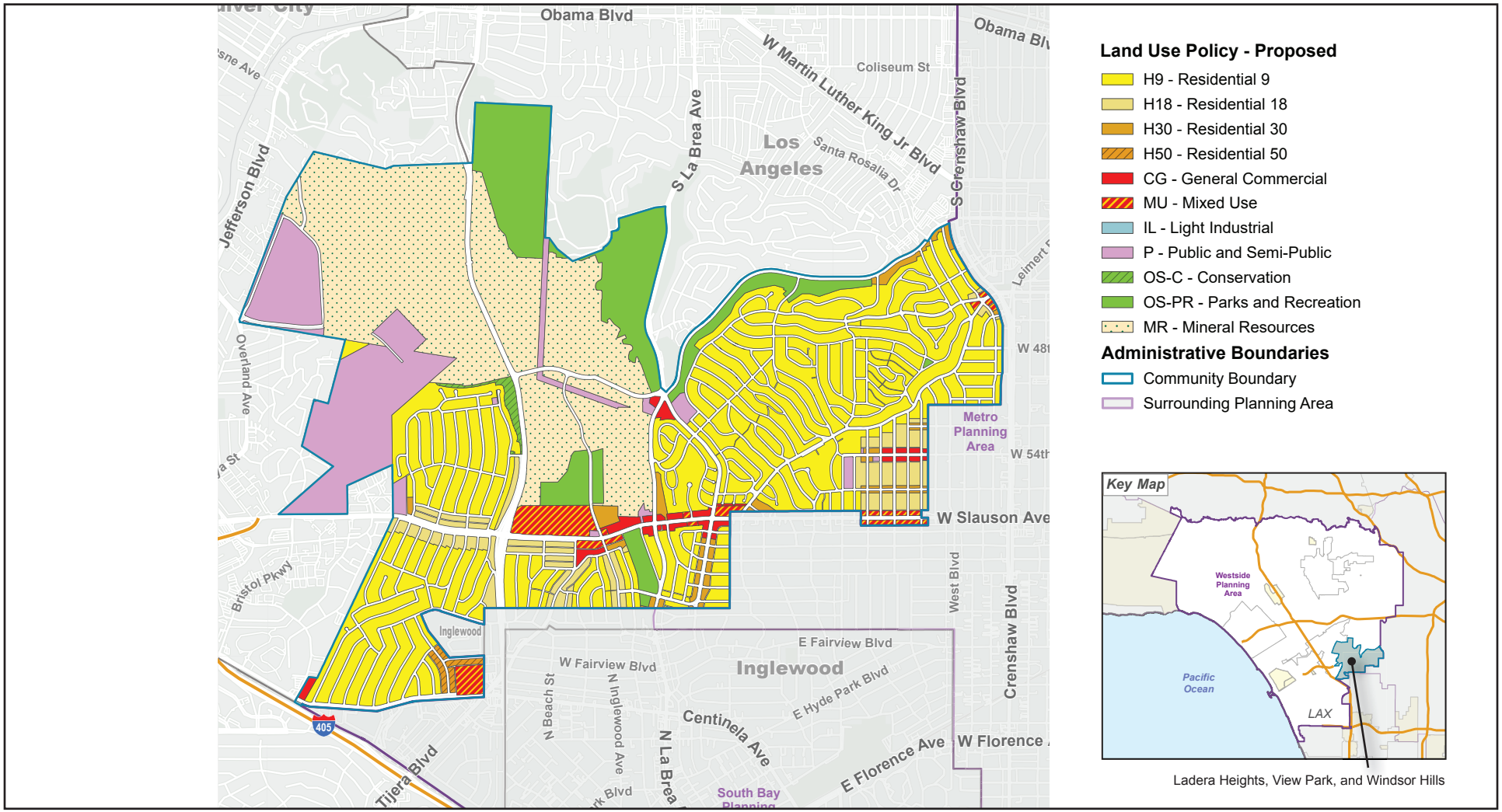
Figure 3-5a - Westside Area Plan Proposed Zoning Changes, Ladera Heights/View Park-Windsor Hills



Source: LA County Planning 2024.

3. Revisions to the Draft EIR

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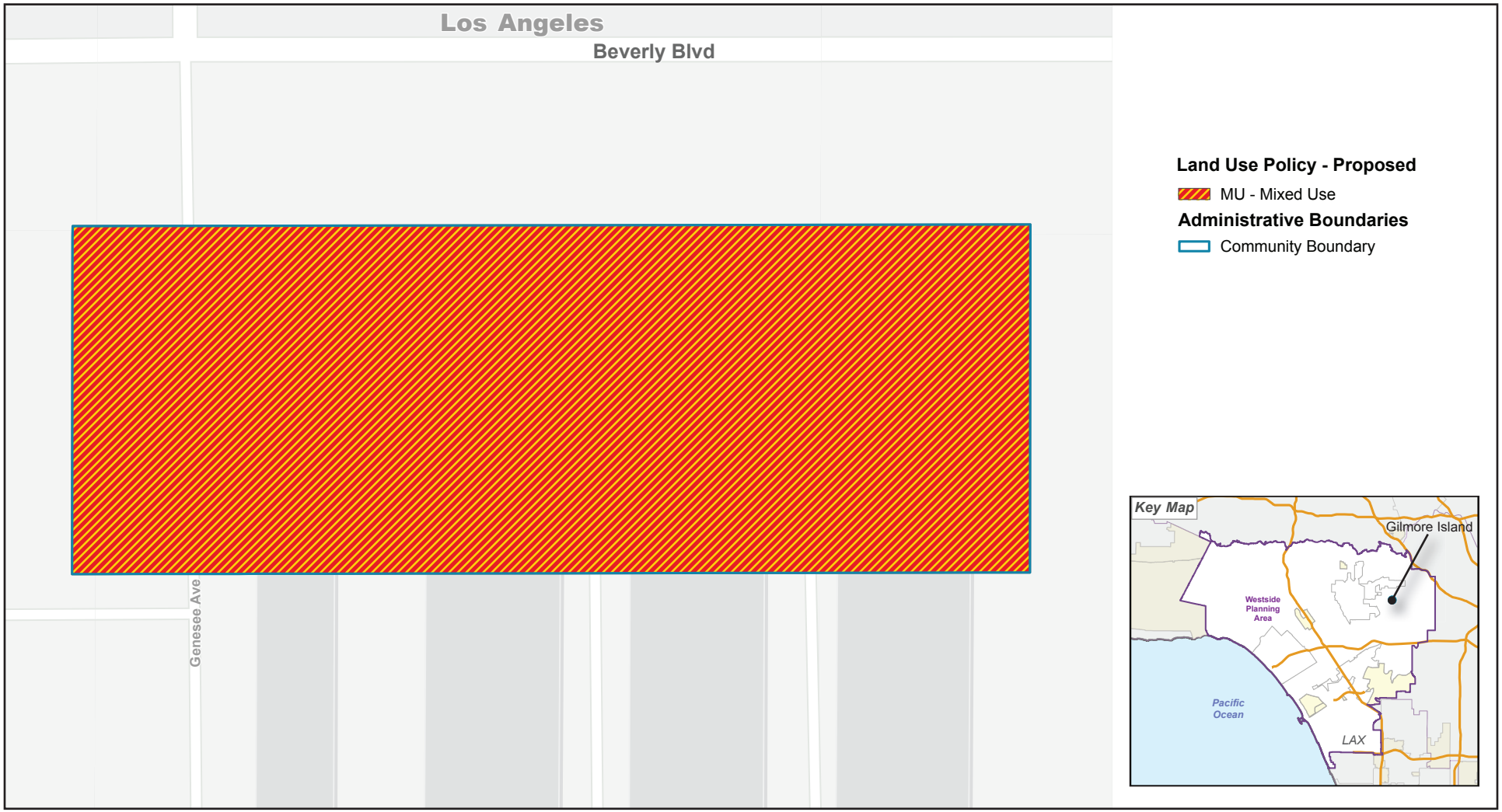
Figure 3-5e - Westside Area Plan Proposed Zoning Changes, Gilmore Island



0 45
Scale (Feet)

Source: LA County Planning 2024.

3. Revisions to the Draft EIR

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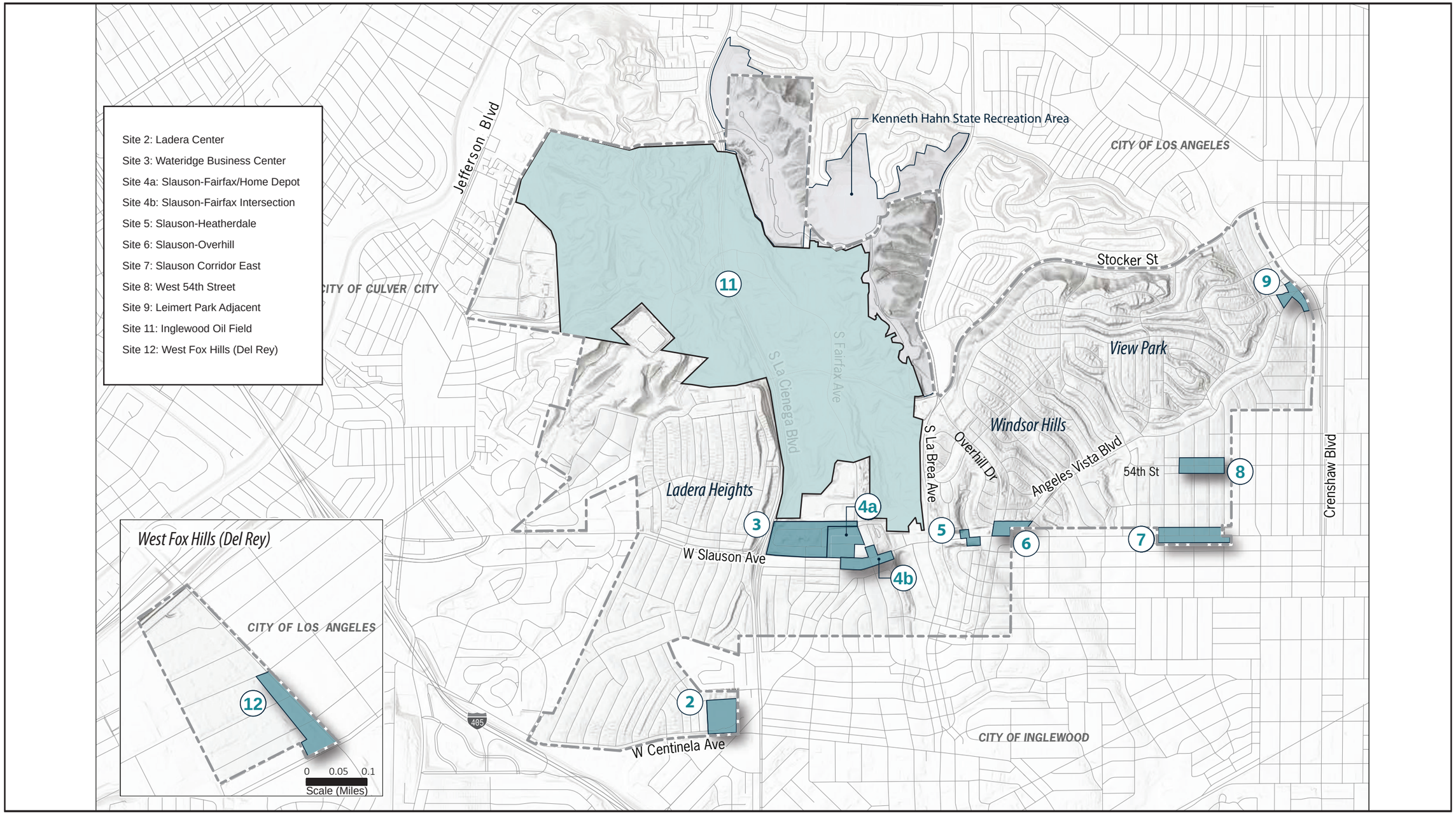
Figure 3-6 - Opportunity Sites Map



Source: County of Los Angeles 2024; PlaceWorks 2024.

3. Revisions to the Draft EIR

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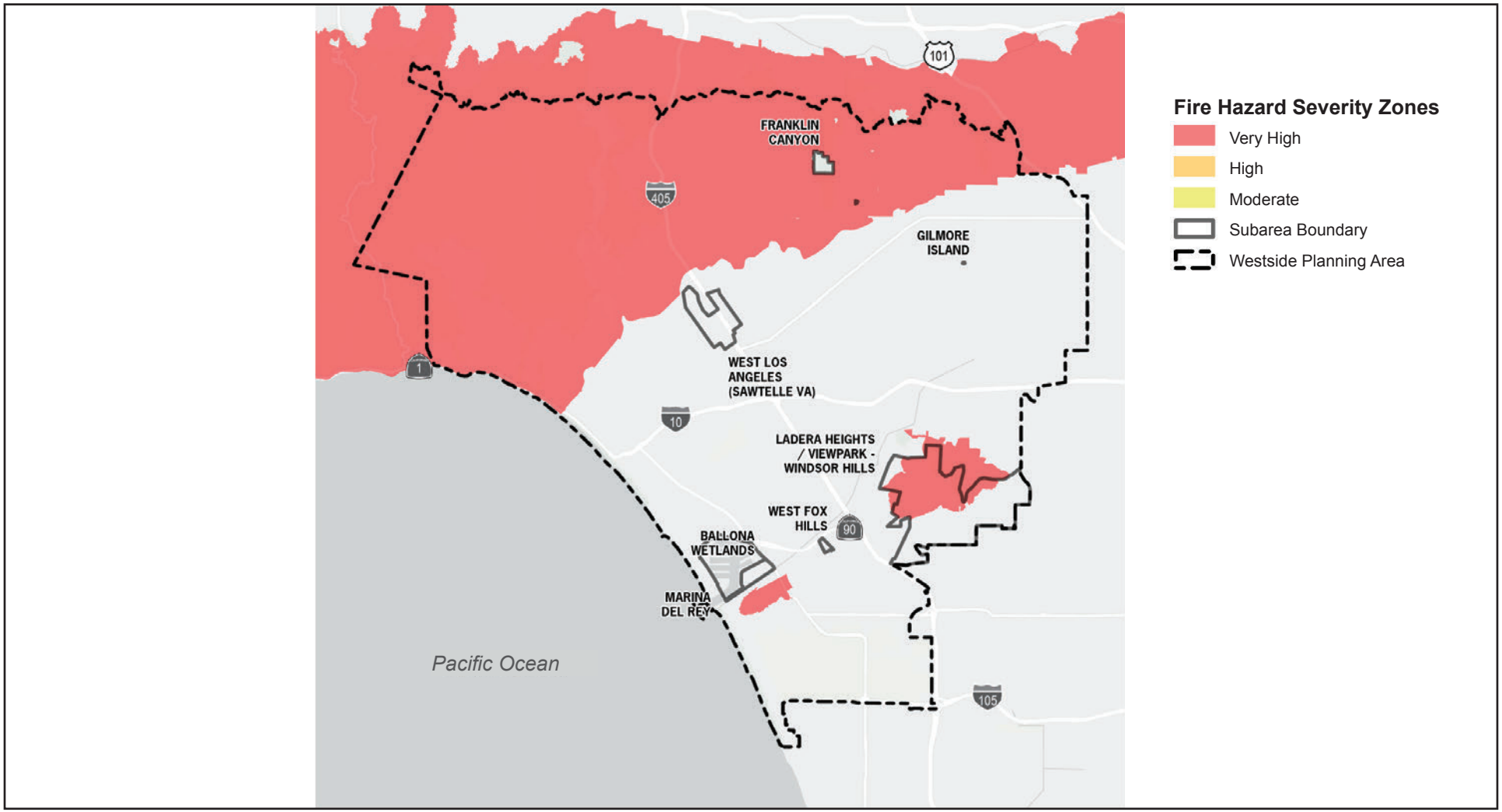
Figure 5.20-1a - Fire Hazard Severity Zones



Source: County of Los Angeles 2024; PlaceWorks 2022.

3. Revisions to the Draft EIR

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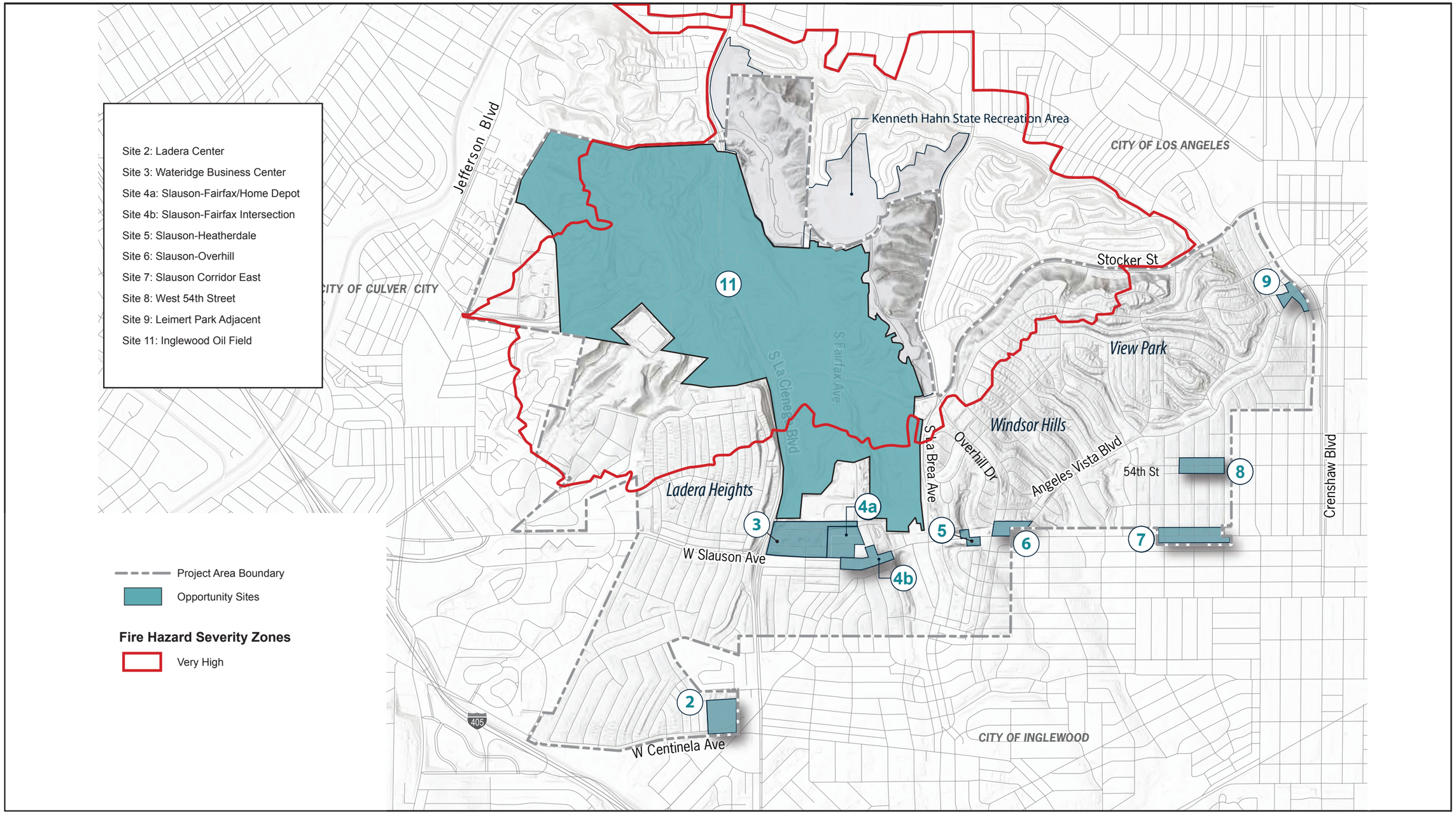
Figure 5-20.1b - Fire Hazard Severity Zones (Ladera Heights/Viewpark-Windsor Hills)



Source: County of Los Angeles 2024; PlaceWorks 2024.

3. Revisions to the Draft EIR

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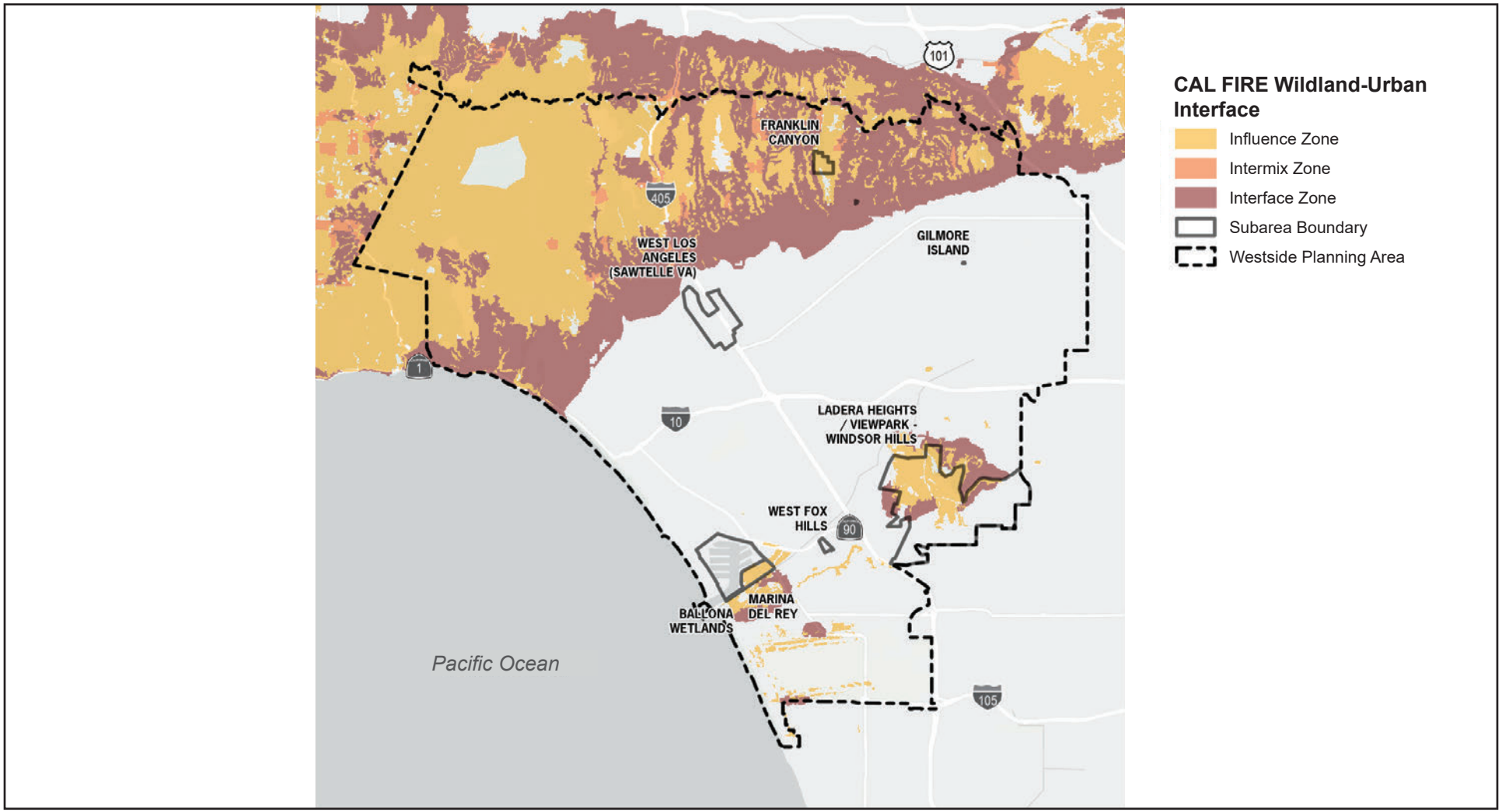
Figure 5.20-2a - Wildland-Urban Interface



Source: County of Los Angeles 2024; PlaceWorks 2022.

3. Revisions to the Draft EIR

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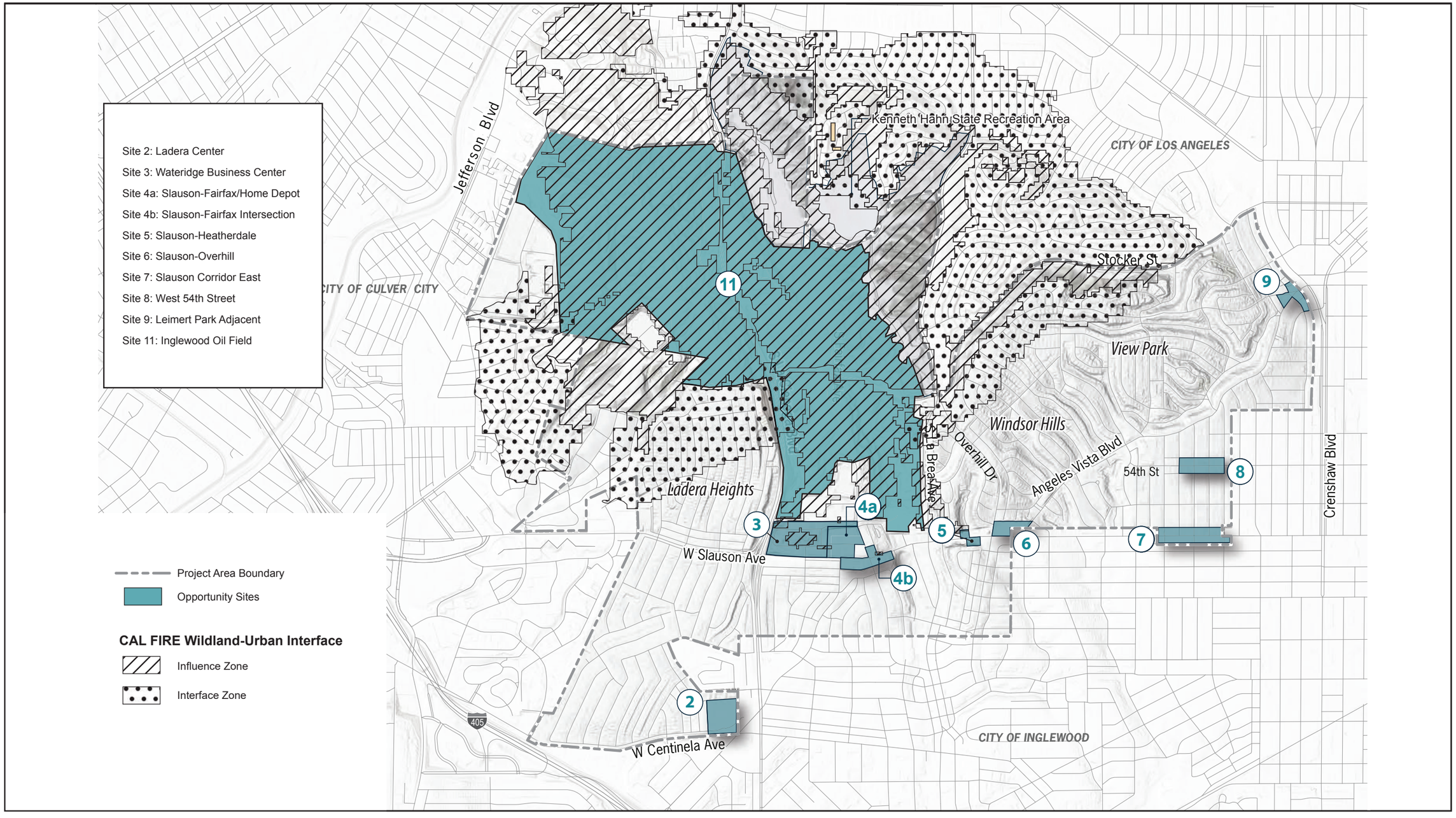
Figure 5-20.2b - Wildland Urban Interface (Ladera Heights/Viewpark-Windsor Hills)



Source: County of Los Angeles 2024; PlaceWorks 2024.

3. Revisions to the Draft EIR

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4. Mitigation Monitoring and Reporting Program

4.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (Draft EIR), for the Westside Area Plan (WSAP or proposed Project) (State Clearinghouse [SCH] 2023110409) dated June 2024. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Moorpark Monitoring Requirements. Section 21081.6 states:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

4.2 ENVIRONMENTAL IMPACTS

4.2.1 Impacts Considered No Impact or Less Than Significant

The EIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that would not be significantly impacts by the proposed project in Chapter 5, *Environmental Analysis*, and Chapter 8, *Impacts Found Not to Be Significant*, and therefore, did not require mitigation. Impacts to the following environmental resources were found to be less than significant or no impact:

No Impact

- Agriculture and Forestry Resources (5.2-1, 5.2-2, 5.2-3, and 5.2-4)
- Hazards and Hazardous Materials (Impact 5.9-5)

- Mineral Resources (Impacts 5.12-1 and 5.12-2)
- Recreation (Impact 5.16-3)

Less Than Significant

- Aesthetics (Impact 5.1-1, 5.1-2, 5.1-3, 5.1-4, and 5.1-5; Cumulative Impacts)
- Air Quality (Impacts 5.3-1 and 5.3-4; Cumulative Impacts)
- Biological Resources (Impacts 5.4-2, 5.4-3, 5.4-4, 5.4-6 and 5.4-7; Cumulative Impacts)
- Energy (Impacts 5.6-1 and 5.6-2; Cumulative Impacts)
- Geology and Soils (Impacts 5.7-1, 5.7-2, 5.7-3, and 5.7-4; Cumulative Impacts)
- Greenhouse Gas Emissions (Impact 5.8-1; Cumulative Impacts)
- Hazards and Hazardous Materials (Impacts 5.9-1, 5.9-2, 5.9-3, 5.9-4, 5.9-6, and 5.9-7; Cumulative Impacts)
- Hydrology and Water Quality (Impacts 5.10-1, 5.10-2, 5.10-3, 5.10-4, 5.10-5, 5.10-6, 5.10-7, 5.10-8; Cumulative Impacts)
- Land Use and Planning (Impacts 5.11-1, 5.11-2, and 5.11-3; Cumulative Impacts)
- Noise (Impact 5.13-3; Cumulative Impacts)
- Population and Housing (Impacts 5.14-1 and 5.14-2; Cumulative Impacts)
- Public Services (Impacts 5.15-1, 5.15-2, 5.15-3, 5.15-4, 5.15-5, 5.15-6, and 5.15-7; Cumulative Impacts)
- Recreation (Impacts 5.16-1 and 5.16-2; Cumulative Impacts)
- Transportation (Impacts 5.17-1, 5.17-3, and 5.17-4; Cumulative Impacts)
- Utilities and Service Systems (Impacts 5.19-1, 5.19-2, 5.19-3, 5.19-4, and 5.19.5; Cumulative Impacts)
- Wildfire (Impacts 5.20-1, 5.20-2, 5.20-3, and 5.20-4; Cumulative Impacts)

4.2.2 Impacts Mitigated to Less Than Significant

The EIR concluded that the proposed project could result in one or more potentially significant impacts in the following topic areas:

- Biological Resources (Impact 5.4-5)
- Cultural Resources (Impacts 5.5-1, 5.5-2, and 5.5-3; Cumulative Impacts)
- Geology and Soils (Impact 5.7-5)

However, the EIR also found that these impacts would be reduced, avoided, or substantially lessened through the implementation of mitigation measures, which are listed in Table 2, *Mitigation Monitoring Requirements*.

4.2.3 Significant and Unavoidable Impacts

The following impact would remain significant and unavoidable after implementation of required mitigation, as identified in the EIR:

- Air Quality (Impacts 5.3-2 and 5.3-3; Cumulative Impacts)
- Noise (Impacts 5.13-1 and 5.13-2; Cumulative Impacts)
- Transportation (Impacts 5.17-2; Cumulative Impacts)

4.3 MITIGATION MONITORING REQUIREMENTS

4.3.1 Categorized Mitigation Measures/Matrix

Project-specific mitigation measures (MM) have been categorized in matrix format, as shown in Table 4-1, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of and compliance with all mitigation measures.

4. Mitigation Monitoring and Reporting Program

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Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.3 AIR QUALITY						
5.3-2	AQ-1	In accordance with South Coast Air Quality Management District (South Coast AQMD) Rule 403, the County shall require the following measures to be taken during the construction of all future development projects to reduce the amount of dust and other sources of particulate matter: • Water exposed soils at least three times daily and maintain equipment and vehicle engines in good condition and in proper tune. • Wash off trucks leaving development sites and water down all construction areas. • Replace ground cover on construction sites if it is determined that the site will be undisturbed for lengthy periods. • Reduce speeds on unpaved roads to less than 15 miles per hour. • Halt all grading and excavation operations when wind speeds exceed 25 miles per hour. • Properly maintain diesel-powered on-site mobile equipment. • Install particulate filters on off-road construction equipment. • Sweep streets at the end of the day if substantial visible soil material is carried over to the adjacent streets. • Cover all trucks hauling dirt, sand, soil or other loose material to and from the site. • Limit truck construction traffic to non-peak times of the morning or afternoon. • Use surfactants and other chemical stabilizers to suppress dust at construction sites.	Applicant or subsequent owner(s).	Prior to the start of any construction activities or ground-disturbing activities.	DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• Use wheel washers for construction equipment.				
AQ-2	The County shall require that applicants for new development projects incorporate the following to reduce air pollutant emissions during construction activities: • Use construction equipment rated by the United States Environmental Protection Agency as having Tier 4 Final (model year 2008 or newer) or stricter emission limits for engines between 50 and 750 horsepower. If Tier 4 Final equipment is not available, the applicant shall provide documentation or demonstrate its unavailability to the County of Los Angeles prior to the issuance of any construction permits. • During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the County of Los Angeles. The construction equipment list shall state the makes, models, Equipment Identification Numbers, Engine Family Numbers, and number of construction equipment on-site. • Use paints with a VOC content that meets the South Coast Air Quality Management District Super Compliant architectural coatings standard of 10 grams per liter (g/L) or less for coating building architectural surfaces. • Use paints with a VOC content of 50 g/L or less for parking areas and surfaces. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the County and shall be verified by the County's Planning Department.	Applicant or subsequent owner(s).	Prior to the start of any construction activities or ground-disturbing activities.	DPW	

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		Policies identified in the WSAP would minimize long-term air quality impacts. However, no additional feasible mitigation measures have been identified that would reduce long-term emissions associated with future residential and commercial land use to less than significant levels.				
5.3-3		Implement mitigation measure AQ-1 and AQ-2.	Applicant or subsequent owner(s).	Prior to the start of any construction activities or ground-disturbing activities.	DPW	
5.4 BIOLOGICAL RESOURCES						
5.4-5	BIO-1	Construction, ground-disturbing activities, and vegetation removal for future projects resulting from the WSAP shall avoid activities during the general avian nesting season of February 15 through September 15. If construction of future projects that contain or are immediately adjacent to suitable nesting habitat must occur during the general avian nesting season, a pre-construction clearance survey shall be conducted within seven days prior to the start of construction activities to determine if any active nests or nesting activity is occurring on or within 500 feet of the project. If no sign of nesting activity is observed, construction may proceed without potential impacts to nesting birds. If an active nest is observed during the preconstruction clearance survey, an adequate buffer shall be established around the active nest depending on sensitivity of the species and proximity to project impact areas. Typical buffer distances include up to 300-feet for passerines and up to 500-feet for raptors but can be modified as deemed appropriate by a monitoring biologist. On-site construction monitoring may also be required, if recommended by a qualified biologist, to ensure that no direct or indirect impacts occur to the active nest. Project activities may encroach into the buffer only at the discretion of the monitoring biologist. The buffer shall	Applicant or subsequent owner(s).	Surveys shall be conducted no more than 30 days prior to construction activities.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		remain in place until the nest is no longer active as determined by the monitoring biologist				
5.5 CULTURAL RESOURCES						
5.5-1	CUL-1	Prior to demolition or alteration of buildings and/or structures or the construction of aboveground infrastructure with potentially significant impacts on historic architectural resources, the project proponent shall retain an architectural historian meeting the minimum professional qualifications standards (PQS) set forth by the Secretary of the Interior (codified in 36 Code of Federal Regulations [CFR] Part 61; 48 Federal Register 44738–44739) (Qualified Architectural Historian) to conduct a historic resources assessment of affected properties. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a review of other pertinent archives and sources; a pedestrian field survey; recordation of all identified historic architectural resources on California Department of Parks and Recreation (DPR) 523 forms; evaluation of resources which may be eligible for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment for each future project facilitated by WSAP measures and actions. If a historic architectural resource is found eligible by the Qualified Architectural Historian, then the Qualified Architectural Historian shall coordinate with the project proponent and County to ensure the project is constructed in conformance with the Secretary of the Interior's Standards. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center	Applicant or subsequent owner(s).	Prior to issuance of a demolition or building permit.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		(including but not limited to historic resources assessments and Secretary of the Interior's Standards plan reviews).				
5.5-2	CUL-2	Prior to conducting construction activities that would involve ground disturbance, future project proponents shall retain an archaeologist meeting the minimum PQS set forth by the Secretary of the Interior (codified in 36 CFR Part 61; 48 Federal Register 44738–44739) (Qualified Archaeologist) to conduct an archaeological resources assessment. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a Sacred Lands File search at the California Native American Heritage Commission (NAHC); geoarchaeological review including a focused assessment of land use history and any available geotechnical data to assess the potential for subsurface archaeological resources; a pedestrian field survey in instances where ground surface is exposed; recordation of all identified archaeological resources on DPR 523 forms; evaluation of resources affected by the project for eligibility for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment. Resources that do not qualify as historical resources shall be considered by the Qualified Archaeologist for qualification as unique archaeological resources as defined in Public Resources Code Section 21083.2(g). The technical report also shall provide recommendations as to whether additional studies are warranted to further identify or evaluate archaeological resources (i.e., Extended Phase I boundary delineation, Phase II testing and evaluation) and if archaeological monitoring and Native American monitoring of ground disturbing activities is warranted (e.g., in areas where there	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of archaeological resources during the course of project development.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	is a higher potential to encounter buried resources). Prior to the initiation of field work for any Extended Phase I or Phase II investigation, the Qualified Archaeologist shall prepare a work plan outlining the investigation's objectives, goals, and methodology. When developing a work plan for Native American resources, the County shall consult with local Native American tribes. If archaeological/Native American monitoring is warranted, the Qualified Archaeologist shall determine the locations and duration of monitoring and reporting requirements. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to archaeological resources assessments, Extended Phase I and Phase II reports, and monitoring reports).				
CUL-3	For projects with ground-disturbing activities that may encounter potentially significant archaeological resources, the Qualified Archaeologist shall implement a cultural resources sensitivity training program. The Qualified Archaeologist, or their designee, shall instruct all construction personnel of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, applicable laws protecting archaeological resources, and confidentiality of discoveries. Native American monitor(s) shall be invited to participate in presenting tribal perspectives as part of the training curriculum. In the event that construction crews are phased, additional trainings shall be conducted for new construction personnel. The project proponent or its contractors shall ensure construction personnel are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of archaeological resources during the course of project development.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
CUL-4	In the event archaeological resources are encountered during construction of a future project, the project proponent shall cease all activity within 50 feet of the find. The discovery shall be evaluated for significance by the Qualified Archaeologist. When assessing significance and developing treatment for resources that are Native American in origin, the County shall consult with local Native American tribes. If the Qualified Archaeologist determines that the resource is significant—i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5(a) or for unique archaeological resource in Public Resources Code Section 21083.2(g)—the Qualified Archaeologist shall provide a method for avoidance and preservation in place, which shall be the preferred manner of mitigating impacts. If avoidance is infeasible, the Qualified Archaeologist shall develop a Phase III Archaeological Resources Data Recovery and Treatment Plan consistent with Mitigation Measure CUL-5. The Qualified Archaeologist also shall determine, based on the initial assessment of the discovery, whether the 50-foot buffer may be reduced. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to Extended Phase I, Phase II, and Phase III reports).	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of archaeological resources during the course of project development.	DRP, DPW	
CUL-5	Treatment of Archaeological Resources. If the assessment conducted under Mitigation Measure CUL-2 or Mitigation Measure CUL-4 identifies significant archaeological resources—i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5(a) or for unique archaeological resource in Public Resources Code Section 21083.2(g)—then avoidance and preservation in place shall be the preferred manner of mitigating impacts. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of archaeological resources during the course of project development.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	space, capping, or deeding the site into a permanent conservation easement. If avoidance and preservation in place of significant archaeological resources is determined by the County to be infeasible, then the Qualified Archaeologist shall prepare a Phase III Archaeological Resources Data Recovery and Treatment Plan. The plan shall include: a detailed research design; justification for data recovery or other treatment methods depending on the nature of the resource's eligibility; excavation methodology; and, reporting and curation requirements. When developing treatment for resources that are Native American in origin, the County shall consult with local Native American tribes. All Phase III reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center.				
CUL-6	Disposition of Native American archaeological materials shall be determined by the County in coordination with local California Native American tribes. Disposition of materials may include curation at an accredited or nonaccredited repository, onsite or offsite reburial, and/or donation to a local tribe or public, nonprofit institution with a research interest in the materials, or local school or historical society in the area for educational purposes. The County shall consider tribal preferences when making a determination of disposition of Native American archaeological materials. Disposition of Native American human remains and associated funerary objects or grave goods (i.e., artifacts associated with human remains) shall be determined by the landowner in consultation with the County and the Most Likely Descendant. The project proponent shall curate all significant historic period archaeological material, or portions thereof at the discretion of the Qualified Archaeologist, at a repository accredited by the American Association of Museums that meets the standards outlined in 36 CFR Section 79.9. If no	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of Native American archaeological resources during the course of project development.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		accredited repository accepts the collection, then the project proponent may curate it at a nonaccredited repository as long as it meets the minimum standards set forth in 36 CFR Section 79.9. If neither an accredited nor a nonaccredited repository accepts the collection, then the project proponent may offer the collection to a public, nonprofit institution with a research interest in the materials, or to a local school or historical society in the area for educational purposes.				
5.5-3	CUL-7	If human remains are encountered, then the project proponent or its contractor shall immediately halt work within 50 feet of the discovery and contact the Los Angeles County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, which require that no further disturbance shall occur until the County Coroner has made the necessary findings as to the remains' origin and disposition. If the County Coroner determines that the remains are Native American, then the County Coroner will notify the NAHC within 24 hours in accordance with Health and Safety Code Section 7050.5(c), and Public Resources Code Section 5097.98. The NAHC shall then identify the person(s) thought to be the most likely descendant (MLD). The MLD may, with the permission of the land owner, or their authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The	Applicant or subsequent owner(s).	Upon discovery of human remains during the course of project development.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		project proponent, County, and landowner shall discuss and confer with the MLD on all reasonable options regarding the MLD's preferences for treatment. Until the project proponent, County, and landowner have conferred with the MLD, the contractor shall ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity and is adequately protected according to generally accepted cultural or archaeological standards or practices (e.g., the NAHC's "A Professional Guide for the Preservation and Protection of Native American Human Remains and Associated Grave Goods" [2022], which reiterates statutory requirements), and that further activities take into account the possibility of multiple burials. If the NAHC is unable to identify an MLD; or the MLD identified fails to make a recommendation; or the landowner rejects the recommendation of the MLD and the mediation provided for in Public Resources Code Section 5097.94(k), if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.				
5.7 GEOLOGY AND SOILS						
5.7-6	GEO-1	For projects facilitated by the WSAP that involve ground disturbance, the project proponent shall retain a paleontologist who meets the Society of Vertebrate Paleontology's (SVP 2010) definition for qualified professional paleontologist (Qualified Paleontologist) to prepare a paleontological resources assessment report prior to the start of construction activities. The report shall include methods and results of the paleontological resources assessment, monitoring requirements (including	Applicant or subsequent owner(s)	Prior to the start of any construction activities or ground-disturbing activities, and upon discovery of paleontological resources during the course of project development.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	depths, frequency, and reporting), and maps that outline where monitoring is required. Monitoring shall follow SVP Guidelines: no monitoring of ground-disturbing activities in units of Low Sensitivity or No Potential; monitoring of all ground-disturbing activities (with depths specified) in units of Low to High Significance; and at all depths in units of High Significance unless the Qualified Paleontologist's report identifies previous disturbances or the use of construction methods that do not warrant monitoring; and monitoring at the initiation of excavation in units of Undetermined Significance. The report also shall stipulate whether screen washing is necessary to recover small specimens following SVP Guidelines and determine whether unique geologic features are present on-site. If monitoring is conducted, then the Qualified Paleontologist shall prepare a final report summarizing monitoring results and submit it to the project proponent and the County.				
GEO-2	Prior to the start of ground-disturbing activities for projects facilitated by the WSAP with potentially significant impacts on paleontological resources, the Qualified Paleontologist or its designee shall conduct construction worker paleontological resources sensitivity training (or may be provided via digital recording) for all construction workers. Construction workers shall be informed on how to identify the types of paleontological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of paleontological resources, and safety precautions to be taken when working with paleontological monitors. The project proponent shall ensure that construction workers are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.	Applicant or subsequent owner(s)	Prior to the start of any construction activities or ground-disturbing activities, and upon discovery of paleontological resources during the course of project development.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
GEO-3	If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area determined by the paleontological monitor shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the monitor's discretion, and to reduce any construction delay, the grading/excavation contractor shall assist, where feasible, in removing rock/sediment samples for initial processing and evaluation. If a fossil is determined to be significant, the Qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location, following the guidelines of the SVP (2010). Any fossils encountered and recovered shall be prepared to the point of identification, catalogued, and curated at a public, nonprofit institution with a research interest in the material and with retrievable storage, such as the County Natural History Museum, if such an institution agrees to accept the fossils. Accompanying notes, maps, and photographs shall also be filed at the repository. If no institution accepts the fossil collection, it may be donated to a local school or other interested organization in the area for educational purposes. If construction workers discover any potential fossils during construction while the paleontological monitor is not present, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery and recommended and implemented appropriate treatment as described earlier in this measure. Any salvage reports resulting from implementation of this measure shall be filed with the County Natural History Museum.	Applicant or subsequent owner(s)	Prior to the start of any construction activities or ground-disturbing activities, and upon discovery of paleontological resources during the course of project development.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.13 NOISE						
5.13-1	N-1	Construction Noise. Applicants for future development projects pursuant to implementation of the Westside Planning Area that are within 500 feet of sensitive receptors (e.g., residences, hospitals, schools) shall submit a noise study to the Los Angeles County Department of Public Health (DPH) for review and approval prior to issuance of a grading or building permit. The study shall include noise-reduction measures, if necessary, to ensure project construction noise will be in compliance with the County Noise Ordinance standards (i.e., LACC 12.08.440). All noise-reduction measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during construction activities. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project: • Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors. • Equip construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology (BACT). • Limit non-essential idling of construction equipment to no more than five minutes per hour. This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes construction noise standards for noise-reduction measures that ensures project construction noise compliance with the County Noise Ordinance standards	Applicant or subsequent owner(s).	Prior to the issuance of a grading or building permit.	DRP, DPH	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	(i.e., LACC 12.08.440) for development projects within the Westside Area Plan.				
N-2	Operational Noise. Prior to issuance of a building permit for any future discretionary development projects within the Planning Area that are located within 500 feet of sensitive receptors, project applicant shall submit a noise mitigation plan to DPH for review and approval. The noise mitigation plan shall be prepared by a sound engineer and be sufficient for DPH to make a determination of whether the project will be in compliance with all applicable County Noise standards and regulations. At minimum, the noise mitigation plan shall include the following information: a list of all electro-mechanical equipment (HVAC, refrigeration systems, generators, etc.) that will be installed at the project site; sound level that would be produced by each equipment; noise-reduction measures, as necessary; and sufficient predictive analysis of project operational noise impact. All noise-reduction measures approved by DPH shall be incorporated into the project building plans and be implemented during project construction. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project: • Install permanent noise-occluding shrouds or screens on operating equipment. • Maintain all equipment and noise control features in accordance with the manufacturer's specifications. • Orient equipment vents and other sources of sound emissions away from noise-sensitive receptors and/or behind structures, containers, or natural features. • Increase distance between the operating equipment and the noise-sensitive receptor(s) of concern, to the maximum extent feasible.	Applicant or subsequent owner(s).	Prior to the issuance of a grading or building permit.	DRP, DPH	

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• Install portable sound-occluding barriers to attenuate noise between the source(s) and the noise-sensitive receptor(s). This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes noise standards for commercial and mixed-use projects within the Planning Area.				
N-3	Construction Vibration. For future development projects that utilize vibration-intensive construction equipment (e.g., pile drivers, jack hammers, and vibratory rollers) within 300 feet of sensitive receptors within the Planning Area, project applicant shall submit a vibration impact evaluation to DPH for review and approval prior to issuance of a grading or building permit. The evaluation shall include a list of project construction equipment and the associated vibration levels and a predictive analysis of potential project vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the County's standard of 0.01 inches per second RMS vibration velocity [within the range of 1 to 100 Hz frequency]), project-specific measures shall be required to ensure project compliance with vibration standards. All project-specific measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during project construction. Examples of equipment vibration source-to-receptor distances at which impact evaluation should occur vary with equipment type (based on FTA reference vibration information) and are as follows: • Jackhammer: 23 feet • Dozer, hoe-ram, drill rig, front-end loader, tractor, or backhoe: 43 feet	Applicant or subsequent owner(s).	Prior to the issuance of a grading or building permit.	DRP, DPH	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		• Roller (for site ground compaction or paving): 75 feet • Impact pile-driving: 280 feet This mitigation measure shall not apply and is superseded once a Countywide ground-borne vibration ordinance goes into effect that establishes construction ground-borne vibration standards for vibration-reduction measures that ensures project construction ground-borne vibration compliance with the County standard of 0.01 inches per second RMS vibration velocity [within the range of 1 to 100 Hz frequency]) for development projects within the Planning Area.				
5.13-2		Implement mitigation measures N-1 and N-2.	Applicant or subsequent owner(s)	Prior to issuance of a grading or building permit.	DRP, DPH	
5.17 TRANSPORTATION						
5.17-2	T-1	VMT Reduction Projects. The County will work with State, regional, and local agencies to reduce regional VMT. Land use policies in the WSAP to improve and/or expand transit service, bicycle and pedestrian facilities, and transportation projects will help the region to achieve the projected decreases in regional VMT. The County will also collaborate with State and other agencies to explore the feasibility of new programs for reducing VMT, such as VMT fees.	DRP, DPW.	Ongoing.	DRP, DPW.	
5.17-2	T-2	TDM Strategies. Implementation of TDM strategies, where feasible and necessary based on project- and site-specific considerations, may include but are not limited to those identified below: 1. Implement Commute Trip Reduction Marketing 2. Provide Ridesharing Program 3. Implement Subsidized or Discounted Transit Program 4. Provide End-of-Trip Bicycle Facilities	Applicant or subsequent owner(s)	Prior to issuance of a grading permit.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	5. Provide Employer-Sponsored Vanpool 6. Limit Residential Parking Supply 7. Unbundle Residential Parking Costs from Property Cost 8. Implement Transit-Supportive Roadway Treatments				
5.18 TRIBAL CULTURAL RESOURCES					
5.18-1	Implement mitigation measures CUL-2 through CUL-6.	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of Native American archaeological resources during the course of project development.	DRP, DPW	
5.18-2	Implement mitigation measures CUL-2 through CUL-6	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of Native American archaeological resources during the course of project development.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

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Appendix A. Agency Comments

Number Reference	Commenting Person/Agency	Date of Comment
Agencies		
A1	California Department of Transportation	7/11/2024
A2	California Geological Survey	7/19/24
A3	Los Angeles County Library	7/24/24
A4	Los Angeles County Sheriff Department	8/1/24

Appendix

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DEPARTMENT OF TRANSPORTATION
DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 266-3562
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Comment Letter A1

Making Conservation a California Way of Life

August 1, 2024

Julie Yom
Los Angeles County
Dept. of Regional Planning
320 W. Temple St., 13th Floor
Los Angeles, CA 90012

RE: Los Angeles County Westside Area Plan: PEIR
GTS # 07-LA-2024-04557
SCH # 2023110409
Vic. West LA Countywide

Dear Julie Yom:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The Westside Area Plan (proposed Project or WSAP) is a community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Westside Area Plan is a long-range policy document that will guide the long-term growth of the unincorporated communities in the Project area through the development of goals, policies, and implementation actions. The proposed Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The WSAP would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The Westside Area Plan includes goals and policies that address topics such as the preservation of community character, sustainable growth, and land use development, open spaces and natural resources protection, promotion of economic health and prosperity of local businesses, and equitable and safe mobility options. The unincorporated communities in the Westside Planning Area encompass vibrant neighborhoods that collectively recognize and celebrate history, people, diversity, and culture. The Westside Area Plan furthers the efforts to promote active, healthy, and safe intergenerational neighborhoods where residents are well connected to great places to live, work, shop, recreate, and gather; to foster economic vitality while serving local needs; to protect and preserve natural resources and open spaces; and to support sustainable mobility options in an enhanced built environment. The WSAP will address elements such as land use, mobility, conservation and open space, public services and facilities, economic development, and historic preservation. The Los Angeles County Department of Regional Planning is the Lead Agency under the California Environmental Quality Act (CEQA). A1-1

After reviewing the project's documents, Caltrans has the following comments:

Pedestrian, Bicycle, and Transit Access
It is determined the Project would not result in inconsistencies with applicable plans addressing the circulation system, including transit, roadway, bicycle, and pedestrian in the Project vicinity. As noted herein, it is determined that the Project may intensify the use of pedestrian, bicycle, and transit facilities in the Project vicinity, however, such use is not expected to result in a deficient condition caused by the Project. A1-2

Caltrans is in support of this project's mobility goals and policies that help achieve state planning priorities contained in state law and meet state policy goals on transportation, VMT reduction, GHG emissions reduction, and/or betterment of the environment and human health.

VMT
The Project is subject to the following Los Angeles County Guidelines which aim to reach 16.8 percent below the County baseline for 2024: 25.3 total VMT (16.8 percent below 30.4). The Project is estimated to result in a total of 56,528,221 daily vehicle trips, resulting in a daily work VMT per employee of 25.6, which would exceed the 25.3 total VMT. As such, the Project would result in a significant and unavoidable impact with regard to CEQA Guidelines Section 15064.3(b), and mitigation is required. A1-3

Mitigation Measures: TDM
The following mitigation measure has been identified to reduce the significant and unavoidable impact of the Project:

Mitigation Measure T-2: The Project should prepare a TDM Plan. The following TDM elements should be included in the Project.

- Commute Trip Reduction Marketing
- Ridesharing Program
- Subsidized or Discounted Transit Program
- End-of-Trip Bicycle Facilities
- Employer-Sponsored Vanpool
- Limit Residential Parking Supply
- Unbundle Residential Parking Costs from Property Cost
- Transit-Supportive Roadway Treatments

A1-4

With the implementation of Mitigation Measure T-2, the Daily VMT per Service Population would not result in a reduction of the total VMT below 25.3, and the impact level would result in a significant and unavoidable impact. However, this measure would result in a decrease in VMT per capita by prioritizing transit-oriented development, mixed-use development, and safe and accessible multi-modal transportation circulation improvements.

Others
For additional TDM options, please refer to the Federal Highway Administration's A1-5

Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). This reference is available online at:

http://ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf

Additionally, please see the Caltrans Local Development Review (LDR) Safety Review Practitioner's Guidance (Table 3) for further safety considerations:

https://dot.ca.gov/-/media/dot-media/programs/safety-programs/documents/202402-ldr-safety-review-practitioners-guidance-a11y.pdf

A1-5 Con't

Caltrans will require an Encroachment Permit for work performed within the State Right-of-way. Caltrans recommends that large-size truck travel be limited to off-peak commute hours. Caltrans requires a permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways.

Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions, please contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2024-04557.

Sincerely,

Anthony Higgins

Anthony Higgins
Acting LDR/CEQA Branch Chief

cc: State Clearinghouse

Comment Letter A2

From: Olson, Brian@DOC <Brian.Olson@conservation.ca.gov>
Sent: Friday, July 19, 2024 10:17 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc: OLRA@DOC <OLRA@conservation.ca.gov>; OPR State Clearinghouse <state.clearinghouse@opr.ca.gov>; Gomez, DarylAnne@DOC <DarylAnne.Gomez@conservation.ca.gov>
Subject: 2023110409 Los Angeles County Westside Area Plan

CAUTION: External Email. Proceed Responsibly.

SCH Number
2023110409
Lead Agency
Los Angeles County Department of Regional Planning
Document Title
Los Angeles County Westside Area Plan
Document Type
EIR - Draft EIR
Received
6/18/2024

Hello, Julie—

Thank you for providing the City's Notice of Preparation (NOP) of a PEIR for our review. This email conveys the following recommendations from CGS concerning geologic and seismic hazard issues within the proposed project:

1. Liquefaction and Landside Hazards
   1. The PEIR discusses liquefaction and earthquake-induced landslides as a potential seismic hazard and notes portions of the Planning Area are within liquefaction or landslide hazard zones (p. 5.7-8 and 5.7-9). The County should consider providing a map of the Earthquake Zones of Required Investigation (EZRI) for liquefaction and landslides. The PEIR incorrectly cites the USGS as the source for these hazard zones; however, the PEIR report should properly cite the California Geological Survey (CGS), who prepares and releases these EZRI.
   2. CGS maps and data are available here and should be used in the suggested map: A2-1
      https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-liquefaction-zones-1/about
      https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-landslide-zones-doc-hosted/about
      https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps
      https://maps.conservation.ca.gov/cgs/EQZApp/app/
   3. Cities and counties affected by EZRIs must regulate certain development projects within them. The Seismic Hazards Mapping Act (1990) also requires sellers of real property (and their agents) within a mapped hazard zone to disclose at the time of sale that the property lies within such a zone.

2. Earthquake Ground Motion Hazards
   4. The PEIR should provide a discussion of the probability of large earthquakes in the region. This discussion may include earthquake probabilities from the third Uniform California Earthquake Rupture Forecast (UCERF3). A non-technical discussion of this model is available here: https://pubs.usgs.gov/fs/2015/3009/pdf/fs2015-3009.pdf A2-2

3. Fault Hazards
   5. The PEIR discusses surface fault rupture hazards from earthquakes on local faults and reports portions of the Planning Area are within Alquist-Priolo Earthquake Fault Zones (APEFZ) (p. 5.7-2 and 5.7-3). The County should consider providing maps depicting the locations of Alquist-Priolo Earthquake Fault Zones in the region with respect to the boundaries of each planning area. The City might also consider referring readers to the CGS website for a web map of APEFZ that is continually updated: https://maps.conservation.ca.gov/cgs/EQZApp/app/ A2-3
   6. The PEIR states structures for human occupancy "must be set back a minimum of 50 feet" on page 5.7-3, which is an incorrect reading of the Alquist-Priolo Earthquake Fault Zoning Act. In Appendix B of that Act and in CGS Special Publication 42, it says "the area within fifty (50) feet of such active faults shall be presumed to be underlain by active branches of that fault unless proven otherwise by an appropriate geologic investigation…". A setback of less than 50 feet may be recommended by the project geologist and approved by the lead agency, based on the quality of the subsurface data used to characterize the fault. In the absence of quality data, the 50-foot setback becomes the default. Additionally, lead agencies may dictate minimum building setback distances from active faults. A2-4
   7. CGS maps and data are available here:
      https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-fault-traces/about
      https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-alquist-priolo-fault-hazard-zones-1/about

https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps A2-4 Cont'

4. Tsunami Hazards
   1. The PEIR provides a discussion of tsunami inundation hazards within the Planning Area. The PEIR should also discuss and provide a map depicting CGS Tsunami Hazard Areas (THAs), which are mapped along the entire California coast. The purpose of a THA is to assist public agencies in identifying their exposure to tsunami hazards. It is intended for local jurisdictional, coastal evacuation planning uses only. Additional information and map files can be found at the links below: A2-5
      https://www.conservation.ca.gov/cgs/tsunami
      https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps
      https://www.conservation.ca.gov/cgs/Documents/Publications/Tsunami-Maps/Tsunami_Hazard_Area_Map_Los_Angeles_County_a11y.pdf
   1. The City should also check to see if any Planning Area sites are included in a Tsunami Design Zone established by the California Building Code (CBC). The CBC requires certain design standards for essential/critical or larger structures within these zones. The following website provides additional information regarding Tsunami Design Zones: https://asce7tsunami.online/.

Please let me know if you have any questions.

@CAgeosurvey
FOLLOW US!

Brian Olson, CEG
Senior Engineering Geologist
Seismic Hazards Program

14 Years of Public Service

California Geological Survey
320 W. 4th Street, Suite 850, Los Angeles, CA 90013
M: (213) 507-1080

"A team is not a group of people who work together.
A team is a group of people who trust each other." – Simon Sinek

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LA COUNTY LIBRARY

SKYE PATRICK
Library Director

July 24, 2024

TO: Julie Yom
Department of Regional Planning

FROM: Skye Patrick
Library CEO

Comment Letter O3

COMMENTS FOR THE DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) FOR LOS ANGELES COUNTY WESTSIDE AREA PLAN, PROJECT NO. PRJ2023-001700

Dear Julie Yom:

This is to provide comments regarding the Westside Area Plan, which establishes goals and policies to guide growth within the Westside Planning Area (Planning Area) and is intended to direct future development and land use decisions.

The Planning Area comprises seven unincorporated communities, in the western portion of Los Angeles County, that include Ladera Heights and View Park-Windsor Hills, West Fox Hills, Marina del Rey, Ballona Wetlands, West Los Angeles (Sawtelle Veterans Affairs [VA]), Frankin Canyon, and Gilmore Island, within the LA County Library's Southwest Planning Area 6. O3-1

LA County Library currently provides services to the residents in the Planning Area. Any residential land use changes could allow for future residential development projects which would create an increase in population and subsequently increase the demand for library services. LA County Library requests that technical reports related to residential land use and impact to public services, particularly libraries, be included in the environmental document for the Library's review.

If you have questions, please contact Grace Reyes at (562) 940-8406 or greyes@library.lacounty.gov.

SP:YP:GR

c: Grace Reyes, Administrative Deputy, Library
Jesse Walker-Lanz, Assistant Director, Public Services, LA County Library

OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF

Comment Letter A4

August 1, 2024

Ms. Julie Yom, Principal Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Dear Ms. Yom:

**LOS ANGELES COUNTY WESTSIDE AREA PLAN
NOTICE OF AVAILABILITY OF A DRAFT
PROGRAM ENVIRONMENTAL IMPACT REPORT
REVIEW COMMENTS**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to review and comment on the June 2024 Notice of Availability of a Draft Program Environmental Impact Report (NOA DPEIR) for the proposed Westside Area Plan (WSAP or proposed Project). The proposed Project aims to address land use and policy issues specific to the Project area which includes the Westside Planning Area, located in the southwest part of the County, and is one of 11 planning areas identified in the General Plan. The Planning area includes the following unincorporated communities: Ladera Heights, View Park, and Windsor Hills; Marina del Rey; Ballona Wetlands; and Westside Islands, which includes West Los Angeles (LA) /Sawtelle Veterans Affairs (VA), West Fox Hills, Franklin Canyon, and Gilmore Island. The WSAP would provide for land use changes on specific sites that would result in increased residential and mixed-use densities totaling 6,489 new households and 244,000 square feet of non-residential use to these communities. A4-1

The proposed Project is located within the service area of the Department's Marina Del Rey Sheriff's Station for the following unincorporated communities: Ladera Heights, View Park, Windsor Hills, Marina del Rey, Ballona Wetlands, and West Fox Hills; and West Hollywood Sheriff's Station for

the following unincorporated communities: Westside Islands (West Los Angeles /Sawtelle Veterans Affairs), Franklin Canyon, and Gilmore Island.

Although these changes do not reflect a specific project at this time, the proposed Project may affect the level of service required by our Department when future projects are considered. The Stations expect the future project environmental documents to describe potential impacts to our resources and operations and identify measures including development fees that will mitigate these impacts to a level of insignificance, as applicable. A4-1 Cont'

As indicated in Section 5.15.2 Police Protection on page 5.15-10 of the Draft PEIR, an officer to population ratio of one officer for every 1,000 residents provides the desired level of service for its service area (Los Angeles County General Plan EIR). Based on the officer to population ratio, 10,000 officers would sufficiently serve 10 million people. However, the Department's approximately 10,000 sworn personnel are assigned to various specialized units which may not include a patrol function. This form of analysis is overly broad and inaccurate since the service ratio should be based on the ratio of patrol function personnel to population. The Department does not currently have a standard law enforcement service ratio because staffing level needs vary from Station to Station due to criteria such as service call volume and type, patrol and travel time by priority, personnel workload, performance levels, and modeling the flow of calls for service ratio. Therefore, to meet the anticipated population increase, additional law enforcement personnel will be required. Assigning additional law enforcement personnel to the Station to meet an acceptable service ratio will require modification of the law enforcement service contracts, additional support personnel and equipment assets. A4-2

Page 5.15-10 indicated that the majority of the funds for the Department serving the Project comes from various types of tax revenue. However, this type of funding is not guaranteed. The document incorrectly states that the additional demand for fire services and protection generated within the City would be satisfied through property taxes. Although annual evaluations are conducted, funding would need to be allocated to the Department, approved by the LA County Board of Supervisors based upon recommendations by the Los Angeles County Chief Executive Office. A4-3

Although all areas in the WSAP should conduct studies as required, the Marina del Rey area, when projects are contemplated, shall require traffic studies to be performed to evaluate the impacts from development requiring proper mitigation to minimize impacts to a level of insignificance. Traffic volumes A4-4

significantly increase during the hours of 8:00-10:00am and 4:00-6:00pm in the area, impacting response times for patrol services. A4-4 Cont'

The Department has no further comment at this time but reserves the right to modify and/or add comments should new and/or modified information becomes available. A4-5

For future reference, the Department provides the following updated address and contact information for all requests for reviews comments, law documents, and other related correspondence:

Tracey Jue, Bureau Director
Facilities Planning Bureau
Los Angeles County Sheriff's Department
211 West Temple Street
Los Angeles, California 90012

Attention: Planning Section

A4-6

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Ms. Bee Bee Pee, of my staff, at (323) 526-5697.

Sincerely,

ROBERT G. LUNA, SHERIFF

for

Tracey Jue, Bureau Director
Facilities Planning Bureau

Appendix B. Organization Comments

Number Reference	Commenting Person/Agency	Date of Comment
Organizations		
O1	Santa Ynez Band of Chumash Indians	6/25/2024
O2	United Homeowners Association II	7/1/2024
O3	Ladera Heights Civic Association	8/9/2024
O4	Ladera Heights Civic Association	8/14/24
O5	United Homeowners Association II	8/16/2024
O6	Los Angeles Conservancy	8/15/2024

Appendix

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Comment Letter O1

Santa Ynez Band of Chumash Indians
Tribal Elders' Council
P.O. Box 517 ◆ Santa Ynez ◆ CA ◆ 93460
Phone: (805)688-7997 ◆ Fax: (805)688-9578

Tuesday, June 25, 2024

Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Att.: Julie Yom, AICP Principal Planner

Re: NOA Project No. PRJ2023-001700

Dear Ms. Yom:

Thank you for contacting the Tribal Elders' Council for the Santa Ynez Band of Chumash Indians.

At this time, the Elders' Council requests no further consultation on this project; however, if supplementary literature reveals additional information, or if the scope of the work changes, we kindly ask to be notified.

If you decide to have the presence of a Native American monitor in place during ground disturbance to assure that any cultural items unearthed be identified as quickly as possible, please contact our office or Chumash of the project area.

Thank you for remembering that at one time our ancestors walked this sacred land.

O1-1

Sincerely Yours,

Crystal Mendoza

Crystal Mendoza
Administrative Assistant | Cultural Resources
Santa Ynez Band of Chumash Indians | Tribal Hall
(805) 325-5537
cmendoza@chumash.gov

Comment Letter O2

UNITED HOMEOWNERS ASSOCATION II

UNITED HOMEOWNERS' ASSOCIATION II

4859 W. SLAUSON AVE #333
LOS ANGELES, CA 90056

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July 1, 2024

The Honorable Holly J. Mitchell, Supervisor
Second Supervisorial District
Los Angeles County Board of Supervisors
500 W. Temple Street, #866
Los Angeles, CA 90012

Re: Proposed Community Standards District for Windsor Hills-View Park and View Heights unincorporated community

Dear Supervisor Mitchell,

As you know, United Homeowners' Association II (UHA) advocates for the best interests of the 11,000+ residents of the Windsor Hills, View Park, and View Heights (WHVPVH) community in unincorporated Los Angeles County. UHA utilizes its collective resources and influence to achieve the best possible outcomes on all issues affecting our community's social welfare, economy, and environment.

UHA is aware the Department of Regional Planning is developing the Westside Area Plan (Plan) that encompasses Ladera Heights, Windsor Hills/View Park and View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. Residents have attended all Plan meetings and it is apparent that the Plan will not adequately address the unique concerns and needs of our historic community, thus UHA formally requests your support of our efforts to establish a Community Standards District (CSD) for the WHVPVH community. With this CSD it is UHA's intention to address challenges that are unique to WHVPVH by adopting specific protections for our environment (Inglewood Oil Field (IOF) proximity), our history and culture as a predominantly African American single family residential community, maintain our property values, and preserve opportunities for local businesses to participate in and benefit from increased economic activity along the Slauson Corridor. O2-1

The WHVPVH CSD will address significant concerns raised by our residents by addressing five primary issues:

1. **Proximity to the Largest Urban Oil field in the Country-portions of WHVPVH are less than half a mile from the IOF.**

2. **Proximity to Very High Fire Severity Zone (VHFHSZ) and High Fire Severity Zones (HFHSZ)-portions of WHVPVH are in the VHFHSZ while other areas are in areas designated HFHSZ.**
3. **Proximity to the Newport-Inglewood Earthquake Fault (NIEF)- The NIEF runs directly through the IOF.**
4. **The National Register of Historic Places Lack of Protections-Portions of WHVPVH are on the NRHP while others are not, however the County provides no protection to areas whether they are on the register or not.**
5. **Redevelop and Revitalize the Slauson Corridor- WHVPVH would like the County to support revitalization of the corridor through investment and appropriate regulation.**

O2-1 Con't

WHVPVH is a vibrant, politically-engaged community that pays close attention to land use and planning issues. UHA's recent activities include strong opposition to SB 9 and support for efforts to reverse this harmful law that was recently overturned by a court that determined it would not result in the creation of more affordable housing despite claims by the bill's author to the contrary. UHA also organized a successful lawsuit to require further study of a dangerous and illegal 88-unit luxury condo development to be built within a very high fire hazard severity zone and adjacent to a busy intersection with a history of hazardous traffic conditions.

A CSD is necessary in order to protect our community's unique history and cultural heritage. As a proud community comprised of a majority of African American residents, we also understand how laws have historically been used to subjugate our community. It is true that racial covenants and other restrictive real estate laws in Los Angeles created significant obstacles for Black citizens to live where they preferred. Once these obstacles were removed by legal means, our neighborhood experienced the indignities of "white flight". While we applaud the County for its implementation of Assembly Bill 1466, which will result in a comprehensive search and review of historical recorded documents to redact unlawful discriminatory or restrictive covenant language and re-record these documents, it does not erase the fact that while these occurrences may be in the past, it is more important than ever that WHVPVH have a CSD in order to preserve its character in the face of an uncertain future.

O2-2

As a result of land use regulation changes that have transpired within this community, it has become evident that we need regulations in place to preserve its foundational backbone to ensure that it remains a distinctive, unique and a desirable place to live. To this end one of the objectives of the CSD is to provide a means of protecting the air & light, via defined spaces such as windows, skylights and glass roofs; and privacy of existing single-family residences from negative impacts caused by the construction of uncharacteristically large and out-of-scale structures that will increase density without producing any affordable housing opportunities within the WHVPVH. A CSD will protect those needs.

As stated in the Los Angeles County Code, Ordinance 22.300.010 "Community Standards Districts (CSDs) are established as supplemental districts to provide, where useful and appropriate, special development standards:

A.To assist in implementing special development requirements and/or land use limitations previously adopted by the County in neighborhood, community, area, specific, and local coastal

plans for particular unincorporated areas of Los Angeles County, to address special problems that are unique to those geographic areas; and

B.To facilitate development and new land uses that are more responsive to community objectives for the preservation, guided evolution and enhancement, and/or transformation of existing physical character and/or economic conditions than would otherwise be possible through the application of countywide standards alone." O2-2 Con't

A survey generated by UHA, completed and submitted by WHVPVH residents reiterates our major concerns of protecting the environment (IOF proximity), our history and culture, property values, and preserving opportunities for local businesses and improving the economic activity along Slauson are paramount. As stated previously WHVPVH is a unique area given its proximity to the IOF, and the Newport-Inglewood Earthquake Fault, the fact that the WHVPVH exist within a Very High Fire Severity Zone (VHFHSZ), and the areas designation as a district on the National Register of Historic Places. A more in depth review of each of the areas attributes are as follows: O2-3

1. **Proximity to the Largest Urban Oil field in the Country**
   WHVPVH is in very close proximity to the IOF which is the largest urban oil field in the State of California. The surface boundary of the oil field is 1,000 acres. While IOF is slated for closure in 2029, health risks posed by IOF will persist and affect WHVPVH for decades. Much of the piping is imbedded pipeline over 50 years old and prone to leaks resulting in toxic emissions. Even once oil extraction ends, there will be residual oil and vapor in the miles of pipeline, which could eventually escape into the surrounding communities if the aging infrastructure breaks down. O2-4

   Currently, the regulatory agencies do not have a fully vetted plan to handle such an undertaking. Once the operators leave, who provides these services? Who fills the knowledge gap? These are questions that must be answered before the 2029 IOF closure and should be part of both the existing Baldwin Hills CSD and the proposed WHVPVH CSD.

2. **Proximity to Very High Fire Severity Zone (VHFHSZ)**
   The California Department of Forestry and Fire Protection (CAL FIRE) identifies this area as VHFHSZ based on fuel loading, slope, fire weather and other relevant factors present, such as high winds have been identified by the department as a major cause of wildfire spread. CAL Fire has determined that homes within WHVPVH are in or adjacent to VHFHSZ.

   Additionally, the National Oceanic and Atmospheric Administration, has echoed these concerns using its most recent data stating that climate change has caused **"Drought and persistent heat setting the stage for extraordinary wildfire seasons from 2020 to 2022 across many western states, with all three years far surpassing the average of 1.2 million acres burned since 2016. Extreme fire behavior during this period shocked many wildfire managers, as several huge blazes burned for months, others incinerated entire communities..." and that this trend will continue.** O2-5

3. **Proximity to the Newport-Inglewood Earthquake Fault** O2-6

Homes in WHVPVH are in or adjacent to the Newport-Inglewood Earthquake fault, an active complex strike-slip system that poses one of the greatest deterministic seismic hazards in the United States and is projected to have a 7.3 or 7.4 magnitude quake.

An incident involving any one of these attributes such as a serious release of methane from the IOF, a wild fire or an earthquake could result in severe damage to our community. If there were an event involving all three of these attributes, the results could be devastating. In addition to these attributes WHVPVH is in an area that has both hillside and ridgelines that may meet the County Code criteria, but no area within in WHVPVH has been designated as such. It is concerning that these attributes have been part of the WHVPVH as long as it has been in existence but no clear protections for its uniqueness and the special problems that are presented have been put in place. The CSD seeks to ensure protections for WHVPVH by limiting increased density, instituting appropriate height restrictions, and designating areas within the WHVPVH as Hillside and Ridgeline management areas.

Heightening our concerns is an article written by Will Conybeare of KTLA news on June 3, 2024 reporting on data analyzed by claimguide.org. The article states that Los Angeles County is the least prepared county in the United States when it comes to climate disasters. The article is based on an analysis of FEMA data on preparedness of counties throughout the country using three metrics: community resilience (the ability of a community to anticipate hazards, adapt to changing conditions and recover rapidly); social vulnerability and the overall inherent risk of natural disasters in the given area. O2-6 Con't

WHVPVH is in an inherently risky area given its proximity to the Newport-Inglewood Earthquake fault, the IOF and a VHFHSZ and even with the potential hazards there have been no protections put in place for the eventuality of a climate disaster. In fact the Westside Area Plan, through its proposal to upzone areas within the VHFHSZ will increase density in the area, without including requisite requirements to upgrade already old and failing electrical, gas and water infrastructure further escalating unmitigated risk to an already innately imperiled area.

4. **National Register of Historic Places Lack of Protections**
   Portions of the WHVPVH are on the National Register of Historic Places (NRHP) and others are not. However, the County does not provide protections to either category of home, because they are not on the County's Landmark List. While these landmarks clearly have historical and cultural significance, as determined by the National Parks Service, which is part of the Department of Interior, the lack of protection provided to them by the County is problematic and allows our history to be destroyed. As part of a CSD, WHVPVH would ask that the designation of NRHP be extended to include all areas within the CSD and that the County assist UHA in adding the entire district to the Los Angeles County Landmark List and to the NRHP. O2-7

5. **Redevelop and Revitalize the Slauson Corridor**
   The Slauson Corridor is on its way to being a vibrant centerpiece of the WHVPVH community. UHA supports smart development along the corridor, with incentives supported by the County to attract new businesses such as a grocery store and continue revamping existing businesses to include upscale retail and restaurants will make the Slauson Corridor a place frequented by residents and a destination for others who don't live in the area. O2-8

For the purposes of this letter UHA has stated a number of primary special problems that are unique to our community. We believe based on the County Code, Ordinance 22.300.010 that these special problems meet the criteria for the establishment of a CSD. We would like to meet with you to discuss the CSD and your thoughts. Please direct your staff to contact Angela Sherick-Bright by email at asherick@pacbell.net or by phone at (626) 233-5259 to schedule a meeting. O2-8 Cont'

Sincerely,

Toni McDonald-Tabor
Board President

Comment Letter O3

August 9, 2024

Amy J. Bodek, AICP
Director of Regional Planning
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

LA County Supervisor Holly Mitchell
500 W Temple St #866
Los Angeles, CA 90012

Re: Objections to the West Side Area Plan.

Dear Ms. Bodek:

Thank you again for the opportunity to meet with representatives of your office on August 1, 2024, at Knox Presbyterian Church. As a follow-up to that meeting and pursuant to Government Code 65351, the Ladera Heights Civic Association ("LHCA") provides its objections and suggestions for corrective action to the draft Westside Area Plan dated June 2024 for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island (alternatively the "WSAP", or the "Plan").[1] As set forth in detail below, the Plan, as presently drafted (i) is neither internally consistent as required by California Government Code Section 65300.5; (ii) does not present objective criteria consistently applied for the application of zoning and land use changes to similarly situated communities within the WSAP area, while targeting and unfairly impacting one of the few thriving, predominately African American communities in the nation; and (iii) the costs of the Plan's zoning and land use changes to "opportunity sites" greatly exceeds the anticipated benefits, and as such, should be revised in accordance with the recommendations set forth herein. O3-1

Background:

LHCA is a civic association representing the owners and renters of those properties located in that portion of the County of Los Angeles and the City of Los Angeles within USPS Zip Codes 90056, and 90302, commonly known as Ladera, Ladera Heights, and the Heights at Ladera in the City of Inglewood (collectively, the "Ladera Community"). LHCA represents over 3,000 homes, and its residents will all be affected by the Plan. As a Section 501(c)(4) organization, LHCA is a not-for-profit entity that has proudly

[1] Given the Plan's intense focus on the historically African American neighborhoods of Ladera Heights, View Park and Windsor Hills, the term Westside Area Plan is an inaccurate and overly inclusive misnomer.

existed since 1955 for the exclusive purpose of promoting the social welfare of the Ladera Community. It is a duty that we do not take lightly.

As stated in the Plan, Ladera Heights is a predominately Black community with a population of more than 6,500 residents. Indeed, more than 70 percent of its population identified themselves as Black and the majority of Ladera Heights residents are homeowners (67.2 percent). Given that historical discrimination through exclusionary housing policies and practices and a variety of other factors have historically limited African American families from purchasing homes at the same rate as their White counterparts, Ladera is unique in that it has provided members of a typically underrepresented community with access to the American dream. This dream is important to most Americans but is particularly important to the African American community because it was a dream deferred for so long along with the benefits thereof - such as generational wealth, community stabilization, and access to education and employment opportunities. O3-1 Cont'

We, the current homeowners and renters of Ladera, are happy to share that which makes our community special with future residents. Our community understands the importance of housing and home ownership, and as such, we support fair and equitable development, including affordable housing. However, the residents of Ladera unequivocally believe that the Plan is neither fair nor equitable. We are concerned that the Plan establishes goals and policies which are purportedly designed to guide future growth within the Plan area but largely offers no concrete initiatives to achieve those goals, leaving the community at the mercy of developers whose sole motive is profit. We are also concerned that the Plan completely overlooks available sites in other areas that are ideally situated for high-density housing – in favor of shoehorning high-density housing in the midst of a diverse single-family home community. Finally, the Plan's most glaring flaw is the manner in which it was adopted and its intention to upzone areas of a thriving, majority African American community while similar locations within the County's planning area remain unaffected.

I. "OPPORTUNITY SITES"

Although the Plan includes a vision statement and several guiding principles, its focus is on six distinct elements (Historic Resources, Land Use, Mobility, Economic Development, Conservation and Open Spaces, and Public Facilities and Services). Each of these elements is presented with background information regarding existing conditions, key findings, and conclusions. Based on this information, the Plan establishes goals and policies for each element which are purportedly designed to guide future growth within the area of the Plan. Given its forward-looking focus, most of the elements of the Plan are largely aspirational. For example, the vision statement of the Mobility Element states in part, "[B]y providing a variety of transportation choices, seamless connections are facilitated between individuals and destinations, thereby improving their lives with convenient access to places to live, work, shop, recreate, and gather." While this is laudatory, the Plan offers no concrete initiatives to achieve that goal. O3-2

In contrast to the vague and aspirational approach of the Mobility Element, the Land Use Element provides zoning changes to 12 specific locations. Dubbing these locations "Opportunity Sites," the Plan proposes to modify the zoning of these locations to allow for increased density, without regard to the serious and deleterious effects that such upzoning will have on the neighboring community. Upzoning all "Opportunity Sites" (excluding Site 1) as mixed-use properties and tripling the density from 50 units to 150 units per acre, regardless of traffic implications, is extraordinarily detrimental to community, as well as those who traverse it. Regardless of zoning designations, the density of no mixed-use site in Ladera should exceed 50 units per acre without real and effective traffic mitigation.

Ladera Heights is largely built out and has little land available for new development. Acknowledging this,

the Plan identified five (5) Ladera locations as "Opportunity Sites" because the planning department deemed them to be (i) underutilized or underdeveloped sites, (ii) vacant commercial and office buildings, and/or (iii) surface parking lots as suitable for development. But, as set forth below, these sites are not true opportunities for the Ladera community. As detailed below, the implementation of the Plan comes at a cost that is too high to existing and future residents and ceases to benefit anyone other than potential developers.

O3-2 Cont'

Ladera "Opportunity Sites"

Site No.	Siter Location	Proposed Land Use Designation	Note
Site 1	Centinela – Green Valley (UCC Church)	H50: 50	Church site located on Wooster
Site 2	Ladera Center	MU: 150, 3.0	Commercial Center
Site 3	Wateridge Business Center	MU: 150, 3.0	Office and restaurant site
Site 4a	Slauson -Fairfax (Home Depot)	MU: 150, 3.0	Commercial Center
Site 4b	Slauson -Fairfax Intersection – (St James Church and Mike's Deli)	MU: 150, 3.0	Church site and small commercial

A. <u>Church Sites</u> (Sites 1 and 4(b)):

<u>Requested Action</u> - Rescind the proposed Church zoning and land use change from R-1 to Multi-Family and/or Mixed Use. Allow SB4 to develop affordable housing. Rescind the proposed zoning and land use changes for properties adjacent to R-1 properties.

O3-3

Politicians and planners begin every conversation by telling residents that the upzoning of our communities is necessary because we have a housing problem. We respectfully disagree. Los Angeles does not have a housing problem – it has an affordable housing problem. However, the upzoning of places of worship will not solve the problem of affordability. Rather, it will exacerbate it by allowing the building of market rate and/or luxury rate apartments on sites that can now only be re-developed as affordable housing by right.

Faith-based organizations are long-standing anchors in many communities. Indeed, in the African American community in particular, churches offer a variety of social services in addition to their traditional roles of ministering to their congregations and supporting those most in need. Churches were recently given new tools to build safe, stable, affordable homes for local residents and families by Senate Bill 4 (SB4), which allows places of worship to build 100% affordable housing projects by right, creating a valuable option in the midst of the state's affordable housing and homelessness crises. It also provides

significant untapped benefits for faith-based organizations, from supporting an organization's charitable mission to providing revenue that can stabilize the organization's finances. Churches throughout Los Angeles have commenced the development of affordable housing projects because it benefits the church and supports their mission by allowing them, by right, to build housing. Because only 100% affordable housing development is allowed under SB4, this is what churches have chosen to build. If church properties are upzoned to allow the building of market rate or luxury housing by right, religious institutions will be disincentivized to build their only current development option – desperately needed affordable housing. As state law allows churches to build affordable housing by-right and given that the areas already have entitlements that allow potential enhancement, these sites should be removed from the Plan as an opportunity site.

O3-3 Cont'

Separate and apart from LA County's failure to identify the full impact of SB4, we are troubled by what appears to be a complete and total refusal to mitigate that impact on properties located adjacent to the affected sites. The Plan proposes a "housing development" on the parking lot adjacent to University Christian Church. The proposed multi-family residential development on Wooster Avenue is immediately adjacent to an existing single-family home and directly across the street from several other homes. The image accompanying this proposal (apparently for illustration purposes) includes a 3 story multi-family unit. However, the Plan proposes zoning and land use changes which would allow up to 50 housing units per acre to be built on this site. Most alarmingly, the heights of this development could be up to 13 times the buildable area, a height far greater than the 35-foot maximum height requirement allowed for adjacent single-family homes or even R-3 apartment buildings. Growth such as this clearly does not comport with Policy LU 2.1 which mandates preserving the character of existing residential neighborhoods, such as the Wooster Street, where this site is located.

Ladera Center (Site 2):

Requested Action - Rescind the proposed Ladera Center zoning and land use change to Multi-Family and/or Mixed Use. Preserve the Ladera Center as land use CG-General Commercial with FAR 1.0, zoning designation C-2 Neighborhood Commercial. Adopt community standards district overlay to maintain important commercial services (grocery, banks, pharmacy) with a "village" feel.

Anchored by a grocery store, pharmacy and two banks, the Ladera Center is what the Los Angeles Times called "part community center, part social club" for area residents. The Ladera Center serves as a key commercial services asset not only to the Ladera Communities, but it is also vital to North Inglewood and Westchester Triangle communities.

The Plan proposes to upzone the Ladera Center from a commercial center to a multi-family residential and/or mixed-use building integrating housing with commercial development. While the Plan waxes poetically about a pedestrian-active "village center" clustered around plazas and open spaces, there is nothing in the Plan's proposed zoning and/or land use modifications that require the property be used for essential commercial services much less be designed as a "village center," a term which is undefined in the Plan. In fact, it appears that under the Plan, the critical commercial services presently offered by the Ladera Center businesses can be eliminated Community Services and the property redeveloped simply as a multi-family development with as many as 1500 units, adding density to the community while creating a food, medical and financial services desert. That number of units would not only increase the number of residents in Ladera Heights by more than 20% but place them in an area that is

O3-4

only slightly more than 10 acres in size. Notably, your proposed FAR (Floor Area Ratio) increase of 3.0 would permit the proposed development to have more than 30 acres of total floor space.[2] Representatives from LA County's Planning agency were present at a community forum on August 1, 2024, at Knox Presbyterian Church but were either unable or unwilling to answer basic questions regarding what the Ladera Center would look like if the Plan was adopted. O3-4 Cont'

In addition, the Plan identifies that six major highways run through the communities of Ladera Heights and View Park, including La Cienega Avenue, La Brea Avenue, Stocker, Overhill, and Slauson Avenue and Centinela Avenue ("Plan Highways"). The Plan cannot deny, and in fact acknowledges, that these roadways consistently experience heavy traffic volumes and congestion. However, nowhere in the Plan are strategies identified to address the traffic congestion.

Accordingly, (i) the upzoning of this site should be conditioned upon a traffic impact assessment (TIA) and appropriate mitigation measures to ensure that the expected increases in the number of vehicles on nearby roadways do not create an undue burden on the transportation system and (ii) density should not exceed 50 units per acre without real and effective traffic mitigation. O3-5

Not only does the Plan fail to consider the impact of increased traffic on these highways, but it also ignores the increase in traffic on the local streets that are adjacent to the Ladera Center and the ability of residents to enter and exit their homes. As detailed in subsection E below, The Heights at Ladera is a residential community in Inglewood that is only accessible at Laurelwood Drive and Fairview Blvd. The current traffic congestion at this location (particularly during rush hour) often results in residents being forced to wait up to 20 minutes in traffic to enter or leave their cul de sac. Some residents have been forced to employ the necessary, but ridiculous, solution of parking their cars on neighboring streets, walking home and then returning to their cars when traffic diminishes so that they can retrieve their cars and drive home. The Plan makes no effort to address the potential impact of up to 1500 new units on the ability of residents of The Heights at Ladera to enter/exit their homes.

Finally, as you are no doubt aware, one-third of this location is in the City of Los Angeles, while two-thirds are in Los Angeles County. You are also no doubt aware that the City of Los Angeles has proposed upzoning its portion of the Ladera Center, and Culver City plans increase density in their immediately adjacent Fox Hills neighborhood.

- Does the Plan consider the cumulative impacts on our local community of increased density contained in the City of Los Angeles proposed Westchester Playa del Rey Community Plan? <u>No.</u> The City of Los Angeles plans to upzone to "regional center" a portion of the Ladera Center itself as well as immediately adjacent commercial areas located on La Tijera Boulevard.
- Does the Plan consider the cumulative impacts on our local community of increased density contained in Culver City's plan? <u>No</u>. Culver City plans to upzone the Fox Hills neighborhood between Slauson Boulevard and Centinela Avenue from commercial to mixed use with higher densities, O3-6

[2] We note that the Fact Sheet Update distributed by Supervisor Mitchell incorrectly states that a FAR of 3.0 means that one-third of the total buildable acreage of land can have a building on it. That statement is incorrect. By way of example, a plot of land with 1,000 sq. ft. and a FAR of 3.0 would permit a three- story building covering 1,000 sq. ft.

- There are now LAX directional signs located on La Cienega adjacent to the Ladera Center. Does the Plan consider the additional impacts on our community of LAX forecast growth in both passenger and cargo volume? No.

Both the Plan and the draft EIR ignore these facts and make no effort to explain or mitigate **significant and cumulative** environmental impacts resulting from the proposed LA City, LA County and Culver City land use and zoning changes in the Plan areas. This is a complete failure to meet the requirements of Policy LU 2.6 which requires Planning:

> "Ensure that plans for growth and development in adjoining municipalities are compatible and correspond with the goals and policies for Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities."

O3-6 Cont'

C. Wateridge Business Center (Site 3):

Requested Action – Condition proposed Wateridge Business Center zoning and land use change, from CG-General Commercial (50) with FAR 1.0 to Multi-Family and/or Mixed Use (150) with FAR 3.0, upon a traffic impact assessment (TIA) and appropriate mitigation measures to ensure that the expected increases in the number of vehicles on nearby roadways do not create an undue burden on the transportation system.

The Plan proposes the Wateridge site be upzoned "for multi-family housing or mixed-use buildings integrating housing with commercial uses". However, the Plan acknowledges that the entire site could be reused multi-family housing or mixed-use if existing office space or retail vacancies persists. Accordingly, the proposed zoning and density changes would allow for as many as 3150 new units of housing. The Plan cannot deny, and in fact acknowledges, that the highways that serve Ladera Heights consistently experience heavy traffic volumes and congestion. However, nowhere in the Plan, are strategies identified to mitigate the negative impact of the increased traffic congestion that would necessarily result from this massive increase in density. Accordingly, (i) the upzoning of this site should be conditioned upon a traffic impact assessment (TIA) and appropriate mitigation measures to ensure that the expected increases in the number of vehicles on nearby roadways do not create an undue burden on the transportation system and (ii) density should not exceed 50 units per acre without real and effective traffic mitigation.

Upzoning all "Opportunity Sites" (excluding Site 1) as mixed-use properties and tripling the density from 50 units to 150 units per acre, regardless of traffic implications, is extraordinarily detrimental to community, as well as those who traverse it. Density should not exceed 50 units per acre without real and effective traffic mitigation.

O3-7

D. Home Depot and Slauson-Fairfax Intersection (Sites 4a and 4b):

Requested Action – Condition proposed zoning and land use changes, from CG-General Commercial (50) with FAR 1.0 to Multi-Family and/or Mixed Use (150) with FAR 3.0, upon a traffic impact assessment (TIA) and appropriate mitigation measures to ensure that the expected increases in the number of vehicles on nearby roadways do not create an undue burden on the transportation system. Density should not exceed 50 units per acre.

The Plan proposes the Home Depot site be upzoned "for commercial uses and/or multifamily housing." While the plan states that the existing commercial buildings may be retained or reused and integrated

O3-8

into any new development, the zoning and density change would apparently allow for not less than 1500 new units of housing. This location already experiences extremely high traffic counts. The Leasing Agent for this location currently notes a traffic count of +/- 50,000 VPD. This traffic count also applies to the Slauson-Fairfax Intersection sites.

Once again, the Plan makes no effort to identify strategies to address the increase in traffic that would result from such massive development. Indeed, the combined increase in density with just the Home Depot and Wateridge Business Center (Site 3) alone could increase the number of residential units in the entire Ladera Heights community by over 50%--all within a two-block area that is served by a single E/W Highway (Slauson Blvd), that is already heavily congested during morning and evening rush hour. Neither the Plan nor the EIR acknowledges the potential negative impact of increased density on the roadway congestion or parking. Accordingly, (i) the upzoning of this site should be conditioned upon a traffic impact assessment (TIA) and appropriate mitigation measures to ensure that the expected increases in the number of vehicles on nearby roadways do not create an undue burden on the transportation system and (ii) density should not exceed 50 units per acre without real and effective traffic mitigation. O3-8 Cont'

E. Additional Impacted Sites - Fairview and Springpark Avenues

<u>Requested Action</u> – Rescind the proposed zoning and land use changes from R-5 for properties adjacent to R-1 properties. Preserve R-3 rating with limited density multiple residence.

Multi-family parcels are upzoned to even more dense R-5 developments adjacent to single family homes located on Garth Avenue, Springpark Avenue and Amberwood Drive. A reasonable transition between multi-family and adjacent R-1 residential should be maintained by rescinding proposed upzoning to R-5 from R-3. O3-9

As discussed in subsection B, above, absolutely no consideration was given to the single point of entry available for residents of The Heights at Ladera neighborhood. The residents of this 84 single family home subdivision, are often trapped by morning and evening rush hour traffic congestion at their point of entry at Fairview Boulevard and Laurelwood Drive. In addition to failing to consider the impact of upzoning the Ladera Center (which is across the street) if makes no effort to address the increased traffic that would result from the proposed upzoning of these multi-family parcels, or to coordinate the Plan's cumulative impacts with the immediately adjacent City of Inglewood.

F. Additional Impacted Site – St. Mary's Ethiopian Orthodox Tewhado Church

<u>Requested Action</u> - Rescind the proposed Church zoning and land use change from R-1 to R-3. Allow SB4 to develop affordable housing. Rescind the proposed zoning and land use changes for properties adjacent to R-1 properties. O3-10

As previously discussed in subsection A above, SB4 allows churches to build affordable housing by-right. Like the Opportunity Site 1, this parcel is immediately adjacent to an existing single-family home and directly across the street from several other homes. Given that this area already has entitlements that allow potential enhancement and does not comport with Policy LU 2.1 which mandates preserving the character of existing residential neighborhoods, this site should be removed from the Plan.

G. Additional Impacted Sites – See Attachment I

O3-11

<u>Requested Action</u> – Rescind the land use changes from H-9 to H-18 for properties adjacent to R-1 properties.

The density for properties set forth on Attachment I are proposed density increases from H-9 to H-18. These properties are adjacent to R-1 properties and should remain in keeping the single-family character of their neighborhoods.

II. PLAN INCONSISTENTLY APPLIED TO WSAP COMMUNITIES.

O3-12

<u>Requested Action</u> – (i) Revise the Plan to account for all reasonable alternatives available to LA County including adding County owned land, Marina del Rey, the VA and Gilmore Island, including those additional sites would better distribute potential housing units while minimizing the impact to Ladera Heights, Windsor Hills and View Park residents and (ii) Draft EIR should analyze this information as a reasonable alternative.

While the Draft Westside Area Plan Documents ostensibly address housing needs in LA County jurisdiction areas across the Westside, all the proposed increases in housing density are limited to Ladera Heights, Windsor Hills and View Park. Locations in Marina del Rey, Westwood and Gilmore Island are bypassed. The failure to allocate the benefits and burdens of the Plan to all communities within the Plan area shows the inconsistent application of decision-making criteria and the unfair targeting of predominately African American communities such as Ladera Heights and View Park. The Plan should clearly state all relevant facts, the objective decision-making criteria and demonstrate how that criterion is fairly applied to minimize adverse impacts to the Ladera Heights community as a whole and to adjacent land parcels.

O3-13

The Plan Documents ignore four (4) acres of land occupied by LA County Public Works (5550 W. 83rd Street, Los Angeles 90045), not currently utilized for its highest and best land use and located near the new Westchester/Veterans light rail Metro station. Underutilized LA County owned land should be treated in the same manner as privately owned land found to have extensive surface parking and obsolete low-rise structures. This available property should be included in the Plan, and the density should be increased for higher density multi-family land use.

O3-14

Similarly, the Plan fails to incorporate additional property specifically identified by LA County Department of Beaches & Harbors in response to a request by the County Board of Supervisors. LA County Department of Beaches & Harbors prepared a 180 Day Report dated November 20, 2023 (the "180 Day Report") describing additional affordable housing opportunities that can be implemented immediately under current state laws in Marina del Rey. The recommendations include (a) develop on an expedited basis additional affordable housing on vacant and otherwise underutilized parcels, where appropriate, (b) in-fill housing development as part of this phase should be supported with enhanced transit service to increase circulation and access to the Marina and (c) the County should begin evaluating currently underused parcels in Marina del Rey as well as uses on those parcels whose leases are expiring in the next several years. The 180 Day Report specifically identified "Parcel 147", currently a parking lot, for immediate reuse. While Marina del Rey development is subject to Coastal Commission review and approvals, the land is owned by LA County, and the 180 Day Report clearly identified capacity for additional affordable housing units. The Plan should describe the 180 Day Report recommendations and include their expected housing contributions in the Plan Area.

The Plan eliminates the Gilmore Island property from any discussion as a possible location for workforce housing even though it is currently utilized as a parking lot adjacent to jobs rich CBS Television City. When the issue was raised with the Planning department, the Planning department summarily dismissed the issue as a single lot within a larger development. Just as your office has determined that parking lots in Ladera Heights and View Park can be upzoned, parking lots in other WSAP communities can be upzoned. All parking lots matter for the cause of affordable and workforce housing. LHCA requests that Gilmore Island's potential contribution to additional future housing supply be identified and incorporated into the Plan. O3-15

The Veteran's Administration is planning to construct affordable housing on the federally owned VA site in Westwood. While the VA site is subject to federal jurisdiction, planned construction g on the VA site will contribute to the regional supply of affordable housing. This multi-year contribution to the regional housing supply should be identified and incorporated into the Plan. O3-16

The Plan contemplates increasing density in Ladera Heights by over 6,000 units. Most of this increase occurs in a compact area that would overwhelm the already overburdened highways of La Cienega Blvd and Slauson Blvd. At the same time, the Plan, as written, ignores viable alternatives that would lessen the burden of increased density on Ladera Heights, Windsor Hills and View Park. The Plan should disclose all reasonable alternatives available to LA County including adding County owned land, Marina del Rey, the VA and Gilmore Island. Including those additional sites would better distribute potential housing units while minimizing the impact to Ladera Heights, Windsor Hills and View Park residents. O3-17

These reasonable alternatives should be analyzed as part of the Draft EIR. Moreover, because these additional locations could accommodate additional housing density currently in the Plan and relieve some of the adverse environmental impacts on our local community, a **reasonable alternative project** would include some or all of the County owned land, Marina del Rey, the VA and Gilmore Island sites.

III. PLAN INTERNALLY INCONSISTENT.

California Government Code Section 65300.5 requires general plans and their component elements to be an integrated, internally consistent and compatible statement of policies. Here, the driving principle behind the Plan appears to be compliance with the State mandate to increase housing units. This has resulted in a draft proposal that not only ignores other relevant published LA County policies but is often at odds with its own stated community vision, guiding principles, goals and policies. While the Plan consists of many elements, all elements of the plan have equal legal status and each element must be reconciled for consistency as no element is legally subordinate nor superior to another, and the plan must resolve potential conflicts among its elements through clear language and policy consistency. Sierra Club v. Board of Supervisors of Kern County, 126 Cal. App. 3rd 698 (1981).

The Plan is internally inconsistent, and the zoning and land use policies appear random in their application. In short, the Plan ignores normal planning practices where a local planning agency takes a systematic and internally consistent approach with the following principles in mind: O3-18

(1) Forecast regional population growth;
(2) Compare current and forecast expected demand for various land uses including housing units;
(3) Where there is a gap or shortfall, fairly allocate/distribute the additional requirements throughout the planning area;
(4) Research and apply data & objective decision-making criteria consistent with stated goals and policies; and
(5) Distribute the additional requirements utilizing an iterative process to minimize adverse impacts to adjacent current land uses ("negative externalities" in urban economics) and considering other components (mobility, health & safety, etc.) of the General Plan.

Appendix 1, attached hereto and incorporated herein, identifies inconsistencies within the goals and policies of the Plan and the problems arising from such inconsistencies. LHCA requests the acknowledgment of the identified inconsistencies and the adoption of corrective actions. O3-18 Cont'

IV. PLAN FAILS TO DISCLOSE ALL FUTURE COMPONENTS

The Plan fails to disclose the full extent of planned development. Increased density affects public infrastructure, for example street capacity and sewer capacity. LA County Sanitation maps reveal that most locations planned to receive increased density are served by 8-inch sewer lines. The capacity of local public streets doesn't require a search of LA County engineering records, we can see for ourselves the daily traffic jams and the clogged intersections. There is no mention in the Plan of existing infrastructure capacity, the extent or cost of required infrastructure construction upgrades or funding sources. O3-19

It is reasonably foreseeable that as a direct result of the LA County Plan, infrastructure construction projects will take place within our community with significant impacts on circulation, conservation, noise, safety, and air quality, as well as business interruption impacts on local small businesses.

Funding for public infrastructure upgrades is not mentioned. In some instances, developers are required to help fund infrastructure upgrades (for example a sewer line extension). In the case where a developer requests additional market rate housing units in return for a few affordable units, it is reasonably foreseeable that the proposed development project will seek public funding of infrastructure upgrades.

V. PLAN RECOMMENDATIONS.

While the Plan identifies several exemplary and commendable goals that are designed to guide land use planning decisions for the Plan area, it is clear that those goals cannot be achieved without meaningful and enforceable commitments by the Los Angeles County Board of Supervisors. With the exception of the Land Use Element, which identifies specific areas for upzoning, the rest of the Plan fails to include such commitments. Accordingly, on behalf of its constituents in the Ladera Communities, LHCA proposes adoption of the following goals and policies to improve the lives of current and future residents of the Ladera Communities.

A. <u>Land Use Policies</u>

O3-20

1. Recognize the negative consequences of increased density and require improved mobility as a prerequisite for higher density.
2. State as a policy that higher density land use is prioritized adjacent to Metro light rail stations and intersections served by 2 or more bus lines with service every 15 minutes during morning and evening rush hours.
3. Commit to LA County roadway improvements sufficient to achieve timely and reliable public bus service every 15 minutes during morning and evening rush hours along major transit corridors.
4. Require all future development projects to include traffic mitigation measures proportional to their contribution.
5. Work with the Ladera Communities to create a Community District Overlay to require public space in large development sites like Ladera Center, Wateridge and Home Depot Opportunity sites. Such public space shall contain at least one of the following:

a. A privately maintained type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping, or hardscaping, including water features and shade trees;

b. A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating, and landscaping or hardscaping, including water features, and shade trees;

c. Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban area that includes shade trees, and benches or public seating; or

d. Any type of privately maintained, landscaped animal-friendly space, including micro-park, dog run, green space, or other open area that includes on-site pet waste stations, shade trees, and benches or public seating.

e. Ladera Heights, Windsor Hills and View Park cannot be turned into a "food and service desert." Require developers receiving entitlements to offer rental protections and the right to return to all existing food markets, health providers and small businesses in locations scheduled for upzoning and future redevelopment. Work with the Ladera Communities to create a Community District Overlay to protect commercially significant services such as grocery stores, pharmacies and banks.

O3-20 Cont

f. Limit overconcentration and further proliferation of fast-food restaurants within commercial areas, particularly free-standing restaurants to reduce negative health impacts to the neighborhood and reduce traffic impacts.

g. Encourage sit-down restaurants with healthy food options.

h. Require industries that detract from neighborhood character and/or safety (particularly marijuana dispensaries, liquor stores, gun stores, tattoo parlors, etc.) to be subject to:

   i. minimum distance requirements of not less than 5,280 ft from each other and from schools, churches, day care centers, parks and other sensitive community uses;

   ii. Adequate off-street parking;

   iii. Signage standards;

   iv. Well-advertised public hearings and conditional use permits to residents and commercial owners not less than ½ mile (2,640 linear feet) from store site.

6. Create livable communities without visual blight. Restrict billboards to no more than one every ½ mile. Prohibit electronic billboard evening illumination if they are located within 1,000 feet of residential areas. Require smaller billboard footprint. Designate existing billboards that are not compliant as "non-conforming" with reasonable expiration periods sufficient to recover the initial capital invested.

7. Obligate LA County to conduct an annual review of all its real estate holdings within the Westside Area sufficient to identify land parcels not utilized at their real estate market highest and best use.

B. <u>Mobility Policies</u>

Traffic congestion limits a local community's job and shopping choices particularly for those residents using public transportation with unreliable service levels. Public transportation systems cannot be expected to attract increased ridership if public buses crawl along at 5 miles per hour on congested streets, pickup and arrival times are unreliable, and there is exposure to the outdoor elements along with personal safety concerns. New development under the Plan can only be concentrated "around major transit stops" and "high-quality corridors," in Ladera if such stops and corridors, meet the

O3-21

requirements of the Public Resources Code. Section 21064.3 of the Public Resources Code defines a "major transit stop" as a site containing any of the following:

> "*(a)* ***An existing rail or bus rapid transit station****. (b) A ferry terminal served by either a bus or rail transit service. (c) The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.*

A high-quality transit corridor is defined in Section 21155 of Public Resources Code as a ***corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours***" (emphasis added).

We are informed that service intervals near the upzoned parcels regularly exceed these service intervals and future upzoning should be conditioned upon a requirement that these intervals will be met. Unless and until that occurs, the Mobility Policies presented in the Plan do not mitigate the environmental harm caused by increased density and should be revised as follows.

1. The focus of the Mobility element should be on helping residents improve *accessibility* (meaning the number of opportunities or activity sites located within a certain travel time), and *mobility* (meaning the ability to move between opportunity sites).
2. The Mobility element acknowledges the use of VMT as a threshold but should adopt Level of Service as a local policy and used to determine transportation infrastructure improvements needed outside of the CEQA process.
3. Commit to providing public bus service with increased travel speed, timely and consistently reliable bus stop schedules consistent with the 15-minute service interval, reasonable system carrying capacity, connection to multiple bus lines and light rail, and safe and comfortable buses and transit stops.
4. Take advantage of the new Westchester/Veterans Metro light rail station and commit to linking the newly designated higher density locations with improvement of public rapid transit along arterial streets within the Westside Area.
5. LAX is projected to carry 90 million passengers annually by 2030 (6 years from now). Recognize both the regional benefits of LAX but also the harsh negative externalities imposed on its surrounding communities and provide mitigation strategies in the Draft EIR.
6. Obligate LA County to account for increased LAX traffic in all land use matters and seek LAX financial contribution to required neighborhood traffic mitigation and pedestrian safety projects.
7. As aircraft carrying capacity and landing frequency increase, the communities surrounding LAX should not be the only ones to bear the burden. Encourage diversion of LAX airline and cargo aircraft landings to Ontario International Airport and other regional airports.
8. Require all LAX projects to include Ladera Heights in their CEQA reviews.
    a. Note- the last LAX EIR did not include Ladera Heights street intersections even though there are now LAX traffic directional signs adjacent to the Ladera Center on La Cienega and La Tijera Boulevards. There are similar LAX directional signs on Sepulveda Boulevard near Manchester Avenue.
9. Provide Ladera Heights with funding for sidewalk repair, crosswalk visibility enhancements and elevated pedestrians crossings at locations with significant LAX related traffic.
10. Add a sidewalk on La Cienega across from the Ladera Center for access to the existing overhead pedestrian bridge.
11. Enforce limits on long term residential street parking within Ladera Heights by LAX bound passengers seeking to avoid airport parking fees. Respond to resident complaints with ticketing and tow away service within 3 days of reporting.

O3-21 Cont'

12. Encourage LA Metro to add sufficient carrying system capacity to minimize "pass ups" where buses fail to stop.
13. LA Metro provides bus service and bus stop signage, but street infrastructure is left to the local jurisdiction. Support increased planned density with funding for improved mobility infrastructure including sun & rain canopies, shade trees, seating, adequate lighting, trash receptacles, and graffiti removal.
14. Improve access to Metro bus stops with ADA accessibility and clear sidewalk travel paths. Prohibit shared electric scooters drop off on sidewalks within 50 feet of a bus stop.
15. Require multi-family and mixed-used developments to include charging stations, including public charging stations, workplace charging, and residential charging points. Public charging networks are essential for enabling long-distance travel and alleviating range anxiety among electric vehicle ("EV") drivers. Moreover, residential and workplace charging facilities play a crucial role in facilitating convenient charging options for EV owners and reducing carbon emissions.
16. Recognize and address in the Plan and the Draft EIR the current choking traffic conditions that often trap residents in their neighborhoods and delay emergency vehicles.
17. The Heights at Ladera neighborhood has only one entrance at Fairview Avenue and Laurelwood Drive immediately adjacent to the Ladera Center. Increased density at the Ladera Center and along Fairview and Springpark will add to the congestion. Require any redevelopment of the Ladera Center to include traffic mitigation at Fairview Avenue and Laurelwood Drive including road widening and traffic signals.
18. Commuters utilize "traffic apps" to bypass congested roads (Slauson, Centinela, La Cienega). They often speed through Ladera Heights residential streets and ignore stop signs, creating a safety hazard.
    a. These neighborhoods should be provided with "no through traffic" signage and street speed bumps.
    b. Intersections adjacent to Frank Parent elementary school should have frequent enhanced police traffic enforcement periods.
19. Reduce street blockages. Require all new multifamily buildings with 30 or more units to have sufficient off-street parking to accommodate a full-length moving truck.

O3-21 Cont'

C. Economic Development

Goal ED-1 is focused on providing developer incentives ("*Major redevelopment projects are incentivized to provide public benefits desired by the community*") and not on achieving a fair exchange of benefits between private sector financial investors and the local residential and small business communities. Economic rates of return set market limits on potential development projects; public incentives should also have similar discipline: (1) be transparent to the local community, and (2) not exceed the support levels needed to make a project economically feasible in the general market (not a specific developer's expected return which is personal and may exceed general market rates). The Draft Westside Area Plan Documents should be revised to address the following:

1. Condition new public incentives based on a project's total private sector capital investment, job creation, quality housing, and expected public tax revenue.
2. Compare the expected public benefits against the fiscal impact to the local community of providing additional infrastructure including electricity, water, streets, sewers, and storm drains, plus the need for increased fire & police services.

O3-22

3. Protect community access to food stores, pharmacies, banks and medical services ("Critical Community Services") by establishing a Community Standards District for Critical Community Services.
4. Ensure the local community receives the expected benefits through construction schedules, completion bonds and protection of current affordable housing tenants.
5. Require public agency disclosure of the following:
   a. All proposed public incentive offers to real estate developers as well as their economic and fiscal impacts on the local community.
   b. Complete description of developer commitments offered in exchange for the public incentives received
   c. Copies of all incentive agreements with a detailed description of all public agency contract enforcement mechanisms
   d. Confirmation that "but for" the public sector incentives the private sector development project would not take place
6. Require developers to provide LA County with construction schedules and adequate construction completion bonds before tenants are displaced. There are news media articles about tenants in affordable housing or small businesses providing community services being forced to move and thereafter the planned development project does not take place. The community's losses include the tenants forced to vacate, the failed project, and the now vacant properties.
   a. Note: Development projects are often put forward by single purpose legal entities whose only assets are the property, and the property itself may be burdened by loans (meaning that the developer entity has a smaller capital contribution). When a development project fails there often are no funds available to complete the project and no remaining legal entity to hold accountable. Example- the bankrupt downtown Los Angeles "graffiti towers" owned by an overseas based firm and vacant for years.
7. Support retained local community access to Critical Community Services. Require new development projects to provide comparable rent and a right to return to previous Critical Community Services.
8. Support displaced affordable housing tenants. Require new development projects as a condition of construction permit approval to provide evidence of having provided tenants with written notice of (1) their right to comparable rent and (2) a right to return to the displaced affordable housing tenants.

O3-22 Cont

D. <u>Conservation and Open Space Policies</u>

1. Establish and maintain a master plan for street shade trees and rainwater collection facilities.
2. Require new multi-family housing to retain reasonable on-site recreational grass areas for use by children and separate designated pet relief areas.
3. Require new building development projects to replace all adjacent cracked sidewalks and provide both sidewalk facing landscaping and "sidewalk friendly" street shade tree

O3-23

<u>Conclusion</u>

The Los Angeles African American community has played a pivotal role in enriching Los Angeles, and the role of communities like Ladera Heights, View Park and Windsor Hill should not be under-estimated. While predominately African American, Ladera Heights prides itself on its diversity and inclusivity and the community represents a tapestry of cultures, with residents from various backgrounds all striving to

O3-24

create community and live together harmoniously. Ladera deserves and demands a Plan that supports that vision. Sadly, the current plan does not.

The Plan is internally inconsistent and fails to identify and consider all project components. It proposes to increase residential density by more than 100%. To be clear, that is not an exaggeration. The Plan notes that the population in Ladera Heights in 2021 was close to 6,500 residents. Yet, the Plan seeks to increase residential density by over 6,000 new units (totaling well over 6500 new residents). The Plan also notes that multifamily housing is now clustered primarily along West Slauson Avenue, South La Cienega Boulevard, La Tijera Boulevard, South Fairfax Avenue, yet it proposes to increase density at sites 2,3 and 4 which are in those same areas. To make matters worse, the Plan completely fails to address the impact of the City of Los Angeles' proposal to upzone the Ladera Center (Site 2) and surrounding LA City parcels, Culver City's plan to upzone their adjacent Fox Hills neighborhood, and LAX plans to increase both passenger and cargo volumes. There is no apparent effort in the Plan to mitigate the significant and cumulative impacts. Thus, we are forced to guess what Ladera Center, Slauson Avenue, La Tijera Boulevard and Centinela Avenue might look like if all three plans are adopted.

O3-24 Cont'

Finally, the Plan fails to take advantage of the many other potential sites for upzoning throughout the unincorporated areas of the Westside of Los Angeles County.

We look forward to your response and welcome an opportunity to discuss our concerns in greater detail.

Thank you for your attention.

Respectfully,

/s/

Desobry E. Bowens
President
Ladera Heights Civic Association
Desobry@Laderaheights.org

Enclosure:
Appendix I
Attachment 1

Ladera Heights Civic Association
Appendix 1
8.9.2024

Draft Goals & Policies	Issues	Consistency
LAND USE **AREA WIDE** **Goal LU 1** Unincorporated communities with distinct identities and uses. • **Policy LU 1.1** Maintain the diversity, roles, uses, character. and unique identities of the unincorporated communities in West Los Angeles. • **Policy LU 1.2** Support the maintenance, implementation, and updates of land use plans for the unincorporated communities. • **Policy LU 1.3** Ensure that plan updates fully engage the participation of the diverse constituencies of the unincorporated communities.	Goal LU 1 is subverted by the drive for increased density • Upzoned Ladera Center is located immediately across the street from a single-family neighborhood with only one entry point at Fairview Avenue and Laurelwood Drive. Local residents have a difficult time entering and exiting due to current traffic congestion. • Upzones to R-5 multifamily buildings are immediately adjacent to single story R-1 homes (Fairview and Springpark Avenues). • Upzones to church sites located in single family neighborhood (Wooster Avenue) have no prohibition on the future transfer of church properties. The church site on Wooster is across the street from single family homes and traffic access is from a narrow residential street.	Not consistent
LADERA HEIGHTS/VIEW PARK-WINDSOR HILLS AND WEST FOX HILLS **Goal LU 2** Growth that is sustainable and managed to complement and maintain the character of the existing community. • **Policy LU 2.1** Focus growth and the development of new commercial and housing as infill and re-use of commercial corridors and centers, while supporting current businesses, and character of existing residential neighborhoods and preserving parklands and open spaces. • **Policy LU 2.2** Concentrate development in proximity to the Crenshaw Line (K Line) transit station and along major bus corridors including Slauson Avenue. • **Policy LU 2.3** Encourage the revitalization and enhancement of the Slauson Avenue corridor.	Goal LU 2 is subverted by the drive for increased density • The proposed upzoning near single family homes ignores Policy LU 2.1 • Land use is tied to mobility and increased density is not "sustainable" without significant upgrade to the local transportation & mobility infrastructure. • There is a reference in Policy LU 2.2 to the Crenshaw light rail K Line but the Westside Area Plan ignores the new Westchester/ Veterans Metro station. • Policy LU 2.2 also ignores distance. The Crenshaw Line station is roughly 3 miles away while the Westchester/ Veterans station is half that distance at roughly1.5 miles • There is stated goal in Policy LU 2.3 to enhance the Slauson corridor	Not consistent

• **Policy LU 2.4** Encourage the development of small and undersized parcels through lot consolidation to support market-supportable land uses. • **Policy LU 2.5** Anticipate and plan for the long-term redevelopment of the Inglewood Oil Field and ensure that future uses are integrated and connected to the existing community. • **Policy LU 2.6** Ensure that plans and entitlements for growth and development in adjoining municipalities are compatible and seamlessly connected with the Ladera Heights/View Park-Windsor Hills and West Fox Hills communities.	but there is no corresponding commitment to help improve bus service along the major bus corridors including Slauson Avenue • LU 2.6 is a policy to ensure that plans and entitlements for growth and development in adjoining municipalities are compatible with the Ladera Heights/View Park-Windsor Hills and West Fox Hills communities, but there is no demonstrated outreach to the cities of Inglewood and Los Angeles to coordinate land use matters at the (i) new Westchester / Veterans light rail Metro station, (ii) the Ladera Center, (iii) or the commercial corners on adjacent to Ladera Center. • There is no consideration of the single point of entry to the Heights at Ladera neighborhood at Fairview Avenue and Laurelwood Drive. • There is no reference to the lack of signalized access to the Ladera Center, and the fact that most entry points to the Center are located on residential streets. • Upzones to church sites located in single family neighborhood (Wooster Avenue) have no prohibition on the future transfer of church properties. The church site on Wooster is across the street from single family homes and traffic access is from a narrow residential street.	
Goal LU 3 A community of distinct and livable spaces. • **Policy LU 3.1** Foster a land use pattern that brings everyday needs and amenities within walking distance of residential neighborhoods. • **Policy LU 3.2** Locate and design development to respect the area's natural landforms and open spaces. • **Policy LU 3.3** Concentrate development along Slauson Avenue to establish activity centers that promote pedestrian-activity,	Goal LU 3 is subverted by the drive for increased density • Multi-family parcels are upzoned to even more dense development adjacent to single family homes located on Garth Avenue, Springpark Avenue and Amberwood Drive. • Residents of the Heights at Ladera neighborhood are often trapped by morning and evening rush hour traffic congestion at their dingle point of entry at Fairview Boulevard and Laurelwood Drive. The current	Not consistent

reduce automobile travel, and contribute to the reduction of greenhouse gases. • **Policy LU 3.4** Create an active and safe pedestrian environment by improving the sidewalks, intersection crossings, and street frontages and maintain a consistent street wall along key commercial centers and appropriate locations on thoroughfares. • **Policy LU 3.5** Integrate housing with commercial uses to increase the customer-base for local businesses and enhance economic activity and vitality. • **Policy LU 3.6** Incentivize the inclusion of gathering places in commercial, mixed-use, and multifamily residential projects • **Policy LU 3.7** Require new development along the major thoroughfares and at the edges of commercial centers to be located and scaled to provide transitions in building height and bulk, consistent with the character of adjacent low scale neighborhoods. • **Policy LU 3.8** Encourage the integration of neighborhood-specific cultural, historical, and architectural elements and visual interest in new development and renovations, whenever possible. • **Policy LU 3.9** Promote the inclusion of public art in commercial and mixed-use projects that reflect the area's historic and cultural heritage.	plan upzones the Ladera Center across the street but there is no mention of related traffic mitigation in the Mobility goals and policies. • Morning and evening rush hour traffic on Slauson creates bottlenecks for residents of Upper Ladera but additional density is planned along Slauson Avenue. • Traffic signal synchronization along main arterial streets is the first step. Additional improvements to the public roadways and the rapid transit system is required sufficient to provide residents with timely reliable transit service every 15 minutes. This is particularly true in areas designated for increased density.	
Goal LU 4 A diversity of land uses providing for community needs. • **Policy LU 4.1** Accommodate a mix of housing, commercial, community services, and parkland/open spaces that cumulatively contribute to the area's identity and role as a "complete community" for residents. • **Policy LU 4.2** Accommodate the development of a wide variety of housing options for residents and workers that are affordable for everyone. • **Policy LU 4.3** Encourage commercial uses that serve and are accessible to adjoining residential neighborhoods • **Policy LU 4.4** Attract new grocery stores that provide healthy food choices for local residents • **Policy LU 4.5** Support the development of community-serving uses and gathering	Goal LU 4 is subverted by the drive for increased density • There is no mechanism described for how to retain food and other critical community stores after upzoning Ladera Center and future higher density development let alone attract new stores. • LU 4.6 describes community events taking place in locations with surface parking lots, the same locations targeted for upzoning and redevelopment precisely because they have surface parking lots. • LU 4.8 describes provisions for open space and recreational facilities within the fabric of existing and future land uses.	Not consistent

places within commercial and mixed-use projects. • **Policy LU 4.6** Provide opportunities for community events and activities in public plazas and surface parking lots. • **Policy LU 4.7** Encourage and expand uses and spaces that reflect the area's history and culture. • **Policy LU 4.8** Provide for recreational activities and the inclusion of parklands and open spaces within the fabric of existing and future land uses.	There is mention in the land use map of additional local parks. There is no policy requiring on-site recreational or pet relief areas in locations to be upzoned to higher densities and with expected future redevelopment.	
Goal LU 5 Quality residential neighborhoods that are great places to live • **Policy LU 5.1** Maintain and protect the character and scale of existing residential neighborhoods • **Policy LU 5.2** Require existing housing units that are remodeled or replaced by new construction and newly developed accessory units be designed to complement the scale and character of their neighborhood • **Policy LU 5.3** Consider the development of small local-serving (such as coffee shops and restaurants) and community-gathering uses within and are walkable from residential neighborhoods. • **Policy LU 5.4** Ensure that commercial uses located within a residential neighborhood be located and designed to be compatible with and complement existing residences • **Policy LU 5.5** Utilize incentives to encourage the production of affordable housing, consistent with the Economic Development Element and Countywide Housing Element • **Policy LU 5.6** Work with local homeowners' associations to address land use issues, needs, and improvements.	Goal LU 5 is subverted by the drive for increased density • LU 5.1 maintains and protects the character and scale of existing neighborhoods. However the sites selected for additional upzoning and density on Fairview and Springpark are immediately adjacent to single family homes. • LU 5.2. - there is no mechanism indicated for how a change in land use will require new properties be designed to complement the scale and character of their neighborhood • LU 5.3 - there is no mechanism indicated for how a change in land use will add "*small local serving (such as coffee shops and restaurants) and community-gathering uses within and are walkable from residential neighborhoods*". • LU 5.5 refers to developer incentives but the Economic Development section of the Draft Westside Area Plan Documents is incomplete. It focuses on granting public incentives to private developers but does not describe the threshold criteria for granting incentives or an enforcement mechanism. • LU 5.6 – work with local homeowner's associations. LHCA requests a detailed LA County response to this communication with a list of planned revisions to	Not consistent

	both the Draft Westside Area Plan Documents and the Draft EIR.	
Goal LU 6 Vital and active commercial and mixed-use districts serving residents and visitors to the community • **Policy LU 6.1** Create incentives such as waivers of fees and development standards to attract private investment to revitalize and improve underutilized properties along Slauson Avenue and actively promote their use by commercial property owners and developers. • **Policy LU 6.2** Provide flexibility in permitted land uses and enable adaptability and re-use of existing buildings to allow changes responding to evolving markets and preventing vacancies. • **Policy LU 6.3** Encourage the redevelopment of existing multi-tenant commercial projects as mixed-use community-oriented centers, increasing the number of residents in proximity to retail and commercial uses, enhancing their economic vitality. • **Policy LU 6.4** Promote development integrating commercial uses and housing within existing commercial corridors, consistent with State legislation. • **Policy LU 6.5** Require that mixed commercial and residential development projects are designed to ensure compatibility with surrounding uses and prevent negative impacts among these uses. • **Policy LU 6.4** Promote development integrating commercial uses and housing within existing commercial corridors, consistent with State legislation. • **Policy LU 6.5** Require that mixed commercial and residential development projects are designed to ensure compatibility with surrounding uses and prevent negative impacts among these uses • **Policy LU 6.6** Design development that fosters pedestrian activity, employs plazas and common spaces and exhibits transit friendly design. • **Policy LU 6.7** Support beautification of existing businesses and encourage improvement of building facades recognizing opportunities to reflect historic design styles.	The Economic Development section of the Draft Westside Area Plan Documents does not focus on the links between land use, mobility and economic development • The Land Use section of the Draft Westside Area Plan Documents fail to discuss economic and fiscal impacts of higher density. • The Economic Development section of the Draft Westside Area Plan Documents focuses on granting developers incentives but does not describe a “but for” test or how the expected community benefits will be measured and achieved. • The Mobility section of the Draft Westside Area Plan Documents fails to describe mobility at acceptable levels (example- timely & reliable bus service every 15 minutes) along transportation corridors once higher densities are in place.	Not consistent

• **Policy LU 6.8** Encourage the development of multi-modal transportation hubs within larger commercial and mixed-use centers.		
Goal LU 7 A complete community with uses that support resident needs. • **Policy LU 7.1** Accommodate a wide range of facilities offering services to meet the needs of residents, such as financial, medical, services, government, seniors, youth, cultural and similar uses • **Policy LU 7.2** Accommodate social, religious, cultural and recreational facilities and programs that equitably meet the diverse needs of residents.	Goal LU 7 is subverted by the drive for increased density • LU 7.1 The Ladera Center location that currently provides the needs of residents including financial, medical, services, government, seniors, youth, cultural and similar uses is <u>precisely</u> the location targeted in the Draft Westside Area Plan Documents for upzoning and future redevelopment. • Upzoning a church is incompatible with LU 7.2	Not consistent
Goal LU 8 A sustainable built environment • **Policy LU 8.1** Ensure that new development is located and designed to respect natural landforms and topography and protect native ecologies, wildlife, and open spaces. • **Policy LU 8.2** Explore methods to stop or reduce the proliferation of broadcast towers on ridgelines through consolidation or redesign. • **Policy LU 8.3** Encourage developers to exceed State Building Codes for site improvements and buildings that reduce the use of energy, water, and non-renewable resources, generate pollution and greenhouse gas emissions, and employ other sustainable measures (e.g., LEED, Living Building Challenge, other). • **Policy LU 8.4** Support private development that improves overall greening to reduce the heat island effect, provides shade and promotes climate resiliency through building design and the planting of trees and landscaping (e.g., green roofs and decks, durable awnings, increased tree canopy in parking lots, and so on). • **Policy LU 8.5** Incorporate sustainable landscaping and water management practices in parklands, medians, along street frontages and trails (bioswales, permeable	No comment	No comment

surfaces, stormwater capture, native species, etc.).		
Goal LU 9 A safe built environment and infrastructure • **Policy LU 9.1** Improve public rights-of-way and manage traffic operation and controls to ensure safe travel by pedestrians and bicyclists • **Policy LU 9.2** Ensure that new development is located and designed to protect structures and occupants/users from natural hazards (flooding, landslides, seismic activity, other). • **Policy LU 9.3** Monitor pollution, toxic materials, and other impacts from oil field operations and require mitigation as necessary to protect adjoining neighborhoods and uses, while still operational. • **Policy LU 9.4** Proactively manage vegetation in fire hazard areas.	Goal LU 9 is incomplete. It ignores needed improvements to roadways and bus capacity necessary to achieve reliable consistent bus service every 15 minutes.	Partially inconsistent
Goal LU 10 A community invested in planning. • **Policy LU 10.1** Continuously engage community organizations, stakeholders, and traditionally under-represented groups in the planning process. • **Policy LU 10.2** Provide an active community engagement process in review of proposals for development and infrastructure improvements.	LHCA welcomes continuing dialogue with LA County Planning and looks forward to a written response to this communication.	No comment
COMMUNITY-SPECIFIC OPPORTUNITY SITES		
Ladera Heights **Site 1: Centinela-Green Valley** **Goal LU 11** A mixed-use center providing services accessible to residents of adjoining neighborhoods and opportunities for new housing development. • **Policy LU 11.1** Facilitate the re-use of the storage property and parking lot of the church for retail and other commercial uses serving adjoining neighborhoods and housing supporting and complementing these uses.	Goal LU 11 is subverted by the drive for increased density • Upzoning of church property is unnecessary with the passage of CA Senate Bill 4 in 2023. Upzoning of church properties (a) prioritizes a higher residential density over the "*transition in building height and bulk*" called for in Policy LU 3.7 and (b) ignores Policy LU 2.1 requirement to support the *"character of existing residential neighborhoods."* • Policy LU 7.2 requires a plan to *"accommodate social, religious,*	Not consistent

• **Policy LU 11.2** Require that buildings are located, designed, and building bulk is limited to ensure visual and physical transitions to adjoining single family neighborhoods.	*cultural and recreational facilities and programs that equitably meet the diverse needs of residents*	
Site 2: Ladera Center **Goal LU 12** A revitalized and pedestrian-oriented mixed-use center providing services accessible to residents of adjoining neighborhoods and opportunities for new housing development expanding the customer base for local businesses. I. **Policy LU 12.1** Facilitate infill and new development of retail commercial and office uses integrated with housing on the upper levels or to the rear of commercial buildings. II. **Policy LU 12.3** Promote the inclusion of landscape improvements, plazas, and other amenities and require buildings to be oriented and designed to contribute to an active pedestrian environment. II. **Policy LU 12.3** Require that building heights are reduced to transition with adjoining residential neighborhoods.	Goal LU 12 is subverted by the drive for increased density • A new Mixed Use Center as currently proposed by LA County would seek the highest land rents possible, likely eliminate some or all of the existing locally serving commercial establishments, and require local residents to shift their shopping to the Westchester retail area at Sepulveda/La Tijera, adding to Vehicle Miles Traveled and congestion immediately adjacent to LAX. • Mixed Use zoning permits offices and light industrial, creating the possibility of non-residential uses including self-storage facilities. • Access points to the Ladera Center are limited and are mainly from local residential streets. There are no signalized or left turn entry points.	Not consistent
Site 3: Wateridge Business Center **Goal LU 13** Development of housing as infill on existing parking lots and long term replacement of existing buildings and parking structures warranted by marketplace changes. • **Policy LU 13.1** Facilitate the development of housing as infill and replacement of existing surface parking lots. • **Policy LU 13.2** Facilitate the development of housing by the adaptive re-use or replacement of existing office and commercial buildings, should existing uses discontinue operations. • **Policy LU 13.3** Ensure that new buildings are landscaped and designed to complement adjacent recreational facilities and open spaces. • **Policy LU 13.4** Incorporate pedestrian linkages to future uses developed as re-use of the oil fields.	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and (2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval.	Partially inconsistent

• **Policy LU 13.5** Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Slauson-Fairfax Home Depot Center	Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments.	
Site 4a: Slauson-Fairfax/Home Depot Center **Goal LU 14** Long term intensification and development as a pedestrian-oriented mixed-use center incorporating housing with commercial uses. • **Policy LU 14.1** Facilitate the development of housing or mixed-use buildings as infill and replacement of existing surface parking lots and small commercial buildings. • **Policy LU 14.2** Allow for the redevelopment of "big-box" commercial buildings for new commercial, housing, and/or buildings integrating housing above or behind ground level commercial uses. • **Policy LU 14.3** Incentivize the development of non-chain, small, and local businesses. • **Policy LU 14.4** Promote the inclusion of landscape improvements, plazas, and other amenities and require buildings to be oriented and designed to contribute to an active pedestrian environment. • **Policy LU 14.5** Link any redevelopment of this property with infill and new development on the Westridge property and provide pedestrian linkages to future uses planned for reuse of the oil fields. • **Policy LU 14.6** Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Wateridge Center.	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and (2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval. Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments.	Partially inconsistent
Site 4b: Slauson-Fairfax Intersection **Goal LU 15** Concentration / intensification of commercial and housing development creating a distinct center on properties abutting the Slauson-Fairfax intersection. • **Policy LU 15.1** Facilitate the development of retail and other commercial uses along the Slauson Avenue frontage, with housing	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and	Partially inconsistent

on the second floor and higher and to the rear. • **Policy LU 15.2** Improve street frontages with enhanced landscaping, signage, and other amenities.	(2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval. Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments	
VIEW PARK/WINDSOR HILLS **Site 5: Slauson-Heatherdale** **Goal LU 16** Concentration / intensification of commercial and housing development abutting the Slauson-Heatherdale intersection. • **Policy LU 16.1** Facilitate the intensification of retail and other commercial uses on underutilized parcels and hotel sites along the Slauson Avenue frontage, with housing on the second floor and higher. • **Policy LU 16.2** Locate and design new buildings to integrate with the natural topography. • **Policy LU 16.3** Improve street frontages with enhanced landscaping, signage, and other amenities.	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and (2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval. Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments	Partially inconsistent
Site 6: Slauson-Overhill **Goal LU 17** Concentration / intensification of commercial and housing development creating a distinct center on properties abutting the Slauson-Overhill intersection.	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an	Partially inconsistent

• **Policy LU 17.1** Facilitate the development of retail and other commercial uses along the northern Slauson Avenue frontage and as infill within the surface parking lot, with housing on the second floor and higher and to the rear. • **Policy LU 17.2** Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community. • **Policy LU 17.3** Improve street frontages with enhanced landscaping, signage, and other amenities.	upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and (2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval. Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments	
Site 7: Slauson Corridor East **Goal LU 18** An active and vital pedestrian-oriented mixed-use corridor maintaining the scale and "grain" of existing development. • **Policy LU 18.1** Facilitate the development of retail and other commercial uses along the Slauson Avenue frontage, with housing on the second floor. • **Policy LU 18.2** Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community. • **Policy LU 18.3** Encourage the adaptive re-use and improvement of existing buildings. • **Policy LU 18.4** Encourage lot consolidation to support the development of larger floorplate land uses. • **Policy LU 18.5** Require that buildings are scaled and designed and heights limited to transition with adjoining single family housing neighborhoods. • **Policy LU 18.6** Improve street frontages with enhanced landscaping, signage, and other amenities and to maintain a consistent street wall.	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and (2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval. Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments	Partially inconsistent
Site 8: West 54th Street	No comment	No comment

Goal LU 19 An active and vital pedestrian-oriented mixed-use corridor maintaining the scale and "grain" of existing development. • **Policy LU 19.1** Encourage the development of retail and other commercial uses along the East 54th Street frontage, with housing on the second floor. • **Policy LU 19.2** Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community. • **Policy LU 19.3** Encourage the adaptive re-use and improvement of existing buildings. • **Policy LU 19.4** Require that buildings are scaled and designed at heights limited to transition with adjoining single family housing neighborhoods. • **Policy LU 19.5** Improve street frontages with enhanced landscaping, signage, and other amenities and to maintain a consistent street wall.		
Site 9: Leimert Park Adjacent **Goal LU 20** Concentration of commercial and residential uses providing continuity with properties developed along Crenshaw Boulevard adjacent to the Metro Transit Station. • **Policy LU 20.1** Facilitate the development of retail and other commercial uses on ground floor with housing on the second floor and higher. • **Policy LU 20.2** Promote development densities / intensities that encourage transit use by residents and business customers. • **Policy LU 20.3** Link development, as appropriate, with planned improvements of adjoining properties fronting on Crenshaw Boulevard. • **Policy LU 20.4** Improve street frontages with enhanced landscaping, signage, and other amenities. • **Policy LU 20.5** Install monuments, signage, banners, landscaping, and other elements that visually identify the area as	No comment	No comment

the gateway to the Los Angeles Westside Community and;/or View Park.		
Site 10: Angeles Vista-Valley Ridge **Goal LU 21** Commercial uses/services integrated within, scaled to fit, and enabling residents to walk from surrounding residential neighborhoods. • **Policy LU 21.1** Facilitate the development of small scale, local-serving commercial uses such as a coffee shop, convenience grocery store, and personal services. • **Policy LU 21.2** Require that buildings are scaled, designed, and heights limited to complement and reflect the scale and character of the adjoining neighborhood. • **Policy LU 21.3** Limit the times and duration of business operation and for truck and goods deliveries to avoid impacts on adjoining housing. • **Policy LU 21.4** Restrict the number and location of parking spaces	No comment	No comment
Site 11: West Fox Hills (Unincorporated Del Rey) **Goal LU 22** Housing infill and development along the Centinela Avenue corridor. • **Policy LU 22.1** Facilitate the development of retail and other commercial uses along the Centinela Avenue and Jefferson Boulevard frontages, with housing on the upper floors. • **Policy LU 22.2** Require that buildings are scaled, designed, and heights limited to transition with adjoining residential neighborhoods. • **Policy LU 22.3** Improve street frontages with enhanced landscaping, signage, and other amenities. • **Policy LU 22.4** Consider renaming the area from Fox Hills to a moniker that is reflective of its location and resonates with its residents and businesses.	No comment	No comment
MOBILITY **LADERA HEIGHTS/ VIEW PARK - WINDSOR HILLS AND WEST FOX HILLS**	This section completely ignores reality on our local streets. • Policy M 2.1 focuses on road safety but makes no mention of transportation system safety	Not consistent

Goal M 2 A safe transportation network for users of all ages and abilities • **Policy M 2.1** Improve road safety by implementing measures outlined in the View Park-Windsor Hills and Ladera Heights Community Traffic Safety Plan (CTSP). This includes traffic calming measures, intersection improvements, installation of traffic signals, and enhancement of road markings, among other recommendations. The installation of these safety improvements will consider the historic nature of neighborhoods. • **Policy M 2.2** Conduct speed surveys every three to five years along streets with concerns identified by residents to assess and, as warranted, improve speed management and safety. These streets may include Slauson Avenue, Overhill Drive, Northridge Drive, La Brea Avenue, La Cienega Boulevard, Angeles Vista Boulevard, Stocker Street, 54th Street, Jefferson Boulevard, and other streets flagged by residents for safety concerns. • **Policy M 2.3** Annually review the Capital Project Program list and the CEO's Capital Programs for opportunities to incorporate roadway safety improvements proposed by CTSP into upcoming projects.	improvements to encourage increased public transit patronage. • Policy M 2.2 requires speed surveys every three to five years. Commuters with traffic apps routinely cut through our neighborhoods <u>every day</u> to avoid congestion on Slauson, La Cienega, La Tijera and Centinela. • Policy M 2.3 encourages capital funding reviews for safety improvements, and makes no mention of improvements to infrastructure required to improve service levels and reduce traffic congestion	
Goal M 3 Improved access to reliable, safe, and high-quality transit service • **Policy M 3.1** Promote the use of transit by strategically orienting new developments around major transit stops and high-quality transit corridors. Apply the Los Angeles County Transit Oriented District (TOD) Design Guideline to new projects and emphasize design elements that facilitate transit use, including pedestrian walkways, bus plazas, and similar features. • **Policy M 3.2** Explore the feasibility of extending the Link - the Baldwin Hills Parklands shuttle to Marina del Rey and Ballona Wetlands through Ladera Heights, View Park and Windsor Hills.	Land use is tied to mobility, and increased density is not "sustainable" without significant upgrade to the local transportation & mobility infrastructure • While the Westside Plan discusses improved access to reliable, safe and high quality transit service", it does not have the goal of developing an effective transportation network focused on helping residents improve *<u>accessibility</u>* (meaning the number of opportunities or activity sites located within a certain travel time), and *<u>mobility</u>* (meaning the ability to move between opportunity sites).	Not consistent

• **Policy M 3.3** Encourage convenient and safe transit, pedestrian, and bicycle linkages to/from transit service and mobility hubs to facilitate first/last-mile connections to Metro K Line stations, including Hyde Park, Leimert Park, and Martin Luther King Jr stations. • **Policy M 3.4** Explore and provide on-demand transit programs for seniors and people with disabilities.	• There is no mention in the Draft Westside Area Plan Documents of providing public bus service with increased travel speed, timely and consistently reliable bus stop schedules consistent with the 15-minute service interval, reasonable system carrying capacity, connection to multiple bus lines and light rail, and safe and comfortable buses and stops • There is also no mention of the Westchester/Veterans Metro light rail station adjacent to he LA County owned 4 acres of land currently used as a utility yard and permit office by LA County Public Works	
Goal M 4 Pedestrian and bicycle infrastructure is safe, connected, and comfortable for users of all ages and abilities. • **Policy M 4.1** Provide continuous pedestrian access along major streets with existing sidewalk gaps, such as La Brea Avenue between Slauson Avenue and Obama Boulevard, and Overhill Drive between Slauson Avenue and La Brea Avenue. • **Policy M 4.2** Enhance pedestrian crossing efficiency and safety at the five-leg intersection of Stocker Street/La Brea Avenue/Overhill Drive and intersections around intensified development, such as La Cienega Boulevard/La Tijera Boulevard, Centinela Avenue/La Tijera Boulevard, Slauson Avenue/Fairfax Avenue, Slauson Avenue/Overhill Drive. Potential safety measures include pedestrian bridges, pedestrian signal phases, and high-visible crosswalks, etc. • **Policy M 4.3** Evaluate hotspots of bike-involved collisions (such as Slauson Avenue and La Brea Avenue) and consider safety measures for new bicycle facilities when updating the Los Angeles County Bicycle Master Plan. • **Policy M 4.4** Continue to build out and expand the existing trail and bicycle network in the community, connecting to parks and recreational areas,	Inconsistent with Goal COS 1. • There is no mention of providing safe, connected and comfortable pedestrian access to Kenneth Hahn Park on La Cienega Boulevard • Policy M 4.9 promotes non-auto trips but does not mention Slauson corridor infrastructure upgrades or improvement in bus service levels	Partially inconsistent

neighborhood commercial corridors, and other community destinations. • **Policy M 4.5** Fill in the existing bicycle network gap between the eastern and southern parts of Ladera Heights, View Park and Windsor Hills, as well as between the community and adjacent bicycle networks in Culver City and Leimert Park. • **Policy M 4.6** Continue to promote the community's recreational values by enhancing landscape and trail management in Kenneth Hahn State Recreation Area. • **Policy M 4.7** Expand the existing trail network by enhancing the connectivity between parks and improve connections of the community with future uses on the site of the Inglewood Oil Field. • **Policy M 4.8** Provide safe and continuous pedestrian networks that are mindful of user, roadway, and community characteristics through improvements to existing pedestrian areas. • **Policy M 4.9** Establish pedestrian and bicycle pathways connecting residential neighborhoods to redeveloped commercial corridors (Slauson Avenue and 54th Street) to promote non-auto travel for short trips. • **Policy M 4.10** Provide wide sidewalks, pedestrian lighting, wayfinding signage, enhanced crosswalks with ADA-compliant curb ramps and other amenities to improve pedestrian safety and comfort to access Metro K Line stations and bus stops. • **Policy M 4.11** Enhance the pedestrian experience along Slauson Avenue and 54th Street corridors where new development is concentrated. Require new development to provide landscape improvements, pedestrian amenities, wayfinding, and other facilities to encourage and accommodate intensified pedestrian activities. • **Policy M 4.12** Explore planning and constructing a Complete Street along 54th Street that creates a neighborhood-friendly space lined with shops,		

restaurants, cafes, and other commercial establishments. • **Policy M 4.13** Provide a continuous canopy of deciduous trees and diverse landscaping along Slauson Avenue, Angeles Vista Boulevard, and throughout neighborhoods, favoring seasonal variations over year-round coverage. • **Policy M 4.14** Work with residents, local businesses, and community organizations to maintain sidewalk cleanliness.		
Goal M 5 Transportation Demand Management Strategies are promoted to reduce vehicle trips and encourage sustainable transportation. • **Policy M 5.1** Work with schools, parents, and students to develop transportation demand management (TDM) strategies that encourage active and transit modes of travel to and from school. Update the Los Angeles County Suggested Pedestrian Route to School at least bi-annually with schools' and parents' feedback. • **Policy M 5.2** Work with the community and local businesses to develop TDM strategies (such as commute trip reduction programs, subsidized or discounted transit passes, etc.) for commuting that meet the needs of residents and employees. • **Policy M 5.3** Coordinate with residents/employees, transit agencies, and community-based organizations to effectively promote and educate the public about TDM strategies.	No comments	No comments
Goal M 6 Parking is managed to optimize efficient use of community space. • **Policy M 6.1** Conduct a comprehensive parking study to identify parking demand and supply in the Ladera Heights/View Park-Windsor Hills and West Fox Hills communities. • **Policy M 6.2** Explore ways to better utilize existing parking facilities through shared parking opportunities and promote smart parking management technologies.	No comment	No comment

• **Policy M 6.3** Design commercial and residential parking standards to incentivize and promote transit use and non-motorized transportation. • **Policy M 6.4** Manage parking supply through implementation of time limits, pay parking, or permits, while ensuring the preservation of economic development goals.		

ECONOMIC DEVELOPMENT
 	
Goal ED 1 - Major redevelopment projects are incentivized to provide public benefits desired by the community.
 	
• **Policy ED 1.1** Develop a community benefits program to be included in any major redevelopment (as defined by the County). A Community Benefits Program comprises specific commitments from a developer, collaboratively crafted with government officials and the local community. Its purpose is to support community needs and provide desired benefits to the community in exchange for additional development rights. The County could offer zone changes, an increase in density or floor area or a streamlined permitting process in exchange for these benefits. These commitments may include:
  • **Increase in affordable housing set-asides**. In addition to the County's current inclusionary housing ordinance, the County could leverage a major redevelopment opportunity to increase the number of affordable units that would be included.
  • **Childcare and community facilities**. childcare as well as other community facilities (e.g., health clinics, job training centers, cultural and arts spaces, senior centers, community gardens) are popular inclusions in community benefits programs to directly support residents and further economic development initiatives.
	Economic development goal ED 1 must be part of a comprehensive and mutually supporting set of Land Use, Mobility and other goals.
	
	LHCA is very much aware of the controversy surrounding the 30 story plus Cumulus building near the intersection of La Cienega Boulevard and Jefferson in the City of Los Angeles. LHCA believes that reasonable growth can be achieved while also protecting neighborhood communities. However, there must be recognition that (1) private developers are driven by economic profit, and (2) public agencies must follow a disciplined approach to any incentives discussion with private developers.
	
	Add a policy statement requiring <u>full public disclosure</u> of the following:
	
	• All proposed public incentive offers made to real estate developers as well as their economic and fiscal impacts on the local community.
	• Complete description of developer commitments offered in exchange for the public incentives received
	• Copies of all incentive agreements with a detailed description of all public agency contract enforcement mechanisms
	• Confirmation that "but for" the public sector incentives the private sector development project would not take place
	
	LHCA is aware of development projects where tenants are displaced but the planned development does not take place. There are also concerns
		Partially inconsistent

• **Local hiring and Minority, Women, Disadvantaged Business Enterprise (MWDBE) Contracting**. A developer could prioritize hiring locally and from MWDBE businesses for different aspects of the development (e.g., construction) to support small and local businesses. • **Job training and education**. A community benefits program can be used to advance career and technical education opportunities for a community as well. Funds could be dedicated to organizations that specialize in job training that caters to the local job market. • **Affordable spaces for small businesses**. The County could negotiate with a developer to ensure affordable spaces are available for small businesses to mitigate displacement and attract new small businesses. • **Dedicated open space**. Additional recreation and conservation space in excess of what is required by Code is a popular community amenity that could be set aside as a part of a major redevelopment. • **Infrastructure improvements.** A major redevelopment effort is likely to have impacts on circulation and traffic in the community. Potential improvements could include roadway or bikeway enhancements, sidewalk repair, or public transit investments. • **Contributions to a community fund managed by a community-based organization.** A community-based organization could manage a fund that developers pay into to support community priorities such as housing and displacement concerns and economic mobility.	that critical community services including food stores, pharmacies and medical services will be displaced by development projects and precluded from returning due to higher rental costs. • Ensure that the local community receives the promised benefits through construction schedules identifying the date when community serving retail & service spaces and affordable housing units will be completed, and enforceable construction completion bonds • Support local community access to local food markets, pharmacies and health services ("Critical Community Services"). Require new development projects to provide Critical Community Services providers with comparable rent and a right to return. • Support displaced affordable housing tenants. Require new development projects to provide comparable rent and a right to return to the displaced affordable housing tenants. .	
Goal ED-2 Seniors receive economic support to age in place. • **Policy ED 2.1** Provie assistance to aging residents that prefer to stay in their	No comment	No comment

neighborhood and allow them to realize the value of their homes		
Goal ED-3 Equitable access to good-paying jobs in growing industries. • **Policy ED 3.1** Collaborate with the private sector to identify growing workforce needs and link training initiatives to the needs of target industries, consistent with General Plan Policy ED 5.11 • **Policy ED 3.2** Play a leadership role in convening and coordinating the activities of key regional workforce development system stakeholders, including the six other WIBS that operate within Los Angeles County, as well as community colleges, businesses, K-12 institutions, philanthropic partners, and others, consistent with General Plan Policy ED 5.13.	No comment	No comment
ECONOMIC DEVELOPMENT **LADERA HEIGHTS/ VIEW PARK - WINDSOR HILLS AND WEST FOX HILLS** **Goal ED 4** Established businesses and the community's Black legacy are preserved. • **Policy ED 4.1** Mitigate the loss of longstanding businesses in the community that may be impacted by new development. • **Policy ED 4.2** Assist businesses in adapting to abrupt changes in rents. • **Policy ED 4.3** Preserve and enhance existing historic and cultural resources to promote entrepreneurship and attract new economic opportunities. • **Policy ED 4.4** Facilitate opportunities for businesses or community-based organizations to acquire land for commercial purposes.	Policy ED 4.2 suggests public assistance to displaced small businesses and those facing abrupt rent increases. It is inconsistent with Policy LU 2.2 Add a policy requiring new development projects to provide comparable rent and a right to return to previous or reasonably equivalent Critical Community Services.	Partially inconsistent
Goal ED 5 Vibrant commercial areas that support small businesses. • **Policy ED 5.1** Create flexible zoning regulations to allow for a mix of uses	Policy ED 5.2 has the same issues as Goal ED 1.	Partially inconsistent

(including housing) to be expanded and improve economic activity in the Planning Area, particularly along the Slauson Corridor. • **Policy ED 5.2** Prioritize spaces for small business in new development. The County could provide zoning or tax incentives to developers to create spaces for local serving businesses. The City of New York has a program that provides tax and zoning incentives to facilitate the creation of more grocery stores in designated areas in the city. • **Policy ED 5.3** Maintain West 54th Street as a hub of local serving institutions within a pedestrian friendly environment. Tailor future uses to encourage more street activity (e.g., low-to medium—scale mixed-use development, small scale retail establishments, cultural events). • **Policy ED 5.4** Prioritize improvements to the public realm and inactive spaces in commercial areas that elevate small businesses and promote the community's distinct cultural and artistic identity.	Add a policy statement requiring <u>full public disclosure</u> of the following: • All proposed public incentive offers made to real estate developers as well as their economic and fiscal impacts on the local community. • Complete description of developer commitments offered in exchange for the public incentives received • Copies of all incentive agreements with a detailed description of all public agency contract enforcement mechanisms • Confirmation that "but for" the public sector incentives the private sector development project would not take place	
CONSERVATION AND OPEN SPACE **AREAWIDE** **Goal COS 1** The natural environment and natural resources are sustained for enjoyment and use by future generations of Westside residents. • **Policy COS 1.1** Wherever feasible and applicable, provide public access and educational resources at open spaces and natural areas that are habitats for sensitive species. • **Policy COS 1.2** Ensure that new development in the plan area demonstrates consistency with the 2045 CAP Consistency Checklist or implement alternative project emissions reduction measures. • **Policy COS 1.3** Collaborate with the West Basin Municipal Water District to conserve and protect water quality and	• No comments	No comments

supply and continue to provide assistance for urban water management plans.		
LADERA HEIGHTS/VIEW PARK-WINDSOR HILLS AND WEST FOX HILLS **Goal COS 2** Biological, natural, and open space resources are protected, conserved, and enhanced. • **Policy COS 2.1** Protect suitable nesting habitats in open spaces for native migratory and resident bird species, including owls and raptors in Ladera Heights, View Park, Windsor Hills, and West Fox Hills wherever they are found or have been known to occur. • **Policy COS 2.2** Prioritize protecting, conserving, and restoring the natural resources and habitats at the Ballona Wetlands, an area of great ecological importance. • **Policy COS 2.3** Continue to collaborate with California State Parks and Conservancy to provide resources to protect Kenneth Hahn State Recreation Area and surrounding open spaces as a valuable outdoor space for humans, animals, and plants alike. • **Policy COS 2.4** Collaborate with agencies such as the City of Los Angeles and Los Angeles County Flood Control District to explore opportunities to rewild the Centinela Creek Channel north of West Fox Hills.	No comments	No comments

README - 7/2/24

This is an export of the parcels that are changing in the Westside Area Plan - internal DRP HelpDesk ticket #678577. Existing / Proposed Zoning and Land Use Policy are displayed here, along with the changes highlighted in green. Information about the Assessor existing uses and site addressses are also listed.

Additional notes

The Department's Housing Element includes some sites that are flagged for rezoning and these are noted in a separate field.

In some cases, one parcel can have more than one Zoning / LUP change, or only a portion of the parcel has a change. These are flagged in the "Portion of parcel changed" field. Further, if there are multiple changes on one parcel, this is also reflected in the red highlight in the APN field.

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
4001028014	NO	R-2	R-2	YES	H9	H18	6203 MORLEY AVE
4001028015	NO	R-2	R-2	YES	H9	H18	6211 MORLEY AVE
4001028016	NO	R-2	R-2	YES	H9	H18	6217 MORLEY AVE
4001028017	NO	R-2	R-2	YES	H9	H18	6223 MORLEY AVE
4001028018	NO	R-2	R-2	YES	H9	H18	6229 MORLEY AVE
4001028019	NO	R-2	R-2	YES	H9	H18	6233 MORLEY AVE
4001029018	NO	R-2	R-2	YES	H9	H18	6234 MORLEY AVE
4001029019	NO	R-2	R-2	YES	H9	H18	6226 MORLEY AVE
4001029020	NO	R-2	R-2	YES	H9	H18	6220 MORLEY AVE
4001029021	NO	R-2	R-2	YES	H9	H18	6214 MORLEY AVE
4001029022	NO	R-2	R-2	YES	H9	H18	6208 MORLEY AVE
4001029023	NO	R-2	R-2	YES	H9	H18	6200 MORLEY AVE
4019020018	NO	R-2	R-2	YES	H9	H18	5912 CONDON AVE
4019020019	NO	R-2	R-2	YES	H9	H18	5906 CONDON AVE
4101001001	YES	R-3	R-2	YES	H9	H18	5804 SHENANDOAH AVE
4101001002	YES	R-3	R-2	YES	H9	H18	5810 SHENANDOAH AVE
4101001003	YES	R-3	R-2	YES	H9	H18	5818 SHENANDOAH AVE
4101001004	YES	R-3	R-2	YES	H9	H18	5824 SHENANDOAH AVE
4101001027	YES	R-3	R-2	YES	H9	H18	5827 BEDFORD AVE
4101001028	YES	R-3	R-2	YES	H9	H18	5819 BEDFORD AVE
4101001029	YES	R-3	R-2	YES	H9	H18	5811 BEDFORD AVE
4101001030	YES	R-3	R-2	YES	H9	H18	5801 BEDFORD AVE
4101002001	YES	R-3	R-2	YES	H9	H18	5804 BEDFORD AVE
4101002002	YES	R-3	R-2	YES	H9	H18	5810 BEDFORD AVE
4101002003	YES	R-3	R-2	YES	H9	H18	5818 BEDFORD AVE
4101002004	YES	R-3	R-2	YES	H9	H18	5824 BEDFORD AVE
4101002027	YES	R-3	R-2	YES	H9	H18	5827 S SHERBOURNE DR
4101002028	YES	R-3	R-2	YES	H9	H18	5819 S SHERBOURNE DR
4101002029	YES	R-3	R-2	YES	H9	H18	5815 S SHERBOURNE DR
4101002030	YES	R-3	R-2	YES	H9	H18	5801 S SHERBOURNE DR
4101003001	YES	R-3	R-2	YES	H9	H18	5804 S SHERBOURNE DR
4101003002	YES	R-3	R-2	YES	H9	H18	5810 S SHERBOURNE DR
4101003003	YES	R-3	R-2	YES	H9	H18	5818 S SHERBOURNE DR
4101003004	YES	R-3	R-2	YES	H9	H18	5824 S SHERBOURNE DR
4101003004	YES	R-1	R-2	YES	H9	H18	5824 S SHERBOURNE DR
4101003027	YES	R-3	R-2	YES	H9	H18	5829 S HALM AVE
4101003027	YES	R-1	R-2	YES	H9	H18	5829 S HALM AVE
4101003028	YES	R-3	R-2	YES	H9	H18	5821 S HALM AVE
4101003029	YES	R-3	R-2	YES	H9	H18	5811 S HALM AVE
4101003030	YES	R-3	R-2	YES	H9	H18	5805 S HALM AVE
4101005021	YES	R-3	R-2	YES	H9	H18	5804 S HALM AVE
4101005022	YES	R-3	R-2	YES	H9	H18	5810 S HALM AVE
4101005023	YES	R-3	R-2	YES	H9	H18	5816 S HALM AVE
4101005024	YES	R-3	R-2	YES	H9	H18	5824 S HALM AVE
4101005024	YES	R-1	R-2	YES	H9	H18	5824 S HALM AVE
4101005031	YES	R-3	R-2	YES	H9	H18	5827 S HOLT AVE
4101005032	YES	R-3	R-2	YES	H9	H18	5821 S HOLT AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
4101005033	YES	R-3	R-2	YES	H9	H18	5811 S HOLT AVE
4101005034	YES	R-3	R-2	YES	H9	H18	5803 S HOLT AVE
4101006005	YES	R-3	R-2	YES	H9	H18	5831 S CORNING AVE
4101006005	YES	R-1	R-2	YES	H9	H18	5831 S CORNING AVE
4101006006	YES	R-3	R-2	YES	H9	H18	5821 S CORNING AVE
4101006008	YES	R-3	R-2	YES	H9	H18	5811 S CORNING AVE
4101006009	YES	R-3	R-2	YES	H9	H18	5304 W SLAUSON AVE
4101006010	YES	R-3	R-2	YES	H9	H18	5802 S HOLT AVE
4101006011	YES	R-3	R-2	YES	H9	H18	5810 S HOLT AVE
4101006012	YES	R-3	R-2	YES	H9	H18	5818 S HOLT AVE
4101006013	YES	R-3	R-2	YES	H9	H18	5824 S HOLT AVE
4101006013	YES	R-1	R-2	YES	H9	H18	5824 S HOLT AVE
4101009001	YES	R-3	R-2	YES	H9	H18	5804 S CORNING AVE
4101009002	YES	R-3	R-2	YES	H9	H18	5810 S CORNING AVE
4101009003	YES	R-3	R-2	YES	H9	H18	5820 S CORNING AVE
4101009004	YES	R-3	R-2	YES	H9	H18	5824 S CORNING AVE
4101009004	YES	R-1	R-2	YES	H9	H18	5824 S CORNING AVE
4101009022	YES	R-3	R-2	YES	H9	H18	5825 S GARTH AVE
4101009023	YES	R-3	R-2	YES	H9	H18	5817 S GARTH AVE
4101009024	YES	R-3	R-2	YES	H9	H18	5811 S GARTH AVE
4101009025	YES	R-3	R-2	YES	H9	H18	5803 S GARTH AVE
4101011001	YES	R-3	R-2	YES	H9	H18	5800 S GARTH AVE
4101011002	YES	R-3	R-2	YES	H9	H18	5812 S GARTH AVE
4101011003	YES	R-3	R-2	YES	H9	H18	5816 S GARTH AVE
4101011004	YES	R-3	R-2	YES	H9	H18	5824 S GARTH AVE
4101011016	YES	R-3	R-2	YES	H9	H18	5829 S CHARITON AVE
4101011017	YES	R-3	R-2	YES	H9	H18	5823 S CHARITON AVE
4101011018	YES	R-3	R-2	YES	H9	H18	5815 S CHARITON AVE
4101011019	YES	R-3	R-2	YES	H9	H18	5809 S CHARITON AVE
4101011020	YES	R-3	R-2	YES	H9	H18	5800 S CHARITON AVE
4101011021	YES	R-3	R-2	YES	H9	H18	5810 S CHARITON AVE
4101011022	YES	R-3	R-2	YES	H9	H18	5818 S CHARITON AVE
4101011023	YES	R-3	R-2	YES	H9	H18	5826 S CHARITON AVE
4101011024	YES	R-3	R-2	YES	H9	H18	5832 S CHARITON AVE
4101011024	NO	R-2	R-2	YES	H9	H18	5832 S CHARITON AVE
4101011025	NO	R-2	R-2	YES	H9	H18	5838 S CHARITON AVE
4101011026	NO	R-2	R-2	YES	H9	H18	5848 S CHARITON AVE
4101011027	NO	R-2	R-2	YES	H9	H18	5858 S LE DOUX RD
4101011028	NO	R-2	R-2	YES	H9	H18	5866 S LE DOUX RD
4101011029	NO	R-2	R-2	YES	H9	H18	5872 S LE DOUX RD
4101016012	YES	R-3	R-2	YES	H9	H18	5804 WOOSTER AVE
4101016014	YES	R-3	R-2	YES	H9	H18	5816 WOOSTER AVE
4101016015	YES	R-3	R-2	YES	H9	H18	5822 WOOSTER AVE
4101016015	YES	R-1	R-2	YES	H9	H18	5822 WOOSTER AVE
4101016045	YES	R-3	R-2	YES	H9	H18	5825 SHENANDOAH AVE
4101016046	YES	R-3	R-2	YES	H9	H18	5819 SHENANDOAH AVE
4101016047	YES	R-3	R-2	YES	H9	H18	5811 SHENANDOAH AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
4101016048	YES	R-3	R-2	YES	H9	H18	5805 SHENANDOAH AVE
4101016049	YES	R-3	R-2	YES	H9	H18	5810 WOOSTER AVE
4101017001	NO	R-2	R-2	YES	H9	H18	6116 FLIGHT AVE
4101017002	NO	R-2	R-2	YES	H9	H18	6110 FLIGHT AVE
4101017003	NO	R-2	R-2	YES	H9	H18	6026 S LE DOUX RD
4101017004	NO	R-2	R-2	YES	H9	H18	6018 S LE DOUX RD
4101017005	NO	R-2	R-2	YES	H9	H18	6010 S LE DOUX RD
4101017006	NO	R-2	R-2	YES	H9	H18	6006 S LE DOUX RD
4101017007	NO	R-2	R-2	YES	H9	H18	5940 S LE DOUX RD
4101017008	NO	R-2	R-2	YES	H9	H18	5932 S LE DOUX RD
4101017009	NO	R-2	R-2	YES	H9	H18	5922 S LE DOUX RD
4101017010	NO	R-2	R-2	YES	H9	H18	5914 S LE DOUX RD
4101017011	NO	R-2	R-2	YES	H9	H18	5931 S LA CIENEGA BLVD
4101017012	NO	R-2	R-2	YES	H9	H18	5937 S LA CIENEGA BLVD
4101017013	NO	R-2	R-2	YES	H9	H18	6005 S LA CIENEGA BLVD
4101017014	NO	R-2	R-2	YES	H9	H18	6013 S LA CIENEGA BLVD
4101017015	NO	R-2	R-2	YES	H9	H18	6019 S LA CIENEGA BLVD
4101017016	NO	R-2	R-2	YES	H9	H18	6027 S LA CIENEGA BLVD
4101017017	NO	R-2	R-2	YES	H9	H18	6035 S LA CIENEGA BLVD
4101017018	NO	R-2	R-2	YES	H9	H18	6103 S LA CIENEGA BLVD
4101017019	NO	R-2	R-2	YES	H9	H18	6109 S LA CIENEGA BLVD
4101018033	YES	R-3	R-2	YES	H9	H18	5833 WOOSTER AVE
4101018033	YES	R-1	R-2	YES	H9	H18	5833 WOOSTER AVE
4101018064	YES	R-3	R-2	YES	H9	H18	5825 WOOSTER AVE
4101018065	YES	R-3	R-2	YES	H9	H18	5817 WOOSTER AVE
4101018066	YES	R-3	R-2	YES	H9	H18	5811 WOOSTER AVE
4101018067	YES	R-3	R-2	YES	H9	H18	5803 WOOSTER AVE
4201004027	NO	R-2	R-2	YES	H9	H18	5729 S LA CIENEGA BLVD
4201004028	NO	R-2	R-2	YES	H9	H18	5719 S LA CIENEGA BLVD
4201004029	NO	R-2	R-2	YES	H9	H18	5705 S LA CIENEGA BLVD
4201004030	NO	R-2	R-2	YES	H9	H18	5639 S LA CIENEGA BLVD
4201004031	NO	R-2	R-2	YES	H9	H18	5631 S LA CIENEGA BLVD
4201004032	NO	R-2	R-2	YES	H9	H18	5623 S LA CIENEGA BLVD
5007004002	NO	R-2	R-2	YES	H9	H18	5348 DEANE AVE
5007004004	NO	R-2	R-2	YES	H9	H18	5306 DEANE AVE
5007004005	NO	R-2	R-2	YES	H9	H18	5310 DEANE AVE
5007004006	NO	R-2	R-2	YES	H9	H18	5316 DEANE AVE
5007004007	NO	R-2	R-2	YES	H9	H18	5322 DEANE AVE
5007004008	NO	R-2	R-2	YES	H9	H18	5326 DEANE AVE
5007004009	NO	R-2	R-2	YES	H9	H18	5332 DEANE AVE
5007004010	NO	R-2	R-2	YES	H9	H18	5336 DEANE AVE
5007004011	NO	R-2	R-2	YES	H9	H18	5342 DEANE AVE
5007005009	NO	R-2	R-2	YES	H9	H18	5341 DEANE AVE
5007005010	NO	R-2	R-2	YES	H9	H18	5337 DEANE AVE
5007005011	NO	R-2	R-2	YES	H9	H18	5333 DEANE AVE
5007005012	NO	R-2	R-2	YES	H9	H18	5327 DEANE AVE
5007005013	NO	R-2	R-2	YES	H9	H18	5321 DEANE AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007005014	NO	R-2	R-2	YES	H9	H18	5317 DEANE AVE
5007005015	NO	R-2	R-2	YES	H9	H18	5313 DEANE AVE
5007005016	NO	R-2	R-2	YES	H9	H18	5307 DEANE AVE
5007005019	NO	R-2	R-2	YES	H9	H18	5306 S MULLEN AVE
5007005020	NO	R-2	R-2	YES	H9	H18	5312 S MULLEN AVE
5007005021	NO	R-2	R-2	YES	H9	H18	5316 S MULLEN AVE
5007005022	NO	R-2	R-2	YES	H9	H18	5322 S MULLEN AVE
5007005023	NO	R-2	R-2	YES	H9	H18	5326 S MULLEN AVE
5007005024	NO	R-2	R-2	YES	H9	H18	5332 S MULLEN AVE
5007005025	NO	R-2	R-2	YES	H9	H18	5336 S MULLEN AVE
5007005026	NO	R-2	R-2	YES	H9	H18	5340 S MULLEN AVE
5007006002	NO	R-2	R-2	YES	H9	H18	5343 S MULLEN AVE
5007006003	NO	R-2	R-2	YES	H9	H18	5337 S MULLEN AVE
5007006004	NO	R-2	R-2	YES	H9	H18	5333 S MULLEN AVE
5007006005	NO	R-2	R-2	YES	H9	H18	5327 S MULLEN AVE
5007006006	NO	R-2	R-2	YES	H9	H18	5323 S MULLEN AVE
5007006007	NO	R-2	R-2	YES	H9	H18	5317 S MULLEN AVE
5007006008	NO	R-2	R-2	YES	H9	H18	5315 S MULLEN AVE
5007006009	NO	R-2	R-2	YES	H9	H18	5309 S MULLEN AVE
5007006010	NO	R-2	R-2	YES	H9	H18	5303 S MULLEN AVE
5007006011	NO	R-2	R-2	YES	H9	H18	5301 S MULLEN AVE
5007006012	NO	R-2	R-2	YES	H9	H18	5129 S MULLEN AVE
5007006020	NO	R-2	R-2	YES	H9	H18	5120 S RIMPAU BLVD
5007006021	NO	R-2	R-2	YES	H9	H18	5302 S RIMPAU BLVD
5007006022	NO	R-2	R-2	YES	H9	H18	5306 S RIMPAU BLVD
5007006023	NO	R-2	R-2	YES	H9	H18	5310 S RIMPAU BLVD
5007006024	NO	R-2	R-2	YES	H9	H18	5316 S RIMPAU BLVD
5007006025	NO	R-2	R-2	YES	H9	H18	5320 S RIMPAU BLVD
5007006026	NO	R-2	R-2	YES	H9	H18	5326 S RIMPAU BLVD
5007006027	NO	R-2	R-2	YES	H9	H18	5330 S RIMPAU BLVD
5007006028	NO	R-2	R-2	YES	H9	H18	5336 S RIMPAU BLVD
5007006029	NO	R-2	R-2	YES	H9	H18	5340 S RIMPAU BLVD
5007006032	NO	R-2	R-2	YES	H9	H18	5346 S RIMPAU BLVD
5007007007	NO	R-2	R-2	YES	H9	H18	5347 S RIMPAU BLVD
5007007008	NO	R-2	R-2	YES	H9	H18	5341 S RIMPAU BLVD
5007007009	NO	R-2	R-2	YES	H9	H18	5337 S RIMPAU BLVD
5007007010	NO	R-2	R-2	YES	H9	H18	5331 S RIMPAU BLVD
5007007011	NO	R-2	R-2	YES	H9	H18	5327 S RIMPAU BLVD
5007007012	NO	R-2	R-2	YES	H9	H18	5321 S RIMPAU BLVD
5007007013	NO	R-2	R-2	YES	H9	H18	5319 S RIMPAU BLVD
5007007023	NO	R-2	R-2	YES	H9	H18	5316 S HARCOURT AVE
5007007024	NO	R-2	R-2	YES	H9	H18	5322 S HARCOURT AVE
5007007025	NO	R-2	R-2	YES	H9	H18	5326 S HARCOURT AVE
5007007026	NO	R-2	R-2	YES	H9	H18	5332 S HARCOURT AVE
5007007027	NO	R-2	R-2	YES	H9	H18	5334 S HARCOURT AVE
5007007028	NO	R-2	R-2	YES	H9	H18	5340 S HARCOURT AVE
5007007029	NO	R-2	R-2	YES	H9	H18	5346 S HARCOURT AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007008006	NO	R-2	R-2	YES	H9	H18	5345 S HARCOURT AVE
5007008007	NO	R-2	R-2	YES	H9	H18	5341 S HARCOURT AVE
5007008008	NO	R-2	R-2	YES	H9	H18	5337 S HARCOURT AVE
5007008009	NO	R-2	R-2	YES	H9	H18	5331 S HARCOURT AVE
5007008010	NO	R-2	R-2	YES	H9	H18	5327 S HARCOURT AVE
5007008019	NO	R-2	R-2	YES	H9	H18	5320 KENISTON AVE
5007008020	NO	R-2	R-2	YES	H9	H18	5326 KENISTON AVE
5007008021	NO	R-2	R-2	YES	H9	H18	5330 KENISTON AVE
5007008022	NO	R-2	R-2	YES	H9	H18	5336 KENISTON AVE
5007008023	NO	R-2	R-2	YES	H9	H18	5340 KENISTON AVE
5007009003	NO	R-2	R-2	YES	H9	H18	5341 KENISTON AVE
5007009004	NO	R-2	R-2	YES	H9	H18	5337 KENISTON AVE
5007009005	NO	R-2	R-2	YES	H9	H18	5331 KENISTON AVE
5007009006	NO	R-2	R-2	YES	H9	H18	5327 KENISTON AVE
5007009007	NO	R-2	R-2	YES	H9	H18	5321 KENISTON AVE
5007012001	NO	R-2	R-2	YES	H9	H18	5400 EILEEN AVE
5007012002	NO	R-2	R-2	YES	H9	H18	5406 EILEEN AVE
5007012003	NO	R-2	R-2	YES	H9	H18	5412 EILEEN AVE
5007012004	NO	R-2	R-2	YES	H9	H18	5416 EILEEN AVE
5007012005	NO	R-2	R-2	YES	H9	H18	5422 EILEEN AVE
5007012006	NO	R-2	R-2	YES	H9	H18	5500 EILEEN AVE
5007012007	NO	R-2	R-2	YES	H9	H18	5506 EILEEN AVE
5007012008	NO	R-2	R-2	YES	H9	H18	5512 EILEEN AVE
5007012009	NO	R-2	R-2	YES	H9	H18	5516 EILEEN AVE
5007012010	NO	R-2	R-2	YES	H9	H18	5520 EILEEN AVE
5007012011	NO	R-2	R-2	YES	H9	H18	5526 EILEEN AVE
5007012012	NO	R-2	R-2	YES	H9	H18	5532 EILEEN AVE
5007012013	NO	R-2	R-2	YES	H9	H18	5536 EILEEN AVE
5007012014	NO	R-2	R-2	YES	H9	H18	5542 EILEEN AVE
5007012015	NO	R-2	R-2	YES	H9	H18	5548 EILEEN AVE
5007012018	NO	R-2	R-2	YES	H9	H18	5419 KENISTON AVE
5007012019	NO	R-2	R-2	YES	H9	H18	5421 KENISTON AVE
5007012020	NO	R-2	R-2	YES	H9	H18	5501 KENISTON AVE
5007012021	NO	R-2	R-2	YES	H9	H18	5507 KENISTON AVE
5007012022	NO	R-2	R-2	YES	H9	H18	5513 KENISTON AVE
5007012023	NO	R-2	R-2	YES	H9	H18	5517 KENISTON AVE
5007012024	NO	R-2	R-2	YES	H9	H18	5523 KENISTON AVE
5007012025	NO	R-2	R-2	YES	H9	H18	5601 KENISTON AVE
5007012026	NO	R-2	R-2	YES	H9	H18	5607 KENISTON AVE
5007012027	NO	R-2	R-2	YES	H9	H18	5611 KENISTON AVE
5007012028	NO	R-2	R-2	YES	H9	H18	5617 KENISTON AVE
5007013004	NO	R-2	R-2	YES	H9	H18	5419 S HARCOURT AVE
5007013005	NO	R-2	R-2	YES	H9	H18	5423 S HARCOURT AVE
5007013006	NO	R-2	R-2	YES	H9	H18	5503 S HARCOURT AVE
5007013007	NO	R-2	R-2	YES	H9	H18	5507 S HARCOURT AVE
5007013008	NO	R-2	R-2	YES	H9	H18	5515 S HARCOURT AVE
5007013009	NO	R-2	R-2	YES	H9	H18	5519 S HARCOURT AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007013010	NO	R-2	R-2	YES	H9	H18	5523 S HARCOURT AVE
5007013011	NO	R-2	R-2	YES	H9	H18	5601 S HARCOURT AVE
5007013012	NO	R-2	R-2	YES	H9	H18	5607 S HARCOURT AVE
5007013013	NO	R-2	R-2	YES	H9	H18	5613 S HARCOURT AVE
5007013014	NO	R-2	R-2	YES	H9	H18	5617 S HARCOURT AVE
5007013017	NO	R-2	R-2	YES	H9	H18	5616 KENISTON AVE
5007013018	NO	R-2	R-2	YES	H9	H18	5612 KENISTON AVE
5007013019	NO	R-2	R-2	YES	H9	H18	5606 KENISTON AVE
5007013020	NO	R-2	R-2	YES	H9	H18	5600 KENISTON AVE
5007013021	NO	R-2	R-2	YES	H9	H18	5522 KENISTON AVE
5007013022	NO	R-2	R-2	YES	H9	H18	5516 KENISTON AVE
5007013023	NO	R-2	R-2	YES	H9	H18	5510 KENISTON AVE
5007013024	NO	R-2	R-2	YES	H9	H18	5506 KENISTON AVE
5007013025	NO	R-2	R-2	YES	H9	H18	5500 KENISTON AVE
5007013026	NO	R-2	R-2	YES	H9	H18	5422 KENISTON AVE
5007013027	NO	R-2	R-2	YES	H9	H18	5418 KENISTON AVE
5007014007	NO	R-2	R-2	YES	H9	H18	5419 S RIMPAU BLVD
5007014008	NO	R-2	R-2	YES	H9	H18	5423 S RIMPAU BLVD
5007014009	NO	R-2	R-2	YES	H9	H18	5501 S RIMPAU BLVD
5007014010	NO	R-2	R-2	YES	H9	H18	5507 S RIMPAU BLVD
5007014011	NO	R-2	R-2	YES	H9	H18	5513 S RIMPAU BLVD
5007014012	NO	R-2	R-2	YES	H9	H18	5517 S RIMPAU BLVD
5007014013	NO	R-2	R-2	YES	H9	H18	5523 S RIMPAU BLVD
5007014014	NO	R-2	R-2	YES	H9	H18	5601 S RIMPAU BLVD
5007014015	NO	R-2	R-2	YES	H9	H18	5607 S RIMPAU BLVD
5007014016	NO	R-2	R-2	YES	H9	H18	5613 S RIMPAU BLVD
5007014017	NO	R-2	R-2	YES	H9	H18	5617 S RIMPAU BLVD
5007014020	NO	R-2	R-2	YES	H9	H18	5616 S HARCOURT AVE
5007014021	NO	R-2	R-2	YES	H9	H18	5608 S HARCOURT AVE
5007014022	NO	R-2	R-2	YES	H9	H18	5606 S HARCOURT AVE
5007014023	NO	R-2	R-2	YES	H9	H18	5600 S HARCOURT AVE
5007014024	NO	R-2	R-2	YES	H9	H18	5522 S HARCOURT AVE
5007014025	NO	R-2	R-2	YES	H9	H18	5516 S HARCOURT AVE
5007014026	NO	R-2	R-2	YES	H9	H18	5512 S HARCOURT AVE
5007014027	NO	R-2	R-2	YES	H9	H18	5506 S HARCOURT AVE
5007014028	NO	R-2	R-2	YES	H9	H18	5500 S HARCOURT AVE
5007014029	NO	R-2	R-2	YES	H9	H18	5422 S HARCOURT AVE
5007014030	NO	R-2	R-2	YES	H9	H18	5418 S HARCOURT AVE
5007015008	NO	R-2	R-2	YES	H9	H18	5417 S MULLEN AVE
5007015009	NO	R-2	R-2	YES	H9	H18	5423 S MULLEN AVE
5007015010	NO	R-2	R-2	YES	H9	H18	5501 S MULLEN AVE
5007015011	NO	R-2	R-2	YES	H9	H18	5509 S MULLEN AVE
5007015012	NO	R-2	R-2	YES	H9	H18	5513 S MULLEN AVE
5007015013	NO	R-2	R-2	YES	H9	H18	5517 S MULLEN AVE
5007015014	NO	R-2	R-2	YES	H9	H18	5523 S MULLEN AVE
5007015015	NO	R-2	R-2	YES	H9	H18	5601 S MULLEN AVE
5007015016	NO	R-2	R-2	YES	H9	H18	5607 S MULLEN AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007015017	NO	R-2	R-2	YES	H9	H18	5615 S MULLEN AVE
5007015018	NO	R-2	R-2	YES	H9	H18	5617 S MULLEN AVE
5007015021	NO	R-2	R-2	YES	H9	H18	5616 S RIMPAU BLVD
5007015022	NO	R-2	R-2	YES	H9	H18	5612 S RIMPAU BLVD
5007015023	NO	R-2	R-2	YES	H9	H18	5606 S RIMPAU BLVD
5007015024	NO	R-2	R-2	YES	H9	H18	5600 S RIMPAU BLVD
5007015025	NO	R-2	R-2	YES	H9	H18	5522 S RIMPAU BLVD
5007015026	NO	R-2	R-2	YES	H9	H18	5516 S RIMPAU BLVD
5007015027	NO	R-2	R-2	YES	H9	H18	5512 S RIMPAU BLVD
5007015028	NO	R-2	R-2	YES	H9	H18	5506 S RIMPAU BLVD
5007015029	NO	R-2	R-2	YES	H9	H18	5502 S RIMPAU BLVD
5007015030	NO	R-2	R-2	YES	H9	H18	5422 S RIMPAU BLVD
5007015031	NO	R-2	R-2	YES	H9	H18	5418 S RIMPAU BLVD
5007016009	NO	R-2	R-2	YES	H9	H18	5419 DEANE AVE
5007016010	NO	R-2	R-2	YES	H9	H18	5423 DEANE AVE
5007016011	NO	R-2	R-2	YES	H9	H18	5501 DEANE AVE
5007016012	NO	R-2	R-2	YES	H9	H18	5507 DEANE AVE
5007016013	NO	R-2	R-2	YES	H9	H18	5513 DEANE AVE
5007016014	NO	R-2	R-2	YES	H9	H18	5515 DEANE AVE
5007016015	NO	R-2	R-2	YES	H9	H18	5523 DEANE AVE
5007016016	NO	R-2	R-2	YES	H9	H18	5601 DEANE AVE
5007016017	NO	R-2	R-2	YES	H9	H18	5607 DEANE AVE
5007016018	NO	R-2	R-2	YES	H9	H18	5613 DEANE AVE
5007016019	NO	R-2	R-2	YES	H9	H18	5617 DEANE AVE
5007016022	NO	R-2	R-2	YES	H9	H18	5616 S MULLEN AVE
5007016023	NO	R-2	R-2	YES	H9	H18	5612 S MULLEN AVE
5007016024	NO	R-2	R-2	YES	H9	H18	5606 S MULLEN AVE
5007016025	NO	R-2	R-2	YES	H9	H18	5600 S MULLEN AVE
5007016026	NO	R-2	R-2	YES	H9	H18	5522 S MULLEN AVE
5007016027	NO	R-2	R-2	YES	H9	H18	5518 S MULLEN AVE
5007016028	NO	R-2	R-2	YES	H9	H18	5512 S MULLEN AVE
5007016029	NO	R-2	R-2	YES	H9	H18	5506 S MULLEN AVE
5007016030	NO	R-2	R-2	YES	H9	H18	5502 S MULLEN AVE
5007016031	NO	R-2	R-2	YES	H9	H18	5420 S MULLEN AVE
5007016032	NO	R-2	R-2	YES	H9	H18	5414 S MULLEN AVE
5007017002	NO	R-2	R-2	YES	H9	H18	5614 DEANE AVE
5007017003	NO	R-2	R-2	YES	H9	H18	5612 DEANE AVE
5007017004	NO	R-2	R-2	YES	H9	H18	5608 DEANE AVE
5007017005	NO	R-2	R-2	YES	H9	H18	5600 DEANE AVE
5007017006	NO	R-2	R-2	YES	H9	H18	5522 DEANE AVE
5007017007	NO	R-2	R-2	YES	H9	H18	5516 DEANE AVE
5007017008	NO	R-2	R-2	YES	H9	H18	5514 DEANE AVE
5007017009	NO	R-2	R-2	YES	H9	H18	5506 DEANE AVE
5007017010	NO	R-2	R-2	YES	H9	H18	5500 DEANE AVE
5007017011	NO	R-2	R-2	YES	H9	H18	5422 DEANE AVE
5007017012	NO	R-2	R-2	YES	H9	H18	5418 DEANE AVE
5007017013	NO	R-2	R-2	YES	H9	H18	5414 DEANE AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007024005	NO	R-2	R-2	YES	H9	H18	5742 DEANE AVE
5007024006	NO	R-2	R-2	YES	H9	H18	5738 DEANE AVE
5007024007	NO	R-2	R-2	YES	H9	H18	5732 DEANE AVE
5007024008	NO	R-2	R-2	YES	H9	H18	5728 DEANE AVE
5007024009	NO	R-2	R-2	YES	H9	H18	5724 DEANE AVE
5007024010	NO	R-2	R-2	YES	H9	H18	5718 DEANE AVE
5007024011	NO	R-2	R-2	YES	H9	H18	5714 DEANE AVE
5007024012	NO	R-2	R-2	YES	H9	H18	5708 DEANE AVE
5007025007	NO	R-2	R-2	YES	H9	H18	5709 DEANE AVE
5007025008	NO	R-2	R-2	YES	H9	H18	5715 DEANE AVE
5007025009	NO	R-2	R-2	YES	H9	H18	5719 DEANE AVE
5007025010	NO	R-2	R-2	YES	H9	H18	5725 DEANE AVE
5007025011	NO	R-2	R-2	YES	H9	H18	5729 DEANE AVE
5007025012	NO	R-2	R-2	YES	H9	H18	5733 DEANE AVE
5007025013	NO	R-2	R-2	YES	H9	H18	5739 DEANE AVE
5007025014	NO	R-2	R-2	YES	H9	H18	5745 DEANE AVE
5007025015	NO	R-2	R-2	YES	H9	H18	5742 S MULLEN AVE
5007025016	NO	R-2	R-2	YES	H9	H18	5738 S MULLEN AVE
5007025017	NO	R-2	R-2	YES	H9	H18	5732 S MULLEN AVE
5007025018	NO	R-2	R-2	YES	H9	H18	5728 S MULLEN AVE
5007025019	NO	R-2	R-2	YES	H9	H18	5724 S MULLEN AVE
5007025020	NO	R-2	R-2	YES	H9	H18	5718 S MULLEN AVE
5007025021	NO	R-2	R-2	YES	H9	H18	5714 S MULLEN AVE
5007025022	NO	R-2	R-2	YES	H9	H18	5708 S MULLEN AVE
5007025024	YES	C-2	MXD	YES	CG	MU	3719 W SLAUSON AVE
5007025026	YES	C-2	MXD	YES	CG	MU	3705 W SLAUSON AVE
5007026001	YES	C-2	MXD	YES	CG	MU	3753 W SLAUSON AVE
5007026002	YES	C-2	MXD	YES	CG	MU	
5007026003	YES	C-2	MXD	YES	CG	MU	3741 W SLAUSON AVE
5007026004	YES	C-2	MXD	YES	CG	MU	3739 W SLAUSON AVE
5007026005	NO	R-2	R-2	YES	H9	H18	5705 S MULLEN AVE
5007026006	NO	R-2	R-2	YES	H9	H18	5715 S MULLEN AVE
5007026007	NO	R-2	R-2	YES	H9	H18	5719 S MULLEN AVE
5007026008	NO	R-2	R-2	YES	H9	H18	5725 S MULLEN AVE
5007026009	NO	R-2	R-2	YES	H9	H18	5729 S MULLEN AVE
5007026010	NO	R-2	R-2	YES	H9	H18	5733 S MULLEN AVE
5007026011	NO	R-2	R-2	YES	H9	H18	5735 S MULLEN AVE
5007026012	NO	R-2	R-2	YES	H9	H18	5741 S MULLEN AVE
5007026013	NO	R-2	R-2	YES	H9	H18	5740 S RIMPAU BLVD
5007026014	NO	R-2	R-2	YES	H9	H18	5738 S RIMPAU BLVD
5007026015	NO	R-2	R-2	YES	H9	H18	5732 S RIMPAU BLVD
5007026016	NO	R-2	R-2	YES	H9	H18	5728 S RIMPAU BLVD
5007026017	NO	R-2	R-2	YES	H9	H18	5724 S RIMPAU BLVD
5007026018	NO	R-2	R-2	YES	H9	H18	5718 S RIMPAU BLVD
5007026019	NO	R-2	R-2	YES	H9	H18	5714 S RIMPAU BLVD
5007026020	NO	R-2	R-2	YES	H9	H18	5708 S RIMPAU BLVD
5007027010	NO	R-2	R-2	YES	H9	H18	5709 S RIMPAU BLVD

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007027011	NO	R-2	R-2	YES	H9	H18	5715 S RIMPAU BLVD
5007027012	NO	R-2	R-2	YES	H9	H18	5719 S RIMPAU BLVD
5007027013	NO	R-2	R-2	YES	H9	H18	5725 S RIMPAU BLVD
5007027014	NO	R-2	R-2	YES	H9	H18	5729 S RIMPAU BLVD
5007027015	NO	R-2	R-2	YES	H9	H18	5733 S RIMPAU BLVD
5007027016	NO	R-2	R-2	YES	H9	H18	5737 S RIMPAU BLVD
5007027017	NO	R-2	R-2	YES	H9	H18	5743 S RIMPAU BLVD
5007027018	NO	R-2	R-2	YES	H9	H18	5740 S HARCOURT AVE
5007027019	NO	R-2	R-2	YES	H9	H18	5738 S HARCOURT AVE
5007027020	NO	R-2	R-2	YES	H9	H18	5734 S HARCOURT AVE
5007027021	NO	R-2	R-2	YES	H9	H18	5728 S HARCOURT AVE
5007027022	NO	R-2	R-2	YES	H9	H18	5724 S HARCOURT AVE
5007027023	NO	R-2	R-2	YES	H9	H18	5718 S HARCOURT AVE
5007027024	NO	R-2	R-2	YES	H9	H18	5714 S HARCOURT AVE
5007027025	NO	R-2	R-2	YES	H9	H18	5706 S HARCOURT AVE
5007028011	NO	R-2	R-2	YES	H9	H18	5709 S HARCOURT AVE
5007028012	NO	R-2	R-2	YES	H9	H18	5711 S HARCOURT AVE
5007028013	NO	R-2	R-2	YES	H9	H18	5719 S HARCOURT AVE
5007028014	NO	R-2	R-2	YES	H9	H18	5721 S HARCOURT AVE
5007028015	NO	R-2	R-2	YES	H9	H18	5729 S HARCOURT AVE
5007028016	NO	R-2	R-2	YES	H9	H18	5733 S HARCOURT AVE
5007028017	NO	R-2	R-2	YES	H9	H18	5737 S HARCOURT AVE
5007028018	NO	R-2	R-2	YES	H9	H18	5741 S HARCOURT AVE
5007028019	NO	R-2	R-2	YES	H9	H18	5742 KENISTON AVE
5007028020	NO	R-2	R-2	YES	H9	H18	5738 KENISTON AVE
5007028021	NO	R-2	R-2	YES	H9	H18	5730 KENISTON AVE
5007028022	NO	R-2	R-2	YES	H9	H18	5728 KENISTON AVE
5007028023	NO	R-2	R-2	YES	H9	H18	5720 KENISTON AVE
5007028024	NO	R-2	R-2	YES	H9	H18	5718 KENISTON AVE
5007028025	NO	R-2	R-2	YES	H9	H18	5714 KENISTON AVE
5007028026	NO	R-2	R-2	YES	H9	H18	5708 KENISTON AVE
5007029018	NO	R-2	R-2	YES	H9	H18	5707 KENISTON AVE
5007029019	NO	R-2	R-2	YES	H9	H18	5711 KENISTON AVE
5007029020	NO	R-2	R-2	YES	H9	H18	5719 KENISTON AVE
5007029021	NO	R-2	R-2	YES	H9	H18	5723 KENISTON AVE
5007029022	NO	R-2	R-2	YES	H9	H18	5729 KENISTON AVE
5007029023	NO	R-2	R-2	YES	H9	H18	5733 KENISTON AVE
5007029024	NO	R-2	R-2	YES	H9	H18	5739 KENISTON AVE
5007029025	NO	R-2	R-2	YES	H9	H18	5743 KENISTON AVE
5013001002	NO	R-2	R-2	YES	H9	H18	5151 DEANE AVE
5013001003	NO	R-2	R-2	YES	H9	H18	5147 DEANE AVE
5013001014	NO	R-2	R-2	YES	H9	H18	5118 S MULLEN AVE
5013001015	NO	R-2	R-2	YES	H9	H18	5124 S MULLEN AVE
5013002015	NO	R-2	R-2	YES	H9	H18	5146 DEANE AVE
5013002016	NO	R-2	R-2	YES	H9	H18	5150 DEANE AVE
5013012016	NO	R-2	R-2	YES	H9	H18	4601 BRYNHURST AVE
5013012017	NO	R-2	R-2	YES	H9	H18	4417 S VICTORIA AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5013012018	NO	R-2	R-2	YES	H9	H18	3450 OLYMPIAD DR
5013012019	NO	R-2	R-2	YES	H9	H18	3454 OLYMPIAD DR
5013012020	NO	R-2	R-2	YES	H9	H18	3458 OLYMPIAD DR
5013012021	NO	R-2	R-2	YES	H9	H18	3464 OLYMPIAD DR
5013012022	NO	R-2	R-2	YES	H9	H18	3468 OLYMPIAD DR
5013015016	NO	R-2	R-2	YES	H9	H18	4600 S VICTORIA AVE
5024005011	NO	R-2	R-2	YES	H9	H18	3465 MOUNT VERNON DR
5024005012	NO	R-2	R-2	YES	H9	H18	3461 MOUNT VERNON DR
5024005013	NO	R-2	R-2	YES	H9	H18	3451 MOUNT VERNON DR
5024005014	NO	R-2	R-2	YES	H9	H18	4365 S VICTORIA AVE
5024006016	NO	R-2	R-2	YES	H9	H18	4352 S VICTORIA AVE

August 15, 2024

Comment Letter O4

Los Angeles County Department of Regional Planning
Attn: Julie Yom, AICP, Principal Planner
320 West Temple Street
Los Angeles, California 90012
WestsideAreaPlan@planning.lacounty.gov

LA County Supervisor Holly Mitchell
500 W Temple St #866
Los Angeles, CA 90012
hollyjmitchell@bos.lacounty.gov

Re: Comments to the Draft PEIR for the Los Angeles County Westside Area Plan ; Project #PRJ2023-001700; General Plan Amendment # RPPL2023002433; Advance Planning Case # RPPL2023002448; Zone Change # RPPL 2023002450; Environmental Assessment # RPPL2023002449; State Clearinghouse # 2023110409.

Dear Ms. Yom:

Thank you again for the opportunity to meet with representatives of your office on August 1, 2024, at Knox Presbyterian Church. As a follow-up to that meeting and pursuant to Government Code 65351, the Ladera Heights Civic Association ("LHCA") provides its objections and suggestions for corrective action to the draft Program Environmental Impact Report for the Los Angeles County Westside Area Plan dated June 2024, State Clearinghouse # 2023110409 (alternatively the "Draft Program Environmental Impact Report" or the "Draft PEIR"). The Draft PEIR reviews and assesses the environmental impacts of the proposed draft Los Angeles County Westside Area Plan dated June 9, 2024, for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island (alternatively the "WSAP", or the "Plan").[1] O4-1

LHCA is a civic association representing the owners and renters of those properties located in that portion of the County of Los Angeles and the City of Los Angeles within USPS Zip Codes 90056, and 90302, commonly known as Ladera, Ladera Heights, and the Heights at Ladera in the City of Inglewood (collectively, the "Ladera Community"). LHCA represents over 3,000 homes, and its residents will all be affected by the Plan. As a Section 501(c)(4) organization, LHCA is a not-for-profit entity that has proudly existed since 1955 for the exclusive purpose of promoting the social welfare of the Ladera Community. It is a duty that we do not take lightly.

[1] Given the Plan's intense focus on the historically African American neighborhoods of Ladera Heights, View Park and Windsor Hills, the term Westside Area Plan is an inaccurate and overly inclusive misnomer.

I. SUMMARY

As set forth in our letter to the Office of Regional Planning and Supervisor Holly Mitchell dated August 9, 2024, attached hereto as Exhibit A ("Objection Letter"), the Plan's primary objective is to comply with the State of California's mandates to increase housing construction within local communities. To facilitate construction, the Plan upzones as many parcels of land as possible without regard for the goals and policies it professes to achieve. Moreover, there is apparent hostility towards existing single family residential uses.

We, the current homeowners and renters residing in the Ladera Community, are happy to share that which makes our community special with future residents. Our community understands the importance of housing and home ownership, and as such, we support fair and equitable development, including affordable housing. However, our residents have been repeatedly informed by LA County Planning that the Plan's true driving force is the State mandate for increased housing construction in our community as part of a larger effort by LA County to avoid a loss of State funding.

Ladera Community residents unequivocally believe that the Plan is (1) neither fair nor equitable, (2) internally inconsistent, (3) addresses only one objective (compliance with State of California mandates for higher housing densities) while ignoring foreseeable environmental impacts that are both significant and cumulative, (4) fails to disclose all future components, and (5) exclusively focuses development in our local community while ignoring reasonable alternatives in other portions of LA County. O4-1 Cont'

The Draft PEIR has both derivative failures from the Plan and integral failures from its component parts; it cannot overcome these shortcomings through the sheer paper volume and weight of the Draft EIR.

We respectfully request <u>modification of the Draft PEIR</u> because it suffers from the following general shortcomings: O4-2

- Fails to adequately describe the project and disclose to decision makers the true drivers behind the proposed upzoning in the Ladera Community.
- Contains an incomplete Setting, focusing on architectural home styles instead of more accurately describing the community's location between LA City, LA County, Culver City and the City of Inglewood, all with separate and uncoordinated land use plans with significant and cumulative impacts on the Ladera Community.
- Fails to disclose reasonably foreseeable project components intended to double the Ladera Community's resident population over the planning period.
- Steers the recommendation to a preferred Ladera Community upzoning scenario while failing to consider a reasonable alternative utilizing LA County's owned lands in whole or in part.
- Fails to acknowledge the internal inconsistencies in the Draft WSAP, which are then carried into the Draft PEIR.

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- Fails to adequately describe reasonably foreseeable additional components, including without, limitation impacts and required upgrades to public infrastructure.
- The Areas of Controversy section fails to disclose the internal inconsistencies in the WSAP, and also fails to provide a reasonable alternative that considers LA County owned land, including a location near the Westchester/Veterans Metro light rail station.
- The Issues to be Resolved section fails to address each concern in Exhibit I to the Objection Letter in detail.
- The Summary of Environmental Impacts table fails to adequately identify significant environmental impacts and propose mitigation measures or alternatives to address those issues.

O4-2 Cont'

II. INADEQUATE PROJECT DESCRIPTION

LA County Planning Activities

The Los Angeles County General Plan is the foundational document for all community-based plans that serve the unincorporated areas. The General Plan identifies eleven (11) Area Plans. The purpose of the Planning Areas Framework is to provide a mechanism for local communities to work with the County to develop plans that respond to their unique and diverse character.

The General Plan is comprised of the following elements, all of which are required to work as an integrated whole for the benefit of the community. All Plan elements are also required to be given equal consideration:

- Land Use Element. The Land Use Element designates land uses and provides strategies and planning tools to facilitate and guide future development and revitalization efforts.
- Mobility Element. The Mobility Element provides an overview of the transportation infrastructure and strategies for developing an efficient and multimodal transportation network. The Highway Plan and the Bicycle Master Plan are sub-components of the Mobility Element.
- Air Quality Element. The Air Quality Element summarizes air quality issues and outlines the goals and policies that will improve air quality and reduce greenhouse gas emissions. The Community Climate Action Plan is a sub-component of the Air Quality Element.
- Conservation and Natural Resources Element. The Conservation and Natural Resources Element guides the long-term conservation of natural resources and preservation of available open space areas.
- Parks and Recreation Element. The Parks and Recreation Element plans and provides for an integrated parks and recreation system that meets the needs of residents.
- Noise Element. The Noise Element reduces and limits the exposure of the general public to excessive noise levels.
- Safety Element. The purpose of the Safety Element is to reduce the potential risk of death, injuries, property damage, economic loss, and social dislocation resulting from natural and human-made hazards.

O4-3

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- Public Services and Facilities Element. The Public Services and Facilities Element promotes the orderly and efficient planning of public services and facilities and infrastructure in conjunction with development and growth.
- Economic Development Element. The Economic Development Element outlines economic development goals and provides strategies that contribute to economic well-being.
- Housing Element. The Housing Element analyzes and plans for existing and future housing needs. The Housing Element addresses the housing needs of all income levels and accommodates a diversity of housing types and special needs. (Source: LA County Planning https://planning.lacounty.gov/long-range-planning/westside-area-plan/).

O4-3 Cont'

But a well-organized approach to planning, with internal consistency and all components being given equal consideration, is **not** what is taking place now.

Project Definition and RHNA

A "Project" has a specific meaning within the California Environmental Quality Act ("CEQA"):

(a) "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following:

(1) An activity directly undertaken by any public agency including but not limited to public works construction and related activities clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100- 65700.

(2) An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.

O4-4

(3) An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies. (CA Gov Code Section 15378).

Relevance of State of California Mandates - RHNA

Your office has repeatedly stated that if LA County does not have in place a plan to meet its RHNA goals, by 2025, it could lose various forms of State funding. That near term deadline and financial incentive colors LA County's decisions related to land use and zoning matters, creating a significant conflict between (1) LA County's interest in obtaining State funds, and (2) the Goals and Policies stated in the Westside Area Plan along with the provisions of *Gov. Code Section 65584(d)*. The result is a Plan that is driven by RHNA, internally inconsistent, and requires significant revisions.

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The Executive Summary of the Revised County of Los Angeles Housing Element (2021-2029) reads in part as follows:

Strategies to Accommodate the RHNA

The County of Los Angeles is required to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated Los Angeles County to accommodate its share of the regional housing need--also known as the Regional Housing Needs Allocation (RHNA). Unincorporated Los Angeles County has been assigned a RHNA of 90,052 units for the 2021-2029 Housing Element planning period, which is subdivided by level of affordability as follows:

RHNA 2021-2029	Affordability				Total
	Extremely Low[1]/ Very Low (<50% AMI[2])	Lower (50 - 80% AMI)	Moderate (80 - 120% AMI)	Above Moderate (>120% AMI)	
	25,648	13,691	14,180	36,533	90,052

Notes:

1. Pursuant to State law, the projected need of extremely low-income households can be estimated at 50% of the very low income RHNA. Therefore, the County's projected extremely low income can be estimated at 12,824 units. However, for the purpose of identifying adequate sites for RHNA, no separate accounting of sites for extremely low-income households is required.

2. AMI = Area Median Income. The County's Housing Element is organized around seven key strategies, within which the County has developed goals and policies. The goals and policies directly relate to the programs developed to address the County's housing needs. The seven key strategies include housing availability and housing affordability; stabilizing housing supply against demand; facilitating construction and maintenance of quality housing to ensure livability of neighborhoods; ensuring housing equity; ensuring sustainability in housing production; and ensuring compliance with local, state, and federal requirements through program implementation and monitoring.

O4-4 Cont'

Pursuant to Gov. Code Section 65584(d), RHNA numbers are supposedly allocated in furtherance of five objectives:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.

(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.

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(3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
(5) Affirmatively furthering fair housing.

For purposes of this section, "affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. (Gov. Code Section 65584(d))

O4-4 Cont'

The Revised County of Los Angeles Housing Element (2021-2029) makes clear in its Executive Summary that the driving force behind LA County's community planning efforts is meeting the County's allotted share of housing units identified in the Regional Housing Needs Assessment ("RHNA") with all of its direct and indirect impacts within the planning period. The distribution of planned RHNA density increases within the County's eleven (11) planning areas (Antelope Valley, Coastal Islands, East San Gabriel Valley, Gateway, Metro, San Fernando Valley, Santa Clarita Valley, Santa Monica Mountains, South Bay, West San Gabriel Valley, and Westside Planning Area) was decided by LA County. WSAP in turn removed Marina del Rey, Westwood, West Fox Hills, Gilmore Island, and Franklin Canyon from consideration for upzoning, leaving primarily the Ladera Community and the View Park/Windsor Hills community to bear the brunt of RNHA density increases.

The result is that LA County has conflicting goals: (1) approve a flawed Plan in time to meet RHNA deadlines and preserve State funding or (2) prepare a Plan that fairly balances community needs and complies with the Gov. Code Section 65584(d) requirement to allocate RHNA density "in an equitable manner."

As currently written, an uninformed reader would assume (incorrectly) that the proposed increase in density within the Ladera Heights community is a result of the areawide Goals and Policies consistently applied in a fair and equitable manner, that those goals and policies are internally consistent, and that the process utilized to target Ladera Height Community locations for increased RHNA density complies with the provisions of *Gov. Code Section 65584(d).*

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Requested Draft PEIR Change

1. Revise the Project Description to more accurately describe the true nature of the Project-compliance with RHNA in order to obtain State funding. O4-5

III. INACCURATE PROJECT SETTING

As stated in the Plan, Ladera Heights is a predominately Black community with a population of more than 6,500 residents. Indeed, more than 70 percent of its population identified themselves as Black and the majority of Ladera Heights residents are homeowners (67.2 percent). Given that historical discrimination through exclusionary housing policies and practices and a variety of other factors have historically limited African American families from purchasing homes at the same rate as their White counterparts, Ladera is unique in that it has and continues to provide members of a typically underrepresented community with access to the American dream. This dream is important to most Americans but is particularly important to the African American community because it was a dream deferred for so long along with the benefits thereof - such as generational wealth, community stabilization, and access to education and employment opportunities.

The Ladera Community, however, suffers from its location at the convergence of 4 separate political entities: Los Angeles County, City of Los Angeles, City of Inglewood, and Culver City. Slauson Avenue is shared by LA City, LA County, and Culver City. Centinela Avenue is shared by LA County, LA City, Culver City and Inglewood. The Ladera Center, a local retail/commercial neighborhood shopping center, has the unique distinction of split LA County-LA City jurisdiction with the boundary running through the grocery aisles of a Ralphs supermarket.

All four jurisdictions have land use plans and zoning regulations, and all are driven by the same State mandate to meet RHNA numbers or else lose various sources of funding. One unfortunate outcome is subordination of reasonable local land use planning to RHNA numbers and a lack of coordination on land use matters, resulting in each jurisdiction making decisions that cause cumulative, direct and indirect environmental impacts to our Ladera Heights community. O4-6

- LA City's draft Westchester-Playa del Rey plan is known by the informal title of "Periphery Plan" because it shifts density towards periphery communities such as Ladera without regard for the resulting environmental impacts. LA City is proposing to designate its portion of the Ladera Center as a Regional Center similar to Howard Hughes Center with unlimited height restrictions. In addition, LA City's plan similarly proposes to upzone the other three (3) adjacent commercial corners of La Cienega and Centinela as Regional Centers. Regional Centers allow high density, unlimited height buildings, much like the 30-story building on nearby La Cienega known as the Cumulus building.
- LA County is proposing to designate its portion of the Ladera Center as Mixed Use, and also increase multifamily density along Fairview and Springpark, creating even more congestion for residents of LA County, the Ladera neighborhood within the City of Los Angeles, and the Heights at Ladera, a City of Inglewood neighborhood of 80+ homes. In addition, WSAP similarly proposes to upzone other large commercial sites located on the Slauson corridor which could result in not less than 4500 units within a two (2) blocks.

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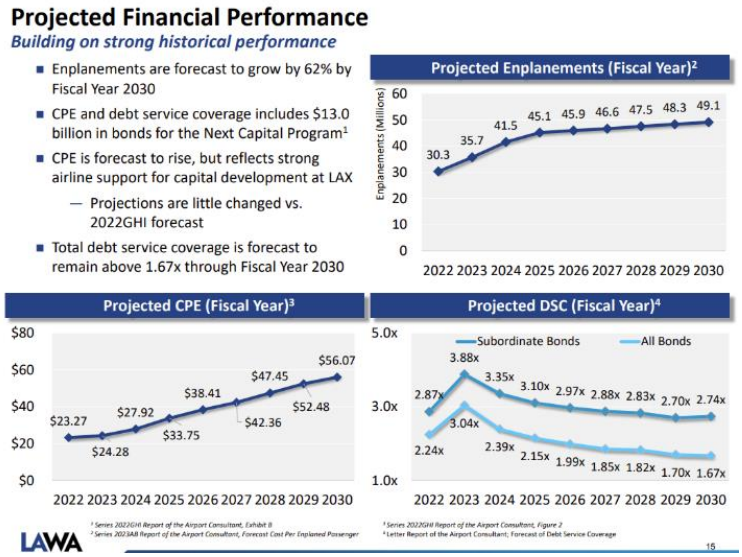
- Culver City upzones to portions of the Fox Hills neighborhood to High Density Multifamily and High-Density Mixed Use. (Culver City General Plan 2045, Page 115). In addition to the proposed upzoning there are (i) three (3) approved projects which will add 1705 housing units and (ii) the Bristol Plaza project, anticipated to add 1000 housing units, for a total of 2705 units.
- Los Angeles International Airport (LAX) is expanding airport facilities in order to accommodate increasing volume over the planning period. Those passengers drive through our local communities, so much so that LAX has now placed new traffic directional signs immediately adjacent to the Ladera Center.



(source: https://www.lawa.org/-/media/lawa-web/lawa-investor-relations/files/additional-resources/lawa-series-2023ab-investor-presentation-2023-03-21.ashx).

O4-6 Cont'

LA County repeatedly fails to recognize the unique geopolitical challenges that the Ladera Community faces. The Draft PEIR describes the Ladera Community in terms of demographics (4.2.2), streets and highways (4.3.1), and views and architecture (5.1.1.2). It is an insular and somewhat idyllic view that ignores facts on the ground and results in uncoordinated density increases and significant and cumulative environmental impacts on the Ladera Community.

In addition to the cumulative impacts to the Ladera Community resulting from uncoordinated land use decisions, changes to how LA County measures transportation impacts continue to deflect attention from real world local conditions. Vehicle Miles Traveled (VMT) has replaced Level of Service (LOS). VMT looks at total miles traveled within the study area. It assumes that increased density within Los Angeles will reduce the total number of miles travelled by residents and help with other environmental areas of concern including greenhouse gas emissions. Notwithstanding the introduction of VMT, LOS remains the best method to analyze traffic congestion because it measures travel delays and safety while VMT does not. More importantly, although there has been a statutory change requiring the adoption of VMT as the methodology for assessing transportation

O4-7

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impacts, Public Resources Code section 21099 notes that this change "does not relieve a public agency of the requirement to analyze a project's potentially significant transportation impacts related to air quality, noise, safety, or any other impact associated with transportation." The VMT standard and the Draft PEIR ignore these impacts in the areas designated as opportunity zones as well as the increased destination traffic due to LAX capacity expansion.

The Ladera Community is supportive of greenhouse goals but requests that the Settings section of the Draft PEIR be revised to describe the F Level of Service intersections, LAX related traffic increasing, commuters creating safety hazards on Ladera Community residential streets by speeding and running stop signs, and entire neighborhoods (Heights at Ladera at the intersection of Laurelwood Drive and Fairview Boulevard) trapped by traffic congestion and unable to enter and exit their 80+ home neighborhood during rush hour. O4-7 Cont'

Requested Draft PEIR Changes:

As a regional planning authority, LA County is best suited to help identify the multiple plans and their cumulative environmental impacts as well as to work with LAX, LA City, Culver City, and the City of Inglewood to accommodate reasonable growth while minimizing environmental impacts n the Ladera Community. O4-8

1. Revise the Project Setting to provide a factual description of the Ladera Community's location and the environmental impacts it faces from uncoordinated multi-jurisdictional planning and development. Describe the planned land use changes in the immediately surrounding jurisdictions of LA City, Culver City and the City of Inglewood and analyze the environmental impact accordingly.
2. Revise the Project Setting to provide a factual description of the Ladera Community's location and the environmental impacts it faces from current traffic congestion. Describe the F Level of Service intersections, disclose the forecast increase in traffic due to LAX expansion and projected increased density in the surrounding jurisdictions of LA City, Culver City and the City of Inglewood, and require a traffic impact study and analyze the environmental impact accordingly. O4-9
3. Modify the Westside Area Plan accordingly.

IV. FAILURE TO DISCLOSE REASONABLE ALTERNATIVES

While the Draft Westside Area Plan Documents ostensibly addresses housing needs in LA County jurisdiction areas across the Westside, the proposed increases in housing density are primarily limited to Ladera Heights, Windsor Hills and View Park. Locations in Marina del Rey, Westwood and Gilmore Island are bypassed. The failure to allocate the benefits and burdens of the Plan to all communities within the Plan area shows the inconsistent application of decision-making criteria and the unfair targeting of predominately African American communities such as Ladera Heights and View Park/Windsor Hills. The Plan should clearly state all relevant facts, the objective decision-making O4-10

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criteria and demonstrate how that criterion is fairly applied to minimize adverse impacts to the Ladera Heights community as a whole and to adjacent land parcels.

The WSAP Documents ignore four (4) acres of land occupied by LA County Public Works (5550 W. 83rd Street, Los Angeles 90045), not currently utilized for its highest and best land use and located near the new Westchester/Veterans light rail Metro station. Underutilized LA County owned land should be treated in the same manner as privately owned land found to have extensive surface parking and obsolete low-rise structures. This available property should be included in the Plan, and the density should be increased for higher density multi-family land use. O4-10 Cont'

The County of Los Angeles (County) is the owner of all real property in the unincorporated territory of Marina del Rey, which includes a small craft harbor and adjacent lands, all within the Coastal Zone. This includes 401 acres of land which is potentially available for development. The County Department of Beaches and Harbors (DBH) leases landside and waterside parcels in Marina del Rey for development on behalf of the County. The County Department of Regional Planning (DRP) serves as the primary land use regulatory authority for Marina del Rey through the Marina del Rey Local Coastal Program (LCP), including the Marina del Rey Specific Plan. The LCP, through the Specific Plan, establishes land use policy, development standards, and guidelines, which are the principal regulatory basis for future development, preservation, and reconstruction efforts in Marina del Rey. https://file.lacounty.gov/SDSInter/bos/supdocs/184895.pdf. Despite the fact that the County owns this land, not a single acre of the 401 acres was considered as a potential location for development as part of the Westside Area Plan[2]. Instead, the County seeks to allocate more than 6,000 housing units on property that it does not own. The blatant exclusion of these 401 acres from consideration is inequitable and unacceptable. At best, the failure to consider this acreage demonstrates the inconsistent application of decision-making criteria by the Planning Department. At worst, it demonstrates that the County has failed to act in good faith and has a conflict of interest in regard to the designation of opportunity sites. The Plan should describe and include the potential housing contributions of Marina Del Rey as part of the Plan Area . The PEIR should consider this area as a reasonable alternative to mitigate the significant environmental impact of the Plan on the Ladera Community. O4-11

Similarly, the Plan fails to incorporate additional property specifically identified by LA County Department of Beaches & Harbors in response to a request by the County Board of Supervisors. LA County Department of Beaches & Harbors prepared a 180 Day Report dated November 20, 2023 (the "180 Day Report") describing additional affordable housing opportunities that can be implemented immediately under current state laws in Marina del Rey. The recommendations include (a) develop on an expedited basis additional affordable housing on vacant and otherwise underutilized parcels, where appropriate, (b) in-fill housing development as part of this phase should be supported with enhanced transit service to increase circulation and access to the Marina and (c) the County should begin evaluating currently underused parcels in Marina del Rey as well as uses on those parcels whose leases O4-12

[2] We acknowledge LA County's recent search for affordable housing opportunities in Marina del Rey. However, this effort should not exclude Marina del Rey from contributing its fair share of housing as part of the Plan Area.

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are expiring in the next several years. The 180 Day Report specifically identified "Parcel 147", currently a parking lot, for immediate reuse. While Marina del Rey development is subject to Coastal Commission review and approvals, the land is owned by LA County, and the 180 Day Report clearly identified capacity for additional affordable housing units. The Plan should describe the 180 Day Report recommendations and include their expected housing contributions in the Plan Area. O4-12 Cont'

The Plan eliminates the Gilmore Island property from any discussion as a possible location for workforce housing even though it is currently utilized as a parking lot adjacent to jobs rich CBS Television City. When the issue was raised with the Planning department, the Planning department summarily dismissed the issue as a single lot within a larger development. Just as your office has determined that parking lots in Ladera Heights and View Park can be upzoned, parking lots in other WSAP communities can be upzoned. All parking lots matter for the cause of affordable and workforce housing. LHCA requests that Gilmore Island's potential contribution to additional future housing supply be identified and incorporated into the Plan. O4-13

The Veteran's Administration is planning to construct affordable housing on the federally owned VA site in Westwood. While the VA site is subject to federal jurisdiction, planned construction on the VA site will contribute to the regional supply of affordable housing. This multi-year contribution to the regional housing supply should be identified and incorporated into the Plan. O4-14

The Plan contemplates increasing density in Ladera Heights by over 6,000 units. Most of this increase occurs in a compact area that would overwhelm the already overburdened highways of La Cienega Blvd and Slauson Ave. At the same time, the Plan, as written, ignores viable alternatives that would lessen the burden of increased density on the Ladera Community. The Plan should disclose all reasonable alternatives available to LA County including adding County owned land, Marina del Rey, the VA and Gilmore Island. Including those additional sites would better distribute potential housing units while minimizing the environmental impact to Ladera Heights, Windsor Hills and View Park residents.

These reasonable alternatives should be analyzed as part of the Draft EIR. Moreover, because these additional locations could accommodate additional housing density currently in the Plan and relieve some of the adverse environmental impacts on our local community, a **reasonable alternative project** would include some or all of the County owned land, Marina del Rey, the VA and Gilmore Island sites. The failure to address these issues demonstrates that the draft PEIR "failed to proceed in a manner required by law." O4-15

Requested Draft PEIR Change

1. Add a reasonable alternative to include housing unit contributions possible on some or all of the County owned land located at 5550 W. 83rd Street, Los Angeles 90045, Marina del Rey, the VA and Gilmore Island sites. O4-16

V. INTERNALLY INCONSISTENT

California Government Code Section 65300.5 requires general plans and their component elements to be an integrated, internally consistent and compatible statement of policies. Although the Plan includes a vision statement and several guiding principles, its focus is on six distinct elements (Historic Resources, Land Use, Mobility, Economic Development, Conservation and Open Spaces, and Public Facilities and Services). Each of these elements is presented with background information regarding existing conditions, key findings, and conclusions. Based on this information, the Plan establishes goals and policies for each element which are purportedly designed to guide future growth within the area of the Plan.

Here, the driving principle behind the Plan appears to be compliance with the State mandate to increase housing units. This has resulted in a draft proposal that not only ignores other relevant published LA County policies but is often at odds with its own stated community vision, guiding principles, goals and policies. While the Plan consists of many elements, all elements of the plan have equal legal status and each element must be reconciled for consistency as no element is legally subordinate nor superior to another, and the plan must resolve potential conflicts among its elements through clear language and policy consistency. Sierra Club v. Board of Supervisors of Kern County, 126 Cal. App. 3rd 698 (1981).

The Plan is internally inconsistent, and the zoning and land use policies appear random in their application. In short, the Plan ignores normal planning practices where a local planning agency takes a systematic and internally consistent approach with the following principles in mind: O4-17

(1) Forecast regional population growth.
(2) Compare current and forecast expected demand for various land uses including housing units.
(3) Where there is a gap or shortfall, fairly allocate/distribute the additional requirements throughout the planning area.
(4) Research and apply data & objective decision-making criteria consistent with stated goals and policies.
(5) Distribute the additional requirements utilizing an iterative process to minimize adverse impacts to adjacent current land uses ("negative externalities" in urban economics) and considering other components (mobility, health & safety, etc.) of the General Plan.

Appendix 1 to LHCA's Objection Letter, attached hereto and incorporated herein, identifies inconsistencies within the goals and policies of the Plan and the problems arising from such inconsistencies.

Requested Draft PEIR Changes

1. Disclose in the Draft PEIR that the Draft Westside Plan is internally inconsistent.
2. Respond to the inconsistencies listed in Exhibit 1 to the Objection Letter.

VI. FAILURE TO DISCLOSE ALL FUTURE COMPONENTS

The Plan fails to disclose the full extent of planned development. It is reasonably foreseeable that the WSAP will result in tangible, near term development projects consistent with the RHNA goals, with a potential to double the Ladera Community's current resident population. O4-18

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- Those projects cannot be dismissed as "speculative" because the primary intent of the WSAP is to drive near term real estate development to the Ladera Community.
- The expected timing of development can be reasonably estimated based on various forecasting methodologies including SCAG projections. If forecasting methods are acceptable to forecast RHNA numbers, they should also be acceptable to forecast real estate development and disclose the resulting environmental impacts on the Ladera Community.

O4-18 Cont'

Increased density also affects public infrastructure, for example street capacity and sewer capacity. LA County Sanitation maps reveal that most locations planned to receive increased density are served by 8-inch sewer lines. The capacity of local public streets doesn't require a search of LA County engineering records, we can see for ourselves the daily traffic jams and the clogged intersections. There is no mention in the Plan of existing infrastructure capacity, the extent or cost of required infrastructure construction upgrades or funding sources.

It is reasonably foreseeable that as a direct result of the LA County Plan, infrastructure construction projects will take place within our Ladera Community with significant impacts on circulation, conservation, noise, safety, and air quality, as well as business interruption impacts on local small businesses.

Funding for public infrastructure upgrades is not mentioned. In some instances, developers are required to help fund infrastructure upgrades (for example a sewer line extension). In the case where a developer requests additional market rate housing units in return for a few affordable units, it is reasonably foreseeable that the proposed development project will seek public funding for infrastructure upgrades.

O4-19

Inadequate Disclosure of Impacts to LA County public infrastructure.

Planning and funding facilities for future growth is a fundamental function of every public serving agency. The Draft Westside Plan concentrates all increased density within a small geographical area, and its specific intent is to drive higher population densities to the target locations; one possible outcome is to double the Ladera Community resident population.

The Draft PEIR states that the Draft Westside Plan itself would not create additional housing and dismisses future impacts as "speculative" even though it is possible to forecast increased population growth in a small geographical area and measure expected impacts on public infrastructure.

Southern California Association of Governments (SCAG) in its 2024 Regional Transportation Plan/Sustainable Communities Strategy, Connect SoCal 2024, Page 32, states "Forecasted *Regional Development Pattern: SCAG develops a forecasted development pattern that details where future jobs and housing will be located, based on expert projection, existing planning documents, regional policies and review by local jurisdictions*."

There is also a detailed map on page 42 clearly showing the Ladera Community located within the forecast growth area.

O4-20

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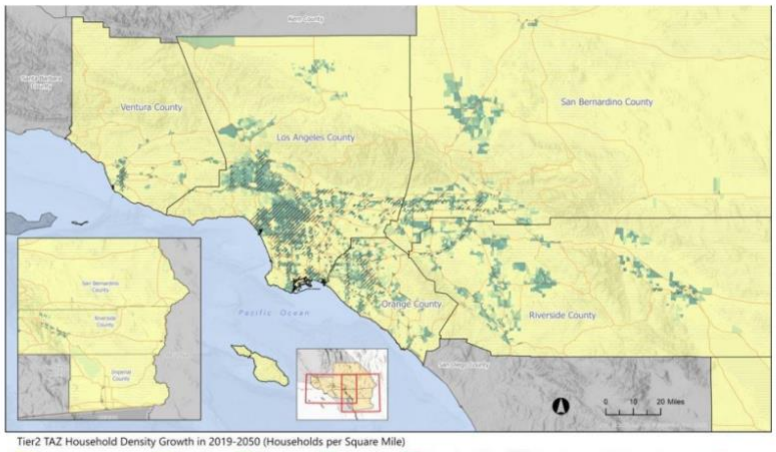
3. Forecasted Regional Development Pattern

SCAG develops a forecasted development pattern that details where future jobs and housing will be located, based on expert projection, existing planning documents, regional policies and review by local jurisdictions. The small-area forecast of households and employment is developed at the jurisdiction and Tier 2 Transportation Analysis Zone (TAZ) levels. This zone system is uniquely designed to allow highly detailed traffic analysis and predictions through the use of SCAG's modeling tools.



Tier2 TAZ Household Density Growth in 2019-2050 (Households per Square Mile)

Less than or Equal to 100 | 101 to 200 | 201 to 300 | 301 to 500 | Greater than 500 | Priority Areas | Resource Areas | Freeway

Source: SCAG 2023. Note: Priority areas refer to two or more Priority Development Areas (PDAs), which are areas within the SCAG region where future growth can be located in order to help the region reach mobility and environmental goals and support complete communities. Generally, this means that people in these areas have access to multiple modes of transportation or that trip origins and destinations are closer together, allowing for shorter trips. Resource areas refer to more than one Green Region Resource Area (GRRA), which are areas where climate hazard zones, environmental sensitivities, and administrative areas (such as military bases) where growth would generally not advance SB 375 objectives. See Land Use and Communities Technical Report for more details.

O4-20 Cont'

Moreover, the State of California through its recent housing-related legislation has put in place mechanisms to bypass local controls and even provided bonus density if certain conditions are met related to inclusion of affordable housing, <u>all intended to convert potential housing growth into actual construction within the planning period</u>.

The Draft PEIR repeatedly deflects the direct and indirect impacts on the Ladera Community by stating that they are "*speculative and infeasible to evaluate*".

- <u>Fire Protection & Emergency Services 5.15.1.3</u>
  - *"At the planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts associated with the construction of future fire facilities since specific sites and time frames for development are unknown. When specific projects are necessary to meet the growth demands from the buildout of the proposed project, the appropriate level of analysis required under CEQA would be conducted by LACFD."*
    - <u>Analysis Failure</u> - The PEIR's analysis of the Project's potential impacts on fire protection services similarly falls short. The PEIR identifies the construction of future fire facilities as the sole environmental issue related to fire protection services possibly caused by the Project. The PEIR fails include a description of the existing fire protection services in the vicinity of the Project and fails to consider the following factors such as response distance from existing fire stations, fire flow requirements, and fire department judgment for needs in the area to determine the adequacy of Fire Protection services for the Project.

O4-21

- <u>Police Protection 5.15.2.3</u>
  - *"Changes to the land use designation and zoning of the WSAP are primarily in Ladera Heights, View Park, and Windsor Hills and West Fox Hills. However, the WSAP would create higher density areas, which would increase the demand for law*

O4-22

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enforcement services necessitating the expansion of department facilities. At the planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts associated with the construction of future sheriff facilities since specific sites and time frames for development are unknown. When specific projects are necessary to meet the growth demands from the buildout of the proposed project, the appropriate level of analysis required under CEQA would be conducted by LASD."

- Analysis Failure - The PEIR dismisses future law enforcement impacts as "speculative" even though it is possible to forecast increased population growth. PEIR fails to identify any specific operational details such as the number of officers and support personnel presently required to protect and serve the existing population of the Ladera Community based on daytime population (residents + employees) and nighttime population (residents) as well as police officer response times. The anticipated growth which would result from the Project's residential and commercial land uses would likely increase the number of law enforcement responses in the Ladera Community, which would increase the need for personnel and equipment. The redistribution and increase of the population and traffic density into areas proposed for growth would necessitate the reassignment of resources to adequately protect residents. The PEIR fails to address these issues, and rather, identifies law enforcement facilities construction as the sole potential environmental issue impacting law enforcement.

- Similarly, emergency accessibility is typically assessed at a project level. The PEIR fails to provide Project-level review of traffic control plans that account for emergency vehicles nor does it analyze safety and emergency access needs, where applicable.

O4-22 Cont'

- School Services 5.15.3.1
  - *"There are five school districts that serve the Planning Area boundaries: Inglewood Unified School District, Los Angeles Unified School District, Culver City Unified School District, Santa Monica-Malibu Unified School District, and Beverly Hills Unified School District... Other schools are in established residential neighborhoods. Two schools are in Ladera Heights, View Park, and Windsor Hills and West Fox Hills communities: Windsor Hills Math Science and Fifty Fourth Street Elementary School".* [Note the reference to school districts nowhere near the actual land parcels targeted for upzoning.]
  - "*At this planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts associated with the construction of future school facilities since specific sites and time frames for development are unknown. When specific projects are necessary to meet the growth demands from the buildout of the proposed project, the appropriate level of analysis required under CEQA would be conducted by respective.*"

O4-23

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- Library Services 5.15.4
    - *"While the WSAP itself would not create additional housing, rezoning would allow for new housing development with increased population densities, specifically in relation to the 12 Opportunity Sites identified in the Ladera Heights, View Park, Windsor Hills and West Fox Hills communities. At the planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts associated with the construction of future library facilities since specific sites and time frames for development are unknown. When specific projects are necessary to meet the growth demands from the buildout of the proposed project, the appropriate level of analysis required under CEQA would be conducted by the County."*

O4-24

- Recreation 5.16.1
    - "*The Ladera Heights, View Park, Windsor Hills, -except for small pocket developed with the Frank D Elementary School (sic) – and Franklin Canyon areas have a very low park need"*
    - *"This area* [referring to the Frank D Parent Elementary School] *of the Ladera Heights, View Park and Windsor Hills community has a very high park need based on the 2016 PNA data*.
    - "It is speculative to determine the location of future parks and recreational facilities in the Planning Area and impacts that may arise from development of individual parks or recreational facilities projects"

O4-25

<u>In addition to arguing that the direct and indirect environmental impacts on the Ladera Community are merely "speculative" and measuring or framing those impacts is "infeasible", the Draft PEIR ignores specific internal LA County requests from the affected County agency.</u> Los Angeles County Sanitation Districts ("LACSD") in their scoping comments requested that all future projects within their service area be reviewed to "*ensure sufficient sewer capacity exists*".

The Draft PEIR addresses the comment in Section 5.19 , Utilities and Service Systems by focusing on regional wastewater treatment facilities (for example, the LA County wastewater treatment facility located in Carson, California).

There is no reference in Section 5.19 to the local 8-inch underground <u>sewer</u> lines that service the various Plan locations identified for higher density. The Draft EIR does not identify or address current local <u>sewer</u> capacities and expected future flows, infrastructure upgrades and the resulting construction impacts (traffic, noise, safety, air quality, etc…).

Section 5.19 dispenses with funding requirements by simply stating "*Policy PS/F 4.2 requires the County to support capital improvement plans and improve on aging and inefficient wastewater infrastructure. Accordingly future related projects would be required to comply with local regulations and General Plan policies. Given that WSAP would not induce regional population growth beyond SCAG projections, regional wastewater treatment facilities would accommodate the local increases without increasing regional demand projections. Future related projects would be required to comply with local regulations and General Plan policies. Therefore, there would be less than cumulative considerable impact*."

- This is a circular argument with no relation to the LACSD comment on sewer capacity (as opposed to treatment facilities).

O4-26

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- If all local development projects were viewed through a regional lens, very few projects would be found to have an environmental impact at all. O4-26 Cont'

Requested Draft PEIR Changes

1. Forecast expected buildout in the Ladera Community over the planning period consistent with State of California housing goals and SCAG forecasts. O4-27
2. Describe and analyze the expected local environmental impacts, including public services. on the Project. O4-28
3. Respond accurately to the Los Angeles County Sanitation Districts ("LACSD") request that all future projects within their service area be reviewed to "*ensure sufficient sewer capacity exists*." O4-29

VII. AREAS OF CONTROVERSY

WSAP Inconsistency. Ladera Community residents have informed LA County that the WSAP is internally inconsistent and seeks to comply with RHNA above all else. O4-30

Reasonably foreseeable future development. The WSAP is specifically intended to increase density and double the Ladera Community's resident population within the planning period. The Draft PEIR fails to disclose reasonably foreseeable future development and the resulting environmental impacts on the Ladera Community. O4-31

Opaque Process; Failure to utilize LA County owned land. Ladera Community residents in both direct communications and in meetings have made it very clear that an overarching area of controversy is the opaque process utilized by LA County to allocate and select locations for upzoning. While the Draft Westside Area Plan Documents ostensibly address housing needs in LA County jurisdiction areas across the Westside, the proposed increases in housing density are primarily limited to Ladera Heights, Windsor Hills and View Park. Locations in Marina del Rey, Westwood and Gilmore Island are bypassed. The failure to allocate the benefits and burdens of the Plan to all communities within the Plan area shows the inconsistent application of decision-making criteria and the unfair targeting of predominately African American communities such as Ladera Heights and View Park/Windsor Hills. Particularly disturbing is the failure of LA County to consider its owned land parcels, including a four (4) acre LA Public Works utility yard located adjacent to the Westchester/Veterans light rail station, and 401 acres of land within Marina del Rey. O4-32

Requested Draft PEIR Changes

1. Add to the Areas of Controversy the Ladera Community's view that the Plan fails to clearly state all relevant facts, the objective decision-making criteria and demonstrate how that criterion is fairly and consistently applied to minimize adverse impacts to the Ladera Heights community as a whole and to adjacent land parcels. O4-33
2. Disclose reasonably foreseeable future development. O4-34

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3. Add a reasonable alternative scenario that considers (a) LA County owned lands and (b) other Westside parcels (particularly parcels used for parking lot purposes) for upzoning and housing development. O4-35

VIII. ISSUES TO BE RESOLVED

Our Objection Letter". attached as Exhibit "A" describes the repeated failure of the WSAP to comply with its own stated Goals and Objectives in pursuit of compliance with RHNA. California Government Code Section 65300.5 requires general plans and their component elements to be an integrated, internally consistent and compatible statement of policies. O4-36

Requested Draft PEIR Changes

1. The Draft PEIR should address each concern in Exhibit I to the Objection Letter in detail.

IX. SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION (Please refer to the Comments).

Table 1-1 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

DRAFT PEIR Environmental Impact	DRAFT PEIR Level of Significance Before Mitigation	DRAFT PEIR Level of Significance After Mitigation	Comments
5.3 AIR QUALITY	Potentially Significant due to (1) cumulative net increase in criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard, and (2) construction of the Project would expose sensitive receptors to substantial pollutant concentrations	Significant and Unavoidable	Local traffic congestion (and the number of idling vehicles at "F" LOS intersections) will increase as density increases consistent with the SCAG forecast mentioned above and LAX growth projections. The cumulative increase in pollutants will be significant and harmful. However, the change from Level of Service (LOS) to Vehicle Miles Traveled

O4-37

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			(VMT) emphasizes long distance travel over local traffic congestion. The Draft PEIR also ignores impact to sensitive receptors (La Tijera School at the intersection of Fairview Avenue and La Cienega Boulevard). The PEIR states that "[O]peration of future developments under the WSAP may generate long-term emissions that exceed South Coast AQMD's significance thresholds and would cumulatively contribute to the nonattainment designations of the SoCAB." The Policies identified in the Plan would only minimize long-term air quality impacts during construction periods of the Project. However, the Plan did not identify additional feasible mitigation measures that would reduce the Project's long-term emissions to less than significant levels associated with future increased residential

O4-37 Cont'

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			and commercial land uses. The PEIR fails to provide any feasible mitigation plan nor specify reasons to support the Project, such as a statement of overriding considerations as required by §15093 of the State CEQA Guidelines, despite its long-term emission impact on the Ladera Communities.	O4-37 Cont'
			<u>Requested change</u> 1. LA County should <u>take notice</u> of the (1) current and (2) future congestion levels and the resulting adverse health impacts on local residents, even if VMT is utilized at the State's direction.	O4-38
			2. Disclose long-term air quality impacts of the Project 3. Revise the summary of environmental impacts table accordingly.	O4-39
5.5 CULTURAL RESOURCES	Significant and Unavoidable	Less Than Significant	The category completely ignores churches as critical components of a local community's cultural fabric. The WSAP Plan	O4-40

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			upzones churches making it more likely that in the future the church property will be sold to developers and replaced with at or above market rate housing. **<u>Requested change</u>** 1. Consider local churches as part of the cultural resources analysis. 2. Revise the summary of environmental impacts table accordingly.	O4-40 Cont'
5.8 GREENHOUSE GAS EMISSIONS	Less Than Significant	Less Than Significant	The change from Level of Service (LOS) to Vehicle Miles Traveled (VMT) emphasizes long distance travel and minimizes local environmental impacts from traffic congestion. The Draft PEIR also ignores impact to sensitive receptors (La Tijera School at the intersection of Fairview Avenue and La Cienega Boulevard) **<u>Requested change</u>** 1. Consider adjacent sensitive receptor locations. 2. Revise the summary of environmental	O4-41

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			impacts table accordingly.	O4-41 Cont'
5.11 LAND USE AND PLANNING	Less Than Significant	Less Than Significant	The Draft PEIR ignores the fact that the WSAP does not comply with its own stated goals and policies in order to meet RHNA goals and is internally inconsistent. **<u>Requested change.</u>** 1. Consider each line item in Exhibit 1 to the Objection Letter. 2. Revise the summary of environmental impacts table accordingly.	O4-42
5.13 NOISE	Potentially Significant increase in (1) ambient noise levels and (2) ground borne vibration and noise levels	Significant and Unavoidable	The Draft PEIR ignores the adverse noise impact to sensitive receptors (for example La Tijera School at the intersection of Fairview Avenue and La Cienega Boulevard) **<u>Requested change</u>** 1. Consider adjacent sensitive receptor locations. 2. Revise the summary of environmental impacts table accordingly.	O4-43
5.14 POPULATION AND HOUSING	Less Than Significant	Less Than Significant	The Draft PEIR asks whether the Plan would induce substantial population growth in	O4-44

			an area, either directly or indirectly. In response the Draft PEIR states (1) there are no specific development projects that are identified or included as part of the WSAP, however the proposed change in land uses would allow for growth sufficient to meet RHNA requirements, (2) the proposed growth in the WASP is an additional 6,286 households, (3) future projects would be subject to CEQA, and (4) the WSAP ensures that communities will "retain their character, amenities, and access to services and infrastructure" (page 5.14-12). This is a "***nothing to see here***" response. Please read the attached Objection Letter and review LA County's notes from meetings with Ladera Community residents who can clearly see the impact of LA County's proposed land use changes that would double the resident population.	O4-44 Cont'

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			Requested change 1. Accurately describe the projected growth against the current resident population. 2. Accurately describe the impact of such growth on the Ladera Community's "character, amenities, and access to services and infrastructure". 3. Revise the summary of environmental impacts table accordingly.	O4-45 O4-46
5.15 PUBLIC SERVICES	Less Than Significant	Less Than Significant	The Draft PEIR repeatedly addresses the impact to public services with a standard "*At the planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts*", even though the specific purpose of the WSAP is to induce growth within the planning period and (2) SCAG has published maps indicating where growth and in what quantities is expected.	O4-47

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			<u>Requested change</u> 1. Accurately describe the projected growth against the current resident population. 2. Accurately describe the impact of such growth on the Ladera Community's public services. 3. Revise the summary of environmental impacts table.	O4-47 Cont'
5.17 TRANSPORTATION	Potentially significant project conflict or inconsistent with CEQA Guidelines § 15064.3, subdivision (b)	Significant and Unavoidable	The Draft PEIR views all transportation issues through the regional VMT lens. The mitigation measures do not mitigate the environmental harm caused by increased density. The focus of the Mobility element should be on helping residents improve *<u>accessibility</u>* (meaning the number of opportunities or activity sites located within a certain travel time), and *<u>mobility</u>* (meaning the ability to move between opportunity sites). LA County should <u>take notice</u> of the (1) current and (2) future congestion levels, even if VMT is utilized	O4-48

			at the State's direction. **<u>Requested change</u>** 1. The Mobility element of the WSAP acknowledges the use of VMT as a threshold but should adopt Level of Service as a local policy and use it to determine transportation infrastructure improvements needed outside of the CEQA process. 2. Commit LA County to provide public bus service with increased travel speed, timely and consistently reliable bus stop schedules consistent with the 15-minute service interval, reasonable system carrying capacity, connection to multiple bus lines and light rail, and safe and comfortable buses and transit stops. 3. Revise the summary of	O4-48 Cont' O4-49 O4-50

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			environmental impacts table accordingly.

O4-50 Cont'

Conclusion

O4-51

Ladera Community residents unequivocally believe that the Plan is (1) neither fair nor equitable, (2) internally inconsistent, (3) addresses only one objective (compliance with State of California mandates for higher housing densities) while ignoring foreseeable environmental impacts that are both significant and cumulative, (4) fails to disclose all future components, and (5) focuses development in our local community while ignoring a reasonable alternative inclusive of land that LA County owns outright and less diverse communities in the Plan area.

The Draft PEIR has both derivative failures from the Plan and integral failures from its component parts; it cannot overcome these shortcomings through a voluminous Draft EIR.

We look forward to your response and welcome an opportunity to discuss our concerns in greater detail.

Thank you for your attention.

Respectfully,

/s/

Desobry E. Bowens
President
Ladera Heights Civic Association
Desobry@Laderaheights.org

Enclosure:
Attachment A

5357 W Centinela Ave. Los Angeles, CA 90045

EXHIBIT “A”

LADERA HEIGHTS CIVIC ASSOCIATION

WSAP WRITTEN RESPONSE

DATED JUNE 9, 2024

5357 W Centinela Ave. Los Angeles, CA 90045

August 16, 2024

Los Angeles County Department of Regional Planning
Attn: Julie Yom
320 West Temple Street
Los Angeles, CA 90012

Comment Letter O5

RE: Westside Area Plan Draft PEIR Comments

Dear Ms. Yom,

The Los Angeles County Westside Area Plan Draft (WSAP) Program Environmental Impact Report (PEIR) was prepared by the Los Angeles County Department of Regional Planning and PlaceWorks, an urban planning consulting firm that contributed to the proposal to rezone and redevelop the Ladera Heights, Windsor Hills /View Park and View Heights communities. The United Homeowners' Association II (UHA) Land Use Committee has reviewed the Draft PEIR and stands in serious opposition to the PEIR (and by extension, the underlying proposal) for a number of reasons, not least of which, because the primary detriments to these communities have not been addressed in a knowledgeable and thoughtful way, particularly around traffic congestion and roadway safety. The Plan would severely erode the quality of life in these well-established and longstanding quiet hillside communities; and based on other specific and discrete reasons that are discussed below, including expanding residential density along the major roadways and at the proposed Opportunity Sites in Ladera Heights and View Park-Windsor Hills. The competing interests only serve to create dire inconsistencies in the Plan which must be resolved in smart ways. O5-1

The current number of households in the Plan area is 15,425 and the population is 32,712. The implementation of WSAP will increase the number of households in the Plan area by 4,773 or 24% and increase the population by 15,704 or 48%. This growth is monumental and imposes a considerable undue burden on these Westside communities. As stated in the PEIR "if a subsequent activity would have effects outside the scope of the PEIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declarations, or an EIR." <u>As such, the UHA hereby requests a new Initial Study and a Negative Declaration, Mitigated Negative Declarations, or an EIR</u>. It is only fair considering the gravity of the WSAP proposal and PEIR with the detrimental impacts that would take place in these targeted communities, including the proposed Opportunity Sites. O5-2

The UHA has identified and addressed the negative impacts that Los Angeles Regional Planning has failed to address in the PEIR in the following areas: Aesthetics/Population and Housing, Land Use, Public Services, Wildfire, Agricultural and Forestry, Biological Resources, Cultural Resources and Transportation. O5-3

Aesthetics/Population and Housing

The County has stated that one of its guiding principles is " to preserve the Westside's character by ensuring future growth is integrated into neighborhoods, commercial districts, and open spaces with designs, densities, and variation that complement community scale and quality and contribute to a more walkable and accessible environment."

However, the proposed WSAP would result in significant negative changes to the visual character of sites and their surroundings which is what make these targeted communities attractive neighborhoods to live in, and why families have chosen to buy their homes in these safe neighborhoods. This includes increased density, larger scale, and greater height compared to current conditions. When combined with other current and future development in the area, there would be potential adverse impacts on visual character and public views. O5-4

The WSAP involves significant changes to land use and zoning for specific Opportunity Sites in Ladera Heights, and View Park-Windsor Hills. These changes aim to guide the visual impact of future development. The destruction in the character of these targeted communities is apparent when one focuses on the following Opportunity Sites proposed by WSAP:

- **Site 9, Leimert Park Adjacent- an area that is currently zoned C-1, however, these properties are directly across the street from single family dwelling homes that were built in the 1930's and are part of a historic district that is recognized by the National Register of Historic Places. Under WSAP these properties will be rezoned to mixed use which will allow for the construction of buildings as tall as 45 feet with up to 150 units.**

- **Site 10, Angeles Vista/Valley Ridge-an area that is currently zoned R-1 and is directly across the street from several homes that are part of a district that is on the National Register of Historic Places. Additionally, this property is surrounded by single family dwellings. Under the WSAP, it will be rezoned to mixed use and will allow for the construction of buildings as tall as 35 feet with 50 units.** O5-5

- **Site 5, Slauson-Heartherdale, Site 6, Slauson-Overhill and Site 7, Slauson East, are all proposed to be rezoned from C-2 to mixed use allowing for the construction of buildings as high as 65ft (or 45ft if adjacent to a single-family dwelling).**

- **Site 11 - Inglewood Oil Field. The Inglewood Oil Field has played a major role in the history of Los Angeles. Since the discovery of oil and natural gas resources here in 1924, the field has helped fuel our lifestyle and strengthened our local economy. Over the field's history, 1,600 wells have been drilled within the historical boundaries of the field. Today, the oil field's boundary covers approximately 1,000 acres making it one of the largest contiguous urban oil fields in the United States.**

The UHA questions the WSAP findings that the impact of zoning changes for these sites is "Less Than Significant" and is requesting that the County revisit its findings given that Site 9 is adjacent to, and Site 10 is across the street from homes on the National Register of Historic Places. Additionally, the upzoning of these sites is in direct opposition of the County's guiding principles "to preserve the Westside's character…" O5-6

With regards to Sites 5, 6, and 7, the UHA is also requesting that the County review its findings that buildings as tall as 65ft housing 50-150 dwelling units will not affect the aesthetic of the community. The development of these areas will add more traffic to an already congested area. Where will the 4,773 new households, that the County is projecting, park their cars? O5-7

Furthermore, while it is understood that the County is not *recommending* any development, the County is, through the rezoning process, supportive that a number of units can be built, thereby creating greater population density. Given the County's projections for the anticipated construction, UHA is requesting an opportunity to review the corresponding traffic, and parking studies that have been completed for the projected development. O5-8

Regarding Site 11, the UHA understands that this site was included in the WSAP, because there is future potential for additional housing or commercial development, however because the County has included the IOF in the WSAP it is incumbent on the County to ensure that the oil field is properly shut down. The UHA request that the EIR be revised to include the following actions: 1. Funding be set aside to complete the shutdown of oil and gas operations in the Baldwin Hills Community Standards District (BHCSD) and that it be stipulated that the funds can only be utilized for the purposes of shutting down oil and gas operations, 2. That a mechanism be established to monitor and maintain the systems necessary to shutdown that portion of the oil field operating on unincorporated County land, 3.That a person, entity or organization with sufficient expertise be tasked with creating, implementing and overseeing an IOF shut down plan, 4. The plan must include cost, implementation, monitoring and firm dates and a timeline for the actual shut down of operations and must be placed in the BHCSD. O5-9

Additionally, while it is understood that the County is not recommending any development, the County has, through the rezoning process projected that a number of units can be built. Given the County's projections for the anticipated construction the UHA is requesting an opportunity to review the corresponding traffic, and parking studies that have been completed for the projected development. O5-10

Land Use

The UHA opposed the land use goal and policy suggestions as part of the first iteration of the PEIR and reiterates its strong opposition to them: O5-11

> **2.2** That states that development should take place in proximity to the Crenshaw Line (K Line) transit station and along bus corridors as this development is not compatible with the second part of this policy which states that the development

is possible while preserving the existing residential neighborhoods and preserving parklands and open spaces.

LU 2.6 Ensure that plans and entitlements for growth and development in adjoining municipalities are compatible and seamlessly connected with the Ladera Heights/View Park-Windsor Hills and West Fox Hills communities.

LU 2.4 Encourages the development of small and undersized parcels through lot consolidation to support market-supportable land use.

LU 4.2 Accommodate the development of a wide variety of housing options for residents and workers that are affordable for everyone.

LU 5.3 Consider the development of small local-serving (such as coffee shops and restaurants) and community-gathering uses within and are walkable from residential neighborhoods.

LU 18.4 Encourage lot consolidation to support the development of larger floorplate land uses.

LU 21 Commercial uses/services integrated within, scaled to fit, and enabling residents to walk from surrounding residential neighborhoods.

LU 5.5 Utilize incentives to encourage the production of affordable housing, consistent with the Economic Development Element and Countywide Housing.

O5-11 cont.

The UHA strongly disagrees with the County's contention that there is a seamless connection in the development policy between the City of Los Angeles and View Park/Windsor Hills. The development underway on Crenshaw Boulevard has overwhelmed the City of Los Angeles portions of Crenshaw and threatens to overwhelm View Park-Windsor Hills, as well. There are currently 21 housing developments either in pre-development or under construction (also near the K Line on Crenshaw), but adjacent to the View Park-Windsor Hills community. There does not appear to be plans for additional infrastructure (water, street maintenance, parking, law enforcement and power) to service this addition to the population density.

The UHA is unable to find any reference to how the PEIR considered this when recommending the rezoning of Opportunity Site 9. In the very least, the aesthetics and character of the community—which are already being affected by development in the City of Los Angeles—should have been considered. It is UHA's contention that there should have been discussions between the City and the County, and that the PEIR should be revised to reflect those findings.

O5- 12

Public Services

Higher development densities in Ladera Heights, View Park-Windsor Hills and View Heights (WHVPVH) will increase the population and the demand for infrastructure investment, maintenance, and law enforcement services. The WSAP is projecting an increase of 4,773 households with a corresponding increase in the population.

O5-13

To maintain a good officer-to-population ratio, more law enforcement resources will be needed as the population grows. The specific impacts of building new sheriff facilities aren't known yet and will be evaluated case-by-case through the CEQA process. The expansion of law enforcement services will be supported by increased tax revenues, helping to fund necessary facilities and personnel. The PEIR states that the WSAP aligns with the County's Housing Element projections, so it will not lead to unexpected growth, keeping the demand for public services within expected limits. Overall, the WSAP's asserts the impact on law enforcement services is considered manageable with current policies and funding.

However, the UHA questions this assumption, as the WSAP has a perceived law enforcement deficit. UHA has been requesting increased patrols for some time to address the uptick in crime that the plan area has experienced in the last few years. UHA understands that comparatively WSAP crime rates area are low. However, given the anticipated increase in households and the uptick in crime, UHA questions the County's finding that public services can be considered "manageable". Additionally, there are currently 21 construction projects underway in the City of Los Angeles adjacent to WHVPVH. While these projects are not in the County, crime does not stop at City or County boundaries. How will the County address crime that will overflow to WHVPVH. The UHA requests that the County provide data on current and projected need for public services resources in the WSAP area given the current deficit. O5-13 cont.

Wildfire

In reviewing the wildfire section of the PEIR, UHA was unable to find any reference to the Newport-Inglewood Earthquake Fault (NIF). The UHA did find information about NIF under the Soils and Geology section, but what makes the absence of NIF in the wildfire section extremely concerning is that fires caused by earthquakes are a common hazard in the Los Angeles area. This year, insurers are cutting back on homeowners' policies, citing the risk of earthquake-induced fires. The 6.7 magnitude Northridge earthquake that struck Los Angeles on January 17, 1994, caused approximately 110 fires. The fires were likely caused by strong ground shaking, differential motion and soil strains, and inertial forces.

While there are 500 active faults in the state, what makes the NIF different and potentially dangerous to the surrounding community is that it runs through the largest urban oil field in the United States, the Inglewood Oil Field (IOF). Additionally, the oil field is in a designated Very High Fire Hazard Severity Zone (VHFHSZ), its 1,000 acres are filled with oil wells, gas lines and oil pipelines that may break during a quake and start a wildfire. Making matters more precarious is that Ladera Heights and View Park-Windsor Hills are hillside communities with narrow streets and a portion of the plan area is not compliant with the County's General Plan Safety Element that requires two evacuation routes. These constraints make evacuation during a natural disaster, such as wildfire, quite perilous. The WSAP, by increasing density and height to an already congested area is distressing. In fact, the PEIR identifies wildfires as "Less Than Significant Impact." The UHA requests that the County revise the Wildfire section of the PEIR to include the hazards that are uniquely inherent to the location of the NIF and the O5-14

Plan area. Additionally, UHA would like the PEIR to include mitigation measures for areas that do not have compliant evacuation routes.

By increasing density and height to an already congested area, the WSAP raises serious concerns due to its inadequate consideration of **Community Evacuation** issues, particularly in relation to the traffic and challenging terrain of View Park, Windsor Hills and Ladera Heights, which border the Inglewood Oil Field and NIF. The potential for a feasible and safe evacuation becomes even more daunting when considering the planned significant increase in residents and vehicles the Westside Area Plan's project would introduce to our community. It is difficult to envision what an evacuation would look like if the Project were to add 500 or even 1,000 vehicles to the already burdened evacuation routes. Please see the table 1 below outlining the UHA's evacuations concerns.

O5-14 cont

CHALLENGES TO EVACUATION ROUTES

TABLE 1

Evacuation Routes Challenged by Opportunity Sites 4A, 4B, 5, 6 and 7	Evacuation Routes Challenged by Opportunity Sites 5, 6, 7 and 8	Evacuation Routes Challenged by Opportunity Sites 3, 4A and 4B	Evacuation Routes Challenged by Opportunity Sites 3, 4A, 4B, 5 and 6	Evacuation Routes Challenged by Opportunity Sites 3, 4A and 4B and possibly 6, 7 and 8	Evacuation Routes Challenged by Opportunity Sites 7, 8 and 9
Windsor Hills West. Only 1 exit exists onto La Brea Avenue (Northridge Dr.) for residents who live in the westernmost section of **Windsor Hills. At the east side of that Windsor Hills section,** 2 exits onto Overhill Drive exist—Northridge and Onacrest Drives. Several streets are cul de sac streets in this area. If there is fire on La Brea, Ave. or in the easternmost section of the oil field, that artery may not be available for evacuation	**Windsor Hills South of Northridge.** Evacuation from Windsor Hills south of Northridge Drive onto Angeles Vista Blvd would be via winding streets such as Valley Ridge, Parkglen, Inadale, Verdun, and Marburn.	**Upper Ladera Heights**. Inglewood Oil Field abuts the northernmost and easternmost sections of Upper Ladera Heights. The only exits from this area are 2 streets--Corning and Shenandoah Aves. onto Slauson Avenue	**Lower Ladera.** The nearest exit for the northern section of Lower Ladera would be 2 streets--Corning and Shenandoah Aves. onto Slauson Avenue. Residents evacuating would be challenged by **Sites 3, 4a, 4b, 5 and 6**	**Western View Park**—with its terrain of hills, slopes, narrow streets and cul de sac streets—evacuation would be via 2 exits onto Overhill Drive via Northridge and Springdale Drives. Residents might use Stocker St. via a very steep Valley Ridge Ave. Other residents could use Presidio Drive on to a narrow section of Angeles Vista Blvd	**54th Street.** Residents in the area surrounding 54th Street would use that street to access Crenshaw Blvd or Slauson Ave. via West Blvd. Residents' evacuation
Heatherdale Ave. Only one exit-exists for the entire **Heatherdale Avenue. Residential area.** Additional units and vehicles at **site** 4 could possibly create a situation that would bar the residents' egress in the event of a nearby disaster					

CHALLENGES TO EVACUATION ROUTES
TABLE 1 (Continued)

Evacuation Routes Challenged by Opportunity Sites 4A, 4B, 6, 7, 8 and 9	Evacuation Routes Challenged by Opportunity Sites 1 and 2				
View Park East of Valley Ridge. Evacuation from the eastern section Of View Park would use the narrow, curving Presidio and a narrow Palmero Blvd. and Floresta Ave. And a very narrow Angeles Vista Blvd. to reach Stocker St. There are several streets moving eastward onto Angeles Vista, which turns wider, moving southward. 48th St. would access Crenshaw Blvd.	The southernmost section of Lower Ladera can exit onto Centinela Ave. via 2 streets--—Alvern Ave. and S. Sherbourne Dr.				

O5-14 cont

The PEIR identifies wildfires as "Less Than Significant Impact." The UHA strongly disagrees and requests that the County revise the Wildfire section of the PEIR to include the hazards inherent with the location of the NIF and the Plan area. Additionally, the UHA would like the PEIR to include mitigation measures for areas that do not have compliant evacuation routes.

Agricultural and Forestry Resources

O5-15

While the PEIR asserts that there are no Farmland or Forest resources in the planning area, the UHA requests that the County consider the adverse impact that the rezoning would clearly have on a property owner's ability to plant trees and/or vegetation on their property if high rise developments loom next door and block out sunlight. Adversely affected property owners would be discouraged to plant trees, etc., and be subjected to concrete over their property, thereby, adversely affect animals and birds that rely on the habitat.

It seems improbable that a potential developer that is allowed to develop a residential property into a commercial or mixed-use complex would preserve open space unless mandated to do so by the County which should then enforce the mandate. The developer will use whatever clear-cutting methods necessary to prepare the land for development, including employing heavy equipment, grading and leveling land and removing vegetation and topsoil.

In a review of the Los Angeles County General Plan policy, there is "support for countywide community garden and urban farming programs." The LA Times published an article recently about an urban micro farm on Angeles Vista, planted in a front yard farm that is supported by an organization called Crop Swap LA. https://www.theguardian.com/environment/article/2024/may/15/urban-microfarm-farming-environment. The article describes that the View Park resident's home "used to have a water-guzzling grass lawn. Today, it is a verdant micro farm that uses solar

power and recycled water to grow carrots, beets, potatoes and more, with the bounty distributed to neighbors.

The WSAP states that the proposed zoning changes will have no impact on the Planning Area, however the opposite is true. There are limited constraints on development entities to mitigate the harm that their activities will cause and to ensure that they "enhance community spaces, promote a stable and livable environment that balances growth and preservation, and improve the quality of life in the Planning Area through the creation of vibrant, thriving, safe, healthy, and pleasant communities." In fact, the quality of life in our targeted communities would be dealt a significant blow by the proposals in the WSAP and draft PEIR. O5-15 cont

Furthermore, the PEIR does not mention that upzoning will result in the loss of mature trees in the targeted communities. According to an article in the publication, LAist, California has lost 30% of its tree cover since the turn of the century—and the only way to solve that problem is to get more trees in the ground. Trees in California's urban regions play a key role in health and quality of life for all communities. The benefits of an urban tree canopy are well-established—better mental health, more shade, a lower heat island effect, not to mention cleaner air. And even though Los Angeles has the largest urban forest in the nation, many parts of town have been starved for tree cover, especially low-income neighborhoods. The City of Los Angeles' *Million Trees LA* initiative seeks to plant 20,000 trees per year to support sustainable growth of the urban forest and mitigate the impacts of climate change through the planting of trees and the stewardship of trees. O5-16

It will be decades before the young saplings that may be planted by a developer will provide any tree cover benefits that mature trees provide as noted in the article. Also, there is no protection for established trees to become mature trees. It takes decades for established trees to provide a tree canopy and the time invested in the maturing tree is lost to the community. The UHA requests that as part of the PEIR, the County provide an inventory of trees that may be affected in the WSAP area development plan, and mitigation measures to be employed to ensure trees are not lost.

Biological Resources

The proposed PEIR section addressed here is narrowly focused on whether the proposed Project, or WSAP, would result in a significant impact relating to candidate or special status species, sensitive natural communities, protected wetlands, wildlife corridors, or unique native woodlands.

However, the PEIR does not address the fact that people living in the Planning Area are biological resources. Humans need natural habitats for physical and mental health. Research has shown that exposure to natural environments, including the presence of wildlife, has a positive impact on mental health. Spending time in nature, whether observing wildlife or engaging in outdoor activities, reduces stress, anxiety and depression while enhancing cognitive function, creativity and overall well- O5-17

being. Increased density by upzoning within the Planning Area creates more traffic congestion and crowded facilities, limiting access to natural environments. 17 cont

The PEIR proposes to increase the population by 15,704 people, however it does not consider the highly significant impact that the loss of a major supermarket for any period of time would be to the health and wellbeing of the people living in the Planning Area. The Planning Area is already impacted by significant inequity due to historic and current racial discrimination and red-lining that limits access to healthy food choices available through grocery stores. Also missing in the PEIR is access to hospitals and emergency health care for the increase number of people projected for the area. UHA request that the PEIR be revised to include a review of food and health care resources that may be needed for the increased number of households projected in the planning area. O5-18

Cultural Resources

View Park Historic District (District) was listed on the National Register of Historic Places in 2016 with this description "The View Park Historic District is located in unincorporated Los Angeles County, approximately nine miles southwest of downtown Los Angeles. The larger View Park neighborhood rests on the southeastern face and the crest of the Baldwin Hills, a low-lying mountain range in west central Los Angeles County. The roughly 450-acre View Park development was initially subdivided in 1923 by the Los Angeles Investment Company. Subdivision continued for two decades and the construction of single- and multiple-family dwellings occurred incrementally from the mid-1920s into the 1960s. View Park is predominately composed of single-family residences, with a small number of multi-family residences, as well as one commercial building (the Los Angeles Investment Company's office) and small neighborhood park..." O5-19

Importantly, the community is described as being predominately composed of **single-family residences.** The County boasts the existence of the District discussing it as part of Historic Context Statement and mentioning it at least eight times in the PEIR. However, the District is not on the County landmark list and as a result the County does not provide the same protections to the District that it does other landmarks that are on the County Landmark list. The UHA requests that the PEIR state how the County will ensure the protection of the View Park Historic District as it is paramount to the history, culture and character of the community and the County as a whole. The PEIR should be revised to discuss how the County will ensure the protection of this District. O5-20

Transportation

The UHA appreciates the overarching goal of the WSAP to reduce the vehicle miles traveled within the targeted communities of Ladera Heights and View Park-Windsor Hills, thereby reducing greenhouse gas emissions. Enacted State legislation, SB743, established "the metric for determining impacts relative to transportation to vehicle miles traveled (VMT)," and a plethora of State, local, and governmental organization policy statements that speak to the reduction of greenhouse gas emissions and the metrics for determining a reduction of VMT. [1] O5-21

These comments focus on issues of VMT and roadway safety in the targeted communities Ladera Heights and View Park-Windsor Hills. O5-21 cont

5.17.1 Environmental Setting

Ladera Heights and View Park-Windsor Hills are special suburban-like hillside communities that are part of greater Baldwin Hills, which characterizes the existing environmental setting including an abundance of wildlife. Alternate areas that are urban in their environment and character must be strongly considered instead of these targeted hillside communities. O5-22

The Los Angeles County baseline of VMTs is more heavily influenced by the urban areas of the County "in contrast" to the suburban environment and character of the targeted communities, therefore, more naturally resulting in higher VMT. The character of the targeted community means that residents are far more likely to use their personal vehicles for commuting to employment, school, entertainment, recreation, and everyday errands. This is a simple fact. Nonetheless, the PEIR speaks to mitigating the VMT by 1.3% to meet what appears to be an arbitrary assignment of a VMT reduction metric in the targeted communities. O5-23

The proposed WSAP/PEIR deliberately places an unreasonable burden on the targeted suburban-like communities as compared to the more appropriate densely populated urban areas in the County where VMT reduction is demonstrably needed and rational. Furthermore, the WSAP includes policies focusing on "growth around major transit stops and so called "high-quality corridors." While "high-quality corridors" is not defined in the PEIR, we will use a reasonable working definition (for this purpose) that speaks to a "major" roadway that has multiple points of transit transfer points as well as connections to Metro trains. This type of roadway does not exist in the targeted communities of Ladera Heights and View Park-Windsor Hills because there is no need for multiple transit transfer points that connect to Metro trains anywhere along the major roadways. The closest such point is at Slauson Avenue and Crenshaw Boulevard in the City of Los Angeles. This proposal is ill-conceived and has no basis in the reality of the Ladera Heights and View Park-Windsor Hills communities. It makes no sense. Any governmental interest is misplaced. O5-24

According to Impact, 5.17-2, there is a contradiction to the WSAP and PEIR. The PEIR unambiguously acknowledges that the unique *"predominantly suburban land use context of the Planning Area may limit the effectiveness of many TDM strategies because there are relatively few effective alternatives to driving for most trips, and most destinations…are relatively far from any given home in the Planning Area."* The section goes on to say that the WSAP increase in housing would, of course, increase population density and create an increase in the VMT—entirely in contradiction to the purpose of the WSAP. An increase in population density in the targeted communities is an ill-conceived plan because, *"[S]trategies encouraging walking, biking, and transit, for example, would only have a marginal effect because the destinations are still too far to effectively reach in a reasonable time by means other than driving."* Consequently, O5-25

employing the WSAP and TDM strategies to reduce the VMT in the targeted communities and will not achieve the desired reduction of greenhouse gas emissions. Ladera Heights and View Park-Windsor Hills are not the appropriate communities in which to impose the WSAP. O5-25 cont

Doing so would impose a ***significant negative impact*** on these targeted communities. And even if the WSAP were to be imposed, the study goes on to acknowledge that while, *"VMT per capita would be reduced as a result of the proposed Project, with Mitigation Measures T-1 and T-2, the* ***impact related to VMT per service population will remain significant and unavoidable****."* This conclusion begs the question of why Los Angeles County would waste time and resources in an attempt to impose implementation of the WSAP on the Ladera Heights, View Park-Windsor Hills community. We strongly recommend the alternative of looking to a true urban environment to implement the WSAP where it would have greater impact in the reduction of VMT. O5-26

A transportation network already exists in the Ladera Heights, View Park Windsor-Hills communities as there is bus transportation, and usage of bicycles/bike lanes; however, vehicle trips remain the preferred mode of transportation because of the character of the targeted communities. To reiterate, these are hillside communities and walking and cycling pose obstacles to the reduction of VMT. O5-27

Characterized as a "Less Than Significant Impact," Impact 5.17-3, is the idea that because there is no current development plan for new roadways. At Section 5.17.3.2 Proposed Project Characteristics and Relevant WSAP Goals and Policies, *"The WSAP is intended to the guide long-term growth of the Planning Area, promote active, healthy, and safe intergenerational neighborhoods where residents are well connected to great places to live, work, shop, recreate, and gather; to foster economic vitality while serving local needs; to protect and preserve natural resources and open spaces; and to support sustainable mobility options in an enhanced built environment.* O5-28

The Ladera Heights and View Park-Windsor Hills communities are already intergenerational communities due to the income levels of many of the households. Given the price of condominiums in Los Angeles and in California as a whole, intergenerational neighborhoods are more and more difficult to achieve, as the County acknowledged in a recent public meeting. The WSAP does nothing to encourage and support intergenerational communities. The issue is not housing capacity, but housing affordability, and is not contemplated in the WSAP. Furthermore, and in terms of fostering economic vitality that serves local needs, the trend in such redevelopment is the constructive eviction of current small businesses that cannot afford the new and higher rents for the same, or similar space, following the redevelopment. This trend destroys the economic vitality of the neighborhoods and rarely do the same services continue to be available. That is the reality of redevelopment; it does not serve the neighborhood/community. O5-29

According to Los Angeles County, because the WSAP is planning for future growth within the Planning Area, no actual development is being proposed at this time."

Our targeted communities must, nonetheless, address the impacts of the probability of future population growth that would be inconsistent with the environment and character of this part of the Planning Area. O5-29 cont

The potential safety hazards, and real and identifiable safety hazards, due to "roadway design features" are quite significant. Specifically, and currently, the intersection of Slauson Avenue and La Brea Avenue for eastbound traffic is especially dangerous between Fairfax Avenue and La Brea Avenue relative to the left-turn lane on La Brea Avenue. Many drivers illegally use the eastbound left-turn lane as a driving lane, along Slauson Avenue, to bypass the line of cars waiting for the traffic signal to turn green to either proceed along Slauson Avenue or to reach the left-turn lane to turn left onto southbound La Brea Avenue. Drivers have driven through the tall orange plastic pillars that have been erected as an effort to stop this hazardous practice, but to no avail. Law enforcement ignore and drive past as these drivers drive illegally, without conducting a traffic stop to cite them. Many collisions and near collisions occur many times each day. This hazard must be taken seriously by the County and remediated immediately to ensure the safety of the residents of the targeted communities and those who drive through these communities every day. Much more must be done to prioritize remediation of these safety hazards rather than focus on creating population density and unnecessary transit transfer points. O5-30

The UHA believes that the use of VMT would have a ***significant negative impact*** on these targeted communities. We request that the County review its use of VMT for this area as we do not believe it is appropriate. O5-31

We furthermore note the mischaracterizations of street locations and directions at pages 5.17-17 and 5.17-18 of the PEIR. Both Overhill Drive and Angeles Vista Boulevard are not located in Ladera Heights; Overhill Drive runs northwest to southeast; Angeles Vista Boulevard runs northeast to the south. Further, Fairfax Avenue only runs north and south through Ladera Heights; Centinela Avenue primarily runs east and west through Ladera Heights and into the City of Inglewood to the east but is not located in View Park-Windsor Hills. It is concerning that the County does not know what roadways are in which neighborhoods/communities within the proposed Planning Area. O5-32

Mobility Element

Goal M1: A safe, efficient and accessible transportation network for all Westside communities

Policy M 1.2. UHA Supports the general concept
Policy M 1.6 UHA Supports the general concept

Goal M 2: A safe transportation network for users of all ages and abilities

Policy M 2.1. UHA Supports the general concept

O5-33

Policy M 2.3 Annually review the Capital Project Program list and the CEO's Capital Programs for opportunities to incorporate roadway safety improvements proposed by CTSP into upcoming projects. **The County must involve the Ladera Heights, View Park-Windsor Hills and View Heights communities at the outset of such review and discussion.** O5-33 Cont'

Goal M 3: Improved access to reliable, safe, and high-quality transit service
Policy M 3.1. Promote the use of transit by strategically orienting new developments around major transit stops and high-quality transit corridors. Apply the Los Angeles County Transit Oriented District Design Guideline to new projects and emphasize design elements that facilitate transit use, including pedestrian walkways, bus plazas, and similar features. **Ladera Heights and View Park-Windsor Hills oppose this proposal because it is inconsistent with, and inappropriate for the character and environment of these targeted communities, as it would create unnecessary population density and greater traffic without meaningfully reducing current VMT levels. See above.** O5-34

Goal M 4: Pedestrian and bicycle infrastructure is safe, connected, and comfortable for users of all ages and abilities

Policy M 4.1. Provide continuous pedestrian access along major streets with existing sidewalk gaps, such as La Brea Avenue between Slauson Avenue and Obama Boulevard, and Overhill Drive between Slauson Avenue and Stocker Street/La Brea Avenue.

The UHA questions the PEIR's use of this proposed plan ~~as~~ given the danger it presents to pedestrian life and safety. The traffic flow is simply too fast to safely add sidewalks along La Brea Avenue more specifically between Don Lorenzo Drive and Sanchez Drive in Baldwin Hills. There are already pedestrian sidewalks along La Brea Avenue, northbound, between Sanchez Drive and Obama Boulevard. Also, there are already sidewalks on La Brea Avenue between Stocker Street and Don Lorenzo Drive for access to Norman O. Houston Park. In addition, there are pedestrian sidewalks along the east side of La Brea Avenue, between Slauson Avenue and Overhill Drive, that provides access to the homes going into View Park-Windsor Hills. There is already a pedestrian sidewalk on the north/east side of Overhill Drive between Slauson Avenue and La Brea Avenue, and this sidewalk is strictly controlled by light signals on each end of the roadway. These critical errors in the Plan demonstrate the pressing need for the County planners to become knowledgeable about their subject matter and to involve the residents who know their neighborhoods and communities. O5-35

Conclusion

Comments from both the View Park-Windsor Hills United Homeowners' Association and the Ladera Heights Civic Association have been extensive and clear-throated in their critique of the WSAP/Draft PEIR and the extremely significant negative impacts that the proposals would have on these communities. These communities are historically and largely African American, yet also ethnically diverse representing residents of many O5-36

cultures and backgrounds that make Ladera Height and View Park-Windsor Hills desirable places to live and raise families.

While these comments are critical of the Plan, the UHA and the Ladera Heights Civic Association would be pleased to fully discuss the reasonable alternatives with you in more detail. Alternatives include mandates on prospective developers and enforcement of those mandates to ensure that any new projects are done with respect to the established communities. Population, housing, transportation, land use, public services, wildfire, biological resources, and aesthetics are all important issues negatively impacting these targeted communities in meaningful and significant ways, and the Plan fails to adequately address these issues in a cohesive and consistent manner and the significant negative impacts they would have on our communities. The Westside Area Plan cannot move forward in its current iteration without greater community input to ensure that the Plan protects these targeted communities of Ladera Heights and View Park-Windsor Hills. O5-36 cont

Thank you for your attention to these comments. We look forward to your response and to working with you going forward. If you have questions regarding this letter, please contact Angela Sherick-Bright by email at ahserick@pacbell.net.

Sincerely,

Toni McDonald Tabor
Board President
United Homeowners' Association

Comment Letter O6

LOS ANGELES CONSERVANCY

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August 15, 2024

Los Angeles County Department of Regional Planning
Attn: Julie Yom, AICP, Principal Planner
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
WestsideAreaPlan@planning.lacounty.gov

Re: Westside Area Plan & WSAP Draft PEIR

Dear Julie Yom,

The Los Angeles Conservancy has reviewed the draft Westside Area Plan (WSAP) and draft Program Environmental Impact Report (PEIR). We appreciate that many of the proposed changes in the plan seem to have been tactical and respond to community concerns. We also appreciate that a historic context statement has been compiled for this area which include some of Los Angeles County's most important and historic Black communities as well as a wealth of Modern-era resources. O6-1

Avoid Potential Adverse Impacts to Historic Resources
Although the majority of proposed changes do not appear problematic from a preservation perspective, there are two sites mentioned in the historic context statement that are located in and slated for opportunity sites and appear at risk. They are:

- University Christian Church, 5831 W. Centinela Avenue, designed by Robert D'Arcy Bolling, Deasy & Bolling Architects, built 1965
- "Jet Inn Motel," 4542 W. Slauson Avenue, built 1959

O6-2

Both of these structures appear threatened by upzoning, which will place greater pressure on their potential redevelopment. Although they have yet to be formally surveyed, both appear to be eligible for historic designation at least at the local level. In regard to the church, we do not oppose the redevelopment of the adjacent surface parking lot for suitable housing that supports the character of Ladera Heights, but we ask that the Modernist

church structure be removed from the rezoning and maintained at its current land use designation. My understanding from our call with you on July 9th, 2024 indicated this was an error in mapping and the church will not be included. If so, we thank you and agree, and would appreciate this revision being made to the WSAP and reflected within the PEIR. O6-2 Cont'

In the case of Jet Inn Motel, we ask that immediately-adjacent and underutilized sites along Slauson be identified and considered as suitable for upzoning instead of this Midcentury Modern motel. Though we understand the motel may have been a problematic use in the past, it still provides economic value to the community. Motels of this vintage are often rehabilitated and can be converted for affordable housing, and serve as convenient lodging for tourists, and also double as film locations – the Safari Inn in Burbank is one such location. As has been done with other similar motels, there is additionally the opportunity for the Jet Inn Motel to be adaptively reused as affordable housing. We have recently learned of one such example in Hollywood, where the Hollywood Downtowner will be repurposed as interim housing for transition age youth. The current C-2 zoning would not preclude this use, but the proposed MXD zone would likely encourage its demolition rather than reuse. O6-3

As stated, there appear to be other parcels along Slauson Avenue (immediately west of the Let Inn Motel and toward La Brea) that can accommodate upzoning and are better candidates for redevelopment, including multiple vacant parcels and sites with large surface parking lots. As part of the California Environmental Quality Act (CEQA) and the PEIR planning, it is important to avoid significant adverse impacts to historic resources wherever possible. We are asking the County to do this and reconsider this upzoning by looking to other nearby viable sites that can readily accommodate additional housing density. Therefore, we hope a more suitable site can be identified to prevent the needless demolition of a rare and historic Googie-style motel.
In the Cultural Resources Section of the PEIR, Mitigation Measure 4.5-1 requires a historic resources assessment for properties more than 45 years old. We fully support this mitigation measure, but understand that even surveyed eligible historic structures can be demolished, and therefore we ask for more proactive zoning be adopted to avoid these two apparent historic resources. O6-4

Finally, it is imperative that the County follow up on the momentum of the Historic Context Statement and prioritize some of the long-overdue historic surveys. Ladera Heights and Windsor Hills are recommended for surveys in the Implementation Programs as HRI 4 but are scheduled as long-term goals. Given recent speculation and displacement in both communities, we ask that the timing be accelerated to mid-or-near-term to protect potential historic resources from major changes or demolition. O6-5

Both Ladera Heights and Windsor Hills are experiencing a lot of changes and there's interest in local historic district designation. The potential redevelopment of Ladera Center is prompting O6-6

questions about spill-over effects into the neighborhood; therefore we strongly encourage the County to engage these neighborhoods early and seek planning strategies that can help preserve their unique qualities and neighborhood identity.

O6-6 Cont'

About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 member households throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Sincerely,

Andrew Salimian
Director of Advocacy

cc: Mr. Bruce Durbin
Ms. Katrina Castañeda
Supervisor Holly J. Mitchell

Appendix C. Resident Comments

Number Reference	Commenting Person/Agency	Date of Comment
Residents		
R1	Linda Brown	6/19/2024
R2	Linda Brown	6/19/2024
R3	Rachel Hoke	6/19/2024
R4	Louise Bisharat	6/19/2024
R5	Pamela Graham	6/20/2024
R6	John Bisharat `	6/20/2024
R7	Barbara Giarraffa	6/21/2024
R8	Zandra Ruiz	6/23/2024
R9	Monica Haferkom	6/23/2024
R10	LaTanya Hines	6/24/2024
R11	Leighton Rose	6/25/2024
R12	CT Campbell	6/25/2024
R13	Treva Miller	6/26/2024
R14	LaTonya Barnett	6/26/2024
R15	Jean Jones Apfel	6/26/2024
R16	Earllene McCauley	6/26/2024
R17	Isis Ferrier	6/27/2024
R18	Regina O'Leary	6/27/2024
R19	Debra Langaigne	6/28/2024
R20	Cindy Hotta	6/30/2024
R21	Brendon Chung	7/1/2024
R22	Leo Hill	7/1/2024
R23	Helen Sweatt	7/3/2024
R24	Jerrold Smith	7/3/2024
R25	Laura Lawrence	7/3/2024
R26	Tracie Lyons	7/4/2024
R27	Deborah Swan	7/5/2024
R28	Renita Smith	7/8/2024
R29	Jean Jones-Apfel	7/10/2024
R30	Crissi Aila	7/10/2024
R31	Allen Haidar	7/11/2024
R32	Avina Bonsu	7/14/2024
R33	Christina Santos	7/14/2024
R34	Cynthia Laskey	7/14/2024
R35	Bob Horning	7/15/2024
R36	Kathie Marion	7/15/2024
R37	Naomi Zahavi	7/15/2024
R38	Norm Langley	7/15/2024
R39	Sam Friedlander	7/15/2024
R40	Bruno Miotto	7/17/2024

Appendix

Number Reference	Commenting Person/Agency	Date of Comment
R41	Michael Manuel	7/17/2024
R42	Kipp Rudd	7/18/2024
R43	Rachel Petrocelli	7/20/2024
R44	Sachiko Doherty	7/20/2024
R45	Pilar Diaz	7/21/2024
R46	Sonny White	7/21/2024
R47	LJ Clark	7/23/2024
R48	Jerome Greenwald	7/23/2024
R49	Maggie Underwood	7/24/2024
R50	Michele Bryant	7/25/2024
R51	Tiana Turner	7/25/2024
R52	Rene Widmann	7/26/2024
R53	Derek Spinei	7/26/2024
R54	Vanessa Calloway	7/30/2024
R55	Grant Smith	7/31/2024
R56	JL McClennan	7/31/2024
R57	Walter Maynard	7/31/2024
R58	Rosalind Watkins	8/1/2024
R59	Francine Webster	8/1/2024
R60	Ravi Sharma	8/2/2024
R61	Jo-An Sharma	8/2/2024
R62	Reese Jones	8/3/2024
R63	Felicia Smith	8/6/2024
R64	Sondra Hale	8/6/2024
R65	Ilona Munoz	8/7/2024
R66	Marco Munoz	8/7/2024
R67	Sara Siegal	8/7/2024
R68	Francine Starks	8/8/2024
R69	Michele Bryant	8/11/2024
R70	Eric Gazin	8/11/2024
R71	Ingrid Day	8/11/2024
R72	Suzette Frio	8/12/2024
R73	Andrea Berg	8/12/2024
R74	H. Milano Mellon	8/12/2024
R75	Julian Nagendran	8/12/2024
R76	Lisa Brown	8/12/2024
R77	Mary Chitty	8/12/2024
R78	Kerri Harper-Howie	8/12/2024
R79	Monique Avendian	8/12/2024
R80	Raymond Avendian	8/12/2024
R81	Richard Townsend	8/12/2024
R82	Linda Jackson	8/12/2024
R83	Renee Smith	8/12/2024
R84	Stacy Young	8/12/2024
R85	Karen Decoud	8/13/2024

Appendix

Number Reference	Commenting Person/Agency	Date of Comment
R86	Cynthia Jackson	8/13/2024
R87	Jill Lalonde	8/13/2024
R88	Bryan Barnes	8/13/2024
R89	Alison Jones	8/13/2024
R90	Penny Madden	8/13/2024
R91	Jill Britt	8/13/2024
R92	Jordan Quaglietta	8/13/2024
R93	Lisa Phillips	8/14/2024
R94	Guillermo Gastelo	8/14/2024
R95	Carla Waffer	8/14/2024
R96	Jaimela Foster	8/14/2024
R97	Mark Stannard	8/14/2024
R98	Robert Huang	8/14/2024
R99	Cheryl Moore	8/15/2024
R100	Dan Wilson	8/15/2024
R101	Derrick Davis	8/15/2024
R102	Don Rosen	8/15/2024
R103	Jackie Hardin	8/15/2024
R104	Jan Davis	8/15/2024
R105	Judy Huern	8/15/2024
R106	Mark Davis	8/15/2024
R107	Brian Jordan	8/15/2024
R108	Richard Bisby	8/15/2024
R109	Wanda Davis	8/15/2024
R110	Alison Clinton	8/15/2024
R111	Nathelene Reynolds	8/15/2024
R112	Helen Harris	8/15/2024
R113	Ingrid Day	8/15/2024
R114	Jacqueline Dje	8/15/2024
R115	Leon Blum	8/15/2024
R116	Helen G. Harris	8/15/2024
R117	Jean Apfel	8/15/2024
R118	Desobry Bowens	8/15/2024
R119	Karen Edwards	8/16/2024
R120	Pamela Thomas Brown	8/16/2024
R121	Walter Harris	8/16/2024
R122	G. Knox	8/16/2024
R123	Francesca Harris	8/16/2024
R124	Davina Douthard	8/16/2024
R125	Nick Starkman	8/16/2024
R126	Ash	8/16/2024
R127	Ellen Walls	8/16/2024
R128	Jeannae M. Rouzan-Clay	8/16/2024
R129	Clifford Campbell	8/16/2024
R130	Patricia Hamlin	8/16/2024

Appendix

Number Reference	Commenting Person/Agency	Date of Comment
R131	Clifford Neuman	8/16/2024
R132	Eloise Ferguson	8/16/2024
R133	Sean Hyde-Moyer	8/16/2024
R134	Deborah Woods	8/16/2024
R135	James Shaw	8/16/2024
R136	Swamy Narayanaswamy	8/16/2024
R137	Walter Siembab	8/16/2024
R138	Gail Grant	8/16/2024
R139	Sheila V. Faulk	8/16/2024
R140	Deborah A. Taylor	8/16/2024
R141	Lynae Munoz	8/16/2024
R142	Marco Munoz Jr.	8/16/2024
R143	Zoe Moskowitz	8/16/2024
R144	Tendai Nyachoto	8/16/2024
R145	Sharod Jackson	8/16/2024
R146	Christine Walker	8/16/2024
R147	Richard & Debra Wright	8/16/2024
R148	Rochelle Jackson	8/16/2024
R149	Joy Taylor	8/16/2024
R150	Shelli Hardemion	8/16/2024
R151	Pamela Simpson	8/16/2024
R152	Robert Taylor	8/16/2024
R153	Gail Lannoy	8/16/2024
R154	Daniel B. Williams	8/16/2024
R155	Schuyler Jackson	8/16/2024
R156	Jpey Gossett	8/16/2024
R157	Judy Heurn	8/16/2024
R158	Antoine Roberts	8/17/2024
R159	Cameron Nelson	8/17/2024
R160	Wanda Knight	8/18/2024
R161	Arnetta West	8/18/2024
R162	Travis Scott	8/19/2024
R163	Jada Dunomes	Undated
R164	Jessie McClennan	Undated
R165	Richard Rice	Undated
R166	Barbara L.	6/26/24
R167	Earnetta Cotton	6/20/24
R168	Tony Bacon	6/20/24

Comment Letter R1

From: Linda Brown
To: Westside Area Plan
Subject: WSAP comments
Date: Wednesday, June 19, 2024 7:38:01 PM

CAUTION: External Email. Proceed Responsibly.

I am writing to send my strong opinion against your consideration to upzone the Ladera area. I have been a home owner since 1996 and have seen the dramatic increase in traffic congestion and theft in the area.
It is absurd to think I have to explain how much traffic now exists on Slauson and Centinela to people who live in Los Angeles-- to say the least it is horrendous.
We have a public elementary school, Parent, in lower Ladera. As it is now, the traffic is horrible with people dropping off their children in addition to cars cutting through the area to get to the main streets. They do not stop at any stop signs in Ladera as they are rushing to get to work and are frustrated. This poses a hazard now with the school children as well as residents who are walking in the area to exercise. I cannot imagine the traffic when you add hundreds of more people to the area. R1-1

If Westchester was allowed to decline and resist this development in their area and they are the same with single family homes, then Ladera should have the same respect. If not given the same consideration to not have this upzoning in our area, I can only guess at why this would be allowed to happen in our area. R1-2
We have to already deal with the traffic on La Cienga that Cumulus has caused. I cannot believe we have to fight to not have a similar complex built just minutes away that would compound the traffic, congestion, theft, a hundred fold.

I vote in elections in Los Angeles and would not consider voting for any member of our city who allows this to go through.

Concerned Ladera Resident

Comment Letter R2

From: Linda Brown
To: Westside Area Plan
Subject: WSAP comments
Date: Wednesday, June 19, 2024 8:07:24 PM

CAUTION: External Email. Proceed Responsibly.

I have an addendum to my previous email.

As far as finding locations for these tremendous apartments. and upzoning the Ladera area-

Why not target Marina Del Rey? They have a large park / grass area across from condos that have been present for years.
Westchester area on Sepulveda has a large lot where there are stores that do not appear very fruitful-. How was this just passed by because the residents in Westchester did not want the apartment built in their area.
I also do not know why areas that are closer to the beach are not targeted.

I very much feel our area was targeted because builders and people responsible for zoning think that people in our area are not as vocal as in other areas-- BUT WE ARE.

Our area has already been very much impacted by the large apartment complex called "Cumulus".
We do not want to have any more apartments in our area!!!!!!

R2-1

Comment Letter R3

From: rachel hoke
To: Westside Area Plan
Subject: NO to UpZoning in Ladera Heights
Date: Wednesday, June 19, 2024 8:24:11 AM

CAUTION: External Email. Proceed Responsibly.

Dear Holly Mitchell:

I do not consent to upzoning in the Ladera Heights area. I do not consent to using my tax dollars to build a rail/rail station on Slauson Blvd. I do not consent to turning Home Depot into a rail station. R3-1

I am sharing this information far and wide in the community.

Rachel Hoke
310.709.3840

Comment Letter R4

From: Louise Bisharat
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Wednesday, June 19, 2024 8:24:32 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

Good evening,

As a long-time resident in Ladera Heights who supports fair and equitable housing, I nonetheless strongly oppose the recently released draft Community Plan Update for Westchester/Playa del Rey. This plan -- for the first time and at the eleventh hour -- proposes the upzoning of the Ladera Center and surrounding areas ("Ladera") from a community center to a regional center.

While the Ladera Heights Civic Association, representing Ladera's 3500+ residents, is preparing detailed, data-supported objections to this proposal, it is already abundantly clear that the proposed plan would subject Ladera to unsustainable levels of traffic and congestion, and lead to the wholesale dislocation of existing affordable housing. Perhaps most important, this proposal would result in the irreversible devastation of one of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles. R4-1

Ladera residents belong to a cultural treasure of a neighborhood and must be given a meaningful opportunity to review and respond to the current draft of the Community Plan Update. The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Louise Thomas Bisharat

Resident in Ladera Heights

Comment Letter R5

From: Pamela Graham
To: Westside Area Plan
Subject: No Upzoning in Ladera Heights Center
Date: Thursday, June 20, 2024 7:20:32 AM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

I am a resident of Ladera Heights. I do not want upzoning in Ladera Heights Center. I am totally against this. R5-1

Sincerely,

Pamela Graham

Comment Letter R6

From: JOHN BISHARAT
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Thursday, June 20, 2024 7:55:34 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I have lived in Ladera Heights for about 60 years now. I attended Frank D. Parent elementary school. Ladera is my home. It is my community.

As a resident in Ladera Heights who supports fair and equitable housing, I nonetheless strongly oppose the recently released draft Community Plan Update for Westchester/Playa del Rey. This plan -- for the first time and at the eleventh hour -- proposes the upzoning of the Ladera Center and surrounding areas ("Ladera") from a community center to a regional center.

While the Ladera Heights Civic Association, representing Ladera's 3500+ residents, is preparing detailed, data-supported objections to this proposal, it is already abundantly clear that the proposed plan would subject Ladera to unsustainable levels of traffic and congestion, and lead to the wholesale dislocation of existing affordable housing. Perhaps most important, this proposal would result in the irreversible devastation of one of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

Ladera residents must be given a meaningful opportunity to review and respond to the current draft of the Community Plan Update. The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

- John Bisharat

Resident in Ladera Heights

R6-1

Comment Letter R7

From: Barbara L. <emailbarby@gmail.com>
Sent: Friday, June 21, 2024 8:46 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; HollyJMitchell@subscriptions.lacounty.gov; karen.bass@lacity.org; councilmember.park@lacity.org; HollyJMitchell@bos.lacounty.gov
Cc: info@uhawhvp.org; Upzoning@laderaheights.org
Subject: Don't Ruin Ladera Heights!

CAUTION: External Email. Proceed Responsibly.

Dear Sir or Madam,

I am reaching out to voice my concerns regarding the Westside Area Plan (WSAP) Upzone EIR, which I believe poses significant threats to the fabric of our residential neighborhoods. Acknowledging the necessity for more housing, it is imperative to consider that the proposed plan may inflict irreparable harm on our community's character and livability.

The anticipated increase in density raises serious issues, such as extreme traffic congestion, heightened pollution levels, and a strain on our already stretched infrastructure. Our neighborhoods are facing overcrowding, which compromises the safety of our children and the serenity of our streets. The potential replacement of the Home Depot on Slauson Avenue with a light rail station also presents the risk of aggravating the homelessness situation and undermining property values. R7-1

Presently, our area is at a considerable density level, and further upzoning appears to serve the interests of developers at the expense of community members! I implore LA County to reevaluate this plan and seek alternatives that genuinely consider the welfare of our community.

My family and I stand firmly against the WSAP Upzone EIR proposal. The ramifications of such changes threaten to negatively alter our community and way of life. It is crucial that we place the well-being and safety of our residents at the forefront of this discussion!

Yours respectfully,
Barbara Giarraffa

Comment Letter R8

From: zandra ruiz <zandy.ruiz@gmail.com>
Sent: Sunday, June 23, 2024 12:33 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: Upzone Plan

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already extremely crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot, where we are shop, on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet. R8-1

This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,
Zandra Ruiz

From: Monica Haferkorn <valleygirrl82@gmail.com>
Sent: Sunday, June 23, 2024 10:57 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: NO to the WASP upzone Ladera

Comment Letter R9

CAUTION: External Email. Proceed Responsibly.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Putting a mass amount of housing on that corner will be a mess. A complete nightmare. Frankly, I'm appalled that a project like that has even been considered and gotten this far. It will make traffic impossible, parking over crowded, and change the fundamental makeup of the community. The obvious money grab of this is disgraceful. Plans like this are making living and working in the city unmanageable. Not everyone can live here, I'm sorry, but they just can't. It's not realistic, and by trying to cram everyone in, you're just making it miserable for all of us. R9-1

Sincerely,
Monica Haferkorn

June 24, 2024

RE: Westside Area Plan
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Comment Letter R10

To Whom It May Concern:

Given the history of red-lining, and biased predatory lending in Los Angeles County it is by no accident that Ladera Heights serves as one of the largest professional enclaves of Black Professionals in the United States. I am wholeheartedly opposed to any "upzoning" proposed for the Ladera Center that would allow for buildings of unlimited height amongst other recommendations. A change in the zoning requirements that could allow for another building like the traffic laden, commuting headache that the new **Cumulus** complex anchors would be a logistical nightmare.

It has now been more than 22 years since we became homeowners in the community of Ladera Heights. My husband and I are proud to have raised my son and daughter in this quiet ethnically diverse, upper middle-class community.

Our neighborhood is uniquely located near the 405 and 90 freeways, strategically near the great expansion of Inglewood, California. Progress must move forward, but at the detriment of Ladera Heights is a mistake.

R10-1

We are a proud community with a median household income of $90,233. As your team is aware we are a diverse community with 70.8% African American, 7.0% White, 2.9% Asian, 0.3% Native American, 0.1% Pacific Islander, 1.4% from other races, and 4.5% from two or more races Hispanic or Latino of any race were 3.4%, as defined by the 2020 census.

Judging by the increased demand for homes in Ladera, especially over the years since the pandemic, our community median household income tops Brentwood's, and its inventory of architecturally intact Midcentury Modern homes is almost unmatched in Los Angeles. Ladera is not a peripheral area as mentioned by the previous literature referencing Westchester and city planning.

Ladera is the center of a vibrant, and culturally important Los Angeles community. This community is to be maintained and we will fight for its preservation without the upzoning propositions.

La Tanya R. Hines, M.D., F.A.C.O.G.
6033 South Garth Avenue
Ladera Heights, 90056

Comment Letter R11

From: leighton rose
To: Westside Area Plan
Subject: Upzoning Project
Date: Tuesday, June 25, 2024 2:15:45 PM

CAUTION: External Email. Proceed Responsibly.

Hello,
I'm totally opposed to the proposed up zoning project. Our community is already a preferred parking location for people who do not reside in the neighborhood. We have random people leaving their vehicles parked in our neighborhood for 2 to three days at a time. R11-1

Sent from my iPhone

Comment Letter R12

From: ctcampbell52@outlook.com
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Tuesday, June 25, 2024 2:37:08 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

To Los Angeles City and County Planning Officials:

I support deep concerns and strong opposition to the up-zone plans (Land Use Designation WPDR/CD-11) surrounding the Ladera Community.

I share the sentiments of fellow homeowners about what can and will be impactful: The creation of adverse effects from traffic congestion that will impose burdens on ingress and egress for those living in the community. The intended plan is not fit, and unsustainable. Rezoning to R5 from R2 requires careful planning with due diligence. The far-reaching impact will result in dislocation of existing affordable housing which is contrary to the aims of your plans. And, the disruption of a social and diverse community is a problem. Like others, I support change that is responsible, but the community voices must be allowed to have sway.
Guidelines pertaining to R5 developments. specifically, buildings constructed in R5 zones that are typically used for apartment buildings, density is a factor. R5 zoning allows for medium-density development." The specific density allowed may vary depending on the specific subcategory of R5 zoning. Building Height: The maximum allowable building height in R5 zones is determined by a formula known as the Floor Area Ratio (FAR). The FAR dictates the ratio of total floor area to the lot size." (Wiki) I would hope to see the data points in the EIR.

Additionally, R5 Large Lot Residential/commercial, the objective in a rural setting is preserving, and minimizing impacts on environmentally sensitive locations and scenic quality. I would add, to ensure that large residential allotments do not hinder the proper and orderly everyday life, work, and play within the existing community.

R12-1

The main effects of mixed land use on neighborhood crime
James C. Wo. panel
PhD, Criminology, Law & Society, University of California-Irvine,
2017 MA, Social Ecology, University of California-Irvine,
2012 advance science and improve health outcomes

Prior studies have examined the role of specific land uses in generating crime. Retail land use has consistently shown a crime-producing influence across varying spatial units (Bernasco and Block, 2011; Boessen and Hipp, 2015; Stucky and Ottensmann, 2009). A recent study by Hipp et al. (2017), for example, demonstrated that retail land use exerted a deleterious impact on robberies in census blocks located across four cities (San Francisco, Honolulu, Los Angeles, and Sacramento)
Given the size and scope of the L.A. City and County plan, this is troubling. It's flashing caution. This is an area that should have data presented in the EIR from due diligence. Sources used and tools.

R12-2

A more serious problem will confront residents of this community in the near future:

New report, March 7, 2024, highlights impact of roadway air pollution on indoor air quality
By Liam Connolly | Senior Public Information Officer
UC Davis Medical Center, Emergency Medicine, Internal Medicine, School of Medicine[1]Academic Affairs, Otolaryngology (Interim)

-
Snippet
Evidence shows that people who live near busy streets and freeways have an increased risk of multiple health conditions.
People who live near major roadways in California continue to be at risk of developing respiratory, cardiovascular and reproductive health problems, despite the state's push for clean energy policies, UC Davis Health researchers told the state Legislature in the new report.
The report was prepared by the California State Policy Evidence Consortium (CalSPEC), which is headed by UC Davis Health clinicians and staff, and comprised of researchers from throughout the University California. It was commissioned by the California Senate Environmental Quality Committee and California Assembly Natural Resources Committee, which are studying the health effects of near-roadway indoor air pollution and strategies to deal with it. R12-3

The development plans require revisions in light of concerns mentioned, including other site considerations (e.g. MLk Blvd west of Crenshaw). Engage with residents, hear their concerns and proposals. The avoidable position to be in is "lessons learned."

Regards,
Resident in Ladera Heights

Comment Letter R13

From: socamillers
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: Response letter for WSAP Draft EIR
Date: Wednesday, June 26, 2024 1:06:48 AM

CAUTION: External Email. Proceed Responsibly.

To Westside Area Plan Project Team:

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community and have a negative impact on its character.

This Plan is inequitable. WSAP proposes to burden only the communities with predominately African American populations, Ladera Heights, View Park, and Windsor Hills with increased density for Los Angeles County while excluding West LA and Beverly Hills, from this upzoning. In Ladera Heights it targets our market, churches, shopping, restaurants, medical facilities, restaurants, and small businesses. These are the amenities that make a community livable.

This Plan is a thinly veiled attempt to gentrify our community. WSAP and the housing overlay also target residential rent-controlled multi-family dwellings for moderate-income families. Many of these residents have lived in the community for more than a decade and they would be displaced to provide luxury high-rises with rental costs double the existing units in the neighborhood. R13-1

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase in our already overburdened infrastructure, etc. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station intends to take the place of the Home Depot on Slauson Avenue, which will likely exacerbate the homeless crisis and add to traffic and crime in our area.

This area is already relatively high-density. Further upzoning will benefit only wealthy developers and YUPPIEs, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions in the Westside Islands areas that prioritize the well-being of our community. The proposed changes will have long-lasting negative impacts on our communities and the quality of life of our residents.

Sincerely,
Mrs. Treva Miller

Comment Letter R14

From: latonya barnett
To: Westside Area Plan
Subject: Changes to Ladera Heights
Date: Wednesday, June 26, 2024 7:47:49 PM

CAUTION: External Email. Proceed Responsibly.

I am writing to inform you that I am opposed to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will severely harm our community and hurt its character.

This Plan is inequitable. WSAP proposes to burden only the communities with predominately African American populations, Ladera Heights, View Park, and Windsor Hills with increased density for Los Angeles County while excluding West LA and Beverly Hills, from this upzoning. In Ladera Heights, it targets our market, churches, shopping, restaurants, medical facilities, restaurants, and small businesses. These are the amenities that make a community livable.

This Plan is a thinly veiled attempt to gentrify our community. WSAP and the housing overlay also target residential rent-controlled multi-family dwellings for moderate-income families. Many of these residents have lived in the community for more than a decade and they would be displaced to provide luxury high-rises with rental costs double the existing units in the neighborhood. R14-1

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase in our already overburdened infrastructure, etc. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station intends to take the place of the Home Depot on Slauson Avenue, which will likely exacerbate the homeless crisis and add to traffic and crime in our area.

This area is already relatively high-density. Further upzoning will benefit only wealthy developers and YUPPIEs, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions in the Westside Islands areas that prioritize the well-being of our community. The proposed changes will have long-lasting negative impacts on our communities and the quality of life of our residents.

Sincerely,
Mrs. La Tonya Botshekan

Comment Letter R15

From: Jean Jones-apfel
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: Response Letter For WSAP Draft EIR
Date: Wednesday, June 26, 2024 8:22:35 PM

CAUTION: External Email. Proceed Responsibly.

To: Westside Area Plan Project Team

My family and I have lived here since 1997, and we choose this area because it's a single-family community that is quiet, peaceful, and has charm of a small town. Our market, small businesses, and restaurants add to this charm. This Upzoning plan would destroy our community and our way of life. I oppose this change to our community, and I urge LA County to find an alternative plan in West LA, or Beverly Hills, rather than destroying Ladera Heights a predominately black community.

I attended the Joint Draft WSAP/EIR Zoom Meeting that took place on 6/25/24 at 6pm. The only reason I attended was because a neighbor sent a notification a couple of hours before the meeting. Other neighbors were sent an email to ensure our opinions & concerns were voiced. During this meeting the LA County team repeatedly spoke about the benefits of this Upzoning plan & that we the residents of Ladera Heights should look at this as an opportunity to better our community. They also spoke at length about how many times they reached out to the Ladera Heights community with pamphlets & emails. The only problem is none of the community received any pamphlets or emails or any other communication that outlined this Upzone plan. This fact was repeated numerous times by other Ladera Heights residents that were on the zoom call. This plan is opposed by the Ladera Heights community, and I strongly oppose this proposed Westside Area Plan (WSAP) Upzone EIR. If this plan is such an opportunity, then why is in not being offered to Beverly Hills or Westside LA residents? Why is in only being proposed in the Black communities. I believe this plan will be severely detrimental to our community and have a negative impact on its character. This plan is disproportional to all communities of color, namely Black Americans that live in Ladera Heights, View Park and Windsor Hills. I have worked hard to afford a single-family home in Ladera Heights and this plan is inequitable and outright demeaning to all of its residents. If this plan were such an opportunity, then why has the Ladera Heights been unsuccessful in getting an in-person meeting within our community. We have thousands of residents that would appreciate an opportunity to voice our concerns and offer alternatives to this Upzone plan. La County must take all steps to meet with the participants, and that has not been done. Without an in-person meeting outlining the proposed zoning changes, or high-rise buildings, traffic congestion and crime issues that might adversely affect our community, then this La County Upzone plan is unjustified. R15-1

Further upzoning will benefit only wealthy developers that view this an opportunity to make a fast buck at the expense of Ladera Heights residents. We would suffer as they rape our community of its valuable resources, namely our market, churches, shops, restaurants, medical facility, restaurants, and small businesses. These R15-2

amenities serve our community and we have worked hard to get these the way they are, so we urge, we plead to halt these Upzoning proceedings.

These proposed changes will have a negative impact on our communities and the quality of life of our residents. We already have to deal with the increased traffic, due to the recent high rises that were developed on LaCienega called the Cumulus, and in the Howard Hughes development. It has caused extreme traffic and delays, which frequently backs up into our community. Our streets are already inundated with traffic and congestion, and this Upzone proposal would only intensify the problem, as well as, put the safety of our children at risk. Lastly, crime has gone up in these newly Upzoned areas, and the last thing that our community needs is more house break-ins, porch pirates, car thefts, rapes or murderers frequenting our communities. I urge LA County to reconsider and look elsewhere for alternative solutions in another area, such as, Beverly Hills or West LA. R15-2 Con't

Sincerely,

Jean Jones-Apfel

Sent from AOL on Android

Comment Letter R16

From: Earllene Mc Cauley
To: Julie Yom
Cc: Miriam Thompson
Subject: Westside AreaPlan
Date: Wednesday, June 26, 2024 8:52:58 PM

CAUTION: External Email. Proceed Responsibly.

I attended the virtual meeting last night, but time ran out before I could speak. I have several concerns:
1. Who thought of this plan and who is paying for it?
2. It talked about rezoning will our property values drop?
3. Will out property taxes go up?
4. What about police/sheriff protection?
5. Ther was mentioned off protection of birds, what about the coyotes that invade our yards? What will be done with them? I personally had 3 in my back yard.
6. Why are developers being allowed to make millions in our community? What about the while areas? What type of studies have been conducted that businesses will be successful, what type?
7.Where will grocery stores be located?
8. No parking has been provided for all of this.
9. This will destroy the historic nature of our area just because people who don't live and have ins vested in this area took it upon themselves to do this.
10. to move churches is horrible!

R16-1

Comment Letter R17

From: Iris F
To: Westside Area Plan
Subject: Westside Area Plan Upzone EIR
Date: Thursday, June 27, 2024 11:48:00 AM

CAUTION: External Email. Proceed Responsibly.

I strongly oppose the proposed Westside Area Plan Upzone EIR plan for my neighborhood, entire Ladera Heights community.
The plan is inequitable in targeting Black areas as opposed to predominately affluent White areas.
We need our CVS, Ralphs, Pann's, shopping areas, churches, etc.
Please reconsider this unreasonable plan that will have severe detrimental effects on our community.
Thank you.

R17-1

Comment Letter R18

From: Reginia O"leary
To: Westside Area Plan
Subject: Comments about the Westside Area Planning
Date: Thursday, June 27, 2024 7:19:59 PM

CAUTION: External Email. Proceed Responsibly.

R18-1

R18-2

R18-3

R18-4

R18-4
Con't

R18-5

R18-6

R18-7

R18-8

Sent from the all n w AOL apf or iOS

Comment Letter R19

From: Debra Langaigne
To: HollyJMitchell@subscriptions.lacounty.gov; Westside Area Plan
Cc: info@laderaheights.org
Subject: Ladera Heights Upzone Plan Concerns
Date: Friday, June 28, 2024 4:35:18 PM

CAUTION: External Email. Proceed Responsibly.

Supervisor Mitchell and Julie Yom

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for the Ladera Heights community. While I understand the need for increased housing, I believe this plan will have severe detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc . Our streets are already crowded with drivers utilizing navigational tools to avoid traffic on Slauson and Centinela and the safety of our children and residents attempting to take walks, will be at increased risk. Additionally, the proposed light rail station at the site of what is currently Home Depot on Slauson will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high density. Further up zoning brings zero benefit to the property owners and residents of this community. This is only a benefit to developers looking to increase their wealth without concern for destroying the character and property values of this community. In addition to the increased number of people and resulting traffic , the proposed " affordable housing " will dilute the current values of rentals and property sales in the area and as a result, the area will be devalued by appraisers and lenders . Residents of Ladera Heights will only suffer the consequences of this proposed up zoning plan. R19-1

The WSAP also appears to be an attempt for developers , with the LA County's Blessings, to reduce property values in a diverse but," PREDOMINATELY AFRICAN AMERICAN MIDDLE TO HIGH INCOME" community.
What are the county's plans for up zoning in other Los Angeles County areas of the Westside such as Brentwood, Pacific Palisades, Beverly Hills, Santa Monica ?
I strongly urge LA County to reconsider this highly unreasonable plan and find alternative solutions that prioritize the well being of this community.

I have been a resident of Ladera Heights for 36 years and I VOTE AGAINST the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities / lifestyles and we must prioritize the well-being and safety of our residents and property owners.

Sincerely,

Debra Langaigne
5206 W. 54th St
LA, 90056

Comment Letter R20

From: cindy hotta
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Cc: Cindy Hotta
Subject: Westside Area Plan Draft EIR
Date: Sunday, June 30, 2024 2:03:38 PM

CAUTION: External Email. Proceed Responsibly.

To Westside Area Plan Project Team:

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community and have a negative impact on its character.

This Plan is inequitable. WSAP proposes to burden only the communities with predominately African American populations, Ladera Heights, View Park, and Windsor Hills with increased density for Los Angeles County while excluding West LA and Beverly Hills, from this upzoning. In Ladera Heights, it targets our market, churches, shopping, restaurants, medical facilities, restaurants, and small businesses. These are the amenities that make a community livable. R20-1

This Plan is a thinly veiled attempt to gentrify our community. WSAP and the housing overlay also target residential rent-controlled multi-family dwellings for moderate-income families. Many of these residents have lived in the community for more than a decade and they would be displaced to provide luxury high-rises with rental costs double the existing units in the neighborhood.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase in our already overburdened infrastructure, etc. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station intends to take the place of the Home Depot on Slauson Avenue, which will likely exacerbate the homeless crisis and add to traffic and crime in our area. The traffic division responsible for this area (Slauson, Fairview and La Cienega) especially) has been planning, reviewing and trying to find a solution to the congestion for the past 3 years, with no relief in sight for us. Please come and DRIVE these streets during traffic hours, not look and observe. Stick in traffic for 30 mintues to go 1 mile is not productive to anyone. R20-2

This area is already relatively high-density. Further upzoning will benefit only wealthy developers and YUPPIEs, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions in the Westside Islands areas that prioritize the well-being of our community. The proposed changes will have long-lasting negative impacts on our communities and the quality of life of our residents. Allowing structures more than 2 stories in the area WILL DEFINITELY change the makeup of this community.

Cindy Hotta
6523 Laurelwood Dr

Inglewood, CA 90302
Heights at Ladera

Comment Letter R21

From: brendon chung
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov; councilmember.park@lacity.org; planning.thewestside@lacity.org
Subject: Support for Westside Area Plan
Date: Monday, July 1, 2024 1:25:45 PM

CAUTION: External Email. Proceed Responsibly.

I recently learned of the Westside Area Plan and wanted to share my strong support for it.

I've lived in Fox Hills for almost 2 decades. I like the neighborhood. But, I very strongly want it to be more walkable, more bikeable, and closer to a transit hub (ideally a metro train station!). My wife and I are avid cyclists and very often take the metro train, and would LOVE it if there was more transportation infrastructure and retail places nearer to us.

I heard about this plan from street-side signage displaying laderamatters.com and wanted to share that I absolutely do not share the views of this group. I very strongly disagree with their stances.

I hope the Westside Area Plan is successful and I hope it happens!

R21-1

Comment Letter R22

From: Leo Hill
To: Westside Area Plan
Subject: Recommendation for additional Westside site to add to Westside Area Plan (WSAP) PEIR
Date: Monday, July 1, 2024 11:41:44 AM

CAUTION: External Email. Proceed Responsibly.

We oppose the existing plan.

The burden of growth for the entire Westside should not be forced on just the existing communities.

Please consider adding the following to the Westside Area Plan (WSAP) PEIR.

• The Grove Shopping Center - 189 The Grove Dr, Los Angeles, CA 90036 (Gibson Island adjacent, not the historic Farmers Market or Adobe, land owned by the Gibson Family leased to Rick Caruso) No single-family homes in the vicinity

• Palazzo East Luxury Apartments - 348 Hauser Blvd, Los Angeles, CA 90036. Just east of Park La Brea Complex and the Grove – a 2-minute drive from Gilmore Island. The Park La Brea Complex apartments are 13 stories high, and Palazzo East buildings are only 4 stories high (just like the Alviso Luxury apartment in LH targeted for upzoning to 13 stories). This area is in dire need of affordable housing R22-1

• Westwood Ralphs/Target Center - 10861 Weyburn Ave, Los Angeles, CA 90024. This shopping center is directly across from the UCLA campus – a prime location for mixed-use affordable apartments.

• Rancho Park Golf Course,- 10345 W Pico Blvd, Los Angeles, CA 90064 (near BH and Westwood).

• Fox Studio Lot - 10201 W Pico Blvd, Los Angeles, CA 90067 (near Cheviot Hills).

Keeping it fail!

Leo Hill Jr., President
Baldwin Hills Tax Service
Office (323)295-8359
Cell (310)901-5290
Web: BHTaxservice.com

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Comment Letter R23

From: Helen Sweatt
To: Westside Area Plan
Subject: Re-zoning
Date: Wednesday, July 3, 2024 6:55:24 PM

CAUTION: External Email. Proceed Responsibly.

I believe the rezoning plan should be proportioned out to the other areas such as The Grove; Rancho Park Golf Course, Westwood Ralphs/Target Center; Palazzo East luxury apartments, and Fox Studios. I do not believe re-zoning in Ladera Heights is a benefit for "African Americans" in the area as it is considered a multi-ethnic diverse community. With this plan, there would be a lot of construction, which, would be devastating to our family community, infringing upon children, and seniors, not to mention the terrible traffic and added population. Please re-consider other area rezoning. R23-1
Thank you

--

Helen Beridon Sweatt
Medical Practice Manager
Edward J. Share, M.D.
Cedars Medical Office Towers East
8631 W 3rd St, Suite 1015 East
Los Angeles, CA 90048
310-652-4472 Fax: 310-358-2266

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Comment Letter R24

From: jerrold smith
To: Westside Area Plan
Subject: LaDera Zoning Changes
Date: Wednesday, July 3, 2024 8:14:53 AM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern:

I have been a resident of La Dera Heights for more than 40 plus years, and I totally oppose the intentions to change our beautiful neighborhood. R24-1

Yours truly,

Jerrold R. Smith

Comment Letter 25

From: L
To: Westside Area Plan
Subject: Provodence Wateridge
Date: Wednesday, July 3, 2024 10:27:00 PM

CAUTION: External Email. Proceed Responsibly.

I've heard the Providence Waterridge building has been targeted to tear down and be turned into apartments. Please consider all the seniors on HMO plans who go there like me. It would be extremely unfortunate to lose such a great office.

As we'll I've heard the Laderra Plaza has been targeted. We already lost the CVS in Fox Hills. Are we to drive to Marina CVS? I think not because I heard that is scheduled to be torn down too. R25-1

How is rent of 3,000 a month as a starting rent considered low income? Where are we to shop there is no other Grocery store in Fox Hills or Ladera Plaza. Do we have to drive to Inglewood or Marina?

Thanks,

Laura Lawrence

From:	Tracie Lyons
To:	Miriam Thompson
Cc:	Westside Area Plan; pazetal@aol.com
Subject:	Re: Proposed zoning and land use change for your property - Ladera community concerns
Date:	Thursday, July 4, 2024 3:40:24 AM
Attachments:	Outlook-r4evg5ek.png

CAUTION: External Email. Proceed Responsibly.

Miriam,

Could you assist me with the following questions:

1. <!--[endif]-->Why do some Plans have an EIR review period of 45 days while others are given 60 days? Given that the WSAP is 368 pages and the EIR is over 700, 45 days for a community to review and respond to these documents does not support the Planning department's contention that it really wants community input.

<!--[if !supportLists]-->2. <!--[endif]--> Where do I find the list of all LA County Area Plans?

<!--[if !supportLists]-->3. <!--[endif]-->What is the schedule of the start and finalization dates of each LA County Area Plan?

4. <!--[endif]-->What percentage of the community asked for our vision “to support sustainable mobility options in an enhanced built environment.” Please provide supporting documentation.

5. <!--[endif]-->What is the square footage of each opportunity zone lot so that the maximum number of units can be calculated?

6. <!--[endif]-->As the Plan only impacts LH/VP-WH/WFH, did the Vision and five principles that guide the goals and policies of the WSAP take the recommendations non-impacted WSAP communities into account? Can you please provide supporting documentation?

7. <!--[endif]-->How do you assure that Commercial centers are “village-centered clustered around plazas and open spaces" without creating a new land use category or community development overlay?

8. <!--[endif]-->Can we get a copy of the WSAP survey and compilation of resulting responses.

9. <!--[endif]-->Where are the 31 acres of vacant land located in the Plan area?

<!--[if !supportLists]-->10. <!--[endif]-->Goal LU 1.3 – Meet with LH and VP-WH communities in person.

<!--[if !supportLists]-->11. <!--[endif]-->Goal LU 2.5 – Meet with LH and VP-WH communities in person.

<!--[if !supportLists]-->12. <!--[endif]--> Goal 3.7 - How do you incentivize the inclusion of gathering places in commercial, mixed-use, and multi-family residential projects without increasing height or density of sites?

<!--[if !supportLists]-->13. <!--[endif]-->Goal 3.8 - Please give an example of height and density limitations that will be required of new developments along major thoroughfares and at the edges of commercial centers to be located and scaled to provide transitions in building height and bulk, consistent with the character of adjacent low-scale neighborhoods.

<!--[if !supportLists]-->14. <!--[endif]-->LU 4.2 – How does plan ensure affordability? Providing additional building height in exchange for 5% affordability makes a de-minimis impact on community affordability.

<!--[if !supportLists]-->a. <!--[endif]--> How does the Plan define affordability?

<!--[if !supportLists]-->b. <!--[endif]--> How many affordable housing units are estimated under this Plan per Opportunity Site and other upzoned areas?

<!--[if !supportLists]-->15. <!--[endif]-->Don’t Policies LU 5.1 and 5.4 Conflicts with Goal 5?

<!--[if !supportLists]-->16. <!--[endif]-->Policy 6.5 – "Design development that fosters pedestrian activity by orienting one or more building entrances and providing direct pedestrian access to the adjoining primary street sidewalk and incorporation of plazas, landscaping and common open spaces." How is this done without new land use designation or community development overlay?

<!--[if !supportLists]-->17. <!--[endif]-->Goal 11 should be deleted. Storage site no longer in the Plan. Why was it removed? Moreover, mixed use inappropriate with adjacent R-1 parcel in 100% SFR Wooster neighborhood

<!--[if !supportLists]-->a. <!--[endif]--> LU 11.1 - See above.

<!--[if !supportLists]-->b. <!--[endif]-->LU 11.2 - See above

<!--[if !supportLists]-->19. <!--[endif]-->The housing unit goal LA County General Plan is 90,000 units per RHNA. What percentage is Ladera/ View Park expected to contribute of the entire WSAP housing goals? What percentage is Ladera/ View Park expected to contribute of the entire LA County General Plan housing goals?

<!--[if !supportLists]-->20. <!--[endif]-->Why is zoning change from R-3 to R-5 proposed on Fairview multi-family properties? These properties were not so designated on the Housing Element Update. Also, Housing Element Update did not propose housing for WaterRidge site. How many housing units are proposed for these sites and why?

<!--[if !supportLists]-->21. <!--[endif]-->How many housing units in Ladera were proposed under the Housing Element Update? How many are proposed in Ladera under the WSAP?

<!--[if !supportLists]-->22. <!--[endif]-->What is “Long-term intensification and development” referenced for Home Depot site and how does it differ from “revitalized and pedestrian-oriented” development referenced for Ladera Center? How does it differ from “Concentration/intensification of commercial and housing development”?

<!--[if !supportLists]-->23. <!--[endif]-->How does Planning “*Facilitate* the development of small-scale, local-serving commercial uses such as a coffee shop”? In particular, how is the commercial development on an existing SFR parcel “facilitated” so as to mitigate impact on SFR adjacent parcels?

24. <!--[endif]-->Add M 3.2.5 - Why isn't proposed that the Link provide access of local residents Ladera Heights/ View Park residents to the Baldwin Hills Parklands?

<!--[if !supportLists]-->25. M 3.3 - Why were Crenshaw, Hyde Park, Leimert and MLK stations selected? Unlike the LaCienega station, these stations are not near Ladera. Simply located in BIPOC neighborhoods.

<!--[if !supportLists]-->26. <!--[endif]-->Was Goal M 6 developed at the request of the community, particularly Policies 6.3 and 6.4? Please provide supporting survey documentation.

Thank you so much for all of your assistance to date, Miriam.

On Wednesday, July 3, 2024, 08:03:56 PM GMT+1, Miriam Thompson <mthompson@planning.lacounty.gov> wrote:

Hello Ms. Lyons,

Per your request, please see the attached spreadsheet that reports the proposed WSAP zoning and land use policy changes as of 7/2/2024. Our mapping team is working on producing the static maps you've requested. In the interim, they have updated the online mapping application to be more legible. The boundary outlines are now thicker and have a drop shadow making them stand out. Here is the link to that site: https://lacounty.maps.arcgis.com/apps/instant/sidebar/index.html?appid=fdc6d5deacb64f1fbbbc6af2bbafdf23. I hope this is helpful.

Once the land use and zoning change maps are completed would you like a print or digital copy? We can leave a printed map at the reference desk of the View Park Bebe Moore Campbell Library for your review, if you prefer. Please let me know.

Kind regards,

MIRIAM THOMPSON, MCRP (She/Her)
PLANNER, General Plan / Transit-Oriented Communities
Office: (213) 974-6316 • Direct: (213) 974-7076
Email: mthompson@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov

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From: Tracie Lyons <tracielyonslll@yahoo.com>
Sent: Friday, June 28, 2024 1:37 AM
To: Miriam Thompson <MThompson@planning.lacounty.gov>
Cc: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; pazetal@aol.com <pazetal@aol.com>
Subject: Re: Proposed zoning and land use change for your property - Ladera community concern

CAUTION: External Email. Proceed Responsibly.

Thank you Miriam. See my responses in red.

1. In reviewing the legend, I see that there are different zoning and land uses for different areas. However, I am unable to tell what areas are upzoned vs.downzoned vs untouched.

> The areas that are proposed to change are outlined with a thick black boundary like this: .
>
> **Would it be helpful for us to provide a static map that more clearly depicts the existing and proposed zoning and land use changes?** **Absolutely. Thank you**

2. Much of Ladera's SFR are zoned R-1 H9. When did SFR R-1 become H9?

> The existing zoning is based on the 2015 County's General Plan.

3. Are all R-2 being down zoned from R-3 properties?

> No. There are some R-2 parcels on Morley Ave., 62nd St, La Tijera Blvd, Fairfax Ave, Condon Ave., La Cienega, and W. 54th St. that are not proposed to change to R-3. This was based on parcel analysis to make the zoning consistent with the existing land use of H-18, which is considered a technical clean up.

4. I see that Knox Presbyterian, Calvary Baptist are no longer designated as Opportunity Zones. Why?

> This change was made partly in response to public comments received from the opportunity sites presentation. Additionally the existing zoning of C-3 allows 45 feet height and State law allows churches to build housing by-right. Given that the area already has entitlements that allow potential enhancement it was removed as a WSAP opportunity site.

5. You mentioned that there was a spread sheet that identifies all of the zoning changes in the WSAP area. Could we please see a copy of that document? It would be much easier that trying to determined changes by looking at the map. In particular, we can't tell the original zoning/land use designations for all changed parcels.

> Yes, this is an internal working document and all private/personal information would need to be redacted before it is shared. I will submit a request to our Information Systems team and run this by management. We can also print a map that specifically highlights this information. **Yes, thank you**

6. The Draft Goals and Policies were presented on February 13, 2024. Have the Goals and Policies been finalized or is there still an opportunity to comment on said document?

> The previous draft goals and policies document from February was presented to the public to share the project status update. We received comments on this draft and incorporated them to the draft Westside Area Plan, which is currently out for public review. We have not finalized any of the WSAP documents. We are currently in a 45-day public review period through

> **August 1, 2024**. We encourage you to review these documents and submit comments to WestsideAreaPlan@planning.lacounty.gov.
>
> The final WSAP and PEIR will incorporate public comments received during public comment period and be finalized in late summer/fall of this year before being presented to the Regional Planning Commission in fall and ultimately presented to the Board of Supervisors in winter of this year for consideration of approval and adoption.

Please let us know if you have any other questions or comments.

Thank you,

On Thursday, June 27, 2024, 02:25:08 AM GMT+2, Miriam Thompson <mthompson@planning.lacounty.gov> wrote:

Hello Ms. Lyons,

Thank you, I am honored to serve your community and engage with such knowledgeable community advocates as yourself and Ms. Paz. Please see our responses below, they are indented underneath your original questions.

Kind regards,

MIRIAM THOMPSON, MCRP (She/Her)
PLANNER, General Plan / Transit-Oriented Communities
Office: (213) 974-6316 • Direct: (213) 974-7076
Email: mthompson@planning.lacounty.gov
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov

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From: Tracie Lyons <tracielyonslll@yahoo.com>
Sent: Sunday, June 23, 2024 6:33 PM
To: Miriam Thompson <MThompson@planning.lacounty.gov>
Subject: Re: Propose zoning and land use change for your property - Ladera community concern

It was a pleasure to speak with you last week. I think I would be really helpful if you could provide me with the following documents/information:

1. In reviewing the legend, I see that there are different zoning and land uses for different areas. However, I am unable to tell what areas are upzoned vs.downzoned vs untouched.

> The areas that are proposed to change are outlined with a thick black boundary like this: .

> Would it be helpful for us to provide a static map that more clearly depicts the existing and proposed zoning and land use changes?

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>
> The final WSAP and PEIR will incorporate public comments received during public comment period and be finalized in late summer/fall of this year before being presented to the Regional Planning Commission in fall and ultimately presented to the Board of Supervisors in winter of this year for consideration of approval and adoption.

Please let us know if you have any other questions or comments.

Thank you,

On Tuesday, June 4, 2024, 05:10:05 PM PDT, Miriam Thompson <mthompson@planning.lacounty.gov> wrote:

Hello Tracie,

We're happy to discuss this further with you. You can schedule an appointment using our bookings page: https://bit.ly/3QzyLMM. This page displays the availability of the entire team so that you can choose a time that is convenient for your schedule.

Regards,

WESTSIDE AREA PLAN TEAM

General Plan and Transit-Oriented Communities

Office: (213) 974-6424
Email: WestsideAreaPlan@planning.lacounty.gov
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

For more information on the area plan, please visit our website:
https://planning.lacounty.gov/long-range-planning/westside-area-plan/

	Westside Area Plan - LA County Planning PROJECT UPDATES May 20, 2024 Community input on the Westside Area Plan has led to the proposal of a name change for the unincorporated community of West Fox Hills. If you would like add your support for renaming to Unincorporated Del Rey, please fill out the form here: https://forms.office.com/g/ZpL41P7dxH The Westside Area Plan focuses on the unincorporated [...]

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From: Tracie Lyons <tracielyonslll@yahoo.com>
Sent: Friday, May 31, 2024 3:46 PM
To: Julie Yom <JYom@planning.lacounty.gov>
Cc: Christian Turner <CTurner@planning.lacounty.gov>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: Propose zoning and land use change for your property - Ladera community concern

CAUTION: External Email. Proceed Responsibly.

Thanks so much.

If possible, i would love to set up a call next week to get clarity on a few items. Please let me know what day and time works best for you.

From your response below, it appears that you were saying that the Ladera multifamily sites were selected in accordance with County's Housing Element Plan.

Are you also saying that these sites have irrevocably pre-determined, and are not subject to discussion or response as part of the Westside Area Plan?

It is my understanding that members of the Ladera Community expressly stated at previous listening sessions that they didn't want residential housing up zoned.

Sent from my iPhone

> On May 28, 2024, at 3:09 PM, Julie Yom <JYom@planning.lacounty.gov> wrote:
> Hi Tracie,
>
> Sites for rezoning from R-3/H50 to R-5/H100 were identified in the County's Housing Element Update (https://planning.lacounty.gov/long-range-planning/housing-element/) in accordance with the State Housing Laws (https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf), which is intended to accommodate future housing needs. The County's Housing Element (HE) Update outlines the County's plan to rezone to accommodate the projected housing demand. Please note that the County's Housing Element and proposed rezoning applies to all unincorporated areas countywide. The rezoning methodology was developed in accordance with State law, which requires local jurisdictions to address historic racial segregation and provide additional housing opportunities in higher-resource areas. The site was methodically selected as County planning staff evaluated over 200,000 parcels in unincorporated LA County on the basis of parcel location/proximity, infrastructure, natural constraints, development potential, economic mobility, environmental justice, and transportation. The County's methodology balances equity with other considerations, such as the amount of County land in naturally constrained and environmentally sensitive areas (such as Fire Hazard Severity Zones and Significant Ecological Areas).
>
> If you wish to learn more about the methodology for the HE sites, please review the Appendix G of the Housing Element (https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf). For other questions related to the Westside Area Plan, I encourage you to schedule an appointment for our virtual office hours using this link: https://bit.ly/3QzyLMM.
>
> Thanks,
>
> JULIE YOM, AICP (she/her)
> PRINCIPAL PLANNER, General Plan and Transit-Oriented Communities
>
> -----Original Message-----
> From: Tracie Lyons <tracielyonslll@yahoo.com>
> Sent: Monday, May 27, 2024 11:50 PM
> To: Julie Yom <JYom@planning.lacounty.gov>
> Cc: Christian Turner <CTurner@planning.lacounty.gov>
> Subject: Re: Propose zoning and land use change for your property - Ladera community concern
>
> CAUTION: External Email. Proceed Responsibly.
>
> Hello Julie,
>
> After reviewing the integrated map, I was able to see all of the proposed zoning changes for residential properties in the Ladera. Consequently, no need to identify the residential parcels as previously requested.

>
> However, could you please explain to me the reasoning behind changing the zoning of numerous residential properties from R-3 to R-5 and land use from H50 to H100.
>
> Thank you in advance for your assistance.
> Sent from my iPhone
>
>> On May 23, 2024, at 1:15 PM, Tracie Lyons <tracielyonslll@yahoo.com> wrote:
>>
>> A neighbor has sent me a letter that states, in part:
>>
>> “We are reaching out to you because your property is located within the Westside Planning Area, and LA County Planning is undertaking community planning efforts in your neighborhood through the Westside Area Plan (WSAP).
>>
>> Proposed Zoning and Land Use Change for Your Property
>>
>> Your property located at 6601 SPRINGPARK AVE NO 8 LOS ANGELES CA 90056; Assessor Parcel Number (APN) 4102003058, is currently zoned R-3 and designated H50 by the General Plan. As part of the proposed implementation of the Westside Area Plan, your property's zoning is proposed to be changed from R-3 to R-5 and the land use category is proposed to be changed from H50 to H100.”
>>
>> In an effort to evaluate the impact of the proposed land used changes associated with the Westside Area Plan, could you please send me a list of impacted Residential properties in the Ladera Heights community and the proposed zoning changes for such properties?
>>
>> Thank you in advance for your assistance.
>>
>>
>> Thank you a
>>
>> Sent from my iPhone

Comment Letter R27

From: Deborah Swan
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: Response Letter to WSAP Draft EIR
Date: Friday, July 5, 2024 9:25:35 PM

CAUTION: External Email. Proceed Responsibly.

To Westside Area Plan Project Team:

I am writing to share how upsetting it is to have listened to and read the proposed Westside Area Plan (WSP) Upzone EIR plan that will drastically affect my community. I am voicing my strong opposition to this plan!

My connection to this community is not just personal, but also generational. I was born here in Los Angeles at Los Angeles General Hospital. My grandparents lived in covenant-restricted areas, and after many decades, their grandchild finally acquired a property that was once off-limits to people of color. This was not an easy feat. My husband and I were initially discouraged when we purchased the property in Ladera Heights, as the realtor wouldn't even let us see the property, telling us we couldn't afford it. We, of course, found another realtor. Forty-five years later, we are still here. Now, after all these years, I find my quality of life that took generations to finally acquire being decided by young planners and people who don't live in my neighborhood or the descendants of the same people who kept my grandparents out. R27-1

I understand that there needs to be a plan for expansion. I hear you saying that my children (I have 3) can't afford to live here, and you, yes, YOU have to accommodate the future growth. I am from the generation of Baby Boomers, I don't think there will ever be an explosion of population as it was for our generation. My children struggle in this environment to find AFFORDABLE housing. In fact, one of my children lives in one of the biggest high-rise developments in the city, and it has yet to fill the empty retail spaces made available to local businesses. I don't think this has anything to do with accommodating OUR children, but to make our properties available to greedy developers who don't care at all about my life or even my children's.

Based on my understanding of this process so far, the uproar from communities surrounding our neighborhood, as typical of our history in Los Angeles and our country, is to allow communities of color to take on the burden of expansion. My great-aunt lost her home when the 10 freeway was put in. The increase in density will destroy the quality of our already strained community. It once took me ten minutes to drive down LaCienge to get to my place of worship. Now, it takes me 20-40 minutes, depending on the time of day. I try to avoid it. I read your Community Traffic Safety Plan proposal, and my question to you is, do you have any research that shows any of the listed suggestions have worked? (I wonder why that hasn't worked for those driving up and down La Cienega and other streets that have been affected by new developments.). And the developments couldn't care less when the property is put in. They leave the mess to those who live around it. And those passing through. They also have no voice in these changes. They have no clue as to what is being proposed. How this will affect their daily commute through our enclave. The city planners or the developers don't have to live with the decisions that are being made without our voices being heard. Will this letter even matter? R27-2

The listed considerations for Traffic Mitigation included Trip Reduction Marketing, Providing a Ridesharing program, Implementing a subsidized or Discounted transit program, providing end-of-trip Bicycle Facilities, Employer-Sponsored Vanpool, Limiting Residential Parking costs from Property cost, an Extended Transit Network, and a couple more suggestions. Where have any of these programs been implemented, and have they been effective? Talk about accommodating the influx of newcomers, I have friends moving out of California because of the traffic nightmares. You give a lengthy list of suggestions like a doctor giving 10 steps to healthy living to a dying man. Your plan is lengthy. It took me hours of reading through it. I can't imagine the gloom many feel when they attempt to read it. Bigger than a dissertation! You put in a lot of effort, but you need to go back to the drawing board and make this equitable.

First, leave our single-family homes intact, our Ladera Shopping center, along with Pann's Cafe, the Home Depot, and Waterridge (my health care provider's offices). My children will get our home. We may well be the first R27-3

generation to pass down generational wealth! You have many areas that won't be drastically affected by some of your proposals. I like the idea of using all the Inglewood Oil field land, and there's lots of empty retail space. I just read an article about the loss of $24B in departed incomes as poorer people move in. Your plan is not for middle-class Americans, and it really isn't for those poor people moving in. It's to make developers happy with contracts that no one can afford to live in.

I could go on, but I want to make it clear: This is devastating! You won't hear from every one of my neighbors because, like me, I'm just finding this out. But I know many of them will be crying to find out this is even being considered.

R27-3 Con't

Deborah Swan
6259 Acacia St
Los Angeles, Ca. 90056

Comment Letter 28

From: Renita Smith
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Monday, July 8, 2024 7:20:08 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

Dear Supervisor Mitchell:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles. R28-1

I have been a resident of View Heights and then Ladera Heights for over 50 years. I raised my children here and played an active role in Grace United Methodist Church, participated in school activities, scouting, dance, and other cultural activities. I have invested significant time, energy, and effort into this community and am dedicated to ensuring that subsequent generations of my family, my children and grandchildren, have access to a continued exceptional quality of life. Furthermore, this community is a bedrock of the African American community in Southern California. It is rich with culture and history and must be preserved.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Lois Mims
Resident in Ladera Heights
562.400.9800

Comment Letter R29

From: Jean Jones-apfel
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov; Ray Apfel; K. L. Zimmerlin De Pa; tracielyonslll@yahoo.com
Subject: WSAP/PEIR Comments
Date: Wednesday, July 10, 2024 4:25:56 PM

CAUTION: External Email. Proceed Responsibly.

To: Westside Area Plan Project/PEIR Team

My family and I have lived here since 1997, and we choose this area because it's a single-family community that is quiet, peaceful, and has charm of a small town. Our market, small businesses, and restaurants add to this charm. This Upzoning plan would destroy our community and our way of life. **I oppose this change to our community, and I urge LA County to find an alternative plan in West LA, or Beverly Hills, rather than destroying Ladera Heights a predominately black community.** Crime is on the rise in these newly upzoned, or rezoned areas, and I have no wish for this to occur in my neighborhood or surrounding community.

I attended the Joint Draft WSAP/EIR Zoom Meeting that took place on 6/25/24 at 6pm. The only reason I attended was because a neighbor sent a notification a couple of hours before the meeting. Other neighbors were sent an email to ensure our opinions & concerns were voiced. During this meeting the LA County team repeatedly spoke about the benefits of this Upzoning plan & that we the residents of Ladera Heights should look at this as an opportunity to better our community. They also spoke at length about how many times they reached out to the Ladera Heights community with pamphlets & emails. The only problem is none of our community received any pamphlets or emails or any other communication that outlined this Upzone plan. This fact was repeated numerous times by other Ladera Heights residents that were on the zoom call. This plan is opposed by the Ladera Heights community, and I strongly oppose this proposed Westside Area Plan (WSAP) Upzone EIR. If this plan is such an opportunity, then why is in not being offered to Beverly Hills or Westside LA residents? Why is in only being proposed in the Black communities. I believe this plan will be severely detrimental to our community and have a negative impact on its character. This plan is disproportional to all communities of color, namely Black Americans that live in Ladera Heights, View Park and Windsor Hills. I have worked hard to afford a single-family home in Ladera Heights and this plan is inequitable and outright demeaning to all of its residents. If this plan were such an opportunity, then why has the Ladera Heights been unsuccessful in getting an in-person meeting within our community. We have thousands of residents that would appreciate an opportunity to voice our concerns and offer alternatives to this Upzone plan. **La County must take all steps to**
meet with the participants, and that has not been done. Without an in-person meeting outlining the proposed zoning changes, or high-rise buildings, traffic congestion and crime issues that might adversely affect our community, then this La County Upzone plan is unjustified. I don't understand the need to target our predominately black community, when there are other more upzoned communities already in place that would be more compatible in areas like Beverly Hills or Westside Los Angeles. Is it possible that communities of
color don't have powerful friends in power or the financial means to make a call; or call in a favor that would make this proposal go away? Ask yourself if you lived in our community would this plan be acceptable to you? We like being in a quiet community, where neighbors help neighbors, and children can play without lots of crime. We can shop at our market and visit our pharmacy and restaurants without driving across town. We have no issue with progress, but not with extreme consequences. If this plan is approved
the consequences will be felt for years to come, and they will extremely negative with no restoration plan. R29-1

Further upzoning will benefit only wealthy developers that view this an opportunity to make a fast buck at the expense of Ladera Heights residents. We would suffer as they rape our community of its valuable resources, namely our market, churches, shops, restaurants, medical facility, restaurants, and small businesses. These amenities serve our community and we have worked hard to get these the way they are, so we urge, we plead to halt these Upzoning proceedings.

These proposed changes will have a negative impact on our communities and the quality of life of our residents. We already have to deal with the increased traffic, due to the recent high rises that were developed on LaCienega called the Cumulus, and in the Howard Hughes development. It has caused extreme traffic and delays, which frequently backs up into our community. Our streets are already inundated with traffic and congestion, and this Upzone proposal would only intensify the problem, as well as, put the safety of our
children at risk. **Lastly, crime has gone up in these newly Upzoned areas, and the last thing that our community needs is more house break-ins, porch pirates, car thefts, rapes or murderers frequenting our communities. I urge LA County to reconsider and look elsewhere for alternative solutions in another area, such as, Beverly Hills or West LA.** R29-2

Sincerely,

Jean Apfel

Comment Letter R30

From: Crissi Avila
To: Westside Area Plan
Subject: Fwd: Westside Area Plan- Extension of Public Review Period
Date: Wednesday, July 10, 2024 4:17:11 PM

CAUTION: External Email. Proceed Responsibly.

I support any and all zoning changes for the Ladera Center - and in particular, I'm in favor of redeveloping the ladera center to add much needed housing to this area. R30-1

Sincerely,

Crissi Avila
5300 Fairview Blvd, Unit 4, LA CA 90056
crissiann@gmail.com
https://www.linkedin.com/in/crissiavila

Comment Letter R31

From: Allen Haidar
To: Westside Area Plan
Subject: 11154 Wildflower Road Temple City 9178
Date: Thursday, July 11, 2024 5:30:26 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

Reading the entire Westside Area Plan report is time-consuming and seems not entirely relevant to my property.

I am unable to discern what specifically will happen to my property due to the excessive and unrelated details in the report.

Please provide, in simple terms, the proposed zoning for my property and the number of units I may build on it (11154 Wildflower Road, Temple City, CA 96813)

Thank you!

R31-1

Allen Haidar,
EJD, AIA, LEED AP
H & H Codes
Architects | General Building Contractors
ADA | Building Envelope | TPR
(626) 358-1111 * (808) 745-3656
www.hhcodes.com

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From: Abena Bonsu
To: Westside Area Plan; HollyJMitchell@subscriptions.lacounty.gov
Subject: Ladera Heights Upzone Plan Concerns
Date: Sunday, July 14, 2024 11:38:50 PM

CAUTION: External Email. Proceed Responsibly.

Supervisor Mitchell and Julie Yom

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for the Ladera Heights community. While I understand the need for increased housing, I believe this plan will have severe detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc. Our streets are already crowded with drivers utilizing navigational tools to avoid traffic on Slauson and Centinela and the safety of our children and residents attempting to take walks, will be at increased risk. Additionally, the proposed light rail station at the site of what is currently Home Depot on Slauson will likely exacerbate the homeless crisis and cause property values to plummet. R32-1

This area is already relatively high density. Further upzoning brings zero benefit to the property owners and residents of this community. This is only a benefit to developers looking to increase their wealth without concern for destroying the character and property values of this community. In addition to the increased number of people and resulting traffic, the proposed affordable housing will dilute the current values of rentals and

property sales in the area and as a result the area will be devalued by appraisers and lenders. Residents of Ladera Heights will only suffer the consequences of this proposed upzoning plan.

The WSAP also appears to be an attempt for developers with the LA County's blessings to reduce property values in a diverse but, "PREDOMINANTLY AFRICAN AMERICAN MIDDLE TO HIGH INCOME" community. What are the county's plans for upzoning in other Los Angeles County areas of the Westside such as Brentwood, Pacific Palisades, Beverly Hills, Santa Monica? I strongly urge LA County to reconsider this highly unreasonable plan and find alternative solutions that prioritize the well-being of this community.

R32-1 Cont'

I have been a resident of Ladera Heights for 5 years and I VOTE AGAINST the proposed Westside Area Plan (WSAP) upzone EIR. The proposed changes will have long-lasting negative impacts on our communities/lifestyles and we must prioritize the well-being and safety of our residents and property owners.

Sincerely,

Abena Bonsu
5362 Fairview Boulevard
LA, 90056

Virus-free.www.avast.com

Comment Letter R33

From: Christiana Santos
To: Westside Area Plan
Subject: NO LADERA UPZONING!!
Date: Sunday, July 14, 2024 8:40:09 AM

CAUTION: External Email. Proceed Responsibly.

Hi, my family and I are absolutely opposed to upzoning Ladera Heights. Our traffic is already horrendous with many drivers using our roads as a thru-way. We can't imagine the traffic being impossible after the upzoning. This is terrible city planning and will make LA much worse. R33-1

Comment Letter R34

From: Cynthia Laskey
To: Westside Area Plan
Subject: Up-zoning of ladera and View Park
Date: Sunday, July 14, 2024 5:22:37 PM

CAUTION: External Email. Proceed Responsibly.

I'm totally against this project
Sent from my iPhone

R34-1

Comment Letter R35

From: Bob Horning
To: Westside Area Plan
Subject: Westside Area Plan (WSAP)
Date: Monday, July 15, 2024 4:20:03 PM

CAUTION: External Email. Proceed Responsibly.

Dear WSAP,

As long time resident of lower Ladera Heights, I do NOT want high density multifamily dwellings to replace the current apartments along Fairview and Springpark.

I do not want to lose Ladera Center either.

Adding multifamily housing and commercial properties to the current University Christian Church property will make Little Centinela and the intersections that lead into our neighborhood even more dangerous than they are today.

The current plans will add too many people and cars. We are not near any Metro line where these large institutional apartment complexes should be built. R35-1

All the best,

Bob Horning

6633 S. Halm Ave

Ladera Heights, CA 90056

Bob Horning
H&S Wealth Management
Registered Representative and Investment Advisor Representative
Investment Advisory Services offered through McDermott Investment Advisors, LLC,
An SEC Registered Investment Advisor
Securities offered through McDermott Investment Services, LLC
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6633 S. Halm Ave.
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email: Bob@HandSwealth.com
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Comment Letter R36

From: kathie marion
To: Westside Area Plan
Subject: [Virus Error] Ladara Height
Date: Monday, July 15, 2024 4:20:06 PM

CAUTION: External Email. Proceed Responsibly.

We do NOT want any new developments in Ladera Heights. No re- zoning. R36-1

Comment Letter R37

From: Naomi Zahavi
To: Westside Area Plan
Subject: WSAP/PEIR comments re: Lower Ladera Heights
Date: Monday, July 15, 2024 4:43:13 PM

CAUTION: External Email. Proceed Responsibly.

To those involved in the LA County Westside Area Plan,

Please hear the voices of the Ladera Heights community, which have been largely ignored in the planning process. Ours is a multicultural, multiracial neighborhood that is the pride of those who have labored to build it. It is a shining example of what Los Angeles can and should be. It was built by those who were refused elsewhere, and should not be destroyed by anonymous planners now.

One of the few complaints about the neighborhood is the heavy traffic on Fairview Blvd that makes it impassable to residents of the Heights at Ladera during rush hours. The Westside Area Plan proposes to replace the current two-story, affordable apartments on Fairview and Springpark with high density multifamily housing, which would not only eliminate existing affordable options, but would tie the neighborhood up with even heavier traffic. These new buildings would tower over neighboring houses, reducing the value of homes which people have struggled to afford and to beautify.

Another complaint about the neighborhood is the dangerous intersections where Alvern and Sherbourne give access to Little Centinela, which parallels Centinela Avenue. The plan to put multifamily housing on the site of the church at Little Centinela and Wooster would put an enormous burden on the narrow streets, and lead to many more traffic collisions, injuries and deaths at the intersections of Alvern and Sherbourne. We can expect many more cars racing through the neighborhood, endangering our children, our senior citizens, and all of us.

The proposed mixed use development at Ladera Center is the worst proposal of the lot. That center provides local access to groceries, pharmaceuticals, banking, shipping, dining and shopping. The open parking lot promotes safety and convenience. Life in Ladera is unthinkable without the Center. Ladera Center could use a refresh, with more shade trees and other enhancements, but we cannot live without it. Piling hundreds of new neighbors onto that site will make existing traffic problems on Centinela and La Cienega even worse.

R37-1

The Westside Area Plan is supposed to amplify community identity and improve pedestrian and traffic safety. These proposals are diametrically opposed to those goals. Please don't claim to be seeking the good while doing harm. All of us who live in Lower Ladera Heights have sacrificed to be here, and have contributed to the welfare of the community, the county, and the surrounding communities.

The City of Los Angeles could add housing and services at the southwest corner of Centinela and La Tijera, where there is a Goodwill store, and until recently, there was a 99 cent store. That property is already surrounded by apartments and condos. It would not change the nature of the area to put multifamily housing there, and with adequate parking, would not place too much of a burden on our streets. But if the goal is to preserve community identity and improve safety, please do NOT add the proposed R5, MXD, and R4 developments to Lower Ladera.

R37-2

Sincerely,

Naomi Zahavi
6633 S Halm Ave
Los Angeles, CA 90056

Comment Letter R38

From: norm langley
To: Westside Area Plan
Subject: Ladera Up zoning Plans
Date: Monday, July 15, 2024 2:49:52 PM

CAUTION: External Email. Proceed Responsibly.

Please do not up zone our Ladera community without fully vetting your plans with the residents of Ladera R38-1

Comment Letter R39

From: Sam Friedlander
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Monday, July 15, 2024 11:23:01 AM

CAUTION: External Email. Proceed Responsibly.

I'm disappointed to hear that the Ladera Heights community is being targeted for redevelopment in a way that does not respect the feel of our neighborhood. R39-1

-sam

Comment Letter R40

From: Bruno Miotto
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Wednesday, July 17, 2024 12:38:34 PM

CAUTION: External Email. Proceed Responsibly.

Hello WSAP team,

As a resident of 512 Evergreen St., adjacent to Ladera Center, I favor your proposed redevelopment, especially on Site 2: Ladera Center.

The center needs revitalization to become a cleaner, more pedestrian-oriented, and safer area from which we can all benefit. Now, it isn't. We need better mixed-use designs that consider the ins and outs of traffic. R40-1

The history of this area shows a proliferation of fast food chains, which I think should be accountable for the quantity of trash they produce daily. This area is surrounded by trash, and the majority of it comes from the drive-thru fast food chains in this area.

Here's a daily view of La Cienega and Centinela.

Thank you,
Bruno

Comment Letter R41

From: Michael Manuel
To: Holly.JMitchell@subscriptions.lacounty.gov; Westside Area Plan; DLangaigne@gmail.com
Subject: Fwd: Ladera Heights Upzone Plan Concerns
Date: Wednesday, July 17, 2024 12:26:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Supervisor Holly Mitchell and Julie Yom Dated: July 17, 2024

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for the Ladera Heights community. While I understand the need for increased affordable housing, I believe this plan will have severe detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase in our already overburdened infrastructure, etc. Our streets are already crowded with drivers utilizing navigational tools racing to avoid traffic on Slauson and Centinela and the safety of our children, seniors pets, and residents attempting to take walks, will be at increased risk hit and killed.

This area is already high-density. Further up zoning brings zero benefit to the property owners and residents of this community. This mainly would benefit developers looking to increase their wealth without concern for destroying the character and property values of this community. In addition to the increased number of people and resulting traffic, the proposed " affordable housing "will dilute the current values of rentals and property sales in the area and as a result, the area will be devalued by appraisers and lenders. Residents of Ladera Heights and its surrounding neighborhoods will only suffer the consequences of this proposed up-zoning plan.

R41-1

It is apparent that there is no shortage of housing. This is evident by the number of new housing built in the last 4-5 years that are about 35% occupied. The problem is the shortage of affordable housing and the **SECTION 8 PROGRAM IS TO BLAME**. If the government keeps giving more free money to entice owners to rent to Section 8, then owners are going to raise the rents again and again because they know that Section 8, build more high-rent apartments, tear down more single-family homes to build muti-units, and then after ten years they will refuse to extend any Section 8 tenants' contract. **STOP ENRICHING THESE LAND BARRONS.** Then, in 10-15 years, there will be 20 times more homelessness. Do the math by having a Public Policy School such as Pepperdine, USC, or CSU Dominguez Hills perform a public policy analysis.

I strongly urge LA County to reconsider this highly unreasonable plan and find alternative solutions that

I have been a resident of Ladera Heights for 25 years. The proposed changes will have long-lasting negative impacts on our communities/lifestyles with increased traffic congestion, trash, diminished public works services, etc. As a homeowner in Ladera, I am adamant that we must prioritize the well-being, safety, and the peace and enjoyment of the current residents and property owners. Homeowners have invested very large sums of time and money into their property to enjoy them and such a development will reduce the property and intangible values.

I strongly urge Los Angeles County to reconsider this highly unreasonable plan and find alternative solutions. The best long-term solution is for the County, City, and, State to provide housing by; BUYING THE LAND IN AREAS THAT NEEDS NEW HOUSING, THEY WILL CONTROL THE RENT, AND BUILD IT WITH THE SAME STANDARDS AS WITH PRIVATE DEVELOPERS. They can build on the State's Fred C. Nelles Facility (Whitter) and SRCC (Norwalk), which are very large not used State-owned land.

The proposed changes will have long-lasting negative impacts on our communities/lifestyles with increased traffic congestion, trash, diminished public works services, etc. As a homeowner in Ladera, I am adamant that we must prioritize the well-being, safety, peace, and enjoyment of the current residents and property owners. Homeowners have invested very large sums of time and money into their property to enjoy them and such a development will reduce the property and intangible values. Ladera Heights, which is a diverse but," PREDOMINATELY AFRICAN AMERICAN MIDDLE TO HIGH INCOME" community, its people have a powerful sense and understanding of civic pride, responsibility, and duties. Let's not erode those elements.

Thank you for taking the time to consider my major concerns and I look forward to your response.

R41-2

Sincerely,

Michael Manuel and Family
5835 S. Holt Ave.
LA, Calif., 90056

email: hamshowmm@gmail.com

COMMENTS ON
PROPOSED LOS ANGELES COUNTY
WESTSIDE AREA PLAN and PROGRAM ENVIRONMENTAL IMPACT REPORT

FROM CONSERNED NEIGHBORS IN LA TIJERA VILLAGE
CITY OF INGLEWOOD

The following are comments from neighbors living on 400 block of West 64th Place in the City of Inglewood.

Overview of Draft Plan

We understand that while the Ladera Center appears to be one large parcel of land zoned for and developed with a supermarket and commercial buildings, it is in fact split by two jurisdictions. The eastern 2/3rd (10 acres) is located in unincorporated Los Angeles County and the western 1/3rd (about 5 acres) is located in the City of Los Angeles. CVS to half of Ralphs and TGIFridays is in LA County and B of A to Chipotle is in LA City. La Tijera Village is directly across La Cienega Boulevard from the Los Angeles City portion and less than 450' from the Los Angeles County portion.

Los Angeles County

Los Angeles County currently zones the western portion of Ladera Center as Commercial General (CG) allowing businesses, services, restaurants, offices, and shops with the maximum amount of floor area allowed to be developed at 1 times the lot area.

R42-1

We understand that the proposed Plan would change the zoning to Mixed Use (MU) which would allow a maximum density of 3 times the lot area and up to 150 units per acre. The height limit would be 65'. The MU zone would allow for a combination of commercial, office, industrial, nonresidential and encourage residential on the same plot of land or in the same building.

We understand that this "up-zoning" is proposed to help implement the housing allocation required by the State and adopted by the LA County Housing Element. We understand that the adopted Housing Element requires the Westside Planning Area to accommodate and additional 4,972 units which is its "fair share" of the County's housing obligation.

We also understand that the current draft Westside Area Plan proposes to accommodate **6,757 units which is 1,785 units (26%) more than is required**.

Finally, we understand that the adopted Housing Element estimates contained in Appendix B that the LA ounty portion of Ladera Center could accommodate 1,597 units. [736 units of very low-income units, 63 low-income units, and 63 above moderate-income units.]

Los Angeles City

We are aware that the City of Los Angeles is currently updating its plan for the Westchester-Playa del Rey Community Plan area. LA City's current draft of its proposed Westchester-Playa del Rey Plan

includes the eastern portion of Ladera Center and the 99 Cent store and Amazon Fresh/Marshalls blocks across the street.

Various drafts of the City's proposed zoning of the eastern ⅓ of the Ladera Shopping Center and the properties south of Centinela have ranged from Commercial Center to Regional Center; floor area ratios from 1.5:1 up to 6:1; and building heights from 45' to 15 stories to unlimited.

R42-1 Cont'

COMMENTS ON LA COUNTY PLANNING DOCUMENTS

We understand that it is not realistic to assume that no changes to the land use designation or zoning will occur. All jurisdictions must accommodate their "fair share" of the State mandated housing requirements. "No Up Zoning" is not a realistic option for LA County, but the degree and amount of that up zoning and amount of new development is.

1. THE FINAL PLAN AND PROGRAM EIR SHOULD ACKNOWLEDGE THE PROXIMITY OF LA TIJERA VILLAGE, INGLEWOOD CITY COUNCIL DISTRICT 2, AND THE CITY OF INGLEWOOD TO LADERA CENTER

Ladera Center is across the street from our neighborhood – La Tijera Village in the City of Inglewood. The LA County portion is less than 450' from our neighborhood.

Neither the draft LA County Plan and its Program EIR [or drafts of the LA City Plan] acknowledge or describe this proximity or recognize the potential for significant adverse impacts on La Tijera Village, Inglewood City Council District 2, and other proximate areas of Inglewood.

R42-2

LA County's draft Plan and Program EIR briefly mentions that the Westside Area is "*bounded by the City of Inglewood to the south*". In fact, Opportunity Site #2, which is proposed to accommodate a very large number of units and commercial development, is located less than 450' from La Tijera Village (a single-family neighborhood). This should be acknowledged and considered in any rezoning and redevelopment of the site.

2. COORDINATION OF PLANS

The planning efforts for LA County's Westside Area Plan and the City of Los Angeles' Westchester-Playa del Rey Community Plan must be coordinated. It is evident that they have not been.

To help implement its adopted Housing Element, LA County proposes to change the zoning to Mixed Use (MU) which would allow a maximum density of 3 times the lot area and up to 150 units per acre. The height limit would be 65'. The MU zone would allow for a combination of commercial, office, industrial, nonresidential and encourage residential on the same plot of land or in the same building.

R42-3

Various drafts of the City's proposed zoning of the eastern ⅓ of the Ladera Shopping Center and the properties south of Centinela have ranged from Commercial Center to Regional Center; floor area ratios from 1.5:1 up to 6:1; and building heights from 45' to 15 stories to unlimited. The standards proposed in all previous drafts of the Plan by the City have never been coordinated with the LA County proposal.

3. RECOMMEND ADOPTION OF ALTERNATIVE 2 – HOUSING ELEMENT ONLY

The Planning Approach described in the LA County draft Plan [Section 3.3] states that there be "*housing for all residents*" and its provisions aim to be "*consistent with and implement policies of the Housing Element*". The approach taken does not. The draft Plan far exceeds the targets set in the Housing Element by 26%. This is not "consistent".

LA County's draft Program EIR analyzes a land use alternative that meets, not exceeds, the number of units allocated to the Westside Area. This alternative would require the plan to accommodate 1,785 fewer units than the draft Plan, allowing for less intense development of the Ladera Center property. R42-4

The draft EIR acknowledges that this alternative would reduce, but not eliminate, potential significant impacts, but states that it would result in *"fewer housing choices"*. This implies that it is a less desirable alternative for consideration than the draft Plan as proposed.

The document should more accurately state that the alternative "*meets the housing allocation adopted by and implements the County's Housing Element*".

4. THE REDEVELOPMENT OF LADERA CENTER SHOULD CONTAIN A SUPERMARKET AND NEIGHBORHOOD SERVING USES

Land Use Policy 4.4 states "*encourage land uses that promote healthy food choices for local residents*". Consistent with this proposed policy:

- the *existing condition* described in the draft Program EIR [page 3-24] should state that there is currently a supermarket on the property that serves the surrounding community,

R42-5

- the *considerations* should state that there is an opportunity to retain or replace the supermarket in any redevelopment of the site, and

- the *land use concept* should require the retention or replacement of a supermarket and other neighborhood serving uses on the site. The text should reinforce the picture illustrating this *concept* which shows a supermarket as part of a lower scale, new development. *[It should be noted that the illustration is very misleading in that it depicts 1 to 3 story buildings, not the 5 to 6 stories, 65' tall structures that would be allowed in the MU zone on the site.]*

5. ANY REDEVELOPMENT OF THE LADERA CENTER AND OTHER COMMERCIAL PROPERTIES IN THE AREA MUST SPECIFICALLY ANALYZE THE POTENTIAL TRAFFIC AND OTHER ENVIRONMENTAL IMPACT ON LA TIJERA VILLAGE, DISTRICT 2, AND THE CITY OF INGLEWOOD

LA County's draft Program EIR is general in nature and does not study the potential impacts on specific streets, intersections, and neighborhoods. The EIR should state this clearly in the case of redevelopment of Ladera Center and "warn" potential developers that impact on surrounding neighborhoods such as La Tijera Village will be required and mitigation measure undertaken to reduce or eliminate significant impacts in the neighborhood. R42-6

Comment Letter R43

From: Rachel Petrocelli
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Saturday, July 20, 2024 2:39:46 PM

CAUTION: External Email. Proceed Responsibly.

Dear County Planning Officials,

I am a resident and homeowner in Ladera Heights. I am a historian and professor whose work examines urban transactions. I have read the Westside Area Plan in its entirety as well as the policy documents. I also attended one of the Zoom informational meetings, have received communications from a local civic group, and have spoken with neighbors. Based on all of that, I would like to submit the following comments and feedback:

1. In principle, I support the development and evolution of the city and county of Los Angeles and understand the challenges we face as regards housing density and pricing. With that in mind, I believe developments in the sites indicated in the Westside Area Plan can be pursued but must be designed with an extremely careful eye to balancing the needs of *current* residents with *potential* residents. Any development should present inherent benefits - both in terms of quality of life and property values - to current residents while offering housing to new residents. R43-1

1a. To that end, the number and placement of housing units in any new development at the indicated sites should be carefully planned, and any new zoning ordinances should be *explicit in laying out where housing units may be placed and the number permitted at a given site*. No blanket policy should be applied to all the sites in the Plan. Rather, each site should be treated as a unique one.

1b. With that in mind, any development that will include housing units in buildings exceeding four (4) floors or 180 units in number should be placed only where there are currently buildings nearby of similar height or capacity. Per the Plan, these sites would be Sites 3, 4a, and 4b (those directly on Slauson between La Cienega and Fairax). Residents in buildings higher than four (4) stories would find attractive views, and their buildings would not conflict with any nearby residential neighborhood in which single-story dwellings are typical. R43-2

1c. Any large residential mixed use buildings in Sites 3, 4a, and 4b should be required to include underground parking so as to avoid encumbering Slauson, an essential artery which cannot accommodate parking or further traffic caused by individuals looking for parking. Parking also should be required for commercial spaces, with a limited number for compact spaces so that the larger cars typical of this area of Los Angeles can easily park and patronize such businesses. R43-3

1d. Any large residential mixed use buildings in Sites 3, 4a, and 4b should include commercial spaces at the ground level which are designated to be rented by grocery chains, food establishments, movie theatre; beauty and health/wellness establishments, home goods, retailers of apparel, etc. No liquor stores, cannabis dispensaries, or similar establishments should be encouraged in such spaces, so appropriate zoning should be implemented to that effect. R43-4

2. This region is a historically Black affluent community situated in South Los Angeles, where development is rapidly moving in the direction of higher-end residential and commercial structures and spaces. The Westside Area Plan should result in ordinances consistent with not only the current income levels of residents of Ladera Heights and View Park and Windsor R43-5

Hills but also the nature of such development more broadly. That is, the ordinance should be crafted in such a way as to preserve the historic place this Westside Region has as a symbol of Black achievement and success and as a site of the current reinvigoration of Los Angeles as a whole. The ordinance should be *explicit in laying out the parameters for developers who bid on the project to generate only proposals which developers would propose in other affluent areas of the city such as Brentwood, Pacific Palisades, Culver City, or West Hollywood*. Development occurs regularly throughout Los Angeles and is done in a tasteful, palatable, integrative way; the same should be required here in South Los Angeles. Only by requiring this in the ordinance can the County be assured of such appropriate development. R43-5 Cont'

2a. To that end, at Site 2, currently the Ladera Center, the County should require that development:

1. Have a maximum of four (4) stories;
2. Have no more than 50%of the development be residential units, so that current residents can enjoy a robust commercial presence serving the needs of the community;
3. Be inclusive of 20% green space which is concentrated in a central usable area rather than scattered in a way that makes such spaces less useful;
5. Be designed with multiple entrances from all surrounding streets, including Fairview, La Cienega, and Centinela, such that no "wall" of structures cuts off the Ladera Heights neighborhood from the new development;
6. Proceed in a transitional and varied way from lower-slung structures of one story to higher ones not exceeding four stories;
7. Be serviced by extensive underground parking (akin to the Westfield Century City or Palisades Village) for both residents and the public;
8. Include commercial spaces that are geared toward grocers, restaurants, apparel and home goods, beauty/health/wellness/fitness, movie theater, and cafes;
9. Be zoned to exclude liquor stores and cannabis dispensaries, as well as hotels and motels;
10. Use architectural styles which invoke and pay homage to the mid-century modern architecture which is notable in the Ladera Heights neighborhood of which Site 2 is part. R43-6

3. The site on which sits the restaurant Pann's should be excluded from any planned development and should be designated as a historic landmark in Los Angeles County. It is a structure which embodies atomic age architecture and has been featured in numerous films and television shows and serves as a site for tourists in this area of Los Angeles. It is also a landmark in Black Los Angeles. R43-7

4. Site 1 should not be included in the Plan as its size is not sufficient to make any impact on density and it is located fully within a residential neighborhood in which only single-family homes exist. R43-8

5. The County should create and convene a committee composed of various community stakeholders who must be residents of the affected areas to review and provide feedback on the proposals received during the bidding process.

5a. *Involving - as opposed to simply informing - residents is the most effective way at achieving buy-in.* By creating a resident-composed committee which can review plans, provide input, indicate preferences, and guide the County in its process of permitting development, the County can generate an enormous amount of goodwill and can ensure more enthusiasm and a sense of ownership among local residents for the projects to be developed. R43-9

5b. A separate committee should be created for each development.

5c. Ample time should be permitted for residents to be informed of the opportunity to serve

on such a committee, and the County should use various means (email, USPS, social media, local television ads, public postings at government buildings) to notify residents of the opportunity to serve on a bidding review committee. R43-9 Cont'

6. Repaving, installation of trees and greenery, and upgraded services in Ladera Heights, Windsor Hills, and View Park must occur in tandem with any new development to assure that the development occurring is one of the region overall and not just in specific sites taken on by developers.

6a. Failure to upgrade roads, plant trees, and improve other services will create an automatic divide between the existing residents and the new developments.

6b. Surveys should be sent to local residents asking how they would like to see their communities improved during the development process.

6c. *Green space and tree planting should be considered priority items t*o rectify the concrete desert effect which stems from years of inequitable development in Los Angeles. The County must take as models the tree lined streets of cities such as Claremot, Pasadena, and Brentwood and use those models in planning for the greenification of areas where any new zoning and development will occur. R43-10

7. The paths and new small parks emanating from the Kenneth Hahn State Recreation Center and Ballona Creek should be extended through the new developments to tie the communities in Ladera Heights and beyond to those important local green sites.

7a. Emphasis should be on creating pedestrian and bike throughways from the park down to La Cienega and Centinela, while also connecting the baseball fields on Fairfax and Ladera Park.

7b. Paths should be lined with California native plants as has been done in Playa Vista.

8. Coordination with the City of Los Angeles should be such that any and all limitations, policies, and community-centered stipulations the County includes in its ordinance to the benefit of the quality of life of current residents should be identical in the laws passed by the City for any sites which are split or shared. R43-11

Thank you for taking record of this feedback and set of comments. I would appreciate receipt of this email as well as information on the next intended steps as regards the Westside Area Plan. Should you desire to discuss my comments further, I am available to meet in person or via Zoom.

Sincerely,

Rachel Petrocelli
Ladera Heights

Comment Letter R44

From: Sachiko Doherty
To: Westside Area Plan
Subject: Feedback slauson / overhill
Date: Saturday, July 20, 2024 11:53:46 AM

CAUTION: External Email. Proceed Responsibly.

For the proposed mixed use zoning, parking needs to be mandated for any new apartment buildings along slauson. There is no where to park directly around those sites. The train is too far away to walk to for the new residents and the bus on slauson is unreliable. R44-1

Sent from my iPhone

Comment Letter R45

From: Pilar Diaz
To: Westside Area Plan
Cc: McGee, Tracy; info@uhawhvp.org
Subject: Fw: WSAP/PEIR - OPPOSITION to Opportunity #10
Date: Sunday, July 21, 2024 10:35:33 PM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

I am writing to **OPPOSE upzoning Opportunity #10**, proposed on Valley Ridge/Angeles Vista.

I participated in both the planning and traffic meetings. I have even distributed flyers on my block to help inform my neighbors about meetings. I am also active in United Homeowners Association II and have followed the updates on these two projects. I understand Westside Planning is primarily the Planning Division while the traffic projects are under Public Works. Based on what the community shared in those meetings and our recent UHA II meeting, Opportunity #10 doesn't make sense. I live on Valley Ridge near Angeles Vista, and we have traffic issues from top to bottom. People are not adhering to stop signs on Northridge, and then they are speeding down Vallery Ridge to Angeles Vista. Compared to when I first moved to the neighborhood just before the pandemic, more cars drive through both Valley Ridge and Angeles Vista. Opportunity #10 will have a significant impact on this neighborhood, especially in the surrounding streets.

I can't help but reflect on the personal and generational impact of Opportunity #10. Opportunity #10 is located in a historically Black neighborhood. I love this neighborhood because I know my neighbors and have had a chance to get to know them. Quite a few of my neighbors either work for the local government or have recently retired. They could buy in this neighborhood and have owned their homes for many years. Their home in this area, which was not as well known before, has helped them build generational wealth and provided a safe and beautiful space to live. With the proposed upzoning in Opportunity #10, the quality of life in the neighborhood will change. I foresee the livability on my street going down, with fewer people walking because of more traffic, no street parking, and more cars, significantly impacting our neighborhood's safety. R45-1

Instead of upzoning Valley Ridge/Angeles Vista, please consider existing areas and existing buildings on commercial corridors. If, as my neighbors shared, the reason for upzoning Valley Ridge/Angeles Vista is because we shared in the meetings how we want more small businesses like coffee shops, please consider investing improvements in the commercial property on Slauson, where Hilltop Coffee is located or other locations where mixed-use make sense. If it was shared that we wanted "more," it shouldn't be taken as just more anywhere. Though we would love more places to gather, a random place in the middle of a residential area would cause a significant environmental impact and other issues that differ from what we meant. **Upzoning Valley Ridge/Angeles Vista is NOT the solution-- or the type of solution-- we are looking for**.

Finally, as someone deeply involved in the community, I understand the need for housing. I work for a public agency, serve on boards, and am involved in the non-profit community. I know state laws have requirements as to how LA County and municipalities need to respond to the need, e.g. district requirements. However, I urge you to first look at existing places that can be rehabilitated, especially those along commercial corridors. **I also urge you to consider the historical significance of the communities you are selecting and the long-term impact, especially in redressing anti-Blackness and racism.** Black and Brown neighborhoods feel the impact of additional development without additional resources; more affluent areas have been able to push back or delay. **Although the Westside Region Plan included historical and demographic information about View Park-Windsor Hills and Ladera Heights, future Planning and Public Works Plans should include a comprehensive analysis of how your plans impact African American communities and the residents, an EIR-type report focusing on the people.** R45-2

Thank you.

~Pilar Chayachinda

Comment Letter R46

From: sonny white
To: Westside Area Plan
Subject: Resident of area
Date: Sunday, July 21, 2024 6:07:54 PM

CAUTION: External Email. Proceed Responsibly.

I Object to the westside area plan and pier . R46-1
Sent from my iPhone

Comment Letter R47

From: LJ Clark
To: Westside Area Plan
Subject: Ladera Center upzoning
Date: Tuesday, July 23, 2024 7:00:18 AM

CAUTION: External Email. Proceed Responsibly.

I understand that "affordable" housing is included in the upzoning plans. "Affordable" means that rent can't be more than 30% of one's income. So, a person earning $120,000 per year can pay $3000 per month, but that is not affordable to a low-income person. It seems that the proposed plans are for the benefit of Real Estate investors to make money, not to help poor people. These areas are residential communities and don't need the increased traffic caused by high-density development. Children should be able to walk to La Tijera and Parent schools safely. Please reconsider these proposals. R47-1

The Old Hawthorn Mall and other vacant places should be converted to housing and multi-use, not our residential shopping centers.

Thank you,

Leah

Leah Clark
ljclark@sbcglobal.net
310-677-2792

Comment Letter R48

From: Beth Greenwald
To: Westside Area Plan
Date: Tuesday, July 23, 2024 9:07:08 PM

CAUTION: External Email. Proceed Responsibly.

As long they are upzomingb and making large property owners rich, how about Upper Ladera? This area is worth $15 MM/acre if upzoned. Let's us reap some rewards as well! R48-1

Best Regards,

Jerome Greenwald

Comment Letter R49

From: Maggie Underwood
To: Westside Area Plan
Subject: Westside Area Plan and the PEIR
Date: Wednesday, July 24, 2024 7:51:34 PM

CAUTION: External Email. Proceed Responsibly.

We oppose the upzoning in Ladera and surrounding communities because:
1) it will lead to increased crime and pollution.
2) it will cause property values to be degraded from R1 zoning and a SFD lifestyle.
3) it will downgrade an already dense population parking problem which will spill over into our neighborhood where parking is already an issue.
Thank you for your consideration on this issue.
Sincerely,
The Underwood Family

R49-1

Sent from my iPad

Comment Letter R50

From: Michele Bryant
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Thursday, July 25, 2024 12:33:24 PM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I ask that you reconsider the County's Westside Area Plan

–Why would all new construction be concentrated in our area and not throughout the Westside?
We could accept a small part but not all of it. R50-1

–There are currently 22 new developments on Crenshaw. Have you taken this into account? It does not seem like it. R50-2

-Parking on the streets will be a big problem since there is no parking or few parking spots integrated into the new buildings.

–Traffic will become impossible because it is already extremely difficult. More wasted time. More accidents. More pollution.

-The fact that you are trying to make it a mixed-use will not limit the number of cars:
-Even if there is a shopping center nearby, it is impossible to bring back all the shopping on foot. Imagine the big carts at Costco: you absolutely have to go by car to transport all of that.
-There are many activities to do outside of our neighborhood and therefore one absolutely needs to have a car, especially in Los Angeles.
–Even if the car is not used every day, it must be parked. R50-3

Life in Los Angeles is already difficult, the proof is that many residents are leaving Los Angeles. With this new plan, life will become completely impossible and even more Angelenos will leave the City.

I therefore ask that you reconsider the County's Westside Area Plan by incorporating the entire Westside which will avoid congestion in our area.

Comment Letter R51

From: Tiana Turner
To: Westside Area Plan
Subject: Upzoning Ladera Heights And Surrounding Communities
Date: Thursday, July 25, 2024 3:37:38 PM

CAUTION: External Email. Proceed Responsibly.

Attn: City Planning Representatives

My name is Tiana Turner and I've lived in Ladera Heights for all of life raised by my loving Grandparents. For my family and I Ladera Heights is our home. I strongly oppose and ask the powers that be to reconsider upzoning. The subway would invite crime to decimate this beautiful community. Our elders would have to travel further for groceries, gas, banking, prescriptions and other necessities they are currently getting nearby. This will impact employment, which is already difficult at this time. Navigating traffic and congestion in this area would be a nightmare, not to mention the negative consequences on our environment. Most importantly, the high rise being proposed will only offer expensive housing, which is not cost effective, and leave most of the units vacant. All the destroying of a perfectly thriving community will be for nothing, but a few designated affordable housing units and jeopardized security. I beg all those involved to reconsider, and build this in an area that is truly in need of revitalization; where value can be added rather than destroyed. R51-1

Sincerely,

Tiana Turner

Ladera Heights Resident

Comment Letter R52

From: Rene Widmann
To: Westside Area Plan
Subject: WSAP DEIR
Date: Friday, July 26, 2024 7:14:21 AM

CAUTION: External Email. Proceed Responsibly.

Hello,

I wish to express my opposition to the proposed Westside Area Plan. This area already suffers from horrible congestion and up zoning the area would make matters even worse. The residents are opposed to this agenda. Please do not let this happen. R52-1

Thank you,

Rene Widmann
Ladera Heights

Comment Letter R53

From: DEREK SPINEI
To: Westside Area Plan
Subject: WSAP/PEIR
Date: Friday, July 26, 2024 2:35:40 PM

CAUTION: External Email. Proceed Responsibly.

Hi, I was never planning to email you about this subject but lately all the View Park-Windsor Hills neighborhood groups are a titter opposing pretty much everything in textbook nimby fashion. It's gotten so obnoxious that I'm taking the opportunity to voice my support for whatever you want to do. I'm guessing none of those lunkheads have graduate degrees in urban planning or whatever you all went to school for. So as with heart surgery, dishwasher repair and my tax returns, I defer to the experts. Anyway, I hope you are at least getting some positive feedback to balance out all the whining. Lord knows the vacant lots I drive past every day could be put to better use even if Francine who's lived on the corner since 1972 doesn't want anything to change. R53-1

Derek Spinei
5126 Southridge Ave.

Comment Letter R54

FROM THE DESK OF

VANESSA BELL CALLOWAY

July 30, 2024

To Whom It May Concern:
I have been a resident of Ladera Heights on Wooster Ave for over 32 years. I have raised my children in my home and my husband and I have no desire to move because we love our neighborhood. Needless to say we plan to retire in our home. This letter has been updated since the August 1, 2024 in person meeting.

I understand that everything in life eventually changes and being adaptable is necessary. I also understand that partnering with and engaging our community in changes that directly involves us in regards to the upzoning process is the right and fair solution. These changes will not only effect our entire community but our personal lives as well for years to come.

I have meticulously worked on my home for years to make it not only comfortable for my family but also a beautiful enhancement to my community. I feel strongly, as does my entire family, that allowing developers to come into our neighborhood, Wooster Ave. in particular, to build huge apartment buildings with no height restrictions is a horrible injustice. Not only will several new apartment complexes at the end of my street where the Christian church now resides with no parking facilities compromise our street parking, it will also increase the traffic congestion that already exist in our neighborhood. Crime will increase and the value of our beautiful homes will decrease. Aesthetically our neighborhood will change for the worst. R54-1

If any changes occur in our single family home neighborhood we deserve the right to weigh in and vote. We deserve the opportunity to collaborate with any developer about the new aesthetics of our neighborhood and how it will look and function.

As residences of Ladera Heights we requested an in person meeting with The Los Angeles County Department Of Regional Planning and it was denied. Instead they offered us a zoom meeting in July. I found this offer to be very disrespectful. When a board of people are impacting a community's future the least that they can do is to meet in person when it's requested. The very last day that our grievances would be heard and accepted, Thursday August 1, 2024, was the day that they finally agreed to an in person meeting because the residents demanded it. Now that date has been extended but the tone of this board on that zoom meeting and in the in person meeting August 1st was

that these changes will happen in our neighborhood weather we like it or not, so deal with it! I spoke to several residence after both meetings and the general consensus was frustration and the feeling of disrespect. Several people walked out of the August 1st in person meeting because they felt the way it was conducted was a waste of time. R54-1 Cont'

I can't help but wonder weather any board in LA is entertaining the possibility of allowing developers to build huge apartment complexes with no parking facilities and no height restrictions in the beautiful single family home neighborhoods of Beverly Hills. I know that gentrification is occurring not only in Ladera Heights but View Park and Baldwin Hills as well. Our properties have become very appealing to people that can no longer afford the higher zip codes. Our properties however are just as valuable as Beverly Hills and so are our neighborhoods. Reasons were given why the Marina and the areas around Veterans Ave. are off limits but what about all the area in between? How was Westchester able to stop this upzoning process in their neighborhood? Why are they exempt when they too are apart of West LA? What about other neighborhoods along Sepulveda Blvd.? This doesn't seem to be a West LA rezoning but a Ladera, View Park and Fox Hills redevelopment because no other West LA neighborhoods are being discussed. R54-2

I also question the claim that affordable housing will be provided. How affordable? Section eight affordable? Our homes cost a lot to purchase and we pay high property taxes. This plan appears to decrease the value of our homes. No buyer will want to move into an overly crowded area with over 4,000 new apartment units and traffic congestion. Several newly constructed apartment buildings have incorporated some affordable housing but not nearly enough to solve the housing issues of Los Angeles and a lot of LA residents still can't afford these new apartments. It's my concern that the quality and integrity of our neighborhood will be compromised. The extra traffic congestion, no street parking (we now have guest visit with no parking permits or issues) and the devaluing of our homes are equally concerning. All the open parking on Wooster Ave. will defiantly be compromised and we'd probably have to incorporate permit parking which would be horrific for the home owners. One of the reasons we moved to this area was because parking was never an issue if you are entertaining or if your home has more than two cars. R54-3

I must also state how disappointed I am with Supervisor Holly Mitchell. As a resident that voted for her I feel totally ignored and abandoned. I'm not the only one! Several of the Ladera residents that I have spoken to are equally disappointed in her as well. It has taken her way too long to address her constituents in person as requested. We all have very busy schedules because we too are professional people. That's why we can afford to own homes in this area. Her lack of direct communication is disrespectful and if there were an election this year I would not vote for her and I'd campaign against her. We have R54-4

been asking for a meeting with her for several months and the same response about what a busy schedule she has is always given. This is unacceptable because as I stated we all are busy! I assure you whatever day and time she'd be available to discuss our future the residents that are available would attend. It's disheartening that after we demanded a meeting with her at the in person August 1st meeting we were finally told that she would meet with us. It's now the middle of August and no meeting has been announced. I also think a meeting with Holly, Mayor Bass and Mayor Butts of Inglewood would be beneficial since this project involves the county, the city and Inglewood. We've been constantly told different issues are the other jurisdictions concern so the best way to have a more comprehensive understanding would be to have all the major players in one room with all of the residents from these areas to talk this out. I know that this is an ambitious request because of all the different schedules but it's a necessary request when you are rearranging people's lives. It's easy not to care about the final results when you don't reside in the affected areas but as elected officials I feel they owe the residents in these areas at least that much. Everyone needs to be on the same page because although I live in the county of Ladera when I drive down the street to my stores, or cleaners etc I'm in the City of LA or Inglewood. We ALL will be severally affected for years by these changes no matter your zip code.

Like I said I know changes in life are inevitable. However when these changes are requiring one to compromise their neighborhood, the value of their home and the quality of their life this matter needs to be taken very seriously. My husband and I have worked very hard to build and maintain the lifestyle that we desire and we will fight to keep it!

R54-4
Cont'

Respectfully,

Vanessa Bell Calloway

CONTACT

6331 WOOSTER AVE. LOS ANGELES, CA 90056 | 310-699-6235 | NESSAB@AOL.COM

Comment Letter R55

From: Grant Smith
To: Westside Area Plan; hollymitchell@bos.lacounty.gov
Subject: Resident/Community Concern with the Westside Area Plan/Ladera Center
Date: Wednesday, July 31, 2024 11:30:44 AM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern:

My name is Grant Smith. I live in Fox Hills on Canterbury Drive, near the proposed site at the Ladera Center. I am also a Parishioner at St. Jerome Catholic Church. I utilize the Ladera Center weekly for my shopping, medical, pet, and banking needs and I attend Mass weekly along with events at the Parish. I know several Parishioner's and understand that parents dropping off their children at our school and other nearby schools are already impacted by traffic challenges.

I am strongly opposed to the development proposal on the grounds that the requirements for affordable housing will not only not solve our housing crisis but will exacerbate it. Additionally, it would have a tremendous impact on traffic at a series of already busy intersections. I'd like to point out the high vacancy rate at Cumulus on La Cienega. The remaining units would be offered at prices too high for workers in our community to afford. The developers would benefit from tax write offs on the vacancies. The argument that simply providing housing solves our housing crisis is debunked, given the vacancies at luxury rentals throughout our community. Any new residential development should provide housing to teachers (public and private schools in the area), healthcare workers, local employees to save on commutes-people who work in the area yet live miles away for more affordable housing that should be offered here.

Therefore, I oppose this proposal as written and will not vote for any official who supports it going forward, despite other accomplishments.

R55-1

Thanks,

grant

5925 Canterbury Drive #105
Culver City CA 90230
310 895 1374

Comment Letter R56

From: J.L. McClennan
To: Westside Area Plan
Cc: Angela Sherick; McGee, Tracy
Subject: "WSAP comments"
Date: Wednesday, July 31, 2024 10:36:32 AM

CAUTION: External Email. Proceed Responsibly.

Preparing my comments about this plan has been difficult because the documents do not seem to be keyed to one another. The location IDs listed in Table 1 of Appendix I (WSAP Opportunity Sites Land Use and Zoning Changes Summary) Do not appear on any map, nor can I find actual descriptive text that outlines why specific sites are considered "opportunities". R56-1

Nevertheless, I want to voice my concerns about two specific areas

1 I do not understand why the residential property at Angeles Vista and Valley Ridge ((Site 10 in theAppendix)) was incorporated into a "regional plan . This is clearly a bid for the property owners to avoid accountability to their immediate neighbors. The only people who would possibly want any kind of commercial establishment there are associated with the Wayfinder operations; which is itself a problem for the community. This should never have been included in this process and should be removed from the plan entirely. If the employees of Wayfinder want a coffee shop, an enterprising developer can acquire property in the 54th Street corridor; or better yet on Slauson. R56-2

2. The properties along Victoria, including the triangle at Olympiad and Mount Vernon (Site 9?) should not be considered as "opportunities" for large multi-story development. The current classification C1 could probably be revised to C2 without changing the character of the area, any other changes would seriously encroach on the residents. Victoria is a residential street and should remain that way. R56-3

In addition to those two sites, I would like a better explanation of what exactly is being proposed for the Slauson/Overhill site, which appears to be divided by this plan with the street facing portion being reclassified as 65ft Multi-use buildings. That is too much. It seems to revising it to C3 would allow more development without changing the character of the area. R56-4

Jessie McClennan
4046 Athenian Way
Los Angeles, California 90043

Comment Letter R57

From: Walter Maynard
To: Westside Area Plan
Subject: Ladera plan zoning plans
Date: Wednesday, July 31, 2024 12:29:28 PM

CAUTION: External Email. Proceed Responsibly.

We reviewed your propose plan for the zoning and land use changes at the Ladera center .

We are opposed to your proposed changes based on the current congested traffic flow , especially doing the morning and evening rush-hour Is already creating a significant increase in the commute time. Your plans fail to address this issue. Also increasing the density of multifamily In commercial units will only exaggerate this Troubling problem of people , cars and increase pollution levels. R57-1

You plan failed to acknowledge the fact that the Ladera Height community is predominantly composed of single family residential unit . No matter, how you scale the project and design the building there will be a significant increase in the number of Multifamily unit in the community, traffic, and number of residential renters thus changing the character of the community. R57-2

Let's go back to the drawing board and formulate a more workable, achievable and acceptable plan.

Yours truly ,

Walter and Lillian Maynard
6416 S. Sherbourne Dr.
Los Angeles, CA 90056

Comment Letter R58

From: Rosalind Watkins
To: upzoning@laderaheights.org; Westside Area Plan
Subject: Re: Westside Area Plan In-Person Meeting - Questions for 8/1/24 Meeting Part II
Date: Thursday, August 1, 2024 4:17:58 PM

CAUTION: External Email. Proceed Responsibly.

Hello, my apologies in forgetting to add there will be 2 major sporting events in 2026 heavens forbid if the building construction moves forward.

The Intuit Dome NBA All Stars Feb 2026 and already mentioned below FIFA World Cup 8 games between June - July 2026 at SoFi Stadium.

Traffic standstill!

Thanks!

Roz

R58-2 Cont'

On Aug 1, 2024, at 12:30 PM, Rosalind Watkins <rosalindwatkins@hotmail.com> wrote:

Question - We see buildings that appear to be slow in construction (former medical building at 468 E Nutwood St, Inglewood, Ca behind Vons) and/or abandoned altogether like Coco's, Post Office and Oil Lube location on Sepulveda and Sawtelle being torn down 2yrs ago and now growing weeds and graffiti on the fence canvas, how does the county guarantee the developers won't abandon an incomplete apartment building in our neighborhood?

R58-1

Regarding traffic, has anyone thought about the ADDITIONAL congestion from LAX Airport, LaCienega, Slauson, Florence, Manchester, etc., from event goers to now we have The Intuit Dome/Clippers Arena, YouTube Theater, Sofi Stadium, and The Kia Forum?

You know events can and HAVE ran congruently in the past between The Kia Forum (Sam Smith's Gloria Tour) and Sofi Stadium (Beyonce's Renaissance Tour) still all the while trying to commute home.

If construction starts in 2026, there's the FiFa Soccer games at SoFi Stadium (100,000 seat capacity).

Will construction be completed BEFORE Summer Olympics July 2028 (tentatively Opening and Closing Ceremonies shared st SoFi Stadium and the Coliseum, Basketball at Intuit Dome/Clippers Arena, Gymnastics at The Kia Forum, and Swimming Competitions held at SoFi Stadium)?

Thank you in advance for addressing my 2 concerns/questions in today's meeting.

Roz

R58-2

On Jul 25, 2024, at 2:50 PM, LA County Planning <westsideareaplan@planning.lacounty.gov> wrote:

WESTSIDE AREA PLAN

IN-PERSON COMMUNITY MEETING

THURSDAY, AUGUST 1, 2024

6-8 PM

Knox Presbyterian Church

5840 La Tijera Blvd.

Los Angeles, CA 90056

RSVP

<~WRD0000.jpg>

Extension of Draft WSAP and PEIR Public Review Period

The draft WSAP, draft implementing ordinance, and draft Program Environmental Impact Report (PEIR) are available for public review starting June 18, 2024.

The public review period of the draft (PEIR) has been extended until **August 16, 2024, for 60 days.** The project team encourages you to review these documents and provide comments and feedback. To review project materials please visit: **bit.ly/WestsideDocs**

Submit comments on the **Draft AREA PLAN*:***

https://forms.office.com/g/VgKMAs3ZDa

or via email **WestsideAreaPlan@planning.lacounty.gov**

with subject line “WSAP comments”

Submit comments on the **Draft WSAP PEIR:**

via email **WestsideAreaPlan@planning.lacounty.gov**

with subject line “WSAP PEIR comments”

Visit the WSAP Website

Frequently Asked Questions:

The project team has created a response document to address written questions that were submitted during the 6/25/2024 virtual cmeeting. The Frequently Asked Questions (FAQ) document is available on the WSAP project webpage in the link below:

https://planning.lacounty.gov/wp-content/uploads/2024/07/WSAP_FAQ.pdf

WestsideAreaPlan@planning.lacounty.gov

(213) 974-6424

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@LACDRP

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Los Angeles County Department of Regional Planning | 320 W. Temple St. | Los Angeles , CA 90012 US

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Comment Letter R59

From: Francine webster
To: Westside Area Plan; traci.park@lacity.org; sean.silva@lacity.org; Jeff.Khau@lacity.org; Planning.TheWestside@lacity.org; vince.bertoni@lacity.org; councilmember.park@lacity.org; dylan.stickland@lacity.org; karen.bass@lacity.org; marian.ensley@lacity.org; paula.ncwpdr@gmail.com
Cc: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; apadilla@cityofinglewood.org; upzoning@laderaheights.org
Subject: Ladera Heights WSAP/PEIR comments and feedback
Date: Thursday, August 1, 2024 4:32:29 PM

CAUTION: External Email. Proceed Responsibly.

To Whom it may concern:

My name is Francine Webster. I am a 50-year resident of Ladera Heights. I am writing to express my strong opposition to the proposed upzoning in the Ladera Heights area. While I understand the need for additional housing in Los Angeles, the plan to upzone Ladera Heights raises significant concerns that must be addressed before moving forward. Our community's unique character and needs, as a predominantly Black and Brown neighborhood, deserve careful consideration and protection. R59-1

1. **Impact on Density and Diversity:** Ladera Heights should not be expected to shoulder a disproportionate share of the 400,000 homes needed in Los Angeles. This neighborhood is a model of diversity, and the proposed changes threaten to disrupt its character. With plans for both the city and county to add residential units, the idea that a neighborhood of less than 2 miles radius should take on that much development seems targeted.

2. **Traffic and Congestion:** The area between Centinela and Slauson is already heavily congested, resembling a mini-highway at peak times. Additional housing will exacerbate traffic issues, making it even more difficult for residents to navigate their own neighborhood. Currently, it takes 20 minutes to travel from Slauson and La Cienega to Obama Boulevard at 5 PM on a weekday. This is no more than 2 miles. Increased density will only worsen this situation. R59-2

3. **Environmental Concerns:** More traffic will inevitably lead to increased noise and pollution, which are already significant issues due to proximity to LAX and local oil fields. The long-term plan must also consider the closure of these oil fields and how this land will be utilized since it was emphasized that these changes are for the next 30 years. The potential to add additional units once this land has been freed up seems to have been lost in the conversation for the future.

4. **School Capacity:** The Inglewood Unified School District, which serves Ladera, is already struggling. The contraction has seen the closure of several elementary and middle schools. Currently, there is only one public high school and no plans to accommodate the influx of students that new housing developments will bring. This will further strain an already underperforming school system. R59-3

5. **Parking Issues: Lack of adequate parking in new developments will force overflow parking onto residential streets, increasing noise, trash, and congestion in our family-oriented community. R59-4

6. **Food Desert Risk:** Without assurances that grocery stores will be included in new developments, there is a risk that Ladera Heights could become a food desert. Our neighborhood cannot afford to lose access to essential services like grocery stores. We have R59-5

seen the closure of at least 3 over the past few years. R59-5 Cont'

7. **Emergency Services:** The local sheriff's office is already stretched thin, and additional population density will further strain emergency services, including fire stations and the newly established urgent care clinic. R59-6

8. **Aesthetic and Height Concerns:** The proposed unlimed height limit is not in keeping with the aesthetic of our neighborhood. Developments must transition gently from single-family homes to higher-density housing to preserve the neighborhood's character. Families deserve privacy. A limit of no more than three stories should be imposed. R59-7

9. **Geographic Complexity:** Ladera Heights spans three jurisdictions—Los Angeles County, the City of Los Angeles, and Inglewood—making it difficult for residents to voice concerns effectively. Clear and concise communication is needed on how state laws impact these areas and what authority local governments have to intervene. R59-8

10. **Occupancy and Retention Studies:** There should be a study on the occupancy and retention rates of recent developments on the westside, including an assessment of grocery store availability and the impact on neighborhood infrastructure. As you are aware, the Occulus, the most recent example of new development with mixed-use retail space, is having trouble attracting businesses. It is my understanding that occupancy rates are less than 50%, mirroring some of the other newer developments with low retention and overall occupancy. R59-9

I would also like to see clear and concise language around the areas that LA City and County are unable to touch due to state laws. These hot zone areas should be highlighted, especially in light of all the different groups involved in this process.

In conclusion, while development is necessary, it should not come at the cost of eroding Ladera Heights' unique character and livability. I urge you to reconsider the proposed upzoning and engage with our community to find solutions that balance growth with the preservation of our neighborhood's integrity. R59-10

Thank you for your attention to these concerns. I look forward to your response and to participating in further discussions on this critical issue.

Sincerely,

Francine Webster
5616 S. Garth Ave.
L.A. 90056

Comment Letter R60

From: Ravi Sharma
To: Westside Area Plan
Subject: WSAP/PEIR comments re: Lower Ladera Heights
Date: Friday, August 2, 2024 10:13:36 AM

CAUTION: External Email. Proceed Responsibly.

Please hear the voices of the Ladera Heights community, which have been largely ignored in the planning process. Ours is a multicultural, multiracial neighborhood that is the pride of those who have labored to build it. It is a shining example of what Los Angeles can and should be. It was built by those who were refused elsewhere, and should not be destroyed by anonymous planners now.

One of the few complaints about the neighborhood is the heavy traffic on Fairview Blvd that makes it impassable to residents of the Heights at Ladera during rush hours. The Westside Area Plan proposes to replace the current two-story, affordable apartments on Fairview and Springpark with high density multifamily housing, which would not only eliminate existing affordable options, but would tie the neighborhood up with even heavier traffic. These new buildings would tower over neighboring houses, reducing the value of homes which people have struggled to afford and to beautify.

Another complaint about the neighborhood is the dangerous intersections where Alvern and Sherbourne give access to Little Centinela, which parallels Centinela Avenue. The plan to put multifamily housing on the site of the church at Little Centinela and Wooster would put an enormous burden on the narrow streets, and lead to many more traffic collisions, injuries and deaths at the intersections of Alvern and Sherbourne. We can expect many more cars racing through the neighborhood, endangering our children, our senior citizens, and all of us. R60-1

The proposed mixed use development at Ladera Center is the worst proposal of the lot. That center provides local access to groceries, pharmaceuticals, banking, shipping, dining and shopping. The open parking lot promotes safety and convenience. Life in Ladera is unthinkable without the Center. Ladera Center could use a refresh, with more shade trees and other enhancements, but we cannot live without it. Piling hundreds of new neighbors onto that site will make existing traffic problems on Centinela and La Cienega even worse. R60-2

The Westside Area Plan is supposed to amplify community identity and improve pedestrian and traffic safety. These proposals are diametrically opposed to those goals. Please don't claim to be seeking the good while doing harm. All of us who live in Lower Ladera Heights have sacrificed to be here, and have contributed to the welfare of the community, the county, and the surrounding communities.

The City of Los Angeles could add housing and services at the southwest corner of Centinela and La Tijera, where there is a Goodwill store, and until recently, there was a 99 cent store. That property is already surrounded by apartments and condos. It would not change the nature of the area to put multifamily housing there, and with adequate parking, would not place too much of a burden on our streets. But if the goal is to preserve community identity and improve safety, please do NOT add the proposed R5, MXD, and R4 developments to Lower Ladera. R60-3

Sincerely,

Ravi Sharma
6411 S Halm Avenue
Los Angeles, CA 90056

Comment Letter R61

From: Jo-An Sharma
To: Westside Area Plan
Subject: Fwd: WSAP/PEIR comments re: Lower Ladera Heights
Date: Friday, August 2, 2024 6:12:15 PM

CAUTION: External Email. Proceed Responsibly.

Please hear the voices of the Ladera Heights community, which have been largely ignored in the planning process. Ours is a multicultural, multiracial neighborhood that is the pride of those who have labored to build it. It is a shining example of what Los Angeles can and should be. It was built by those who were refused elsewhere, and should not be destroyed by anonymous planners now.

One of the few complaints about the neighborhood is the heavy traffic on Fairview Blvd that makes it impassable to residents of the Heights at Ladera during rush hours. The Westside Area Plan proposes to replace the current two-story, affordable apartments on Fairview and Springpark with high density multifamily housing, which would not only eliminate existing affordable options, but would tie the neighborhood up with even heavier traffic. These new buildings would tower over neighboring houses, reducing the value of homes which people have struggled to afford and to beautify. R61-1

Another complaint about the neighborhood is the dangerous intersections where Alvern and Sherbourne give access to Little Centinela, which parallels Centinela Avenue. The plan to put multifamily housing on the site of the church at Little Centinela and Wooster would put an enormous burden on the narrow streets, and lead to many more traffic collisions, injuries and deaths at the intersections of Alvern and Sherbourne. We can expect many more cars racing through the neighborhood, endangering our children, our senior citizens, and all of us.

The proposed mixed use development at Ladera Center is the worst proposal of the lot. That center provides local access to groceries, pharmaceuticals, banking, shipping, dining and shopping. The open parking lot promotes safety and convenience. Life in Ladera is unthinkable without the Center. Ladera Center could use a refresh, with more shade trees and other enhancements, but we cannot live without it. Piling hundreds of new neighbors onto that site will make existing traffic problems on Centinela and La Cienega even worse. R61-2

The Westside Area Plan is supposed to amplify community identity and improve pedestrian and traffic safety. These proposals are diametrically opposed to those goals. Please don't claim to be seeking the good while doing harm. All of us who live in Lower Ladera Heights have sacrificed to be here, and have contributed to the welfare of the community, the county, and the surrounding communities.

The City of Los Angeles could add housing and services at the southwest corner of Centinela and La Tijera, where there is a Goodwill store, and until recently, there was a 99 cent store. That property is already surrounded by apartments and condos. It would not change the nature of the area to put multifamily housing there, and with adequate parking, would not place too much of a burden on our streets. But if the goal is to preserve community identity and improve safety, please do NOT add the proposed R5, MXD, and R4 developments to Lower Ladera. R61-5

Sincerely,

Jo-An Sharma
6411 S Halm Avenue
Los Angeles, CA 90056

Comment Letter R62

From: Reese-Frederick Jones
To: Westside Area Plan
Subject: WSAP PEIR comments
Date: Saturday, August 3, 2024 11:36:00 AM

CAUTION: External Email. Proceed Responsibly.

Hello,

The slauson corridor plan is magnificent. I have been living off the corridor for 22 years and finally see the economic development that the area deserves. Only comments-

Are there dedicated bus/bike lanes on the thoroughfare?

Have we looked into the feasibility of a streetcar streetcar bus style system that connects to the city's regional center plans? R62-1

Please feel free to notify me if you need any resident comment or advocacy for this master plan. I understand the effects of NIMBYism and wish to help accelerate this zone change into effect as much as possible. For each month wasted is another month or affordability being dwindled in our city.

Best!

Reese Jones
reesejones0901@gmail.com
(310) 431-7145

Comment Letter R63

From: fesmith00@aol.com
To: Westside Area Plan
Subject: We object to the Westside Area Plan and the PEIR
Date: Tuesday, August 6, 2024 12:44:34 PM

CAUTION: External Email. Proceed Responsibly.

Hello, I have lived in Ladera since 2003. I am in objection to the plan which will allow upzoning in Ladera and surrounding communities. R63-1
Thank you,
Felicia Smith

Comment Letter R64

From: sondra hale
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; councilmember.park@lacity.org; planning.thewestside@lacity.org; housingelement@lacity.org; hello@onevoicewestchester.com; blipthatvote@gmail.com
Subject: Subject: Protecting Ladera Heights and Windsor Hills-View Park (WSAP PEIR comment, WPDR CPU comment, Housing Element CPC-2023-7068-CA comment)
Date: Tuesday, August 6, 2024 11:34:27 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Mitchell and Westside Area Planning team, Councilwoman Park and the Los Angeles City Planning team, and the Los Angeles City Housing Element team,

I am for fair and affordable housing and I wish to express my strong opposition to any upzoning of single-family neighborhoods and the excessive upzoning of commercial parcels in Ladera Heights and Windsor Hills-View Park. Because our community is impacted by the County's Westside Area Plan (WSAP), the City's Westchester Playa Ladera Community Plan Update, and the City Housing Element, I have included my statement on all three matters below. R64-1

Los Angeles County - Westside Area Plan
As a resident of the Los Angeles County WSAP area, I request the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The upzoning of these locations will alter the cultural character of our community. In addition, the WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing its initial survey. This represents less than 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Finally, Ladera Heights is a 3-mile area that cannot accommodate the State's Regional Housing Needs Allocation of 4,760 units. The currently proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. R64-2

City of Los Angeles - Westchester Playa Ladera Community Plan Update
As stated in One Voice Westchester's "Our Community Requests" letter, I strongly oppose any allowable heights listed as "No Limit" anywhere in Westchester, Playa, and Ladera. I strongly oppose zoning that would allow mid-high-rise structures next to single-family homes and duplex homes. I ask that City Planning consider the negative impacts of Assembly Bill 1287 and other state density bonuses when planning our community. R64-3

City of Los Angeles - Housing Element
I support the Housing Element June 2024 draft that rezones commercial corridors while protecting single-family neighborhoods, Historic Districts, and Rent Stabilized Units. I strongly recommend that City Council approve the Planning Department's current proposed revisions to the Housing Element. I request that City Planning protect single-family neighborhoods and focus development on the hundreds of miles of underutilized commercial corridors in Los Angeles. R64-4

I vote in Los Angeles County during every election.

Sondra Hale, Ladera Heights Resident since 1992

Comment Letter R65

From: Ilona Munoz
To: Westside Area Plan
Subject: WSAP/PEIR COMMENTS
Date: Wednesday, August 7, 2024 6:09:56 PM

CAUTION: External Email. Proceed Responsibly.

We find it very interesting that your Westside Area Plan begins by bragging about the historic and beautiful communities of Ladera Heights, View Park and Windsor Hills. You sound like you are beginning an argument for maintaining the beauty and history of these communities, when in fact your plan will make them worse by taking away their history and beauty. You also spend a portion of your time talking about its rich Black history, communities that were the places affordable to hardworking, upwardly mobile people when other areas such as Beverly Hills, West Los Angeles and Brentwood were not as easily assessable, but even our communities were not assessable at one point either. This is another example of how government, no matter its make-up of politicians (Black, Hispanic, White, etc.) finds ways to interrupt Black and Brown neighborhoods as has been done throughout history. Take our freeway system which impacted many Black and Brown neighborhoods as just one example. You have many wonderful explanations about why you can't touch Marina Del Rey, Beverly Hills, and others, but they are simply justifications to not act there because you choose not to fight those jurisdictional battles. This state law that you sit behind will have very negative consequences to the communities impacted. This is a form of disparate treatment whether you want to admit it or not. R65-1

While we recognize that there are many hardworking, well intentioned, county employees working to put this plan together, I disagree with many of its pieces. We will specifically focus on opportunity site no. 9, although much of what we say applies to the other sites as well. How is it possible to think that you can put eight new buildings in such a small space? And that is just you. When you add the City of Los Angeles' goal to add to this area, it gets even worse. In case you are not aware, traffic during many parts of the day is horrendous around this area (Crenshaw, Vernon, Victoria and Angeles Vista intersections). Not only do we already face problems with gridlock on these streets, but we also have many incidents of unreported road rage and aggressive/dangerous driving by people that are impatient because of this congestion. On top of this, you want to add more structures? It is a big fallacy that is being spread by politicians that you try to justify these multi use, multi residences by claiming that because it is near a metro rail station, that it is justified. This is a big lie. For every residential unit (approximately 130 living units based on your plan, not counting more for your multi-use buildings) there will be at least two cars on average per unit. Where will they park those cars? You already don't require builders to provide ample space for parking and even less, if any, in areas near the metro rail station. Not only will most folks have one or more cars, but most also won't even take advantage of the metro rail. Those that do so will only do it on rare occasions (for example, when the system is finally, if ever connected to the airport). R65-2

This plan and the law associated with it is built on a fallacy. Just because you call something progress or progressive, doesn't mean that it is progress or progressive. Squeezing more people into an area is not progress. There are a whole lot of open R65-3

spaces in this county where building up for housing is more beneficial to the entire county while at the same time not negatively impacting already dense areas. Instead, you choose to add to the congestion by finding lots in our communities to build on. That doesn't take a lot of effort on your part. Build in the more open spaces of our county instead. R65-3 Cont'

This plan is further flawed in that it requires each district to come up with a plan. The plan should be based on the county as a whole. As a whole, this county has many places it can build that are not as congested and do not negatively impact our communities. Looking at this plan for the whole county is wiser than looking at it by district. What is going to happen if voters approve the ballot item that would change the county from five districts to nine districts as well as all the additional government entities? This is another example of shortsighted thinking. R65-4

This plan will have a negative impact on various quality of life issues. Intuitively, you have to know that this is wrong and that nearly everyone who lives in our communities (homeowners and tenants alike) is against this plan. You also are fully aware that the majority of people do not have the time and energy to let you know how they feel. No matter how many meetings you have, PSAs (which I've seen none of), or mailers you send out to residents, you know full well that this information does not get to everyone and that not everyone has the time, energy, or ability to say something. This is supposed to be government by, of and for the people. Your efforts to reach all of us are minimal at best, despite the time and energy you've put into this. R65-5

As for your traffic plan, adding bicycle lanes on Slauson and Angeles Vista is ludicrous. These two streets are already so heavily congested that you won't improve things one bit by adding bicycle lanes. Los Angeles city and county are already filled by bicycle lanes that are so underutilized. It is another fallacy/dream to believe that bicycles will be a major mode of transportation one day. Statistically speaking, you have never been able to show that a: bicycle ridership has increased significantly to warrant adding them and, b: that car ownership and car driving has decreased. The fact is more and more people drive today than ever before. This is yet another example of how you can categorize something as progress when in fact it is not progress. You just can't have an idea that logically sounds like progress, you have to look at the actual effect. If the effect is not progress, then it is not progress no matter how logical it may sound. This is not progress. R65-6

Ilona Munoz, a registered voter

Comment Letter R66

From: marco munoz
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Wednesday, August 7, 2024 6:04:58 PM

CAUTION: External Email. Proceed Responsibly.

We find it very interesting that your Westside Area Plan begins by bragging about the historic and beautiful communities of Ladera Heights, View Park and Windsor Hills. You sound like you are beginning an argument for maintaining the beauty and history of these communities, when in fact your plan will make them worse by taking away their history and beauty. You also spend a portion of your time talking about its rich Black history, communities that were the places affordable to hardworking, upwardly mobile people when other areas such as Beverly Hills, West Los Angeles and Brentwood were not as easily assessable, but even our communities were not assessable at one point either. This is another example of how government, no matter its make-up of politicians (Black, Hispanic, White, etc.) finds ways to interrupt Black and Brown neighborhoods as has been done throughout history. Take our freeway system which impacted many Black and Brown neighborhoods as just one example. You have many wonderful explanations about why you can't touch Marina Del Rey, Beverly Hills, and others, but they are simply justifications to not act there because you choose not to fight those jurisdictional battles. This state law that you sit behind will have very negative consequences to the communities impacted. This is a form of disparate treatment whether you want to admit it or not. R66-1

While we recognize that there are many hardworking, well intentioned, county employees working to put this plan together, I disagree with many of its pieces. We will specifically focus on opportunity site no. 9, although much of what we say applies to the other sites as well. How is it possible to think that you can put eight new buildings in such a small space? And that is just you. When you add the City of Los Angeles' goal to add to this area, it gets even worse. In case you are not aware, traffic during many parts of the day is horrendous around this area (Crenshaw, Vernon, Victoria and Angeles Vista intersections). Not only do we already face problems with gridlock on these streets, but we also have many incidents of unreported road rage and aggressive/dangerous driving by people that are impatient because of this congestion. On top of this, you want to add more structures? It is a big fallacy that is being spread by politicians that you try to justify these multi use, multi residences by claiming that because it is near a metro rail station, that it is justified. This is a big lie. For every residential unit (approximately 130 living units based on your plan, not counting more for your multi-use buildings) there will be at least two cars on average per unit. Where will they park those cars? You already don't require builders to provide ample space for parking and even less, if any, in areas near the metro rail station. Not only will most folks have one or more cars, but most also won't even take advantage of the metro rail. Those that do so will only do it on rare occasions (for example, when the system is finally, if ever connected to the airport). R66-2

This plan and the law associated with it is built on a fallacy. Just because you call something progress or progressive, doesn't mean that it is progress or progressive. Squeezing more people into an area is not progress. There are a whole lot of open spaces in this county where building up for housing is more beneficial to the entire county while at the same time not negatively impacting already dense areas. Instead, you choose to add to the congestion by finding lots in our communities to build on. That doesn't take a lot of effort on your part. Build in the more open spaces of our county instead. R66-3

This plan is further flawed in that it requires each district to come up with a plan. The plan should be based on the county as a whole. As a whole, this county has many places it can build that are not as congested and do not negatively impact our communities. Looking at this plan for the whole county is wiser than looking at it by district. What is going to happen if voters approve the ballot item that would change the county from five districts to nine districts as well as all the additional government entities? This is another example of shortsighted thinking. R66-4

This plan will have a negative impact on various quality of life issues. Intuitively, you have to know that this is wrong and that nearly everyone who lives in our communities (homeowners and tenants alike) is against this plan. You also are fully aware that the majority of people do not have the time and energy to let you know how they feel. No matter how many meetings you have, PSAs (which I've seen none of), or mailers you send out to residents, you know full well that this information does not get to everyone and that not everyone has the time, energy, or ability to R66-5

say something. This is supposed to be government by, of and for the people. Your efforts to reach all of us are minimal at best, despite the time and energy you've put into this. R66-5 Cont'

As for your traffic plan, adding bicycle lanes on Slauson and Angeles Vista is ludicrous. These two streets are already so heavily congested that you won't improve things one bit by adding bicycle lanes. Los Angeles city and county are already filled by bicycle lanes that are so underutilized. I know cause I'm a bicycle rider and a driver,and these lanes are nearly always empty. It is another fallacy/dream to believe that bicycles will be a major mode of transportation one day. Statistically speaking, you have never been able to show that a: bicycle ridership has increased significantly to warrant adding them and, b: that car ownership and car driving has decreased. The fact is more and more people drive today than ever before. This is yet another example of how you can categorize something as progress when in fact it is not progress. You just can't have an idea that logically sounds like progress, you have to look at the actual effect. If the effect is not progress, then it is not progress no matter how logical it may sound. This is not progress. R66-6

Marco Munoz, a registered voter

Comment Letter R67

From: Sara Siegal
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Wednesday, August 7, 2024 9:12:17 AM

CAUTION: External Email. Proceed Responsibly.

Hi,

I live in Los Angeles, in the Del Rey neighborhood, and I'd like to comment on the Westside Area Plan. I support all efforts to increase public transportation options, as well as better bicycling infrastructure. I would like to ride my bike to more places, but many roads feel unsafe for bicyclists. R67-1

I also support increased housing density, specifically by allowing more units to be built per lot (i.e. reduce single family zoning). We have a housing crisis that will only be solved by building more housing. R67-2

Thank you,
Sara Siegal
12030 Aneta St
Los Angeles, CA 90230

Comment Letter R68

From: Francine Starks
To: Westside Area Plan
Subject: Comment on the Westside Area Plan - Ladera Center
Date: Thursday, August 8, 2024 5:19:18 PM

CAUTION: External Email. Proceed Responsibly.

I'm submitting this comment to express my concerns about the impact that a rezoning that increases the density of the Ladera Center, or any other parcels in the neighborhood, would have on the traffic in the area.

Traffic in the neighborhood is already very congested and is difficult to navigate at certain times. There are certain limitations in the area – topography, the length of existing city blocks and traffic patterns – that impose severe limitations on making infrastructure changes that would allow for the accommodation of additional drivers. The major streets in the neighborhood of the Ladera Center are busy thoroughfares from drivers travelling across the city - much of the traffic isn't coming from the neighborhood residents. The presence of the hills / oil fields nearby creates topographical challenges because it limits the number of routes that north/south drivers can take. R68-1

The Ladera Center borders are Centinela, La Tijera and La Cienega, all of which currently have troublesome traffic patterns. Here are more specifics:

1. La Cienega Blvd. This street is a major thoroughfare that connects the mid-city of Los Angeles with the South Bay and/or the airport, and it is a feeder for the 405 South onramp. The presence of the hills/oil fields causes there to be no practical alternative routes. Often the traffic is at a complete standstill on La Cienega between Centinela and Manchester, and north of Slauson and Centinela. The notion of creating solutions that reduce the need for people to be in their cars doesn't really apply here because this street is a major transportation artery that connects one part of the city to another. R68-2

2. La Cienega/La Tijera/Centinela Intersection. The area where these streets meet is extremely congested and difficult to navigate. The short length and the configuration of the city blocks creates challenges to accommodating the traffic. The congestion is exacerbated by the fact that cars often get backed up and stuck in the middle intersections so traffic on intersecting streets also gets backed up. This is the case on Centinela between La Tijera and La Cienega. It is a very short block that can't accommodate a lot of cars, so cars get stuck in the intersections. Cars stuck in the intersection of La Tijera and Centinela cause backups on La Tijera south of Centinela which prevent access to the Westchester Triangle neighborhood (see below). On the north side of Centinela, these backups contribute to the congestion and the inability to exit the Ladera Center as discussed below. I've also experienced cars stuck in the La Cienega/Centinela intersection that blocks the flow of traffic on La Cienega. That whole triangle area (in which Pann's is an island) has challenges because the small size of the blocks in that area combined with the amount of traffic for this major thoroughfare. R68-3

3. La Tijera between Thornburn and Centinela, headed northbound. This area takes traffic from the 405 northbound exit (similar to La Cienega, but not as bad) and gets extremely congested as it feeds into the La Tijera/Centinela/La Cienega intersection. The block between Knowlton Street and Centinela is short and often R68-4

times the traffic is backed up, blocking Knowlton Street and preventing access to the Westchester Triangle neighborhood (see below). This is a case where the physical limitation (the size of the block) creates a problem. In addition, at certain times, the backup extends all the way to the Northbound La Tijera exit on the 405. I've experienced the freeway being backed up a couple of miles because of congestion that originates at the La Tijera/Centinela intersection. R68-4 Cont'

4. Westchester Triangle (neighborhood bordered by the 405 freeway, La Tijera, La Cienega, Centinela). Traffic is diverted into this small neighborhood because drivers want to avoid the congestion on La Cienega Blvd, and the La Cienega/Centinela/LaTijera intersection. There are only 2 streets in/out of this neighborhood – Knowlton Street and Thornburn Street. In the morning rush hour, these streets are so congested with people crossing over from La Cienega to La Tijera, that people who live in the area have great difficulty in accessing Knowlton and Thornburn streets to get out of the neighborhood. So traffic backs up on small neighborhood streets within the triangle (Kittyhawk Ave, Knowlton Place, Ramsgate Ave, Glasgow Ave). It also backs up on alleys that people need to access to get to/from their garages – the alley running parallel to La Cienega that is accessed from Knowlton Place, and the alley running parallel to La Tijera that is accessed from Knowlton Place and Thornburn Street. People struggle to get out of their homes and on the roads during morning rush hour. This congestion also causes problems entering and exiting the shopping center (where Marshall's is) because the driveway entrance on Knowlton is blocked when Knowlton is congested. And that contributes to additional congestion on La Tijera and Knowlton as people who want to enter the shopping center sit and wait in the middle of the street to access the shopping center. R68-5

5. Ladera Center Parking lot - near Fatburger & Chipotle. There are portions of the Ladera Center parking lot that become backed up and congested due to the congestion on the bordering streets of La Cienega and La Tijera. On the Northeast side of the Ladera Center, there are a few businesses (e.g. Fatburger, Chipotle) that have parking spaces in front of them. One has to drive past these parking spaces to exit the Ladera center on the north side of the center at Fairview Blvd. Fairview Blvd becomes backed up and congested due to the congestion on La Cienega. As a result, the area where one drives by Fatburger/Chipotle also becomes backed up, and anyone who is parked in front of those businesses has difficultly exiting the parking places. It once took me 15 minutes to be able to get out of one of those parking places because the traffic was so backed up that even if someone wanted to let me out, they couldn't, because they couldn't back up and give me room to exit. R68-6

6. Ladera Center parking lot - La Tijera exit. The Ladera Center has an exit on La Tijera that is difficult to get out of due to the traffic that feeds from La Cienega onto LaTijera. It is impossible at rush hour. There are two ways to access this exit from the Ladera Center parking lot. One way is going from North to South, and the other way is going from West to East. The North/South route merges into the West/East route (which has the right of way). If the congestion is bad enough on La Tijera, it is next to impossible to get out of the center if you approach that exit from North going South.

In summary, the neighborhood experiences a lot of traffic from drivers who are traversing the city. La Cienega is a major connector from mid-city to the South Bay, or to LAX, and is a feeder to the 405 south. There aren't any alternate routes due to the Baldwin/Culver City hills. The residential neighborhoods currently experience congestion as drivers cut through them to avoid the major streets and intersections. It isn't practical to think that this could be alleviated by some sort of change that will make people use their cars less, given that people need to use this route to traverse the city. Are you going to put a regional airport in every neighborhood to reduce airport traffic on La Cienega? No? I didn't think so. Are you going to duplicate every business and commercial establishment south of Los Angeles so that people from mid-city don't have a need to drive south? I don't think that's practical either. R68-7

In addition, there are impediments to exiting the Ladera Center parking lot due to the congestion of the bordering streets. If more people are added to the Ladera Center in the form of housing and more commercial establishments, how will they even exit the center, if the users of the center have difficulty exiting it now? There is already a bottleneck. The streets can't be widened. More lanes can't be added. More exits from the center can't be added because they would feed into the already congested streets. More traffic lights can't be added because the blocks are too short. Increasing the density of the center isn't practical. R68-8

Comment Letter R69

From: Michele Bryant
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Thursday, August 8, 2024 7:14:32 PM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I understand that you are required to follow the state guidelines, however, I would like you to review the County's Westside Area Plan regarding Angeles Vista and Valley Ridge. R69-1
This is a residential area and should be respected.
Thank you,
Michele Bryant
3753 Lorado Way
View Park, CA 90043

Comment Letter R70

From: Eric Gazin
To: Westside Area Plan; Holly J. Mitchell; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Sunday, August 11, 2024 9:30:04 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I'm a 10-year resident of Ladera Heights.

I care about affordable housing and do want to see more opportunities for it but the ladera heights bedroom community, with its choking points of traffic along Slauson, is not the right spot to implement thousands of additional units.

Currently in the afternoon and morning, Slauson and it's adjacent La cienega La tijera areas are completely gridlocked. We all know that thousands of additional units is going to make this traffic nightmare even worse.

Further, there are is not rail service adjacent to this area, and buses only take a certain number of commuters to their work, it's not set up to make a real impact on getting people out of cars as it might be in other communities. R70-1

Frustrating as I did not get any sort of notice at my home about the public sessions to voice my opposition to this plan.

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! R70-2

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Eric Gazin & Aekyoung Shim

Address: 5530 S Garth Ave, Los Angeles, CA 90056

Comment Letter R71

From: Ingrid Day
To: Westside Area Plan
Subject: Opposition to the County Westside Area Plan and PEIR
Date: Sunday, August 11, 2024 2:14:01 PM

CAUTION: External Email. Proceed Responsibly.

I have been a resident of Ladera Heights and Culver City beginning in 1972, prior to that my family resided in the city of Inglewood beginning in 1967.

My fear as an adult, now residing in my "Forever Home", after years of saving and sacrificing from my first home, a Condominium in Fox Hills, to a Townhouse in Culver City and now to the street I resided on as a child. I did what most people have done, over time, by starting small and baby steps to what will likely be my last home.

The County Westside Area Plan and PEIR will destroy the neighborhood character of Ladera Heights along with the nearby areas, seeing what over developing has done to the City of Inglewood and the fact noise pollution travels from Inglewood events all the way to Ladera Heights only supports this plan you have will adversely affect my immediate home by adding even more traffic and congestion in the way of buses, vehicles and people is not improving the environment for existing residents.

Please do not move forward with further commercialization and congestion of an already densely populated area, focus your efforts on areas that have long been underserved!
Sent from my iPhone

R71-1

Comment Letter R72

From: mamiSfdbad.com
To: linda.Mitchell@bos.lacounty.gov; McGee, Tracy; Gracias, Isela; Westside Area Plan; councilmember.park@lacity.org; planning.theeastside@lacity.org; housingelement@lacity.org; hello@onevoicewestchester.com; bbahouste@gmail.com
Subject: Protecting Ladera Heights and Windsor Hills-View P_ Protectmark (WSAP PEIR comment, WPDR CPU comment, Housing Element CPC-2023-7068-CA comment)
Date: Sunday, August 11, 2024 10:27:21 AM

CAUTION: External Email. Proceed Responsibly.

Please add the entirety to the public record on this matter.

Dear Supervisor Mitchell, Councilwoman Park, the Westside Area Planning team, the Los Angeles City Planning team, and the Los Angeles City Housing Element team,

I wish to express my strong opposition to any upzoning of single-family neighborhoods and the excessive upzoning of commercial parcels in Ladera Heights and Windsor Hills-View Park. Because our community is impacted by the County's Westside Area Plan (WSAP), the City's Westchester Playa Ladera Community Plan Update, and the City Housing Element, I have included my statement on all three matters below. R72-1

Los Angeles County - Westside Area Plan

As a resident of the Los Angeles County WSAP area, I request the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The upzoning of these locations will alter the cultural character of our community. It should be noted that the WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing its initial survey. This represents less than 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Finally, Ladera Heights is a 3-mile area that cannot accommodate the State's Regional Housing Needs Allocation of 4,760 units. The currently proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. R72-2

City of Los Angeles - Westchester Playa Ladera Community Plan Update

As stated in One Voice Westchester's "Our Community Requests" letter, I strongly oppose any allowable heights listed as "No Limit" anywhere in Westchester, Playa, and Ladera. I strongly oppose zoning that would allow mid-high-rise structures next to single-family homes and duplex homes. I ask that City Planning consider the negative impacts of Assembly Bill 1287 and other state density bonuses when planning our community. R72-3

City of Los Angeles - Housing Element

I support the Housing Element June 2024 draft that protects single-family neighborhoods, Historic Districts, and Rent Stabilized Units. I strongly recommend that City Council approve the Planning Department's current proposed revisions to the Housing Element. I request that City Planning protect single-family neighborhoods and focus development on the hundreds of miles of underutilized commercial corridors in Los Angeles. R72-4

City of Los Angeles- Youth Sports Element

I support the preservation of community open spaces, parks and safe areas for family gatherings. Westchester sports provide opportunities for youth to develop community based family events. Ladera community parks provide additional venues for local youth to hold tournaments.

I vote in Los Angeles County during every election.

NAME,

Suzette Frio

Westchester Resident since 1957
Third Generation Resident Westchester
Former Board Member of WDRLL Softball League.

Comment Letter R73

Fwd: No for Upzoning/rezoning for Ladera, Windsor Hills and View Park Andrea Berg 5424 Bradna Drive, LA 90043

Andrea Berg <andrealberg@icloud.com>

Mon 8/12/2024 8:25 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>

1 attachments (16 KB)

Document1.docx;

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Subject: Fwd: No for Upzoning/rezoning for Ladera, Windsor Hills and View Park Andrea Berg 5424 Bradna Drive, LA 90043

Sent from my iPhone

Begin forwarded message:

From: Andrea Berg <andrealberg@icloud.com>
Date: August 12, 2024 at 1:56:31 PM PDT
To: HollyJMitchell@bos.lacounty.gov, westsideareaplan@planning.lacounty.gov

Subject: Fwd: No for Upzoning/rezoning for Ladera, Windsor Hills and View Park Andrea Berg 5424 Bradna Drive, LA 90043

please please don't change the zoning for the Ladera Center, Home Depot or other proposed sites.

Stop this unfair upzoning project!! R73-1

Sent from my iPhone

Begin forwarded message:

Subject: No for Upzoning/rezoning for Ladera, Windsor Hills and View Park Andrea Berg 5424 Bradna Drive, LA 90043

ladera hts

Dr. H. Milano Mellon <milano650@gmail.com>

Mon 8/12/2024 1:48 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

WSAP plan would destroy our neighborhood turning it into a commercial hub from a bedroom community. The traffic would be more of a nightmare than it already is. I hope we don't get bullied for numbers on a spreadsheet. This is our home where we raise our families. Please don't destroy this!! R74-1

--

Dr. Mellon

Comment Letter R75

WSAP/PEIR comments - opportunity site #10

Julian Nagendran <j.nagendran1@gmail.com>

Mon 8/12/2024 8:28 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am an owner on valley ridge avenue near the proposed opportunity site #10.

I adamantly oppose opportunity #10 on the west side area plan. We purchased this house because it's in a historic neighborhood single family neighborhood. A multi family/commercial structure will greatly impact the value of the property and will lead to more congestion, traffic and crime that comes with higher density area and/or retail. R75-1

Regards,

Julian Nagendran
(805) 807-0569

Comment Letter R76

WDAP/Peir co.ments - opportunity Site #10

Lisa Brown <lisa.brown15@yahoo.com>

Mon 8/12/2024 7:52 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I OPPOSE opportunity #10 on the Westside Area Plan. R76-1

My name is Lisa Btown. I live on Valley Ridge Ave

Yahoo Mail: Search, Organize, Conquer

Support for the LHCA Response to Zoning Changes

gailchitty@aol.com <gailchitty@aol.com>

Mon 8/12/2024 8:07 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:Miriam Thompson <MThompson@planning.lacounty.gov>

R77-1

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:
PLEASE NOTE: I LIVE IN LADERA HEIGHTS AND I RECEIVED A NOTICE OF INTENT TO UPZONE OUR CONDO BUILDING FROM 17 UNITS TO 100 UNITS. THIS A SMALL AREA OF CONDOS AND RENTAL BUILDINGS IN A RESIDENTIAL NEIGHBORHOOD. I STRONGLY OPPOSE THIS DRASTIC TYPE OF UPZONING IN ADDITION TO THE CHANGE IN THE LADERA CENTER TO A REGIONAL CENTER WITH NO PARKING AND UNLIMITED HEIGHT
I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association (%2►►LHCA%2►►) to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,
Mary Chitty
6601 Springpark Ave #8
LA 90056

Sent from AOL on Android

WSAP Comments

Harper-Howie Kerri (US Partners) <kerri.harperhowie@partners.mcd.com>

Mon 8/12/2024 8:38 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I live on Wooster 2 doors down from Opportunity Site #7. I strenuously object to this site being designated as an opportunity site. On August 1, 2024, a meeting was held. The woman who spoke from the stage on behalf of Supervisor Mitchell's office stated that this site is being considered as being de-designated as an opportunity site. I urge you to please do so.

At the Aug 1 meeting, I asked Bruce (I believe from the Planning office) how Site 7 could be upzones when the County stated in the materials it had distributed that evening that it would not change the character of single-family neighborhoods. He told me that Site 7 is considered to be on a commercial corridor because the building BEHIND it is a commercial building. Yet, there is absolutely no connection between Site 7 and the building behind it. They do not face each other or have any way to access each other. They cannot reasonably be considered to be part of the same neighborhood. They have completely distinct ingress/egress, street addresses, facades, etc. They have nothing in common other than that the back of each buildings face each other. To contend that a building behind a parking lot makes the parking lot exist on a commercial corridor is wrong. The idea flies in the face of the County's stated commitment not to change the character of single-family neighborhoods or streets. R78-1

The correct "corridor" that should be considered is the street that any potential building built on Site 7 would face. That street would be Wooster Ave, not Green Valley Circle, which is the street the building behind Site 7 faces. Also, Site 7 is in Ladera. The building behind it is in Fox Hills. These neighborhoods have very different characteristics. Wooster is a street lined exclusively with single-family homes. Green Valley Circle is a street with commercial buildings and multi-unit apartment and condo buildings. Site 7 faces Wooster - NOT Green Valley Circle.

Wooster is a single-family street. Every single other address on Wooster - and, with the exception of the church, every other building on each of the 6 blocks going east - are ALL SINGLE-FAMILY HOMES. Those streets are Shenandoah, Bedford, Sherbourne, Halm and Holt. Building a multi-unit building on the church parking lot would literally destroy the character of our indisputably single-family street, indeed our single-family neighborhood.

When I spoke with Bruce on Aug 1, he essentially threatened me when I brought this to his attention. He stated that if the County wanted to, it could designate every building three buildings deep on each of the six streets listed above as opportunity sites. He said that I should be "grateful" that the County only designated the church parking lot as an opportunity site. I told him that I essentially understood him to be saying that I should be grateful that instead of pouring a pot of hot oil all over my body, I should be grateful that he only was pouring it on my arm. He did not agree with this analogy. But, that is how his statements made me feel. Even if his statements were true, they felt threatening and inappropriate. R78-2

My understanding is that a multi-unit building could be built on Site 7 without even adding parking spaces. There is no parking available on Centinela or any other main, commercial thoroughfare. This means that our currently quiet neighborhood streets - NOT a commercial corridor - would be filled with cars and the pollution and trash that come with them. R78-3

I was informed that Knox Presbyterian church originally was designated as an opportunity site, but that it was de-designated as such a site. Knox actually IS located in a commercial corridor and serves as a stark contract to R78-4

Site 7:

- Knox sits across the street AND FACES - both across Latijera and 59th - multi-unit buildings. Site 7 is across the street from an entire block (and six additional blocks of) single family homes.
- Knox's neighbor to the north is another church. Site 7's neighbor to the north is upwards of 20-30 single family homes.
- The character of the neighborhood that Knox sits in a faces is commercial. The character of the neighborhood that Site 7 sits in a faces is single family residential.

R78-4 Cont'

If Knox was not properly designated, certainly Site 7 on Wooster is not properly designated as an opportunity site either. Please do not be fooled by the fact that the UCC address is on Centinela. Any building built on the UCC lot would face and have an address on Wooster. All of the traffic, noise, pollution, residents, etc. would all be on Wooster. It would not be possible to access the building by car from Centinela.

I am sure that there are legal ways of saying all the things I am saying. I don't know all of the code provisions. But, I want to be sure that any claims that I may be able to make in a future lawsuit are preserved by this email, even though it does not name specific statutes, claims, regulations, etc. I am not sure which provisions are specifically addressed in the plan and/or EIR. But, all of this is stated in objection to the Plan and the EIR.

Kerri Harper-Howie

Comment Letter R79

WSAP/PEIR comments – Opportunity Site #10

Monique Avedian <moniqueavedian@gmail.com>

Mon 8/12/2024 5:27 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I *OPPOSE* Opportunity #10 on the Westside Are Plan.

My name is Monique Avedian. I live on 5139 Valley Ridge Ave, View Park, CA 90043. R79-1

Sincerely,
Monique Avedian

Comment Letter R80

WSAP/PEIR comments – Opportunity Site #10

Ray Avedian <raymondavedian@gmail.com>

Mon 8/12/2024 5:26 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I *OPPOSE* Opportunity #10 on the Westside Are Plan.

My name is Raymond Avedian. I live on 5139 Valley Ridge Ave, View Park, CA 90043. R80-1

Sincerely,
Raymond Avedian

Support for the LHCA Response to Zoning Changes

Richard Townsend <terichard@icloud.com>

Mon 8/12/2024 6:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:Miriam Thompson <MThompson@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

Many aspects of the proposed Draft Plan would have an extremely adverse impact on a successful and thriving diverse and African-American community in Ladera Heights. I would urge you to please consider obtaining expert input and assessment from researchers who have studied these extremely negative aspects of the Draft Plan's impact. Someone such as UCLA Professor Marcus Anthony Hunter, PhD., Endowed Chair in Social Sciences at UCLA, has done extensive research on this topic and authored the book Chocolate Cities: The Black Map of American Life. R81-1

I support fair and equitable housing, and I strongly support the August 9, 2024, response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes in the Draft Plan may be appropriate, most of those proposed in the Draft Plan are not. I hereby request that the LA County planning department continue work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socio-economically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden. R81-2

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards, Richard Townsend

Comment Letter R82

From: Sonia Jackson
To: Westside Area Plan
Subject: Subject: WSAP/PEIR comments-Opportunity Site# 10
Date: Monday, August 12, 2024 10:35:26 AM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity # 10 on the Westside AreaPlan.

Ny name is Linda Jackson, I live on Keniston Ave, Los Angeles Ca 90043

R82-1

Comment Letter R83

From: paulsmith@me.com
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunigy Site #10
Date: Monday, August 12, 2024 10:54:12 AM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan. R83-1

My name is Renee Smith. I live on 5214 Valley Ridge Avenue View Park CA 90043.

Thank you.

Renee Smith

Comment Letter R84

WSAP- Ladera Resident

Stacy Robin <imaginary_friends@msn.com>

Mon 8/12/2024 10:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare.

A traffic nightmare is not just an inconvenience to our neighborhood, it is a critical safety concern. As the only access to our homes is via Slauson Avenue to the south, we cannot tolerate this route being further impacted.

R84-1

We already encounter the impact of church functions, cemetery funeral processionals, and even filming that can completely block us in on Shenandoah and Slauson.

I considered the absence of through routes in Upper Ladera a lovely attribute, and we do appreciate the tranquility on our cul de sac.

But until you have experienced a personal disaster such as a house fire as we did, or a loved one in crisis (my husband passed in our home last year) you don't understand the how precarious our neighborhood's egress/access truly is in the face of disaster.

I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

R84-2

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

R84-3

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

R84-3 Cont'

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Stacy Young

Address: 5445 Marjan Ave LA 90056

Comment Letter R85

From: Karen DeCoud
To: Westside Area Plan
Subject: Your Proposed Changes to the LADERA NEIGHBORHOOD
Date: Tuesday, August 13, 2024 3:52:11 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

I attended the information session on August 1 at Knox Presbyterian and I wanted to share my concerns.

Traffic congestion-
Eastbound on Slauson, at 5pm, from the 405 to La Cienega can take as much as 20-25 minutes. That's a 3 mile stretch requiring that we move @ 5mph with lots of sitting and waiting time. Your plans to add housing into that area will create an even greater gridlock problem, increasing commuter time and making the area undesirable for future buyers.

During the meeting, one of your team stated that you were looking into walking and biking solutions. Those solutions do not apply to people coming home from work.

To avoid the congestion, you can always find 12 plus cars, back to back, cutting thru the neighbohood, blocking access to schools like Parent, and increasing wait times to get through an intersection. I've personally waited thru 3 green lights trying to turn east on Slauson from Corning at rush hour. R85-1

Home values-
We are proud of this neighborhood , how well it's maintained and the home values we now have. Adding apartments will lower those values. Many potential buyers will not wish to buy in a neighborhood because of the transient nature of renters.

I believe there are many empty buildings that could be utilized first before changing the zoning of an established residential neighborhood. The white building on Sepulveda across from the airport has been empty for 20+ years. Please consider alternatives. Thank you for your consideration. R85-2

Karen Decoud
6625 Bedford Ave
Los Angeles, CA 90056

Comment Letter R86

From: Cynthia Jackson
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Tuesday, August 13, 2024 5:18:09 PM

CAUTION: External Email. Proceed Responsibly.

WSAP

Remove opportunity site #10 Angles Vista & Valley Ridge from consideration. It is situated squarely within a residential area in which commercial and multifamily development does not currently exist. It lacks the need or space for development. I was told by a member of your team that some individuals wanted "a place to walk & get a cup of coffee". That already exists- as there are places on the Slauson Ave. commercial corridor which serve coffee. R86-1

The community has repeatedly and clearly expressed that it wants to limit and control the amount of density in order to retain its single family residential character. One of the WSAP intentions is to **not** change the character of the community, so you are obligated to lean into this factor. I'd like to take this opportunity to remind you that the community's infrastructure was not designed or built or modified for a significantly larger population. There are no plans for additional infrastructure. Increased density also carries the negative effects of increased noise, traffic and pollution. R86-2

I am aware of and understand that you are under a mandate by the State to increase housing, with an emphasis on "affordable housing". I'd like to remind you that the new development generated by relaxed zoning, rarely, if ever, results in a significant number of affordable housing units since substantially all of the units constructed are sold/rented at fair market value, if not above it. I urge you to utilize n R86-6 ogies other than zoning changes to increase affordable housing and market rate housing to meet the mandate. I'd like to suggest that we use/convert appropriate existing properties to housing as an initial, actionable step.

There are a number of subtleties specific to the View Park and Windsor Hills areas, not appropriately addressed in the Westside Plan, which are addressed in the Community Standards District (CSD) document for View Park and Windsor Hills. There needs to be coordination between the WSAP and the CSD. This should be mandatory and incorporated into any final documentation. R86-3

PEIR

The PEIR suggests that a number of items are minimal/insignificant and don't require mitigation. I disagree.

Impact 5.14-1: The Project would indirectly induce substantial population growth in the area, since the proposed zoning changes will result in an onslaught of development/construction. This is significant by your definition. R86-4

Impact 5.15: Additional people will require additional services, which is significant. R86-5

Impact 5-17: There is a higher possibility that emergency services would be delayed due to an increase in existing traffic congestion. R86-6

Impact 5-19: It is questionable if there are adequate resources and infrastructure available for sufficient water and solid waste disposal. R86-7

Thank you for the opportunity to provide my input.

Cynthia Jackson

R86-7
Cont'

Comment Letter R87

From: Jill Lalonde
To: Westside Area Plan; HollyJMitchell@bos.lacounty.
info@daphnebradford.com
Subject: WS planning rezoning plan of the crown jewel of Black Los Angeles
Date: Tuesday, August 13, 2024 7:07:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission, and Westside Area Planning Team,

My name is Jill Britt and I am a long time resident of Inglewood, CA. I wish to express my strong opposition to the proposed rezoning of the single-family neighborhoods adjacent to north Inglewood: Ladera Heights and Windsor Hills/ View Park, and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park.

As a long time resident that lives less than a mile from the Ladera Shopping Center, I wanted to express my reservations regarding the proposed rezoning of these locations.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities are historically significant to Los Angeles County due to their historically high concentration of professional people and families of Black American descent. These beautiful, mostly quiet neighborhoods were the few places where Black people flocked when red-lining was the norm and other neighborhoods in the city were not selling homes to people of color. These still-diverse but noticably predominantly Black neighborhoods flourished from the 1960s until the present, even with repeated influxes of new residents and greater traffic congestion as time went on, and the general population increased. R87-1

As stated in the Westside Area Plan documents, Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. Why? Why can't more units be mandated a few miles east where there is a need to spruce up the neighborhoods with modern facilities and amenities?

The proposed WSAP plan is detrimental to the historic neighborhoods of Ladera Heights, View Park, and Baldwin Hills and their residents. Adding hundreds of units into these relatively small neighborhoods would negatively effect traffic and safety, bringing in construction traffic for several months, and then overpopulation to the area, which would alter the neighborhood, making each venture out into the area way more congested and stressful. The hundreds of units would really only benefit the owners and shareholders of the construction companies, the owners of the buildings, and the apartment management companies, certainly not the people who live here. R87-2

So, I'm requesting the removal of the Ladera Center, the Slauson-Fairfax/Home Depot property, and the Slauson-Fairfax intersection from the WSAP opportunity site list.

Please consider rezoning other neighborhoods where the neighborhoods need upgrading instead of our "quiet corner" of town.

The plan as it stands would disrupt one of the only historically black "middle to upper middle class" neighborhoods in the United States, making it just another overcrowded urban enclave that used to be the crown jewel of "Black Los Angeles".

Thank you for your consideration.

Sincerely
Jill Britt

Address:
453 W. 64th Place
Inglewood, CA 90302

Comment Letter 88

From: bbac
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Tuesday, August 13, 2024 12:15:16 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

I OPPOSE Opportunity #10 on the Westside Area Plan. (Strongly Oppose!)

My name is Bryan Barnes. I live on Valley Ridge Ave (5030). R88-1

Comment Letter R89

From: Alison Jones
To: Westside Area Plan
Subject: WSAP/PEIRcomments-Opportunity Site #10
Date: Tuesday, August 13, 2024 11:31:07 AM

CAUTION: External Email. Proceed Responsibly.

My name is Alison Jones.
I OPPOSE OPPORTUNITY # 10 on the Westside Area Plan!!! R89-1

Yahoo Mail: Search, Organize, Conquer

Comment Letter R90

From: Penny Madden
To: Westside Area Plan
Subject: Fwd: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Tuesday, August 13, 2024 11:25:53 AM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

From: Penny Madden <pennylmadden@gmail.com>
Date: August 11, 2024 at 9:07:56 AM PDT
To: WestsideAreaPlan@planning.lacounty.gov
Cc: MThompson@planning.lacounty.gov
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

Statements were made that community input was gathered late 2023 and early 2024. Neither we nor any of our neighbors were asked to give input. When we were notified in August, the community turned out in numbers that exceeded capacity and are overwhelmingly opposed to the plan to burden this community with a plan to more than double the number of residences with no parking requirement or height restrictions. It is a terrible plan to increase traffic through our neighborhood. R90-1

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles. R90-2

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

Comment Letter R91

From: Jill Lalonde
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WS planning rezoning plan of the crown jewel of Black Los Angeles
Date: Tuesday, August 13, 2024 7:07:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission, and Westside Area Planning Team,

My name is Jill Britt and I am a long time resident of Inglewood, CA. I wish to express my strong opposition to the proposed rezoning of the single-family neighborhoods adjacent to north Inglewood: Ladera Heights and Windsor Hills/ View Park, and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park.

As a long time resident that lives less than a mile from the Ladera Shopping Center, I wanted to express my reservations regarding the proposed rezoning of these locations.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities are historically significant to Los Angeles County due to their historically high concentration of professional people and families of Black American descent. These beautiful, mostly quiet neighborhoods were the few places where Black people flocked when red-lining was the norm and other neighborhoods in the city were not selling homes to people of color. These still-diverse but noticably predominantly Black neighborhoods flourished from the 1960s until the present, even with repeated influxes of new residents and greater traffic congestion as time went on, and the general population increased. R91-1

As stated in the Westside Area Plan documents, Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. Why? Why can't more units be mandated a few miles east where there is a need to spruce up the neighborhoods with modern facilities and amenities?

The proposed WSAP plan is detrimental to the historic neighborhoods of Ladera Heights, View Park, and Baldwin Hills and their residents. Adding hundreds of units into these relatively small neighborhoods would negatively effect traffic and safety, bringing in construction traffic for several months, and then overpopulation to the area, which would alter the neighborhood, making each venture out into the area way more congested and stressful. The hundreds of units would really only benefit the owners and shareholders of the construction companies, the owners of the buildings, and the apartment management companies, certainly not the people who live here. R91-2

So, I'm requesting the removal of the Ladera Center, the Slauson-Fairfax/Home Depot property, and the Slauson-Fairfax intersection from the WSAP opportunity site list.

Please consider rezoning other neighborhoods where the neighborhoods need upgrading instead of our "quiet corner" of town.

The plan as it stands would disrupt one of the only historically black "middle to upper middle class" neighborhoods in the United States, making it just another overcrowded urban enclave that used to be the crown jewel of "Black Los Angeles". R91-3

Thank you for your consideration.

Sincerely
Jill Britt

Address:
453 W. 64th Place
Inglewood, CA 90302

Comment Letter R92

From: jquaglietta
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Wednesday, August 14, 2024 1:58:29 PM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan.

My name is Jordan Quaglietta. I live on 5103 Valley Ridge Ave, View Park, CA 90043. R92-1

Thanks!
Jordan Quaglietta
978-973-7074

Comment Letter R93

From: Lisa Phillips
To: Westside Area Plan; HollyJMitchell@bos.lacount, [illegible], [illegible], info@daphnebradford.com
Subject: WASP Comments
Date: Wednesday, August 14, 2024 1:20:49 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

The proposed rezoning of single-family neighborhoods threatens fair and affordable housing for existing residents, and I oppose any action that undermines this fundamental right.

The proposed rezoning of single-family neighborhoods and excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park is tantamount to the destruction of predominately Black communities occurring in the West Adams neighborhood during the 1950s.

It's appalling that in 2024, we're seeing the same type of community destruction, fragmentation and psychological warfare hoisted on current residents as the residents of "Sugar Hill" experienced during the construction of the 10 freeway through the West Adams District during the 1950s. R93-1

Just as that government-led destruction left a devastating and lasting impact, this proposed Westside Area Plan (WSAP), if implemented, threatens to inflict similar harm in addition to severe health issues.

The increased traffic to the existing unbearable traffic on Slauson, La Cienega, La Tijera and Centinela puts residents at an increased risk for respiratory and cognitive issues, cardiovascular problems, and adverse birth outcomes. That's in addition to the health issues posed from one of the largest urban oil fields in the U.S., which is located in close proximity to these communities. R93-2

While Ladera Heights, Windsor Hills, and View-Park are diverse, the communities remain predominately Black/African American. The proposed WSAP construction represents a clear example of how urban planning and infrastructure projects can disproportionately harm Black communities and highlights the historical pattern of systemic biases, displacement and disenfranchisement faced by Black communities in Los Angeles for decades.

The WSAP is not fair and affordable housing with respect to current residents, and I vehemently oppose the entire undertaking. R93-3

Lisa Phillips
4200 Don Diablo Dr.
Los Angeles, CA 90008

Comment Letter R94

From: Guillermo Gastelo
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Wednesday, August 14, 2024 9:35:49 AM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan. R94-1

My name is Guillermo Gastelo. I live on 5042 Valley Ridge Ave. Los Angeles, CA 90043

Comment Letter R95

WSAP/PEIR

Carla Waffer <carladaws@aol.com>

Wed 8/14/2024 5:00 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Mitchell, Planning Team and Planning Commission:

I have several concerns the PEIR does not address, or does not address adequately:

MITIGATION MENU:

There is a “menu” of mitigation measures a developer might or might not adopt.

Who decides whether the mitigation measures are adequate for a given project?

Would each proposed project with selected mitigation measures then be subject to public review before adoption/approval?

Would the mitigation measures for a proposed project be subject to a separate EIR considering the potential/likely negative impacts?

Assuming mitigation measures selected are adequate, who, what entity, enforces compliance?

R95-1

MULTIPLE PROJECTS:

Is there any safeguard against multiple projects undertaken simultaneously to prevent a high concentration of disruption, noise, pollution, traffic, etc. in such a small area that is Ladera Heights?

R95-2

I hope you can/will address these concerns. Thank you.

Carla Waffer
6636 S. Halm Avenue
Los Angeles (Ladera Heights), CA 90056

Comment Letter R96

WSAP PEIR Comments

J Foster <drjpfoster@att.net>

Wed 8/14/2024 7:01 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Please hear the voices of the Ladera Heights community, which have been largely ignored in the planning process as well as the meeting of August 1, 2024. Ours is a multicutural, multi-racial neighborhood that is the pride of those who have labored to build it. It is a shining example of what Los Angeles can and should be. It was built by those who were refused elsewhere and should not be destroyed by anonymous planners now.

We do not want high density multifamily dwelling to replace the current apartments along Fairview and Springpark, nor do we want to lose Ladera Center. Adding multifamily housing and commercial properties to the current University Christian Church property will make Little Centinela and the intersections that lead into our neighborhood even more dangerous than they are today. There is more than adequate planning/building going on at Sepulveda and Centinela (site of Dinah's) as well as availability at Playa District (behind Howard Hughes Los Angeles Center) and the vacant (many years) Howard Hughes Building.

The Westside Area Plan is supposed to amplify community identity and improve pedestrian and traffic safety. These proposals are diametrically opposed to those goals. Please don't claim to be seeking the good while doing harm. All of us who live in Lower Ladera Heights have sacrificed to be here, and have contributed to the welfare of the community, the county and the surrounding communities.

Please listen to us! R96-1

Sincerely,

Jaimela P. Foster, Ph.D.
6435 S. Halm Ave.
Los Angeles, CA 90056

Virus-free.www.avg.com

Objection to the Westside Area Plan and the PEIR, impact on Ladera Heights community

Mark Stannard <mark.stannard@gmail.com>

Comment Letter R97

Wed 8/14/2024 4:20 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Mitchell and LA County Planning Department,

Understanding the requirement by the State of California to develop a new plan to address development and housing, and the importance of development for the country, I am writing to express my strong concern with and objection to the Westside Area Plan and the PEIR as currently drafted. While I fully support the responses provided to you by the Ladera Heights Civic Association, I wanted to callout a few specific areas of concern:

R97-1

- I have lived in Ladera Heights for almost eight years, and have been an LA County resident for almost 14-years. As you know, Ladera Heights is a historically predominantly African American community, but that community has opened itself up to residents from a diverse set of backgrounds and helped create a community that is inclusive of multiple cultures and heritages. While the community can adapt to include new development and neighbors, the Plan as drafted places a disproportionate and unacceptable burden on the Ladera Heights community and surrounding areas.

R97-2

- Further, the primary circulation arteries that support the community - Slauson Avenue, Centinela Avenue, La Cienega Avenue, La Brea Avenue, Stocker, and Overhill - are already highly congested and struggle to support the current Ladera Heights and neighboring community and commuter traffic. Developing an additional 6,000 units in this area will overwhelm the current transportation corridors and significantly harm the Ladera Heights community.
- Lastly, the City of Los Angeles also proposes to upzone the Ladera Center and other surrounding LA City parcels, which would irrevocably harm Ladera Heights. Understanding the City of LA's planning process is separate from LA County, as country residents, it is crucial for LA County to represent and advocate for the best interests of Ladera Heights and consider how both the LA City and LA Country plans will impact the thriving Ladera Heights community.

Thank you for your time and consideration,
Mark

--

Mark Stannard
m: 805 570 5330

WSAP/PEIR comments - Opportunity Site #10

Comment Letter R98

Kelly & Bobby Huang <5303angelesvista@gmail.com>

Wed 8/14/2024 4:46 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area plan. R98-1

My name is Robert Huang. I live on 5303 Angeles Vista Blvd, View Park, CA 90043.

Comment Letter R99

From: Cheryl Moore
To: HollyJMitchell@subscriptions.lacounty.gov; Westside Area Plan
Cc: info@laderaheights.org
Subject: Ladera Heights Upzone Plan Concerns
Date: Thursday, August 15, 2024 5:09:05 PM

CAUTION: External Email. Proceed Responsibly.

Supervisor Mitchell and Julie Yom:

I am vehemently opposed to the proposed Westside Area Plan (WSAP) Upzone EIR plan for the Ladera Heights community. While I understand the need for increased housing, I believe this plan will have severe detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc . Our streets are already crowded with drivers utilizing navigational tools to avoid traffic on Slauson and Centinela and the safety of our children and residents attempting to take walks will be at increased risk. Additionally, the proposed light rail station at the site of what is currently Home Depot on Slauson will likely exacerbate the homeless crisis and cause property values to plummet. R99-1

This area is already relatively high density. Further upzoning brings zero benefit to the property owners and residents of this community. This is only a benefit to developers looking to increase their wealth without concern for destroying the character and property values of this community. In addition to the increased number of people and resulting traffic , the proposed " affordable housing " will dilute the current values of rentals and property sales in the area and as a result, the area will be devalued by appraisers and lenders . Residents of Ladera Heights will only suffer the consequences of this proposed upzoning plan.

The WSAP also appears to be an attempt for developers , with the LA County's Blessings, to reduce property values in a diverse but," PREDOMINATELY AFRICAN AMERICAN MIDDLE TO HIGH INCOME" community. What are the county's plans for up zoning in other Los Angeles County areas of the Westside such as Brentwood, Pacific Palisades, Beverly Hills, Santa Monica ?
I strongly urge LA County to reconsider this highly unreasonable plan and find alternative solutions that prioritize the well being of this community.

I have been a resident of Ladera Heights for 25 years and I VOTE AGAINST the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities / lifestyles and we must prioritize the well-being and safety of our residents and property owners. R99-2

Sincerely,

Cheryl I. Moore

5907 S. Holt Ave
L.A., CA. 90056

Comment Letter R100

From: Dan Wilson
To: Holly J. Mitchell; Westside Area Plan; karen.bass@lacity.org
Cc: upzoning@laderaheights.org
Date: Thursday, August 15, 2024 3:10:50 PM

CAUTION: External Email. Proceed Responsibly.

County/City Supervisors & leaders:

I am a 74-year-old resident of Old Ladera for over 30 years. We are in the "city strip" of Los Angeles, which is part of Ladera Heights.

I am writing to express my frustration and outrage to the plans being proposed in the Westside plans. Our neighborhood fights daily traffic nightmares as we travel the main streets of Slauson, La Cienega, and Centinela Ave. Traffic backs up daily at all hours in the triangle where Pann's is located. The backups cause heavy congestion at Fairview and LaCienega, a major exit and entry point for Ladera shopping center. Daily I cannot cross LaCienega on Fairview to return to my home because of blocked traffic IN the intersection. East bound traffic habitually has to swerve into the west bound lanes just to get across.

I would point out that the 7-car pile-up on Sunday at that intersection caused enormous delays in getting home after church. R100-1

I am a long-standing member of University Christian Church, which I go to at least 3 times a week. I shop multiple times per week at the Ralphs, CVS, or eat at Fridays. Parking is frustrating with the large parking area that now exists.

Public transportation to these places is not possible! The traffic congestion on LaTijera and LaCienega has greatly worsened with the additional housing in the Cumulus building from housing & businesses. The ongoing high-rise apartments near See's Candy will only create more gridlock.

Please, do not go forward with these plans before adequate infrastructure and traffic solutions. More housing, less parking, fewer stores will create havoc. Do not take away our churches and shopping areas. And, **don't increase the density of our neighborhoods.**

Dan Wilson

danhopeagain@gmail.com

Comment Letter R101

From: Derrick Davis
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: Westside Area Plan Comments
Date: Thursday, August 15, 2024 3:53:37 PM

CAUTION: External Email. Proceed Responsibly.

LA County, Supervisor Mitchell,

I wholly second and support the objections and recommendations of the Ladera Heights Civic Association. The LHCA, speaks as a voice for a community of people who are to be listened to and advocated for. The plans of LA County and changes to zoning disproportionately affect the Ladera Heights and we in Ladera are in firm opposition, citing to the objections and recommendations of the LHCA. R101-1

--
Regards,

Derrick A. Davis Jr.
J.D., Harvard Law School, 2015
B.A., Morehouse College, 2012
(917)-361-7944

Comment Letter R102

From: Don Rosen
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Thursday, August 15, 2024 2:52:42 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS LETTER TO THE PUBLIC RECORD:

To my esteemed representatives,

I have lived in Ladera Heights (unincorporated LA County portion) for the past 5 years. I love my neighbors and my neighborhood. It feels as if Norman Rockwell lives on my block.

That would all change if developers were able to take advantage of the rezoning allowed in the recently-released draft Westside Area Plan — and we all know they would. Developers care about one thing, and it is absolutely not preserving the quality of life of the neighborhoods surrounding their new developments. Traffic, already bad along Slauson, La Cienega, LA Tijera, and Centinela, would be horrendous. Ralph's, where I shop for groceries, would be gone. The closest nail salon and drugstore would also succumb. Even Dave's Hot Chicken would disappear from here. It would no longer be a community.

Ladera as we know it would be destroyed. You can stop it. R102-1

I strongly support the Ladera Heights Civic Association's ("LHCA") August 9, 2024 response to the draft Westside Area Plan and the August 14, 2024 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate (although I am a strong proponent of the if-it-ain't-broke, don't-fix-it school of thought), most of those changes proposed by the County are not. Please instruct the LA County Planning Department to work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to Ladera and the entire Westside community. R102-2

After reviewing both the WSAP/PEIR and the LHCA responses, it should be abundantly clear to you that the WSAP would unnecessarily subject our community to unsustainable levels of density, traffic, noise, and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid most of the burden of increased density (they would suffer the traffic as well).

As the LHCA responses make clear, and as common sense dictates, the County really should remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more equitable fashion.

Thank you for your attention and diligence. Quality of life issue are elected officials' bread and butter so I know you will give our neighborhood's concerns the consideration they deserve, R102-3

Sincerely,

Donald Rosen
Ladera Heights

Comment Letter R103

From: Jackie Harding
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject: Objection to the Westside Area Plan and the PEIR,
Date: Thursday, August 15, 2024 2:40:23 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Mitchell and Westside area Planning:

I have been resident in Ladera Heights for 39 years. In the last decade, the quality of life has decreased due to an increased number of people who travel through and reside in the area, Streets, commercial property and public services have been overextended resulting in an overall increase in accidents, crime, and the homeless population. I oppose any attempt to change the zoning of Ladera Center's area. It will only lead to more development and simply exacerbate our existing problems. Thank you. R103-1

Regards,
Jackie Harding

Comment Letter R104

From: Jan Davis
To: Westside Area Plan
Subject: RE: WSAP Comments
Date: Thursday, August 15, 2024 3:06:07 PM
Attachments: image001.png
Importance: High

CAUTION: External Email. Proceed Responsibly.

The Meeting hosted by the County of 8/1 was a FIASCO.
Zero questions were answered and interactions were allowed by the neighborhood audience.
The meeting was conducted quite "disrespectfully".

The entire Presentation consisted of talking points to avoid hearing the obvious: Ladera Residents are in opposition to any change occurring to the LaDera Center!
Why? Density, Environmental Impact, horrible magnified Congestion along La Cienedga, erosion of the neighborhood charm, depletion of neighborhood services to include: grocery, drugstore
and numerous other services for OUR community. This also pertains to removal of neighborhood church. R104-1

In summary, the County Representations nor the County appear to have no concern for Ladera, Windsor, and View Park Residents. It's being sold as a better lifestyle (JOKE), affordable housing (INSULT) and bringing jobs to the area (BLATANT LIE)

I find it alarming, racist, and disheartening that the original plan was not for Ladera, but a neighboring Westside Community. Take this elsewhere and leave us ALONE.

Regards,

SUPERB TECH INC
STAFFING SOLUTIONS FOR BUSINESS

Jan A. Davis
President
www.superbtechinc.com
o/310 645-1199
f/310 645 -5401
cell/323 459-2623

ISNetworld RAVS PLUS PARTICIPANT
WBENC WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL JOIN FORCES. SUCCEED TOGETHER.
NMSDC National Minority Supplier Development Council

Comment Letter R105

From: Judy Huern
To: housingelement@lacity.org; Westside Area Plan
Subject: Ladera proposal - WSAP PEIR COMMENTS
Date: Thursday, August 15, 2024 10:27:19 PM

CAUTION: External Email. Proceed Responsibly.

To Whom it May Concern,

I'm taking the time to express my concerns about the proposed upzoning of my Ladera Community. I attended the meeting at Knox Presbyterian Church on July 25th. The meeting was so upsetting that I left after a couple of hours. It was so very demeaning to hear the representatives read the proposals aloud. The generic wording meant little to most of the attendees. It's very easy for people who don't live in an area to come in a read how they plan to devastate our community. What was so maddening was that the first meeting regarding this upzoning was held more than 3 years ago, in 2021. What the actual hell? I'm so tired of this! The most laughable portion of the meeting was the Environmental Impact Report. Those representatives don't give a damn about the impact on our community. The traffic and parking are already horrendous. Have any planning committee members ever gone to the airport? The traffic is unbearable. I live less than 2 miles from The Westfield Mall at Culver City. There are only 2 ways to go there; Centinela Avenue or Slauson Avenue. For most of the day, both of those streets are jammed. It sometimes takes almost a half hour to drive 2 miles; God forbid there's an accident or a lane closure. The meeting attendees attempted to express their concerns about the traffic, but the committee members threw out terms like, mobility zones and other terms that I can't remember. They made claims about getting cars off the road in favor of bicycle riders and buses. Again, please let me know where these changes have worked? Not in Culver City. Those lanes are ridiculous and the bus/bicycle lanes are almost always empty. In a town that was developed around cars with basically no decent public transportation, designating 2 lanes of a 6 lane highway, for bikes and or buses, isn't working. You know that, but you have to do something. This isn't San Francisco, and we'll never have a Bart system. How did you come up with these plans? There has to be something more sensible. Again, if you remove 2 of the 6 ones on La Cienega, airport traffic will double. And the bike and/or bus lanes will be empty. R105-1

Then they moved on to 'affordable' housing. What does that mean? Did the County or City Planners, plan the Cumulus complex? Is that supposed to be affordable? I read that the Cumulus complex at LaCienega and Jefferson is more than 50% unoccupied. Online it says the the units are renting from $4-8,000 per moth? This feels like a plan to enrich developers. I was on a zoom call with City Planners who claimed that Ladera residents were concerned that their children wouldn't be able to afford homes in Ladera, so the planners were going to raise existing apartment buildings, to build affordable units for the kids. Again, I say, what the actual hell? What do they say when Beverly Hills residents children can't buy homes there? Do they raise existing properties for the kids? I think not. We're not stupid. This is a plan to lower property values in a majority-minority community. I understand that you're not destroying shopping centers in Westchester or Marina del Rey or Venice, predominately white areas. Please tell me that I'm wrong. R105-2

The Planning folks at the July 25th, Knox Presbyterian meeting were rude and dismissive, particularly Judy ? and Holly Mitchell's Representative. They came prepared to read the plans to us and were surprised when we expressed displeasure with their condescension. We have been asking for in-person meetings for a while, so I guess they expected us to be grateful that they finally showed up in person. It's maddening for non-residents to make plans to destroy our way of life and to then go on with their comfortable existence. Do any of the committee members live in Ladera, Windsor Hills or View Park? I'd like to hear from a committee member who lives in an area that has been 'developed' and who has been POSITIVELY affected by the development. R105-3

Finally, I live in the L.A. City Corridor, of this planning area. I'm on a street that has houses in the county and in the city. The County homes have paved streets and beautiful trees. The City streets are unpaved and when a tree dies in front of a LA city house, that's it. No trees, no street paving. I live on Damask… the first 5 or 6 houses near 63rd street are in City. Take a look …. the difference is obvious. It's a shame and my taxes, are I guess, paying for the lawsuits against the LAPD or the City council. I've lived here for many years, and I'm tired of being overlooked and dismissed. It looks like the planning committee went around and scouted EVERY area that has not been overly developed and decided that they don't give a damn about our quality of life. How can they R105-4

development the Pann's Restaurant/Mobile Gas plot of land without putting Centinela/La Cienega/LaTijera into complete gridlock ? It's already so horrible and dangerous. Also, La Cienega, Fairview, LaTijera is an accident waiting to happen. I was told that the lights and timing are so screwed up because that intersection is LA CITY/LA COUNTY/INGLEWOOD. The construction zones alone will make it almost impossible to get in and out of our neighborhood. But you don't live here so, you don't really care.

R105-4 Cont'

I hope you never have to deal with any of this,

Sincerely,

Judy Huern

Comment Letter R106

From: Mark Davis
To: Westside Area Plan
Subject: No to the Upzoning of Ladera Heights
Date: Thursday, August 15, 2024 5:22:17 PM

CAUTION: External Email. Proceed Responsibly.

To whom this may concern,

May name is Mark Davis, and I am writing to express my opposition to the proposed up-zoning of Ladera Heights. The proposed plan is not what this neighborhood needs or wants. This plan was conceived without any input from the current residents and the plan outline does not benefit this community at all.

This plan threatens to lower the value of the all the homes in the area. This plan is going to bring more unwanted traffic into the area. This plan threatens our churches, grocery stores, local businesses, and retail space.

My residence is 6132 Wooster Ave, and I strongly oppose this up-zoning.

R106-1

Mark Davis

Comment Letter R107

From: Brian J
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Thursday, August 15, 2024 9:59:26 AM

CAUTION: External Email. Proceed Responsibly.

Hello, the following are my objections to upzoning the following sites:

Site 1, Centinela-Green Valley:
This church needs to be left alone. Worshippers must have their place of worship. New churches are not being built. Upzoning this area would ruin lower LaDera Heights. R107-1

Site 2, LaDera Center:
Upzoning LaDera Center would bring excessive traffic and people. The intersections of LaCienega, Centinela, and LaTijera are already beyond maximum performance during rush hour. Parking would be extraordinarily difficult as there are no trains nearby. A high rise building would ruin the tranquility of the nearby neighborhoods.

Site 4a, Slauson-Fairfax/Home Depot:
This area should be left as is due to maximum traffic provisions have been exceeded. R107-2

Site 4b, Slauson-Fairfax Intersection:
This area should be left as is due to maximum traffic capabilities have been exceeded.

Site 5, Slauson-Heatherdale:
This location has poor traffic access. Traffic can only enter from westbound Slauson, or Heatherdale Dr., which is a dead-end street.

Site 6, Slauson-Overhill:
This location has historically been left alone and upzoning would bring excessive traffic and people to the community. The area borders Los Angeles City and Los Angeles County. Excessive people leads to unwanted crime in the area.

Site 7, Slauson Corridor East:
This is city/county bordering area. Upzoning would bring excessive people to the calm, stable neighborhoods.

Site 8, West 54th Street:
Upzoning this area would upset the calm neighborhood within it sits. The area is surrounded by quiet neighborhoods. More people in this area will bring crime to an area with many elderly people living peacefully. In addition, high rise buildings would ruin the neighborhood. R107-3

Site 9, Leimert Park Adjacent:
Upzoning this area would upset the quiet neighborhoods west of Crenshaw Blvd. additional people in the area would bring unwanted crime.

Site 10, Angeles Vista-Valley Ridge:
This is an area surrounded my gentle homes and gentle people. Upzoning would ruin the quiet atmosphere. R107-3 Cont'

Site 11, Inglewood Oil Field:
This area could be developed (west of La Brea, north of Stocker) but it would take many years to get started since it is an oil field.

_____

Suggestion: Develop the area of Neenach, 230 St. West and Avenue D, Lancaster. There is excessive untouched space to develop new housing and communities. R107-4

Brian Jordan
818-292-5443

Comment Letter R108

From: R Bisbey II
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Thursday, August 15, 2024 5:15:11 PM

CAUTION: External Email. Proceed Responsibly.

My name is Richard Bisbey II. My sister, Janet Bisbey, and I have been Ladera Heights residents for over 50 years.

We are writing to express our support for the positions taken by Los Angeles County Supervisor Holly Mitchell and by the Ladera Heights Civic Association as outlined in Desobry E. Bowens' written submissions of 9 August 2024 and 15 August 2024 to Amy J. Bodek and to Julie Yom regarding the proposed up zoning of the Ladera Shopping Center and adjacent parcels. R108-1

Uncoordinated local zoning changes by the County of Los Angeles and the City of Los Angeles' respective zoning agencies for the primary purpose of securing state funding rather than for community betterment will lead to more unplanned chaos, less local shopping, exacerbated traffic congestion and pollution, and result in the unsightly juxtaposition of multi-story high-rise and single family dwellings.

Desobry E. Bowens' written submissions identify a multitude of problems. We'd like to address one with which we're familiar, traffic. The only east-west traffic corridors in the area are Slauson Avenue and Centinela Avenue. The latter, which bisects the proposed up zoning area, sees mile long westbound traffic backups in the morning and similar mile long eastbound traffic backups in the evening. The westbound/ eastbound traffic has resulted in overflow congestion on local community streets, such as Fairview Blvd., by drivers attempting to escape Slauson/Centinela traffic.

The only north-south traffic corridor in the area is La Cienega Blvd., which is also adjacent to the proposed up zoning area. La Cienega Blvd., which connects LAX and the 405 Freeway with the 10 Freeway, also sees mile long backups throughout the day between the 405 freeway and La Tijera Blvd. R108-2

Note also, the traffic on both the east-west and north-south corridors is externally generated, not internally generated. I.e., it's traffic that transits the area, not traffic that originates or terminates locally. The upzoning proposal exacerbates the traffic problem by adding more local residences and removing local shopping without providing local public transportation.

In summary, we wish to restate that we concur with Los Angeles County Supervisor Holly Mitchell and the Ladera Heights Civic Association's assessment that uncoordinated upzoning of the Ladera Shopping Center and adjacent parcels to accommodate multi-story residence without carefully examining the consequences will result in unplanned chaos, less local shopping, exacerbated traffic congestion, and pollution.

Thank you,
Richard Bisbey II

Janet Bisbey

Comment Letter R109

From: Wanda Davis
To: Westside Area Plan
Subject: Opportunity Site #10
Date: Thursday, August 15, 2024 6:39:23 PM
Attachments: opportunitysite10.pdf
Importance: High

CAUTION: External Email. Proceed Responsibly.

To whom it may Concern:

My name is Wanda Davis and I vehemently oppose the rezoning of the area/properties located in the Valley Ridge/ Angeles Vista landmark.

Since the influx of white people moving into this area there has been many changes that have taken place. For example, the walk path area revamped and restructured for safety/structural issues to provide protection to the newcomers, non- Black people on Stocker between La Brea and Valley Ridge Avenue.

Now, you non-Black people with your White Wall Street Developers want to come into our neighborhood and make it a little Soho to provide convenient walking distant coffee houses, delis, and bakeries for your chosen people. I've lived here for nearly 20 years and no such thing has ever been presented, not until your people moved into our area. R109-1

I can suggest an area that you can rezone for your people. Just South of Chase Bank on Crenshaw on the west side of the street there are several dilapidated properties that are waiting for your White Wall Street developers to snatch the properties up and have it your way. There will be a fight to keep you people out of our NEIGHBORHOOD.

Step right up, we are READY!!!

All of the Westside is open for you to modify, rezone and mix property it UP!!! BUT, you have to come to our NEIGHBORHOOD with a NOOSE.

A

Dear LA County Planning WSAP Team,

My father and I are residents of Ladera Heights, north of Slauson. We are responding to the Westside Area Planning proposal that will impact the Ladera Center and surrounding neighborhoods.

Areas of concern:

1) Congestion and traffic on Slauson between LaBrea (Windsor Hills) and Jefferson Blvd in Culver City during commute hours.
    - **a.** Traffic flowing from east to west in the morning and from west to east in the afternoon starting as early as 3:00 pm. **Issues:**
        - i. Intersections from Shenandoah and Corning are subject to be blocked. *see Shenandoah Slauson attachment* and;
        - ii. Impatient drivers take the side roads along Slauson (within the Ladera Heights neighborhood to beat the stop lights).
2) Traffic on La Tijera Blvd between La Cienega and Centinela. *(See Ladera Center entrance attachment).* **Issues:**
    - a. Difficult to exit Ladera Shopping Center onto La Tijera. As a result:
        - i. Impatient drivers use the entrance lane to the shopping center to exit onto La Tijera. Sometimes preventing those trying to get into the center.
3) Blocked intersections: (*see La Tijera- Centinela and La Tijera- La Cienega attachments)*
    - a. The intersection of Centinela and La Tijera is sometimes blocked due to traffic going east on Centinela during the afternoon / evening commute.
    - b. The intersection of La Tijera and La Cienega are blocked during afternoon / evening commute.
        - i. The intersection is blocked by traffic going North on La Tijera, or
        - ii. blocked by traffic going South on La Cienega.
4) Traffic and congestion on La Cienega from Slauson's underpass to the onramp for Hwy 405 near Florence in Inglewood. **Issues:**
        - i. Impacts those on Fairview Place trying to enter onto La Cienega
        - ii. Impacts commuters on La Cienega and subsequently the Ladera neighborhoods due to commuters taking the back roads through the neighborhood.

The reason for the traffic is due to:

- La Cienega Blvd being the main corridor between Interstate 10 (Los Angeles/Fairfax) and the 405 on ramp in Inglewood CA. near Florence Ave. This route is traveled by many cars on a daily basis causing major congestion during the morning and evening commute. Within this corridor, multiple backups occur on a daily basis which impacts travel time along this route.

R110-1

- Slauson Avenue also being a main corridor for drivers trying to avoid Interstate 10 (I-10) going west in the morning to Jefferson Blvd and east in the afternoon / evenings. Congestion also occurs during the weekends for shoppers trying to get to Marina Del Rey, the beach, or Culver City Westfield's Mall.
    - Centinela is impacted at times and is the next biggest congested road because of commuters trying to avoid Slauson.

Conclusion:

- Adding more residents in the Ladera Center will increase traffic and add to the current congestion.

- There is no infrastructure in place to handle the population growth in this area.

- There is no infrastructure in place to maintain the existing roads and median along La Cienega, from Centinela to the Slauson's underpass. Currently – dry grass/weeds and trash are in the median and along the sidewalks in this neighborhood; trees are not trimmed.

- Adding bike lanes will not help. For me, and some residents (with the existing demographics and age of residents) we will not be biking to work, especially if we have to ride a bike up a steep hill to get home in the evening after a long day of working.

- There is no infrastructure for Metro- there are no tech companies in this area for a stop. Putting Metro in the surrounding area will add more traffic and congestion for residents. Parking will be needed. Again, maintenance of this facility and surrounding areas will be required.

R110-1 Cont'

Questions:

- *Where are the 6000+ residents (as stated in the RHNA Allocation by Planning Area) coming from and how can they afford $3000+ rent? There are vacant places in Culver City with no renters. Where are these population of people coming from?*
- *Will more maintenance crew be available to upkeep the new development and trash that comes with more population of people?*

R110-2

**The attachments are included to show a visual of the location of the intersections and or streets being discussed.

Thank you for listening to our concerns,

Ladera Residents of 49 years

Shenandoah Slauson

Ladera Center Entrance. This image also shows the La Tijera / La Cienega Intersection

La Tijera / Centinela

La Tijera / La Cienega

Comment Letter R111

From: Nathelene Reynolds
To: Westside Area Plan
Subject: Ladera Heights Upzoning
Date: Thursday, August 15, 2024 9:20:54 AM

CAUTION: External Email. Proceed Responsibly.

I oppose. Its not broke so dont fix it. R11-1

Sent from AT&T Yahoo Mail on Android

Comment Letter R112

My Thoughts about the Westside Area Plan

Henry Harris <j4hank11@icloud.com>

Thu 8/15/2024 10:49 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I have been a homeowner living in the Heights at Ladera community since 1988. The Heights at Ladera community has a total of 129 homes located west of La Cienega and north of Fairview Blvd.

I'm writing to the L.A. County Planning Office Los Angeles County, with a copy to my Los Angeles County Supervisor, Holly Mitchell, to express my opposition to the Westside Area Plan.

- There is only one exit (Laurelwood Dr) from our community via vehicle to Fairview Blvd. At Fairview a right or left turn can be made. A right turn heads west to Springpark, and a left turn heads east to La Cienega. Each weekday morning approximately 7am to 9am is frustration time as it is very difficult to drive/exit right or left.

- Traffic in the early morning and late afternoon/evening on La Cienega and Centinela is already horrendous. Traffic is extremely heavy and one must leave home approximately 45 minutes to an hour just to drive four plus miles. La Cienega is almost always busy – some call it a mini freeway. Additional traffic added in this area will be impossible to avoid a long traffic jam daily. Traffic jams may cause driver frustrations and accidents. Frustrated drivers can lose their tempers – and this maybe life threatening to other drivers. Frustration and high anxiety can cause stress, increased high blood pressure, possible strokes and heart issues. One quality of life may become diminished. Also, this could become a safety issue. R112-1

- A community pushback against the proposed plan is no force when asking big business to change their mind when business money is involved. I don't think "people power "can compete with big business power.

- I think it is better to put people's concerns above profit. Putting people first is the right thing to do and I trust you'll consider these comments and find them helpful. R112-2

I, along with my community, are trusting that you will discontinue this proposal and find another suitable non-congested area to consider and trust it will be agreeable with the majority.

Thank you.

Helen G. Harris
j4helen@gmail.com

Comment Letter R113

OPPOSITION to plan

Ingrid Day <ingriddday@yahoo.com>

Thu 8/15/2024 1:36 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I am in complete OPPOSITION of your plan to further congest the areas surrounding my neighborhood of LADERA HEIGHTS with thousands of more units, humans and vehicles. We are already very densely populated and already have serious traffic issues long ignored by local government and law enforcement!
Adding more traffic to our area, of any type will not be an improvement to the quality of life of current residents. Spend these efforts in long ignored areas of Los Angeles County, where there are dilapidated structures and the need for increased public transit and housing, WE; LADERA HEIGHTS, BALDWIN HILLS, VIEW PARK, WINDSOR HILLS, & WESTCHESTER do not want to become an overly commercialized area like what The City of Inglewood has become! R113-1

Ingrid Day
5811 Bedford Ave.
Los Angeles, CA 90056

Sent from my iPhone

Comment Letter R114

Response to planning document

jacqueline djedje <jdjedje3@gmail.com>

Thu 8/15/2024 12:05 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern:

This is to let you know that I support the objections and recommendations of LHCA. R114-1

Jacqueline Cogdell DjeDje
Resident of Ladera for 25 Years
jdjedje3@gmail.com

WSAP/PEIR comments

Leon Blum <leonblum@hotmail.com>

Comment Letter R115

Thu 8/15/2024 11:05 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Site 2: Opposed. There will be too much traffic generated by a larger development in an area already gridlocked. Traffic flow and traffic safety in this area is neglected by all three jurisdictions: City of Inglewood, City of Los Angeles, and County of Los Angeles.
Site 5: For re-zoning. This area has been underutilized for decades and needs redevelopment.
Site 6: For re-zoning as long as there are height restrictions and the development is accessible to adjoining neighborhoods.
Site 7: For re-zoning. This area has been underutilized for decades and needs redevelopment.
Site 8: For re-zoning as long as developments are designed for existing residents.
Site 9: For re-zoning as long as developments are designed for existing residents.
Site 10: Opposed. These lots are too small to redevelop into mixed use and will not fit into the existing neighborhood. Site 8 has many potential cafe locations.
Site 11: For re-zoning into recreation and parks only. Opposed to any commercial/housing development.

L. Blum

R115-1

From: Henry Harris
To: Westside Area Plan
Subject: Opposition to Westside Area Plan
Date: Thursday, August 15, 2024 10:53:26 AM

Comment Letter R116

CAUTION: External Email. Proceed Responsibly.

- There is only one exit (Laurelwood Dr) from our community via vehicle to Fairview Blvd. At Fairview a right or left turn can be made. A right turn heads west to Springpark, and a left turn heads east to La Cienega. Each weekday morning approximately 7am to 9am is frustration time as it is very difficult to drive/exit right or left.

- Traffic in the early morning and late afternoon/evening on La Cienega and Centinela is already horrendous. Traffic is extremely heavy and one must leave home approximately 45 minutes to an hour just to drive four plus miles. La Cienega is almost always busy – some call it a mini freeway. R116-1

- A community pushback against the proposed plan is no force when asking big business to change their mind when business money is involved. I don't think "people power "can compete with big business power.

- I think it is better to put people's concerns above profit. Putting people first is the right thing to do and I trust you'll consider these comments and find them helpful.

Thank you.

Helen G. Harris
Heights at Ladera Community

WSAP comments: (Please include my entire email in the public record.)

Jean Jones-apfel <jjapfel@aim.com>

Comment Letter R117

Thu 8/15/2024 11:42 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

WSAP comments: (Please include my entire email in the public record.)

My family and I have lived here since 1997, and we choose this area because it's a single-family community that is quiet, peaceful, and has charm of a small town. Our market, small businesses, and restaurants add to this charm. This Upzoning plan would destroy

our community and our way of life. I oppose this change to our community, and I urge LA County to find an alternative plan, rather than destroying Ladera Heights a predominately black community. Perhaps LA County should draft another plan that would include restoring old high rise commercial building already in existence, and renovate them into apartments or condos. This would be more acceptable and would be cost effective. There are numerous buildings that are under-utilized in West LA, and Culver City with parking structures to accommodate a dense upgrade. Crime is also on the rise in these newly upzoned, or rezoned areas, and I have no wish for this to occur in my neighborhood or surrounding community. R117-1

I attended the WSAP In-person Meeting that took place on 8/1/24 at 6pm. During this meeting the LA County team repeatedly spoke about the benefits of this Upzoning plan & that we the residents of Ladera Heights should look at this as an opportunity to better our community. They also spoke at length about how many times they reached out to the Ladera Heights community with pamphlets & emails. The only problem is none of our community received any pamphlets or emails or any other communication that outlined this Upzone plan. This fact was repeated numerous times by other Ladera Heights residents that were on the zoom call. This plan is opposed by the Ladera Heights community, and I strongly oppose this proposed Westside Area Plan (WSAP) Upzone EIR. Why is in only being proposed in the Black communities. I believe this plan will be severely detrimental to our community and will have a negative impact on its character. This plan is disproportional to all communities of color, namely Black Americans that live in Ladera Heights, View Park and Windsor Hills. I have worked hard to afford a single-family home in Ladera Heights and this plan is inequitable and outright demeaning to all of its residents. If this plan were such an opportunity, then why did the Ladera Heights have to partition, plead, and beg for in-person meeting for several months? Needless to say, our community voiced major concerns and opposition for this Upzone plan. I don't understand the need to target our predominately black community, when there are other more upzoned communities already in place that are more accommodating like Culver City or Westside Los Angeles. Is it possible that communities of color don't have powerful enough friends in power or with financial means to make a call; or call in a favor that would make this proposal go away? Ask yourself if you lived in our community would this plan be acceptable to you? We like being in a quiet community, where neighbors help neighbors, and children can play without lots of crime. We can shop at our market and visit our pharmacy and restaurants without driving across town. We have no issues with progress, but not with extreme R117-2
consequences. If this plan is approved the consequences will be felt for years to come, and they will extremely negative with no restoration plan.

Further upzoning will benefit only wealthy developers that view this an opportunity to make a fast buck at the expense of Ladera Heights residents. We would suffer as they rape our community of its valuable resources, namely our market, churches, shops, restaurants, medical facility, restaurants, and small businesses. These amenities serve our community, and we have worked hard to get these businesses, so we urge, we plead to halt these Upzoning proceedings. R117-3

These proposed changes will have a negative impact on our communities and the quality of life of our residents. We already have to deal with the increased traffic, due to the recent high rises that were developed on LaCienega called the Cumulus, and in the Howard Hughes development. It has caused extreme traffic and delays, which frequently backs up into our community. Our streets are already inundated with traffic and congestion, and this Upzone proposal would only intensify the problem, as well as, put the safety of our children at risk. Lastly, crime has gone up in these newly Upzoned areas, and the last thing that our community needs is more house break-ins, porch pirates, car thefts, rapes or murderers frequenting our communities. I urge LA County to reconsider and look elsewhere for alternative solutions in another areas. R117-3 Cont'

Sincerely,

Jean Apfel

Comment Letter R118

From:	Desobry Bowens
To:	Amy Bodek; hollyjmitchell@bos.lacounty.gov; Westside Area Plan; EDL-DRP BU-S Commission Services
Cc:	Connie Chung; Julie Yom; McGee, Tracy; Tracie Lyons; Teresa Taylor; Serena Wright-Black; Gracian, Isela; Tracie Lyons
Subject:	WSAP PEIR comments - Ladera Heights Civic Association
Date:	Thursday, August 15, 2024 5:16:26 PM
Attachments:	LHCA Objection Letter DRAFT PEIR (Aug 14 2024) fnl.pdf Attachment A.pdf

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CAUTION: External Email. Proceed Responsibly.

WASP planners, SD-2, and others,

The Ladera Heights Civic Association respectfully submits the attached letter to you for inclusion in the public record regarding our objections and suggestions for corrective action to the draft Program Environmental Impact Report for the Los Angeles County Westside Area Plan dated June 2024, State Clearinghouse # 2023110409 . R118-1

Please acknowledge receipt of the letter and its incorporation into the public record.

Respectfully,

Desobry E. Bowens
President
Ladera Heights Civic Association
Desobry@Laderaheights.org
310-733-7904

Comment Letter R119

From: Karen Edwards
To: Westside Area Plan
Subject: WSAP/PEIR
Date: Thursday, August 15, 2024 6:33:53 AM

CAUTION: External Email. Proceed Responsibly.

I DISAGREE WITH THIS PROJECT.

PLEASE DON'T MOVE FORWARD!!! R119-1

Karen Edwards

Comment Letter R120

From: Pamela Thomas
To: Westside Area Plan
Subject: WSAP/PEIR comments-Opportunity Site #10
Date: Friday, August 16, 2024 6:20:10 PM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan. R120-1

My name is Pamela Thomas Brown. I live on Valley Ridge Avenue.

Comment Letter
R121

From: Dorothy Harris
To: Westside Area Plan; HollyJMitchell@subscriptions.lacounty.gov
Subject: RE: LHCA response to revisions to PEIR
Date: Friday, August 16, 2024 7:10:51 PM

CAUTION: External Email. Proceed Responsibly.

Walter and Dorothy Harris, 6030 Bedford Avenue, Los Angeles 90056 are in support of the Ladera Heights Civic Association's response to the proposed changes to the General Plan, the PEIR.

We have been involved in civic life in this region for decades. Walter Harris is a retired City Manager (Culver City. Retired 1985) and Ms. Harris served on the Culver City Planning Commission for 16 years.

We applaud the professional, thorough efforts of the LHCA to present our position, and remind all stakeholders that they represent a diverse, dynamic neighborhood that is emblematic of America at its best.

R121-1

Thank you,

Dorothy Harris
Walter Harris

Comment Letter R122

From: blkskigg@aol.com
To: Westside Area Plan
Subject: WSAP/PIER comments
Date: Friday, August 16, 2024 8:58:51 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

I am writing to inform you that I am completely and totally against any upzoning in the "so called" Westside Area. There is no doubt that upzoning will lead to increased and possibly uncontrolled development in this community which will destroy the quality of life that we residents currently enjoy. Upzoning and the inevitable increased development will also literally destroy this predominantly Black community, as based on current statistics, non-Black people will occupy most of the new developments. R122-1

I believe that the "artificial" "Westside" designation was created to separate the Black community into the City and County, with the motive of creating 90,000 new housing units in Black Los Angeles City (already underway) and 90,000 new housing units in Black Los Angeles Country, thus doubly burdening the entire Black community with additional development.

What's wrong with development in our neighborhoods?
1. Increased population density. We are happy with the current population density of our communities. We consider it to be at a comfortable level. When has increased population density ever been a good/positive thing?
2. Increased traffic. To propose any upzoning/new development, along the Slauson corridor (for example) shows that the committee has no idea how horrific the current traffic situation is. On top of the day-to-day traffic hell that we deal with, if there were a disaster (like the earthquake we just experienced last week, but 10x worse), with increased popultion density, we literally would be trapped in our communities. R122-2
3. The health hazards of development. This issue is another form of environmental racism that Black people are all too frequently subjected to.
4. The inconvenience of development. Last year, there was a "project" to resurface the streets in our neighborhood. The workers started with their loud noise well before 7:00am, sat our our lawns, left trash and forced us to move our cars away from our homes for extended periods. My cable lines were "accidentally" cut as was my neighbor's main sprinkler pipe. I also personally experienced disrespect and rudeness by some of the workers (one of which was a supervisor). I sent several emails to the person who was in charge of the project. All of this for a simple street resurfacing project that none of us asked for.
5. You have come to us telling us that we want more retail opportunities. If we want more retail opportunities, we will create them for ourselves, on our terms.

I can only assume that you are unaware that there is currently an African-American Reparations movement underway in California. It is suggested that the Westside Area Planning team read this entire report. It is beyond galling that at the same time that African-Americans (in California, in this case) are seeking redress for past wrongs, that attempts are being made to eliminate what we have created and diminish what R122-3

we have achieved. We will not stand for it.

From the most recent "State of Black California" (It is suggested that members of the planning committee read this report as well)-

Summary Of Key Findings

The results reveal that racial inequality remains a stubbornly persistent social problem, even in the Golden State of California and especially between Black and White Californians. The racial gap in important social and economic outcomes remained quite large in 2020 and is driven primarily by racial differences in economic outcomes. And while the evidence shows the racial gap in overall outcomes narrowed over the 20 years between 2000 and 2020, the change was exceedingly modest. In fact, the rate of observed change was so small that it would take nearly 248 years to close the gap between Black and White Californians completely.

The racial gap in outcomes between Latinx and White Californians also remained large in 2020. However, the results indicate that that gap is less stubborn in closing, as larger gains were made over the same time period than that for Black Californians. Indeed, given the pace in closing the socioeconomic gap between Latinx and White Californians over the 2000 to 2020 period, it would take about 80 years to close that gap. R122-3 Cont'

The outcome gap between Indigenous and White Californians was also large in 2020, though smaller than that between Black and White Californians. However, racial progress for Indigenous socioeconomic outcomes stalled between 2000 and 2020, principally due to significant declines in health outcomes over this period.
The socioeconomic outcomes of Asian Californians exceed those of Whites, and this advantage grew between 2000 and 2020.

These changes in racial equality over the 20-year period occurred during a time of tremendous change in Black Californians' communities and in their residential locations. The Black Californian population declined in size over the 2000 to 2020 period and its residential concentrations have changed, sometimes in dramatic fashion. Factors including racial gentrification and high housing costs have led to shrinkage of Black communities in major cities such as Oakland, San Francisco, and Los Angeles. On the other hand, Black communities are growing in the Inland Empire, Sacramento, and in areas outside of California's largest metro areas. Some of these areas are also where racial inequality is less pronounced between Black and White Californians, suggesting racial inequality in California may continue to narrow over time.

Any attack on our community (such as upzoning leading to increased development) will further erode the social/economic/political status of the Black community in Los Angeles and in the state of California.

Thank you,

G. Knox

Comment Letter R123

From: Zeal Harris
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Comm
info@daphnebradford.com
Subject: Resident Not Support of Westside Area Planning to Build More Apartments in Black Beverly Hills Area
Date: Friday, August 16, 2024 10:04:51 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team:

I dont want more apartment units brought into "Black Beverly Hills". I have lived in the Dons for 14 years. I am afraid of seeing more white people (a so-called sign of "development") moving into Black Beverly Hills. Instead, we need the BLACK PEOPLE in Black Beverly Hills to be more developed with higher paying jobs, careers, and financial literacy. We need city planning that better helps us afford to buy our homes and apartments and to pay our property taxes. We need more development of Black people as business owners in our neighborhoods and more help for Black business owners to own their buildings (like that one building in Leimert). We need development planning that helps Black people chose great tenants while they become better landlords doing their part to keep Black Beverly Hills BLACK. R123-1

What is also so beautiful about this area is that is feels on the cusp of urban and green space. There's diverse Black culture, decent parking, decent traffic (except at rush hours) and many EDUCATED MIDDLE CLASS BEAUTIFUL BLACK PEOPLE…in other wirds, BLACK EXCELLENCE. I want city planning and politicians who value the Beautiful Blackness of my neighborhood, one of the last nice majority Black neighborhoods in the Western United States. Please do everything to stabilize the BLACK PEOPLE in this community. It kills me to see so many Black people displaced. I have been losing relatives and friends at the same rate that Los Angeles in losing BLACK PEOPLE. I fear that I wont be able to stay here much longer because I'll be pushed out or taken over by a sea of white people. Please reverse and correct these problems. Value and develop BLACK people over property in city planning. Its the way to creating race-class equity.

Sincerely with Zeal,

Francesca Harris

4501 Don Tomaso Dr Apt 5, LA, CA 90008

Form Letter Addendum:

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of (The Dons) one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I live here because its just urban enough and also green and spacious without horrible traffic. R123-2

I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, n Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

R123-2
Cont'

From: Davina
To: Westside Area Plan
Subject: OPPOSE WSAP
Date: Friday, August 16, 2024 7:45:40 PM

CAUTION: External Email. Proceed Responsibly.

LA Board of Supervisors, et al.

I wholeheartedly oppose the Westside Area Plans for several reasons, including:

1. the Opportunity Sites, elements of the Plan fail to adequately address traffic safety and safety hazards unique to our community.
2. The "one size fits all" policies and up-zoning will have a profound impact on our community character we fight so hard to maintain and preserve.
3. I purchased my home in this community, moving from impacted cities where people are stacked on top of each other, excessive traffic, unsafe traffic conditions, limited yard space to enjoy the outdoors without leaving home.
4. There are many places in Los Angeles county where property is not scarce to build as you need, without ruining an entire community due to LA County's failure to better plan for community needs.

We hope you can put yourself in our shoes. How would you feel if this was your community. R124-1

Davina Douthard, CEO
Davina Douthard, Inc & Foundation
1601 N. Sepulveda Blvd, #527
Manhattan Beach CA 90266
P: (310) 540-5120
F: (310) 540-5258

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Comment Letter R125

From: Nick Starkman
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Friday, August 16, 2024 10:00:00 PM

CAUTION: External Email. Proceed Responsibly.

My name is Nick Starkman. I live on the 4000 block of Angeles Vista in View Park. I oppose Site 10, Angeles Vista-Valley Ridge. We are not prepared as a community for upzoning. There have been an inordinate amount of traffic deaths in the area and upzoning without an appropriate traffic plan will lead to increased traffic hazards.

- Car crash death at Harcross and Angeles Vista: https://ktla.com/news/1-dead-after-view-park-windsor-hills-crash/
- Car crash kills 6 at Overhill and La Brea: https://abc7.com/windsor-hills-crash-memorial-los-angeles-rocket-gas-station-donation/13162496/
- Pattern of deaths and accidents: https://www.latimes.com/california/story/2022-08-19/speed-reckless-driving-deadly-windsor-hills-wreck-hints-at-rise-in-fatal-crashes

R125-1

Comment Letter R126

From: Her Majesty
To: Westside Area Plan
Subject: WASP/PEIR Comments-Opportunity Site #10
Date: Friday, August 16, 2024 11:53:23 PM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan. R126-1

My name is Ash, and I live on Valley Ridge Ave.

Sent from my iPhone

Comment Letter
R127

From: Ellen Walls
To: Westside Area Plan
Subject: WSAP/PIER/Comments-Opportunity Site#10
Date: Friday, August 16, 2024 11:22:36 PM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan R127-1

My name is Ellen Walls and my address is 5012 ValleyRidge Ave.

Anchored in Christ,
Ellen Walls

Comment Letter
R128

From: Joseph Rouzan IV
To: Westside Area Plan
Subject: Upzoning
Date: Friday, August 16, 2024 11:59:46 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

On July 25, 2024, City Planning held a public hearing to accept comments on proposed revisions to the Proposed Housing Element and Citywide Housing Incentive Program (CHIP). If approved by the City Council, these documents will set citywide housing policy for the foreseeable future.

I write to formally register my deep-seated concerns and objections to the proposed upzoning initiative impacting the Slauson Avenue Corridor and the broader Ladera Heights community. As a long-time resident and homeowner directly across the street from the proposed development on the church parking lot at Centinela and Wooster, I am acutely aware of the imminent and severe consequences this project will inflict upon my family and community.

Ladera Heights was carefully chosen as our home, envisioned as a stable, primarily single-family residential haven. With a toddler and a baby, my world revolves around their safety, well-being, and opportunities for growth. The prospect of increased traffic, noise, and construction is deeply unsettling. R128-1

Beyond personal preference, this neighborhood is steeped in our family's history, with three generations calling it home. Our decision to raise our children here was rooted in the desire for a safe, nurturing community where strong bonds and familiar faces would foster their growth. This proposed development directly threatens the peaceful, family-oriented environment we have cherished.

The looming shadow of a multi-unit complex across the street casts a long and ominous pall over our future. The relentless noise, choking dust, and hazardous construction conditions will infiltrate our homes, disrupting our peace and jeopardizing the health of my young children. As a home-based worker, I rely on a quiet environment to be productive, and this project will undoubtedly hinder my ability to earn a living.

Moreover, the increased traffic congestion and diminished parking will create a dangerous environment for pedestrians, especially our children. The thought of my toddlers playing in our front yard while cars race by is terrifying. Our neighborhood streets were designed for families, not to accommodate the influx of vehicles that this development will bring. R128-2

My family has a history of asthma, and the potential health risks posed by increased air pollution and construction-related contaminants are particularly alarming. My young children's developing lungs are exquisitely sensitive, and subjecting them to these hazards is unconscionable. The very idea of raising them in an environment so compromised is a heartbreaking affront to their well-being. R128-2 Cont'

Further, homeowners face the genuine threat of property devaluation due to the proximity of this high-density development. The carefully cultivated character of our neighborhood, a cornerstone of its appeal, will be irrevocably altered. R128-3

Ladera Heights has a remarkable history as a predominantly Black, affluent enclave built upon the foundation of homeownership, starkly contrasting the exclusionary housing policies that have barred many Black families from achieving the same. Our community has cultivated generational wealth, stability, and access to essential resources. The proposed upzoning threatens to disrupt this delicate balance and undermine these hard-earned achievements.

The development plan's lack of specificity regarding community protections is alarming. Without clear safeguards, residents are vulnerable to the unchecked ambitions of developers. Furthermore, the targeted upzoning of Ladera Heights while leaving similar areas untouched suggests an inequitable approach to development planning. R128-4

The proposed redevelopment of the Ladera Center, a vital community hub, is an affront to our neighborhood. This facility provides essential services indispensable to daily life. Its replacement with high-density housing would be catastrophic, exacerbating traffic woes and diminishing all residents' overall quality of life.

Furthermore, the plan to replace affordable apartments on Fairview and Springpark with high-density multifamily housing is counterproductive. This action would eliminate much-needed affordable housing options while simultaneously exacerbating the already dire traffic situation on Fairview Boulevard. The proposal to develop the church site would compound these issues, burdening our narrow streets and endangering residents of all ages.

This upzoning initiative fundamentally contradicts the County's goals of preserving community identity and enhancing pedestrian and traffic safety. Ladera Heights represents the best of what Los Angeles can achieve. It should not be sacrificed on the altar of ill-conceived development plans. R128-5

Please consider the immediate and tangible impact this proposal will have on the lives of those who call this area home. The proposed development is incompatible

with the existing residential zoning and will create a dangerous and undesirable living environment. Understand the logic and reason of those who exist in the areas you wish to change before attempting to alter the landscape. R128-5 Cont'

Please do not add the proposed R5, MXD, and R4 developments to Lower Ladera Heights. As discussed at the last community meeting, alternative development sites like the southwest corner of Centinela and La Tijera should be prioritized. These locations can accommodate multifamily housing without compromising the character of our established neighborhoods or overburdening our infrastructure. A balanced approach to development is essential, considering the needs of current and future residents. R128-6

Sincerely,
Jeannae M. Rouzan-Clay

Comment Letter
R129

From: Clifford Campbell
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject: Response Letter for WSAP
Date: Friday, August 16, 2024 12:31:33 AM

CAUTION: External Email. Proceed Responsibly.

August 15, 2024

To Westside Area Plan Project Team:

Subject: Westside Area Plan Opposition

I am writing again to express my strongest opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community and have a negative impact on its character.

This is not an opposition as much as it's a rebuke. A requiem shall be in order following the West Area Plan (WSAP) implementation accompanied by a ceremonial respite to pay homage to this community about to be subjected to overbearing pollution-traffic congestion, health exposures, crime, and over-population by an up-zoning infrastructure for the benefit of investors, wealthy interest, and corporate developers. It goes without saying that state, county, and city governments have complicity, including politicians/officials. What's galling is the deafening voice of the Inglewood Mayor and Councilman. The community is wanting to see a very public outcry for a cease-and-desist demand at a press conference before one or more of the local networks to prosecute the case. Seems there is a lack of political will. We will revisit at election time. Staff, representing city/county/developers are basically rubber-stamps for a plan already decided because it was designed to unincorporated areas in the county. This is basically a policy escape hatch to protect adjacent cities. The legality should be challenged. The Regional Planning Commission has no desire or interest in changing anything. R129-1

This project, like others, is a guise of its true intent, gentrification! It metastasizes like cancer. History teaches us, these developments have the opposite effects of their claims and result in disrupting the tranquil nature of neighborhoods causing quality- of- life insecurity and anxieties. The common thread is predominately communities of color, and here, an upper-middle class community will be ignored for the desires of wealthy business developers and politicians. This is indifference and a wrecking-ball assault against the Ladera community. What's at stake is the displacement of the Ladera infrastructure with thriving retail businesses, restaurants, a dental office and care facility, all conveniently located for this community. I understand a place of worship will be exposed too. Throw in the latest oxymoron: Affordable housing...a lie. This is unconscionable! Let's be abundantly clear, this is not done in predominantly white communities in this state and country. I charge at the very least hypocrisy, and at worse, racial bias. R129-2

One can point to The Hawthorne Plaza Shopping Center, thirty-five acres that closed in 1999. It's an empty unused structure just sitting. It's an ideal location for a multi-complex similar to The Astra in Inglewood. It's a fit because it meets EIR Policy LU 3.8. Require new development along major thoroughfares and at the edges of commercial centers to be located and scaled to provide transitions in building height and bulk, consistent with the character of adjacent low-scale neighborhoods. Due diligence should find that the WSAP is not a fit in Ladera. The elevation plan would dwarf the residential landscape, whereas the structures on Sepulveda south of Centinela Boulevard blend with the backdrop of a hillside. In time, WSAP will turn into an unmitigated disaster. I've written a previous objection to the up-zoning plans with selected op-eds from supporting expert researchers and professionals. R129-3

My research finds, cities often exchange credits through various mechanisms, depending on the type of credits being referred to are cited: R129-4

- Carbon Credits: Cities can participate in carbon trading markets where they buy and sell carbon credits. These credits represent a reduction in greenhouse gas emissions. Cities that reduce their emissions below a certain level can sell their excess credits to other cities or entities that need to offset their emissions.
- Financial Credits: Cities might exchange financial credits through intergovernmental loans or grants. For example, a city might receive credits from a federal or state government to fund infrastructure projects. These credits can be exchanged or transferred based on agreements and regulations.

Utility Credits: Some cities have programs where residents can earn credits for reducing water or energy usage. These credits can sometimes be traded or used to offset utility bills.

- Development Credits: In some regions, cities use transferable development rights (TDRs). These allow property owners to sell development rights from their land to developers who want to build in areas where higher density is permitted.

Note. These are example items I would expect the Inglewood Mayor and City Council and or Supervisor to weigh in on and report to the community, or maybe I missed it.

R129-4 Cont'

Organizations in New York opine similar challenges and approaches to housing that confront Los Angeles.

Beware of False Choices

By, John Shapiro is a full-time professor in, and the immediate past Chair of, Pratt Institute's Graduate Center for Planning and the Environment.

Focusing on affordable housing: A fair share plan would be adopted as part of the citywide master plan, with a toolkit of mandates and incentives in the Zoning Resolution. The plan would ensure equitable distribution of housing development obligations, mindful of gentrification impacts (as per the concerns of up-zoning skeptics). Community Boards would prepare their own planning for where and how they meet those mandates; failing that, the City Planning Commission would do so. A developer's appeal to the Commission would be akin to the builder's remedy. Mediation would replace courts as the final arbiter.

Zoning Resolution is a master plan; a collaborative dialogue between the city's robust community development and civic communities; the same cross-acceptance / fair share methodology for the equitable distribution of beneficial, not just burdensome uses; the return of capital budget oversight to City Planning; the streamlining of City environmental reviews; Charter Revision and State legislation; and recognition of the need to provide added planning and plan-implementation capacity to neighborhoods that have less political, economic, and other resources—e.g., through planning grants directed to alliances of local civic organizations.

Logic dictates that developers argue for zoning to get out of the way of maximizing revenue, and the most successful developers are those that have mastered the current system. But once sufficient profitability is assured, developers care more about "risk in yield and timeliness."

Rather than choosing between regional progress or local empowerment, I am suggesting a grand bargain. Cross acceptance provides a balanced way to meet regional (or State) priorities but be respectful of community values. Localities should control the "how" not the "whether," as embodied through a dialogue between top-down and bottom-up planning, enforced through predictable zoning.

R129-5

Justice Zoning

Lorraine Y. Collins is the Director of Public Policy and External Affairs at Enterprise Community

R129-6

Partners, Inc. New York Office.

History tells us that land use policies that marginalize certain populations and exacerbate racial and economic segregation can be set at any level of government. Exclusionary zoning policies have kept the development of affordable multi-family housing out of wealthy communities, leaving low- income people concentrated in areas with limited resources. These policies disproportionately impact low-income people of color. We have all seen how Not In My Backyard (NIMBY) sentiments have either delayed or completely deterred affordable housing development. NIMBYism is created out of fear of who might come to the neighborhood to occupy new and desperately needed affordable housing, i.e. people of color, families with children, or the disabled.

Zoning policies at the city-wide and state-wide levels could help to ensure a more fair-share representation of affordable housing development that supports current and future populations—but only if those policies are intentionally inclusive. Notwithstanding potential concerns around states exercising too many preemptive rights and local municipalities exploiting their home-rule authority, decision-making at both levels of government are critical to ensuring that our affordable housing supply keeps up with demand at multiple income bands. R129-6 Cont'

Notable recommendations include creating a state-wide equitable share housing plan and establishing a minimum affordable housing goal for every community, ensuring that at least 10% of each community's existing housing stock is affordable (reaching populations with income at or below 60% of the Area Median Income for rentals and 80% for homeownership). Additionally, the Roundtable recommended maximizing the benefits of Mandatory Inclusionary Housing in New York City to produce affordable and accessible housing, especially in low-poverty neighborhoods, to create more mixed-income communities. Other recommendations in the report attempt to address the challenges related to restricting the development of multi-family affordable housing that is also accessible to people with disabilities and integrated with all populations.

Housing Discrimination

Elaine Gross is founder and president of ERASE Racism, a regional civil rights organization, based on Long Island.

The fundamental problem with historical and modern-day local control of housing policy, including the placement of housing developments, is that it perpetuates the toxic combination of historical segregation plus white supremacy—the exclusive power of whites to marginalized groups deemed "not white" and mark them for discrimination and oppression. It victimizes descendants of enslaved Africans, Native Americans and other people of color deemed not white.

This power is not just used against individuals of color but has been systematically baked into laws and government policies, institutions large and small, and the very culture of the United States. This is structural racism. And local control legitimizes the power arrangements already in place from structural racism. R129-7

Local control derives from home rule, which consists of specific powers delegated by states to local municipalities. Those powers transfer to localities control of land use, public services, and community benefits, which, in the context of structural racism and white supremacy, give whites the power to exclude. This power to exclude creates and perpetuates residential segregation.

Local control does not even require overt racial hatred. That is what is so insidious about it. It will automatically perpetuate racial segregation. In many places, local control is accompanied by intense government fragmentation.

The consulting groups, HR&A, Fehr and Peers, ECORP Consulting, Inc., and PlaceWorks, are among the crème de la crème the County Commission reached out to draft the EIR. I focused R129-8

more on reading and interpreting what was not said in the summaries within Goal and Policy statements overall.

- Policy LU 6.3. Encourage the redevelopment of existing multi-tenant commercial projects as mixed-use community-oriented centers, increasing the number of residents in proximity to retail and commercial uses, enhancing their economic vitality.
- The EIR Goal LU 12 (Ladera Center): A revitalized and pedestrian-oriented mixed-use center providing services accessible to residents of adjoining neighborhoods and opportunities for new housing development, expanding the customer base for local businesses. The message here, require buildings to be oriented and designed to contribute to an active pedestrian environment.
- The Policy LU 14.6. Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Wateridge Center.

R129-8 Cont'

Ladera residents should take seriously living with the loss of open spaces. High vertical density compacted in a small footprint, obstructed open line of sight, and more sinister, limited mobility which translates to control of how we move about our community in the future. And, more of our dollars will flow to outside communities because of displaced services. There is a high priority on multi-modal transportation. Well, that will be fine until work slow-downs or strikes from employees when wages and benefits are deemed not up to par.

This WSAP is not the environment for a family. A better mixed-use for this community would be a community park, Boy's & Girl's Club (YMCA/YWCA), and including a senior center. This is more akin to a quality-of-life benefit.

R129-9

Parking's hidden problem

This WSAP will impose a problem only few are aware of. Given limited or no plans for parking there are unintended consequences. Automobiles will not be curbed, and new residents will seek alternatives. You have to witness first hand what happens when there is serious competition for parking. Get prepared for unknown cars in the residential areas and encroachment on other private areas.

R129-10

Regards,

C. Campbell

Resident, Heights At Ladera

Comment Letter
R130

From: Patricia Hamlin
To: Westside Area Plan
Date: Friday, August 16, 2024 8:46:01 AM

CAUTION: External Email. Proceed Responsibly.

Please reserve the Westside Area as it is presently and find another area like the vacant land near the airport in Westchester or further southwest. There has been little or no help to find the homeless find homes. The homeless numbers are overrunning the neighborhood and causing an overwhelming number of robberies, vandalisms, home invasions/breakins, littering and heavy trash dumping on streets that are eye sores and may encourage rodents. Where do you think the homeless use the restroom? Where do they park their cars? Who do they target to rob? The need intervention. The Sheriff and the private security are not set up to handle to prevent this from happening. I would like to see more patrolling from the Sheriff and more enforcement. Look on Centinela between La Tijera and Sepulveda. With the Olympics coming in 2028 the city needs to provide a path for the homeless to be more productive members of society and make living more affordable. Also, please get them a medical facility and trained staff to handle their medical, psycholigical, spiritual and independent luving skills. In the meantime build them a monitored shower station and restrooms. Try something different that does not bombard the high paying taxpayers in neighborhoods that deserve a safe and peaceful place to live. I am against building in 90056 because traffic on Slauson and Centinela are already extremely heavy without any additional building. We can hardly get out of our driveway. We need speed bumps and have been denied. We have nowhere to park around our home and because of being targeted by bad actors, I don't feel safe walking or riding my bike in the neighborhood. I also do not want the 90 taken away. We use the 90 freeway often to go to Marina Del Rey to places like Costco, Mar Vista, Kaiser, Cedars Emergency Room, the movies, the Marina, Venice, the bank, general shopping etc. Removing the 90 Fwy will affect our quality of life and affect the economy of the Marina. Ultimately these proposed changes will devalue our homes and make our homes less desirable to live in. PLEASE DON'T GIVE OUR HARD WORK TO LIVE HERE TURN INTO A NIGHTMARE. Thank you. R130-1

Comment Letter
R131

From: Clifford Neuman
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject: WSAP Comments
Date: Friday, August 16, 2024 9:41:23 AM

CAUTION: External Email. Proceed Responsibly.

Department of Regional Planning and Supervisor Mitchell,

I am writing to express my strong disapproval of the present draft of the LA County West side Area plan. This plan unfairly concentrates the allocation of additional housing stock into the communities of Ladera Heights, Windsor Hills, and View Park. This will significantly alter the nature of these communities having a far reaching and disproportionate impact. It appears that the county is targeting these communities so that they can avoid imposing similar changes in other areas of the counties, for whatever political reasons suit the board of supervisors. R131-1

As an academic, I will start by highlighting what I noticed in the numbers from the presentation to our community on August 1st, an observation that clearly your planners were hoping might not be noticed by the community. Apparently the plan calls for an increase of 6,004 housing units in the west side planning area, which your planners have argued needs to be borne almost entirely by the communities of Ladera Heights, Windsor Hills and View Park.

Your planners argue that none of this need should be met within Marina del Rey, Ballona Wetlands, and "Westside Islands" for effectively political and administrative reasons (e.g. planning for these other areas is managed by other agencies). Well, if planning for these areas is managed by other agencies, then the units needed for these areas should be planned by those agencies, rather than just being shifted into additional units in Ladera Heights, View Park, and Windsor hills. To do as your planners suggest, from a mathematical perspective is increasing the numerator and not the denominator, thus increasing the burden and upheaval on the targeted communities. R131-2

Onto the outcome of this targeting, what you planners clearly hoped no-one would notice: The planned increase in density would result in adding approximately 6,000 housing units to Ladera Heights, View Park and Windsor Hills. As far as I can tell, the current number of housing units in those areas appears to be around 10,000. That means that for the entire communities you are targeting, this represents an increase in housing density by 60 percent. That is NOT a reasonable ask of a community that is currently primarily single family housing. It completely changes the nature of the community. The edict that has come down from the state does not require increasing housing density across the board by 60 percent. Rather, there appear to be issues of political expedience that are being considered to allow the impact of the state edict to be concentrated in these targeted communities.

I know that others in the community have done a much more thorough job in their comments documenting the impact on traffic, parking, green spaces and business. Let me state here that I wholeheartedly express my R131-3

agreement with the objections and recommendations submitted by the Ladera Heights Civic Association. I will further note my own displeasure with an answer provided by your planning staff during the August 1st meeting regarding the impact on traffic - that answer was completely unsatisfactory and insulting. We were told that the way to mitigate the traffic impact was to reduce the number of vehicle trips, which I interpret as telling us that we should risk our safety and lives on the metro system, another problem that the county and the Metro Board seems unable to solve. If this is the way that your planners intend to mitigate negative impacts, I have no confidence in any other mitigations they might come up with. R131-3 Cont'

Finally, we have seen over and over again that allowing large developments on the west side does not significantly increase availability of affordable housing. The developers use affordable housing as an excuse, but the majority of the units produced are market rate, they are not affordable. The only way they become affordable is when demand drops, perhaps because the quality of life in the community has been reduced to such an extent that people don't want to live there. Please do not implement a plan to decrease the quality of life in the communities of Ladera Heights, View Park and Windsor Hills. R131-4

Dr. Clifford Neuman
Shenandoah Avenue
Ladera Heights
Los Angeles County
California
90056

Comment Letter R132

From: mickeyrf@aol.com
To: Westside Area Plan; hollymitchell@bos.lacountygov
Subject: Upzoning of Ladera
Date: Friday, August 16, 2024 9:47:24 AM

CAUTION: External Email. Proceed Responsibly.

I'm Eloise Ferguson of Ladera Heights for over 42yrs and strongly object to you all rezoning our neighborhood. Why? Aren't there more areas in Westchester, BH, Bel Air or Brentwood or any other neighborhood that doesn't affect our Black neighborhoods that have been here for over 50yrs. Why our area. Again I am totally against you invading our neighborhood and taking away our future for our children and grandchildren. Why not your neighborhood? I oppose, I oppose. You can find another way!!!! R132-1

Comment Letter R133

From: Sean Hyde-Moyer
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Cc: upzoning@laderaheights.org
Subject: WSAP PEIR Comments
Date: Friday, August 16, 2024 11:17:20 AM
Attachments: Response to PEIR.pdf

CAUTION: External Email. Proceed Responsibly.

Enclosed the response to the Westside Area Plan PEIR from the Ladera Heights Civic Association. I support the Association in its efforts. I live in, and love this vibrant community. Please help us achieve sustainable growth while maintaining the character and livability of this great neighborhood.

R133-1

- Climate mitigation
  - Dedicated greenspaces to counterbalance any increased density
  - Shade trees
  - Improved transportation and traffic management
  - Improved pedestrian access.

Thank you for you time,
Sean Hyde-Moyer

Comment Letter R134

From: Debbie
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 11:33:08 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community. R134-1

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise, and congestion. These elements will also have a grave impact our air quality. R134-2

Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density. R134-3

As the LHCA responses make clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any proposed upzoning to other available locations so it is reasonable, and more importantly, equitable. R134-4

Regards,
Deborah Woods

Sent from Mail for Windows

From: James Shaw
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; commission@planning.laounty.gov
Subject: Fwd: Recent Housing Laws Passed by the California Legislature (Sprgprk Neighbor James Shaw Scoured the Internet)
Date: Friday, August 16, 2024 12:01:46 PM

CAUTION: External Email. Proceed Responsibly.

Subject: **RECENT HOUSING LAWS PASSED BY THE CALIFORNIA LEGISLATURE**...Please Read and Stop the Intrusion and Encroachment Into Ladera Heights

Sent to you by James E. Shaw, Ph.D.
California Superior Courts Expert:
School Safety/Personal Injury
California's S.T.E.P. Act and Criminal Street Gangs
United States Court Expert: RICO
Military Courts-Martial Expert:
Gangs on Military Bases
Resdient With Family on
Springpark Avenue, Ladera Heights, CA 90056

Highlights

- In 2023, the California Legislature enacted and extended significant housing streamlining laws – most, but not all, are limited to projects that pay prevailing wage for construction labor and contain significant amounts of Below Market Rate (BMR) housing.
- The session also saw important signs of legislative frustration at California Environmental Quality Act (CEQA) abuse. A new law will limit localities' ability to refuse to certify an Environmental Impact Report (EIR) or confirm a CEQA exemption for qualifying housing developments, and a new CEQA exemption applies to qualifying 100 percent affordable housing projects. The Legislature also reacted to the University of California, Berkeley "students are pollution" case by providing that noise generated by occupants and their guests is not a significant effect on the environment.
- The Legislature further expanded the State Density Bonus Law, but limited the scope of the Surplus Lands Act – in ways that may increase the complexity of both statutes.
- New laws will allow localities to permit Accessory Dwelling Units (ADUs) to be sold separately as condos and prohibit localities from imposing "owner occupancy" requirements on ADUs.

R135-1

The 2023 California Legislative session, like the last several, saw the enactment of a large number of significant new housing production laws. (See Holland & Knight's previous annual recaps of California Housing Laws in the final section below.) This Holland & Knight alert takes a closer look at some of the most significant housing laws that the Legislature passed and that Gov. Gavin Newsom has signed into law, grouped into following categories:

Streamlining:

- **SB 423** (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules)

- **SB 4** (by-right approval for affordable housing on land owned by religious organizations and higher education institutions)
- **SB 684** (ministerial approval of up to 10-unit housing projects on small sites)
- **AB 1490** (adaptive reuse for affordable housing)
- **AB 1114 and AB 281** (reforms to post-entitlement permitting)

California Environmental Quality Act (CEQA):

- **AB 1633** (CEQA reform for infill housing)
- **AB 1307** (residential noise impacts)
- **AB 1449** (affordable housing exemption)
- **SB 406** (financial assistance exemption)
- **SB 91** (motel conversion exemption)
- **AB 356** (Dilapidated Building Refurbishment Act)
- **SB 149** (CEQA administrative record reform)

Density, Land Use and Planning:

- **AB 1287** (additional density bonuses for very low or moderate income units)
- **SB 747 and AB 480** (amendments to scale back the Surplus Land Act)
- **AB 821** (local agency obligation to resolve general plan and zoning conflicts)
- **SB 272** (sea level rise planning in coastal commission and bay conservation and development commission jurisdiction)
- **AB 529** (building code updates for adaptive reuse projects)

Accessory Dwelling Units (ADUs):

- **AB 1033** (ADUs sold separately as condos)
- **AB 976** (owner-occupancy requirements prohibited beyond 2025)
- **AB 1332** (streamlined 30-day approval for preapproved ADU plans)

Enforcement:

- **AB 434** (expanded Department of Housing and Community Development (HCD) enforcement authority)
- **AB 1485** (attorney general right to intervene in housing enforcement suits)

Anti-Displacement and Affordable Housing:

- **SB 439** (motion to strike lawsuit challenging affordable housing)
- **AB 1218** (replacement housing and relocation benefit expansion)
- **AB 911** (notification and ownership requirements for modifications to recorded covenants restricting development of affordable housing)
- **SB 469** (exemptions from Article 34 of the California Constitution for affordable housing projects receiving specified funding)
- **ACA 1** (constitutional amendment to lower threshold for bond measures)
- **SB 789** (constitutional amendments scheduled for voter consideration at November election)
- **AB 812** (authorization of conditions of approval for affordable artist housing)

Financing and Costs:

- **SB 253** (carbon emission disclosure)
- **AB 1319** (Bay Area Housing Finance Authority authorizations to facilitate production and preservation of affordable housing)
- **AB 835** (fire marshal to study safety of requirement for apartments to have more than one staircase)

Parking:

- **AB 1308** (no increased minimum parking requirements on single-family home renovations)
- **AB 1317** (unbundled parking for qualifying residential properties)
- **AB 894** (shared parking)

R135-1
Cont'

Except where noted, the new laws take effect on Jan. 1, 2024.

Streamlining

SB 423 (Sen. Scott Wiener) – Extension and Expansion of Streamlined Ministerial Approval Law for Affordable Projects Consistent with Objective Zoning Rules. SB 423 significantly expands, and extends the "sunset date" of, the streamlined ministerial approval law originally created by SB 35 of 2017 (SB 35). Holland & Knight has substantial experience advising both 100 percent affordable developers and mixed-income developers entitling projects on the basis of this law and litigating cases under SB 35. Holland & Knight was the first in California to secure housing approval through litigation under SB 35, and the California Court of Appeal sided with Holland & Knight clients in a landmark housing case.

R135-1 Cont'

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James E. Shaw, Ph.D.
Expert Witness: Superior Courts;
Military Courts Martial; U.S. Courts
Faculty, Federal Courts Training Branch
Professor, School of Behavioral Sciences
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MCLE Seminar Facilitator for Attorneys
(310) 678-6950; Fax:(866) 590.1067
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Los Angeles, California 90045

"... . Indeed, counsel who chooses to proceed without an expert may be flirting with malpractice."
--Melvin Belli (R.I.P.), famed criminal trial lawyer

"[Possession of] Full and complete case information can avail a defense expert of vital findings around which s/he frames opinion toward inspiring reasonable doubt, in a juror's mind, against the People's allegations. Information withheld from the expert, or provided incompletely, may eventually give rise to ***unreasonable drought***, and, during jury deliberations, tilt the scale of justice and dry up defense interests." --Dr. James E. Shaw, The Panel of Experts of The Los Angeles Superior Court
# # #
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Comment Letter R136

From: K Narayanaswamy
To: HollyJMitchell@bos.lacounty.gov
Cc: Westside Area Plan; EDL-DRP BU-S Commission Services
Subject: Proposed Rezoning / Upzoning in Ladera Heights, Windsor Hills, View Park
Date: Friday, August 16, 2024 11:52:50 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell,

For my entire adult life, I have supported fair and affordable housing. I stand strongly in opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park.

As a resident of View Park, one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I respectfully request the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominantly single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

As a strong supporter of yours in your political career, I respectfully request you to deliberate carefully about the community's concerns about this matter.

R136-1

Sincerely

SwamyNarayanaswamy

Resident of View Park, 62nd Street and La Brea.

Comments on WSAP PEIR.

August 16, 2024

Introduction

My name is Walter Siembab, I've lived with my wife Elizabeth Anders for 37 years at 5944 Chariton Ave., located in lower Ladera Heights. I work professionally in the sustainable land use/transportation space.

The importance of achieving zero emission housing growth should be clear as the southeast US is getting battered by hurricanes, the northeast is flooded due to heavy rains, the northwest including parts of California are on fire, and the southwest is enduring sustained killer heat waves of 110 to 120 F. And that's just this week.

The future looks even worse. The "Doomsday Glacier" (formally named Thwaites) is melting much faster than predicted. The Amazon rain forest is shrinking much faster than predicted. Etc.

As a result of all the environmental dynamics, these are essentially the "good old days" as earth's climate continues its transition into a runaway furnace that will make many regions unable to support human habitation.

The DRP's challenge is to ensure that each planning area absorbs housing density in a way that will not exceed the current level of carbon emissions in that planning area. Net zero carbon is essential.

That's the big picture. And it is poorly addressed by the PEIR which found that the addition of over 6,000 state-mandated DUs to the West Side will not have a significant impact on carbon emissions and therefore needs no mitigation actions.

R137-1

The little picture, if we can call it that, is about dramatically increasing housing density in our neighborhood and evaluating its impact on our quality of life. The West Side Area Plan has stimulated a kind of public uprising in opposition.

My lived experience in Ladera Heights since 1987 is that quality of life has dramatically decreased, especially since the turn of the Century. The explosion of tech firms associated with "Silicon Beach" has been a significant factor increasing traffic congestion and housing price escalation (high salaries mean they can afford housing that is expensive to the rest of us).

It takes me over an hour each way to visit doctors in Santa Monica. My friends will no longer visit me on a Friday night because the congestion south bound on Lincoln, on the Marina Freeway offramp and on east bound Slauson past Fox Hills takes 45 minutes. These current conditions are not reflected in the West Side Area Plan and its PEIR. All is not well, and I believe that it is about to get worse.

R137-2

The PEIR is an extensive, dense document wrapped in technocratic language to sell residents on the virtues of dense housing. Its approach tries to assure us there are few negative impacts to worry about and those that exist can be mitigated. My critical examination of the PEIR is that key impacts have been under-stated and the listed mitigations will be ineffective.

The PEIR's many platitudes assure us that the plan will preserve community character, expand housing options (which few of us want), support local businesses, transform auto dependence, and promote healthy, safe, intergenerational neighborhoods all with minimal impact on energy, water, air and climate. In other words, the WSAP will perform a modern miracle. R137-3

The promise I like best is this: "Promote the inclusion of publicly accessible plazas and courtyards in new commercial and mixed-use development projects where residents can gather, participate in events, and *celebrate the history and culture of the community*." (Emphasis added). I think that means some of us will get together like never before to reminisce about how good life used to be before density ruined it.

Housing Element of the County General Plan

The Housing Element of the General Plan allocates the mandated housing growth to each of the 11 planning areas. A different DRP section distributes that growth to specific opportunity sites. While the HE has been adopted following comments received, etc. it includes a curious decision the I urge the DRP to explain. Best case will be to revising the HE by with new allocations (which I understand would require a cumbersome process).

I extracted the data in the following table from the County General Plan (the terms cited are used in the GP). The rows are the 11 planning areas, the first column is a surrogate for the percent of land in the planning area that is unincorporated; the second is the percent of the population that is Black, and the third is the percent that is White.

The obvious observation is that DRP allocated substantial housing to the West Side, which at 3% has the second lowest percentage of unincorporated land. Four planning areas have more than 20% unincorporated, and Metro which has the largest concentration of transit resources has almost 5 times the percent unincorporated. Those areas appear to be stronger candidates for accommodating housing growth. Loading it into the already crowded West Side looks like a strange choice on its face. R137-4

The West Side also has far and away the largest percentage of Black residents. In fact at 55% Black it equals the percent Black of the other 10 planning areas added together.

The Planning Area with almost the lowest amount of unincorporated land while inhabited by the by-far greatest concentration of Black residents was assigned a

significant increase in housing density. That looks like Black quality of life does not matter. Please explain that decision.

	Percent		
	Unincorporated	Race	
	Area	Black	White
Antelope Valley	21	6	70
Coastal Islands	9	1	82
East SGV	23	2	44
Gateway	6	2	60
Metro	14	15	39
SFV	0	3	75
Santa Clarita	32	7	61
Santa Monica Mts	21	2	86
South Bay	6	7	43
West SGV	14	10	49
West Side	3	55	33

R137-4 Cont'

Density, I understand, has its advocates citing several environmental and other benefits. In cases with alternative perspectives, I ask myself, what do wealthy folks prefer?

The answer regarding density is that spacious living is highly desirable. Residents of Brentwood, Bel Air, Trousdale Estates, Cheviot Hills and many other expensive neighborhoods are examples. Those places have large houses on large lots. Rich people like space, inside and outside, and they can afford to buy it.

Middle class families with relatively small houses on relatively small lots get a small share of what the wealthy routinely enjoy. The state mandated increases in density, its assault on single family neighborhoods, is no less than an attack on the middle class life-style. The allocation of density in the County HE is apparently an attack on the life-style of the Black middle class. Please explain.

R137-5

PEIR Comments

Population and Housing

PEIR data -- 6286 HH 15,211 Pop

The PEIR assures us that those designated for development are “opportunity sites” which allow for but not require development. In fact, no specific development projects were currently identified on the date of the PEIR draft. That disclaimer intended to calm neighborhood resistance is disingenuous. The intent is clearly for those opportunities to be taken by developers. I believe at least one of the sites on Green Calley Circle has been prepared for redevelopment. That site and perhaps others now known should be named in the PEIR revision

RHNA assessments are made by income level. Without state subsidy, inclusionary zoning (aka density bonuses) is the planned mechanism for producing the low, very low and extremely low income DU.s Lacking the exact figures for the income categories, the data I have suggest that at least 50% of the total HH projection will be below market, and therefore about 3,140 DUs will be at market rates and 3,140 below market rates.

Development economics are such that below market rate DUs make up no more than 20% of a project. That means that five market DUs are necessary to obtain 1 below-market. That means for the opportunity sites to produce below-market DUs mandated by RHNA, 15,700 market rate DUs will be built, with the Ladera area total reaching over 18,800 DUs. It will be tempting I’m sure to ignore the impact of density bonuses on total DUs built, as it is not now in the PEIR. However, that impact is verifiable through analysis of actual experience in most cities. I’m familiar with that exact calculation in the City of Santa Monica. R137-6

Assuming at least 2 persons per household, that will add almost 40,000 people to the neighborhood. All of whom will be shopping at the same places current residents do – as per the aspirations of the Housing Element -- adding significantly to the queue for groceries, pharmaceuticals, restaurant meals and other daily needs.

The Table 5.14-3 should be amended to reflect the impact of inclusionary zoning as the means to achieve below market DUs. And those revised figures should be used to reassess the transportation, air quality and GHG emissions impacts.

Note that the PEIR acknowledges the West Side DU increase of 6,757 (which exceeds the DU total in the table) is actually higher than the 4,792 DUs in the Housing Element. This ad hoc rise should be justified. Table 5.14-3 and the interpretive paragraph should match.

The Population and Housing Section also fails to consider the parallel plans that are technically outside of the scope of the County’s West Side Area Plan but all add to the destruction of neighborhood character – City of LA, MDR plan covered in Coastal Plan, R137-7

adjacent city plans including Culver City and Inglewood. There needs to be an inter-jurisdictional comprehensive EIR that examines the aggregate impacts of the policies of all local governments in and adjacent to the Ladera Heights environs. The aggregate impacts will worsen an already bad situation. R137-7 Cont'

While it targets commercial areas and parking lots and avoids direct attacks on single family housing, the WSAP also fails to account for density to single family parcels that will occur through other state regulations, lot splitting through SB 9 and SB 10, and conversion of SF to MF through ADU policies. It appears that upzoning single family neighborhoods to R2 or R3 is not included in the WSAP because the state has already opened the door to that option. The PEIR should estimate the impact through those state policies when calculating household, population, VMT and GHG emissions growth. R137-8

In terms of mitigation, the land use plan should designate small, compact destination centers consisting of mixed-commercial uses, not mixed with housing over commercial. My research found that destinations per acre is the key to walking and other short range mobility devices. It is the pattern of destinations that creates the opportunity for those mobility options. R137-9

That is how the aspirations of the GP regarding “complete neighborhoods” can be implemented. Those destinations need to be surgically chosen and many will need to be present through hybrid means, mixing virtual with physical presence. Applying the catch-all term of “mixed use” will lead to grid lock. Transportation plans must react to the land use pattern and that evaluated in the PEIR will lead to much more congestion.

<u>Transportation</u>

Transportation system impacts measured as VMT per “service population” should be re-calculated using the likely increase in DUs when using the policy tool of inclusionary zoning. My estimate of 18,800 DUs would add at least 40,000 motor vehicles to the neighborhood. Regardless of the models deployed, that volume of cars will certainly turn the arterials into zones of significant congestion.

The CEQA rules regarding shift of metrics from Level of Service (LOS) to VMT had the unintended (or intended) consequence of favoring/encouraging transit ridership. However, LOS remains a valid concern and I recommend that the PEIR also project Level of Service at each major intersection in the Ladera Heights environs. R137-10

The VMT reduction projects listed as mitigation actions are vague, hopeful, and proven to be unrealistic. Working with state and regional agencies, whatever that means, will at best result in policies that follow “complete streets” doctrine. Cycling and public transit form the backbone of complete streets, and each requires road diets in the form of

dedicated bike lanes or bus lanes. Both constrain road capacity and are widely disliked by motorists and cyclists alike.

Cycling is an admirable mode option, but it will prove increasingly more difficult to encourage. Pedal bikes in an era of extreme heat are not feasible at any meaningful scale. Today bike mode share is below 5%.

Public transit, despite being 90% per ride publicly subsidized, was in steady decline between 2008 and 2019 (documented and analyzed in a UCLA study). Then it went into free fall during the pandemic and is only beginning to recover to the already low levels of 2019. Violence and poor service plague the system and inhibit ridership growth. Today, 7% ridership in an area is considered successful. Less than 3% is more typical. That means that any development will result in 93% to 97% of trips being driven in a full-size vehicle usually powered by an internal combustion engine.

Relying on complete streets as the primary means of reducing VMT defines the term "unrealistic." Followed closely by VMT fees and gas taxes.

Transportation demand management (TDM) is a traditional approach to reducing vehicle trips and VMT. Eight TDM strategies are identified – employer ride share programs, van pools, transit discounts, bike parking, etc. – all exist today and none are effective. Or the West Side area would not now be such a congestion mess. Santa Monica's elaborate network of protected bike lanes has not been effective at dramatically increasing cycling mode share. And it was expensive to retrofit its streets. R137-10 Cont'

Limiting free parking and increasing cost of parking have the potential to discourage some auto use, but each requires extreme levels of political will that has not yet become manifest.

My research has found that a micro-mobility strategy has promise at scale. This means retrofitting streets, parking areas and charging options for small electric devices that range from e-trikes to neighborhood electric vehicles (street legal golf carts, available with full auto amenities like A/C, radio, roll up windows, etc.). Micros need not travel on arterials which are filled with fast moving cars, but on a network or slow speed parallel streets. The micro strategy requires more explanation than possible here.

Greatly expanded regional telework policies will be the most cost-effective mitigation strategy possible. The pandemic illustrated that remote work can be initiated virtually over-night. Nothing saves VMT and carbon emissions more effectively than the trip not-taken. Yet the PEIR fails to mention that proven strategy.

The PEIR transportation mitigation measures need to be re-thought and become more realistic.

GHG Emissions

GHG emissions generated by the housing development mandate were found to be insignificant in the PEIR and no specific mitigation measures were deemed necessary. Considering the climate observations in my introductory paragraphs, I believe this conclusion is irresponsible and dangerous.

That conclusion is reached through a bunch of technocratic mumbo jumbo, referring to SCAG models, CEQA standards, associated County plans including its CAP and so forth. Those calculations also depend on the success of bikes, walking and transit to reduce fossil fuel use. I argued above that those assumptions are unrealistic.

Calculating GHG emissions should be simple. Take the DUs that will be built, multiply by the number of ICE vehicles (miles per gallon) per DU, and multiple that product by the average GHG emissions per mile driven. That gives a fair estimate of carbon emissions that will be emitted because of the state mandated growth. R108-11

One mitigating argument is the conversion of the ICE fleet to electric drive. That can be factored in as the fleet makes a transition. However, the downsides of full speed electric drive vehicles are reducing the initial optimism around EVs. They include tire particles and road surface impacts as EVs are much heavier than ICE counterparts, EVs require a lot of rare elements that may become scarce before the fleet conversion is completed (copper, lithium), and lithium-ion batteries are difficult to dispose of or recycle are just a few of the constraints.

The idea of land use based on dense clusters of hybrid destinations with mobility at scale from light weight, small battery micro devices supplemented by a remote work strategy should be considered as GHG mitigation strategies for the WSAP.

My closing thought – it is essential that the PEIR get right the issue of GHG emissions significance along with necessary mitigation strategies. That is too important to fail.

Appendix: Impact of 6th Cyle RHNA

The problem starts with the state Housing and Community Development Department (HCD) and its Regional Housing Needs Allocation (RHNA). From there SCAG allocates the regional assessment to each local jurisdiction using an HCD approved formula.

It is widely recognized by local planners throughout the SCAG region that the RHNA has been politicized with wildly distorted numbers. In some cases, the current (6th) cycle (2023 to 2031) of RHNA requires levels of housing development that exceed the most ever built in any previous 8 year period, even during the hyper growth post-war years into the 1950s and 1960s. The regional allocations are preposterous and most planning professionals know it.

The "housing crisis" is the narrative that justifies the extraordinary level of state mandated growth. As I wrote above, the real crisis is the growing threat to the human habitat. Market rate housing is abundant virtually everywhere. "Affordable" housing, rents below the current market price, is the issue. And the reasons for the shortage of affordable housing are many and complicated.

Labor costs, materials costs, financing costs, and state requirements for A/C, electric utilities, solar panels and more are part of unaffordable prices.

It is virtually impossible to build below market rate housing on expensive land. This is easy to verify by looking at new housing prices outside of the metro core. A year ago new single family 3 bedroom houses in a planned community with abundant amenities were being sold in Moreno Valley for about half what a 900 square foot home in Culver City costs. Yes that requires travel into the metro core for jobs and perhaps other destinations, but in fact jobs and those other destinations are migrating toward those new communities on the periphery. R137-12

"Affordable" means there is a balance between the maximum sales price of a good and the income of those with the intent to purchase. Once upon time, local housing markets depended on the prevailing wages of local labor forces. That balancing process has been destroyed by the dramatic concentration of wealth which squeezes the middle class and creates a large working class of have-nots. Greater per capita income would address the shortage of affordable housing without the need for more supply.

That large institutional investors have discovered housing as an attractive asset class is a key driver of unaffordability. LA Times article published August 4 titled "Pension Systems Stoke Rising Rents" makes this point. The CA State Teacher's Retirement System invests in Blackstone Real Estate Investment Trust which owns a substantial portfolio of single-family homes. Deep pocket buyers, whether an institution or very high paid labor as in the technology sector, raise the cost of housing beyond which middle class families can afford.

The housing "crisis" is a false narrative used to justify a single strategy for reducing housing prices – more supply. Housing is not a commodity (goods that are relatively

uniform and interchangeable regardless of producer like grains, potatoes, and natural gas). Commodities follow market rules – bumper crop of potatoes makes the price go down.

Increasing housing supply through density makes some parcels more valuable as their revenue potential increases. Increasing housing supply increases the price per square foot of each new DU. Making smaller units is what can aid in affordability, by selling less house. Ironically, increasing housing supply gives the institutional investors more assets to buy and more opportunity for profit. Assuming the goal is more housing harmonized with local incomes, supply through density will not get it done.

Appropriate County reaction would have been to lead opposition to the RHNA allocation and the concept of state mandated growth. The late Bill Brand, former Mayor of Redondo Beach, did just that by leading a movement to return land use authority to local jurisdictions in the form of a Constitutional Amendment, Our Neighborhood Voices.

As it stands, DRP has become an implementing arm of the HCD which itself is implementing policies directed by state elected officials which are promoted by a confluence of economic interests that form what is essentially the California “growth lobby.”

Stopping the state assault on single family neighborhoods requires strategic voting in state elections and supporting initiatives like Our Neighborhood Voices.

R137-12 Cont'

Comment Letter R138

From: Gail Grant
To: Westside Area Plan
Subject: Comments on Draft Westside Area Plan
Date: Friday, August 16, 2024 3:24:51 PM

CAUTION: External Email. Proceed Responsibly.

Dear Sir or Madam:

As a 20+ year resident of Ladera Heights, I am writing to voice my concerns over the draft LA County Westside Area Plan, specifically concerning the 10 opportunity sites identified.

The number of opportunity sites selected is too numerous to be supported by the current infrastructure in Ladera Heights and View Park. Hence, consideration should be given to a elimination of some sites. Although your office has stated that no actual development projects are currently underway, I recommend that the Plan be developed to include the potential ramifications of full development of all sites. R138-1

Opportunity site 1, Centinela-Green Valley, in particular should be removed. Its location within a residential community immediately adjacent to single family homes makes it a highly undesirable location for multi-family buildings. In addition, this location is only accessible NOT directly accessible from a major thoroughfare (such as Centinela Ave) and thus will negatively impact not only traffic but the nature and character of the surrounding Ladera Heights community.

Indeed, this type of development should not be placed on within 500 feet of single-family residences AND without **direct** and major access from a major thoroughfare (i.e., not through a residential community). Opportunity site #10 has similar characteristics that also make its planned use undesirable. That site should also be removed for the same reasons.

Indeed, as noted in the draft Program Environmental Impact Report (PEIR), there are "significant and unavoidable impacts" that are not amenable to mitigation, namely traffic and air quality. Hence, this is another reason for limitation of the number of opportunity sites. R138-2

Finally, why was the Buckingham Heights Business Park (on the northeast corner of Slauson Ave and Buckingham) not considered for inclusion among the opportunity sites? Its large area, surface parking lots, and location seems to make it more appropriate as an opportunity site, one that could be substituted for one or more R138-3

opportunity sites such as sites 1, 4a, 4b, and 10.

R138-3
Cont'

I appreciate the opportunity to comment on this draft plan and trust that you will take my concerns seriously.

Thank you,
Gail Grant

August 16, 2024

Sheila V. Faulk
5361 W Amberwood Drive
Inglewood,CA 90302
(310)213-9158

To Whom It May Concern,

I am writing to express my serious concerns about the Westside Area Plan (WSAP) and its potential environmental, traffic, and lifestyle impact on the Ladera Heights Community.

As a resident of the Heights at Ladera, where our only entrance and exit access is at the intersection of Laurelwood Drive and Fairview Blvd, we face significant traffic and general infrastructure challenges as a result of these proposed changes. Exiting our community during peak traffic periods, particularly when heading east on Fairview Blvd, is often extremely difficult. For example, a short trip to Ralph's, just .3 miles away, can take up to fifteen minutes due to congestion from nearby businesses and the shopping center.

Traveling west on Fairview Blvd. presents its own issues. Delays are common at the intersection of Spring Park and Centinela Avenida Access, where left and right turns are obstructed by traffic from school pickups, local shopping, and general travel patterns. Navigating through the shopping center is also challenging during peak hours. Additionally, turning right onto LaCienega to access the 405 Freeway is frequently blocked by traffic backups, leading to significant delays. While so many vehicles idle as people wait to pass, harmful emissions are released negatively impacting the environment. R139-1

Adding more dwellings to our already congested area will only worsen these problems. Our community has already seen a substantial increase in housing, with multi-family units and new condos from Centinela to LaCienega, and developments in Playa Vista and the Howard Hughes Center as well as other nearby adjacent areas. This has led to increased traffic and pollution and use of resources.

Public transportation is not a viable option for many residents, especially seniors who may have mobility or medical issues etc. and families with children who attend a variety R139-2

of schools in multiple directions. Many people who live in this area do so because of the centralized location and easy access to medical care, families, libraries, shopping, schools, airport, freeway access, etc.. Increasing the population in our area will further strain our infrastructure, affecting water and electricity usage, and emergency services. Emergency vehicles currently have difficulty navigating through traffic in an expedient manner which puts lives in peril. I have personally experienced this on more than one occasion. EMT attempts to navigate through standing traffic and cars are so congested none can move in any direction to allow them to pass. The EMT has to wait for the traffic signal to change in order to get moving. With three stadiums nearby, traffic on game days is already a challenge; additional residents will only exacerbate these issues and conditions. R139-2 Cont'

On a personal note, my 7-year-old grandson often says, "Grammie, let's take the short-long way because it takes less time and we can skip the traffic on Fairview!" This route, while less direct, avoids the heavy congestion on Fairview by navigating through congested streets like Slauson Ave., Kings Road, and LaTijera Blvd. It's frustrating and inefficient, and adding more people will only make it worse. R139-3

Rather than increasing density in our already crowded area, I suggest repurposing abandoned buildings near LAX or developing vacant land in less congested areas like Palmdale and Lancaster. These alternatives would accommodate more people without further straining and changing the face and interracial/intergenerational balance of our well established community. R139-4

Ladera Heights is a beautiful, family-oriented community. Adding high-density housing would negatively impact its aesthetics and property values. The addition of dwellings and more people would negatively impact our environment, increase pollution and certainly impact traffic patterns and quality of life in our area. We urge you to reconsider the WSAP program and explore more equitable alternatives and locations for new developments. R139-5

Thank you for your attention to this matter.

Sincerely,

Sheila V. Faulk

Comment Letter R140

From: dt
To: hollyjmitchell@bos.lacounty.gov
Cc: Westside Area Plan; EDL-DRP BU-S Commission Services
Subject: Proposed Rezoning ■ Up-zoning in Ladera Heights, Windsor Hills, View Park.
Date: Friday, August 16, 2024 3:59:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell,

For my entire adult life, I have supported fair and affordable housing. However, I stand strongly in opposition to the proposed rezoning of single-family neighborhoods and the excessive up-zoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park.

As a resident of View Park, one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I respectfully request the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. R140-1

The 3 mile, predominantly single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

I respectfully request you to deliberate carefully about the community's concerns about this matter. Then purposefully reject the proposed Westside Area Plan. Thank you. R140-2

Sincerely,

Deborah A. Taylor
Resident of View Park, 62nd Street and La Brea.

Comment Letter R141

From: Lynae Muñoz
To: Westside Area Plan
Subject: WSAP/PIER comments
Date: Friday, August 16, 2024 4:24:41 PM

CAUTION: External Email. Proceed Responsibly.

We find it very interesting that your Westside Area Plan begins by bragging about the historic and beautiful communities of Ladera Heights, View Park and Windsor Hills. You sound like you are beginning an argument for maintaining the beauty and history of these communities, when in fact your plan will make them worse by taking away their history and beauty. You also spend a portion of your time talking about its rich Black history, communities that were the places affordable to hardworking, upwardly mobile people when other areas such as Beverly Hills, West Los Angeles and Brentwood were not as easily assessable, but even our communities were not assessable at one point either. This is another example of how government, no matter its make-up of politicians (Black, Hispanic, White, etc.) finds ways to interrupt Black and Brown neighborhoods as has been done throughout history. Take our freeway system which impacted many Black and Brown neighborhoods as just one example. You have many wonderful explanations about why you can't touch Marina Del Rey, Beverly Hills, and others, but they are simply justifications to not act there because you choose not to fight those jurisdictional battles. This state law that you sit behind will have very negative consequences to the communities impacted. This is a form of disparate treatment whether you want to admit it or not. R141-1

While we recognize that there are many hardworking, well intentioned, county employees working to put this plan together, I disagree with many of its pieces. We will specifically focus on opportunity site no. 9, although much of what we say applies to the other sites as well. How is it possible to think that you can put eight new buildings in such a small space? And that is just you. When you add the City of Los Angeles' goal to add to this area, it gets even worse. In case you are not aware, traffic during many parts of the day is horrendous around this area (Crenshaw, Vernon, Victoria and Angeles Vista intersections). Not only do we already face problems with gridlock on these streets, but we also have many incidents of unreported road rage and aggressive/dangerous driving by people that are impatient because of this congestion. On top of this, you want to add more structures? It is a big fallacy that is being spread by politicians that you try to justify these multi use, multi residences by claiming that because it is near a metro rail station, that it is justified. This is a big lie. For every residential unit (approximately 130 living units based on your plan, not counting more for your multi-use buildings) there will be at least two cars on average per unit. Where will they park those cars? You already don't require builders to provide ample space for parking and even less, if any, in areas near the metro rail station. Not only will most folks have one or more cars, but most also won't even take advantage of the metro rail. Those that do so will only do it on rare occasions (for example, when the system is finally, if ever connected to the airport). R141-2

This plan and the law associated with it is built on a fallacy. Just because you call something progress or progressive, doesn't mean that it is progress or progressive. Squeezing more people into an area is not progress. There are a whole lot of open R141-3

spaces in this county where building up for housing is more beneficial to the entire county while at the same time not negatively impacting already dense areas. Instead, you choose to add to the congestion by finding lots in our communities to build on. That doesn't take a lot of effort on your part. Build in the more open spaces of our county instead. R141-3 Cont'

This plan is further flawed in that it requires each district to come up with a plan. The plan should be based on the county as a whole. As a whole, this county has many places it can build that are not as congested and do not negatively impact our communities. Looking at this plan for the whole county is wiser than looking at it by district. What is going to happen if voters approve the ballot item that would change the county from five districts to nine districts as well as all the additional government entities? This is another example of shortsighted thinking. R141-4

This plan will have a negative impact on various quality of life issues. Intuitively, you have to know that this is wrong and that nearly everyone who lives in our communities (homeowners and tenants alike) is against this plan. You also are fully aware that the majority of people do not have the time and energy to let you know how they feel. No matter how many meetings you have, PSAs (which I've seen none of), or mailers you send out to residents, you know full well that this information does not get to everyone and that not everyone has the time, energy, or ability to say something. This is supposed to be government by, of and for the people. Your efforts to reach all of us are minimal at best, despite the time and energy you've put into this. R141-5

As for your traffic plan, adding bicycle lanes on Slauson and Angeles Vista is ludicrous. These two streets are already so heavily congested that you won't improve things one bit by adding bicycle lanes. Los Angeles city and county are already filled by bicycle lanes that are so underutilized. It is another fallacy/dream to believe that bicycles will be a major mode of transportation one day. Statistically speaking, you have never been able to show that a: bicycle ridership has increased significantly to warrant adding them and, b: that car ownership and car driving has decreased. The fact is more and more people drive today than ever before. This is yet another example of how you can categorize something as progress when in fact it is not progress. You just can't have an idea that logically sounds like progress, you have to look at the actual effect. If the effect is not progress, then it is not progress no matter how logical it may sound. This is not progress. R141-6

Lynae Munoz, another registered voter

Comment Letter R142

From: Marco Munoz
To: Westside Area Plan
Subject: WSAP/PIER Comments
Date: Friday, August 16, 2024 4:26:56 PM

CAUTION: External Email. Proceed Responsibly.

We find it very interesting that your Westside Area Plan begins by bragging about the historic and beautiful communities of Ladera Heights, View Park and Windsor Hills. You sound like you are beginning an argument for maintaining the beauty and history of these communities, when in fact your plan will make them worse by taking away their history and beauty. You also spend a portion of your time talking about its rich Black history, communities that were the places affordable to hardworking, upwardly mobile people when other areas such as Beverly Hills, West Los Angeles and Brentwood were not as easily assessable, but even our communities were not assessable at one point either. This is another example of how government, no matter its make-up of politicians (Black, Hispanic, White, etc.) finds ways to interrupt Black and Brown neighborhoods as has been done throughout history. Take our freeway system which impacted many Black and Brown neighborhoods as just one example. You have many wonderful explanations about why you can't touch Marina Del Rey, Beverly Hills, and others, but they are simply justifications to not act there because you choose not to fight those jurisdictional battles. This state law that you sit behind will have very negative consequences to the communities impacted. This is a form of disparate treatment whether you want to admit it or not. R142-1

While we recognize that there are many hardworking, well intentioned, county employees working to put this plan together, I disagree with many of its pieces. We will specifically focus on opportunity site no. 9, although much of what we say applies to the other sites as well. How is it possible to think that you can put eight new buildings in such a small space? And that is just you. When you add the City of Los Angeles' goal to add to this area, it gets even worse. In case you are not aware, traffic during many parts of the day is horrendous around this area (Crenshaw, Vernon, Victoria and Angeles Vista intersections). Not only do we already face problems with gridlock on these streets, but we also have many incidents of unreported road rage and aggressive/dangerous driving by people that are impatient because of this congestion. On top of this, you want to add more structures? It is a big fallacy that is being spread by politicians that you try to justify these multi use, multi residences by claiming that because it is near a metro rail station, that it is justified. This is a big lie. For every residential unit (approximately 130 living units based on your plan, not counting more for your multi-use buildings) there will be at least two cars on average per unit. Where will they park those cars? You already don't require builders to provide ample space for parking and even less, if any, in areas near the metro rail station. Not only will most folks have one or more cars, but most also won't even take advantage of the metro rail. Those that do so will only do it on rare occasions (for example, when the system is finally, if ever connected to the airport). R142-2

This plan and the law associated with it is built on a fallacy. Just because you call something progress or progressive, doesn't mean that it is progress or progressive. Squeezing more people into an area is not progress. There are a whole lot of open R142-3

spaces in this county where building up for housing is more beneficial to the entire county while at the same time not negatively impacting already dense areas. Instead, you choose to add to the congestion by finding lots in our communities to build on. That doesn't take a lot of effort on your part. Build in the more open spaces of our county instead. R142-3 Cont'

This plan is further flawed in that it requires each district to come up with a plan. The plan should be based on the county as a whole. As a whole, this county has many places it can build that are not as congested and do not negatively impact our communities. Looking at this plan for the whole county is wiser than looking at it by district. What is going to happen if voters approve the ballot item that would change the county from five districts to nine districts as well as all the additional government entities? This is another example of shortsighted thinking. R142-4

This plan will have a negative impact on various quality of life issues. Intuitively, you have to know that this is wrong and that nearly everyone who lives in our communities (homeowners and tenants alike) is against this plan. You also are fully aware that the majority of people do not have the time and energy to let you know how they feel. No matter how many meetings you have, PSAs (which I've seen none of), or mailers you send out to residents, you know full well that this information does not get to everyone and that not everyone has the time, energy, or ability to say something. This is supposed to be government by, of and for the people. Your efforts to reach all of us are minimal at best, despite the time and energy you've put into this. R142-5

As for your traffic plan, adding bicycle lanes on Slauson and Angeles Vista is ludicrous. These two streets are already so heavily congested that you won't improve things one bit by adding bicycle lanes. Los Angeles city and county are already filled by bicycle lanes that are so underutilized. It is another fallacy/dream to believe that bicycles will be a major mode of transportation one day. Statistically speaking, you have never been able to show that a: bicycle ridership has increased significantly to warrant adding them and, b: that car ownership and car driving has decreased. The fact is more and more people drive today than ever before. This is yet another example of how you can categorize something as progress when in fact it is not progress. You just can't have an idea that logically sounds like progress, you have to look at the actual effect. If the effect is not progress, then it is not progress no matter how logical it may sound. This is not progress. R142-6

Marco Munoz Jr, another registered voter

Comment Letter R143

From: Zoe Moskowitz
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Friday, August 16, 2024 4:35:19 PM

CAUTION: External Email. Proceed Responsibly.

To Whom it May Concern,

I oppose Opportunity #10 on the Westside Area Plan. That site is not appropriate for commercial use. R143-1

My name is Zoe Moskowitz, and I live at 5220 Valley Ridge Ave.

Sincerely,

Zoe Moskowitz

Comment Letter R144

From: Tendai Nyachoto
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Friday, August 16, 2024 4:45:32 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I want to way in on the rezoning of Ladera Heights and Windsor Hills-View Park. This should not be done as the Slauson Boulevard in this area could not accommodate the increased traffic from new mixed use commercial/multi-dwelling developments. Moreover, Downtown Inglewood, Crenshaw Blvd / Obama Blvd area, and Baldwin Hills, are ideal locations to help develop for additional housing, especially as they have metro train stations.
In addition, there are numerous vacant lots in the South L.A. community that are rife for multi-family development. R144-1

Thus please scrap this poorly considered idea.

Kind regards,

Tendai Nyachoto
3961 Don Tomaso Dr. #1
Los Angeles, CA 90008

Positive.Energy.Activates.Constant.Elevation

Comment Letter R145

From: Sharod Jackson
To: Westside Area Plan
Subject: WASP/PEIR comments - opportunity site #10
Date: Friday, August 16, 2024 4:49:12 PM

CAUTION: External Email. Proceed Responsibly.

I oppose Opportunity #10 on the Westside Area Plan

My name is Sharod Jackson. I live at 5228 Valley Ridge Avenue, View Park CA 90043 R145-1

Comment Letter R146

From: Christine Walker
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com; Christine Walker
Subject: WSAP/PIER Comments
Date: Friday, August 16, 2024 4:52:00 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of **Slauson-Corridor East**, the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights and View Park-Windsor Hills would receive the majority of the State's Regional Housing Needs Allocation. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. R146-1

The commercial building located at 3819 West Slauson is right next to my property. The zoning should stay as a commercial zone. The current height is inline with all of the single family homes on Harcourt and Rimpau. The building was completely rebuilt and remodeled less than 2 years ago. It is a wonderful commercial center that our community needs. Parents with small children go there for speech therapy regularly. Small business' were thriving, but now they are being displaced. The sign for the new luxury hair salon has been removed. R146-2

Light Ministries Baptist Church at 3811 West Slauson, LA, CA 90043 is attended by my mother and other community members. The church provided back to school items for kids. The church was painted and completely remodeled recently. It is beautiful and an integral place of worship for our community. It should not be rezoned to mixed use. R146-3

The ICEF public school/ athletic center at 3855 West Slauson LA, CA 90043 should not be rezoned. It is one of the only green spaces where kids in the community can be active and play sports. It serves a lot of at risk children and it teaches a variety of sports that are not readily accessible in South LA. R146-4

All residents walk to Buddha market at 3753 West Slauson, LA, CA 90043 and get groceries. With the closure of so many supermarkets in the area, this lot should not be replaced with residential units. Residents have no other options to locally shop for groceries.

Rezoning all of the lots on Slauson Corridor East to mixed use is bad planning. These lots are so small and cannot accommodate an increased density. The commercial centers are needed and are there to serve the current residents. The current zoning is in line with the community and its needs. R146-5

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey R146-6

responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!** R146-6 Cont'

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Christine Walker

Address: 5742 S Harcourt, Windsor Hills, CA 90043

Comment Letter R147

From: RICHARD WRIGHT
To: Westside Area Plan
Cc: Debora Wright; RICHARD WRIGHT
Subject: WSAP/PIER comments - Opportunity Plan #10
Date: Friday, August 16, 2024 4:54:55 PM

CAUTION: External Email. Proceed Responsibly.

We STRONGLY OPPOSE Westside Area Plan #10.

Our names are Richard & Debora Wright. I live at 5545 Overdale Drive, Windsor Hills CA 90043.

R147-1

Sent from AT&T Yahoo Mail for iPhone

Comment Letter R148

From: Rochelle Hardemion
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Friday, August 16, 2024 4:54:25 PM

CAUTION: External Email. Proceed Responsibly.

I oppose Opportunity site #10 on the west side area plan. R148-1

My name is Rochelle Jackson and I live at 5228 Valley Ridge Ave.

Thank you.

Sent from my iPhone

Comment Letter R149

From: Joy Taylor
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Friday, August 16, 2024 4:59:28 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Tawehdo Ethiopian Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. R149-1

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

Slauson through Ladera Heights is already an extreme choke point during morning and afternoon rush hour for commuters traveling to and from the 405 freeway. Adding thousands and households which would include at least two drivers/cars per household is untenable. If is wholly unreasonable to think that additional residents are not going to be commuting by car. R149-2

Where is the imagination of our elected leaders? Why would they come to Ladera and tear down Marshall's, Chick-Fil-e, Amazon Fresh, etc that were just built in the past 10 years? R149-3

The Ethiopian Church is a vital and vibrant gathering place for so much of the Ethiopian community. We have met Ethiopians across Los Angeles that all seem to converge throughout the week to attend services. R149-4

What is being planned for the large acreage of the Baldwin Hills Mall area borders by Obama Blvd, Martin, Santa Rosalia, and Buckingham? There has been a small apartment building and Kaiser but that is still significant land sitting covered in weeds for decades. If you want affordable housing why not start there? R149-5

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! R149-6

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey

via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

R149-6
Cont'

Regards,

Name: Joy Taylor

Address: 5002 Pendleton
Los Angeles, CA 90056

Sent from my iPhone

Comment Letter R150

From: Shelli Hardemion
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Friday, August 16, 2024 4:59:57 PM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan. R150-1
My name is Shelli Hardemion
• I live on 5519 Marburn Ave

Comment Letter R151

From: Pamela Simpson
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov; planning.thewestside@lacity.org
Subject: WSAP Comments and WSAP PEIR Comments
Date: Friday, August 16, 2024 5:03:49 PM

CAUTION: External Email. Proceed Responsibly.

Pamela Simpson

On Fri, Aug 16, 2024 at 4:58 PM Pamela Simpson <drgsimpletasks@gmail.com> wrote:

August 15, 2024

Los Angeles County Department of Regional Planning
Attn: Julie Yom, AICP, Principal Planner
320 West Temple Street
Los Angeles, California 90012
WestsideAreaPlan@planning.lacounty.gov

LA County Supervisor Holly Mitchell
500 W Temple St #866
Los Angeles, CA 90012
hollyjmitchell@bos.lacounty.gov

Councilwoman Traci Park

I have resided in Ladera Heights for nearly 30 years, 20 of them as a homeowner. Our urban center community is an usual community for the United States, let alone California, as it is home to Black professionals that include architects, engineers, lawyers, entrepreneurs, doctors, entertainers, professional athletes as well as their extended families. Ladera Heights, like many Black communities, is the result of the stain of racism that plagues almost every aspect of American life. It like, View Park, Baldwin Hills, Windsor Hills, and Baldwin Vista are communities of defiance in some ways as we have proudly thrived in the face of adversity for quite some time.

We have created a community in Ladera Heights where Black parents don't worry about their sons walking home in the rain, a hoody on, protecting him, after visiting with friends. We don't worry about a loved one emptying trash in the middle of the night being mistaken for an interloper and subject to harm. We have a community that is home, where we are not strangers even if we don't know a neighbor's name. There aren't many places Black people can call home with these same psycho-social benefits, not even in cities like Los Angeles that fancy themselves as diverse. We are diverse and segregated. Despite economic and educational achievement, we still suffer the injuries of racism and I believe that the WSAP harbors elements of this. R151-1

The planning group was incredibly condescending in all of its meetings with our community this summer. Let's not forget we had to go to war just to get those, one on Zoom and then one in person. During the Zoom call, Ms. Yom you confidently stated that Ladera was not being upzoned. Yet your male colleague stated about three times during the Q&A the "benefits" of upzoning, among them making the neighborhood more affordable for our children to move R151-2

back to, when many of them will inherit their family property. We expressed concerns that your plans make us vulnerable to real estate developers overbuilding and that we want to manage the character of our community in the face of any development and you and your team condescendingly assured us that there are no current development plans, knowing that the point of changing the zoning laws is to legislate one's desires in the future to ensure the County and City Planning laws are not an impediment to ensuring a gold mine for a developer. R151-2 Cont'

I believe that Ladera Heights is ripe for the picking as are our neighbors to the East because we are a community of largely Black people and since Westchester said "not in my neighborhood, but I'll take you over to where you can dump on some folks", we are being asked to shoulder a tremendous burden for the Westside. I am not a scientist nor an environmentalist, so I am only using my common sense to pull out key concerns in the PEIR. The thing that jumps out the most to me is that there is going to be a 77% increase in housing, which translates into 15,704 new residents and 6,489 new households or 6,486,720 square feet of new living space. It also means that 252 million gallons of water will be used. Then we have road emissions increasing to : 132,376 CO2 and 156,025 CO2e. This same report shows no increase in passenger cars as it naively assumes people will use public transportation that has never been efficient. Yet your team purports to be coming up with plans that will also be more green. R151-3

I find it incredible that the State is mandating this and that our County officials are not pushing back because according to them they need to secure State funds "so cooperate or else", yet there has been no commensurate increase in public services to support these new residents. Just a few years ago nearby fire stations were closing and the Marina Sheriff Department location was vulnerable to budget cuts, but we are supposed to look at this likely increase in real estate development as a win for our community.

Your team arrogantly told us that we need to be forward thinking, that we need to be looking towards the future. Why do you think Ladera Heights is what it is? We had nothing but the future on our minds when we laid down roots here and put our blood, sweat, and tears into a community that some people have called home for more than one generation. You told us that you knew what was best for us because you walked around our community, but couldn't tell us that you spoke to anyone, that you organized representative focus groups, that you even know who lives here. But you want us to shoulder a burden to increase density because of a State mandate that other nearby communities are not being asked to bear.

I vehemently object to the WSAP. I believe your proposal is naïve and does not consider the quality of life and cultural impact it will have on these communities that represent the pulse of upper- and middle- class Black Los Angeles. I believe you do not have our best interests at heart as we have had to claw for in-person meetings that once again are peppered with condescending language and not conducted to encourage robust, dynamic discourse. R151-4

The interactions I have had with both of your offices are gravely disappointing to me because you do not represent the interests of the people. You are representing those who allege to be the innovators and drivers of progress when all they will do is drive people out of their communities to ensure the economic gain of real estate developers and a chosen few. You will continue to hide behind jargon like "green" and "affordable housing" in an effort to appease those looking for political correctness but your plans will eliminate the opportunity for current residents of Ladera Heights and their families to thrive. A recent project nearby, Cumulus, is not even 70% full and is only affordable if you earn at least $150,000/year as the average apartment there rents for about $4,000/month. That is the future your team envisions for my neighborhood under the guise of progress.

I again will emphasize that I vehemently oppose this project and I am very disappointed in all of planners, and local and state representatives for my community.

Sincerely,

Pamela Simpson

August 16, 2024

Amy J. Bodek, AICP
Director of Regional Planning
Los Angeles County Department of Regional Planning
320 West Temple Street Los Angeles, California 90012

LA County Supervisor Holly Mitchell
500 W Temple St #866 Los Angeles, CA 90012

Dear Ms Bodek:

We write in support to the Ladera Heights Civic Association's ("LHCA's") letter of objections and suggestions, dated August 9, 2024, for corrective action to the draft Westside Area Plan dated June 2024 for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island (alternatively the "WSAP", or the "Plan").

We were married in the sanctuary now occupied by St. Mary's Ethiopian Orthodox Tewhado Church 36 years ago and have live in our current residence for more than 29 years. We strongly concur with the points registered in LHCA's letter and underscore the need to specifically address (and require) infrastructure changes that offset any increase in residential density and/or commercial utilization enabled by any zoning changes. R152-1

Sincerely,

Robert D. Taylor
5002 Pendleton Court
Los Angeles, CA 90056

5002 Pendleton Court
Los Angeles, California 90056
roberttaylor@earthlink.net
(310) 215-9460
(310) 362-8662 fax

Comment Letter R153

From: GAIL LANNOY
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Friday, August 16, 2024 5:08:18 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I am requesting removal of the Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

As I and many other family members have been residents of this community for over 50 years, I have a vested interest in maintaining the essential character of our community. I welcome the addition of much needed housing and revitalizing commercial development; however, it needs to be on a scale that doesn't drastically alter the character of this predominantly single family neighborhood.

I vote in Los Angeles County during every election. Please add my comments to the public record on this matter.

R153-1

Regards,

Name: Gail Lannoy

Address: 3888 Mt. Vernon Drive, Los Angeles 90008

Sent from my iPhone

Comment Letter R154

From: Daniel Williams
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 5:32:58 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I have read the response to the LA County WSAP of June 2024 prepared by the Ladera Heights Civic Association, and I would like to endorse their measured and well-reasoned objections and suggestions for improvement. I hope that County planners will take the time to fully understand the issues raised and will provide a timely written response to each of the concerns expressed in this document. R154-1

However, my personal objections to this plan are more fundamental and more radical in that they go to the root fallacies that appear to underly this fiasco of upzoning idiocy.

As the LHCA response has noted, " … the driving principle behind the plan [WSAP] appears to be compliance with the State mandate to increase housing units." But the State's mandate to increase housing units was the simple result of real estate developer interests once again (a la Proposition 19) purchasing a conspicuously corrupt legislature. This "mandate" has its roots in simple greed and simple grift, NOT in any realistic or demonstrable actual future need for additional housing units.

The population of the State of California declined by by 1.4% between 2020 and 2023. Thus far in 2024 it has increased by a minuscule (annualized) 0.017%, Further, as a consequence of punitive income and sales tax rates, exorbitant housing and fuel costs, the out of control homelessness situation, and grotesque mis-governance at both state and local levels, more people have expressed an intention to leave this state in the near future than residents of any other state. R154-2

In addition, despite rosy official reports and projections along with a great amount of wishful thinking and the denial of reality, an objective analysis of U.S./California economic conditions suggests a near certain future of serious economic contraction or worse that, due to massive public and private debt overhang and chronic misallocation of resources, is likely to prove intractable and resistant to any available interventions. This is economic reality, and it is espoused by virtually every genuine economist who is not a government or Wall Street lackey.

If the quality of life of residents matters, LA County planners should be examining ways of decreasing, not increasing population density. Increased residential density translates directly into greater traffic congestion, and City/County streets and roads are unable to handle it. Anyone who operates a motor vehicle on LA area streets perceives that traffic congestion has already become noticeably worse as a consequence of recent increases in residential development, and that serious congestion can now often be encountered unpredictably outside of morning/afternoon commute windows.

In summary, no rational case can be made for any of this upzoning absurdity. It is literally insanity, the only potential beneficiaries of which are real estate developers. But the developers' hopes are certain to be dashed by economic realities, so upzoning will produce zero winners - only losers. R154-3

The draft WSAP is an abomination. It needs to be set into the trash and the future needs of the Westside area need to be re-thought from first principles based on economic and demographic realities. The State"s fantasist "mandate" to "increase housing" is sheer nonsense, and using it as a justification to destroy the fabric of a largely successful community such as Ladera is, in my considered view, an act of criminal stupidity.

Daniel B. Williams
6480 South Copperwood Ave.
Inglewood, CA 90302

Comment Letter R155

From: Schuyler Jackson
To: Westside Area Plan
Subject: Opportunity Site #10
Date: Friday, August 16, 2024 5:11:02 PM

CAUTION: External Email. Proceed Responsibly.

I oppose Opportunity Site #10.

I live at 4305 Monteith Drive View Park 90043. My name is Schuyler Jackson.

R155-1

Sent from my iPhone

Comment Letter R156

From: Joey Gossett
To: Westside Area Plan
Subject: WSAP - Ladera Heights, View Park, Windsor Hills - Comments
Date: Friday, August 16, 2024 5:49:58 PM

CAUTION: External Email. Proceed Responsibly.

Do any of the people who are on or are a participating member of the WSAP planning team live in the Unincorporated Ladera Heights / Unincorporated View Park - Windsor Hills community?

I vehemently object to the rezoning of the following proposed opportunity sites as they directly affect and will have a grave impact on all of the single family residences/residents who live in the immediate area. R156-1

Opportunity Site 1 (Centinela-Green Valley): The plan suggests the opportunity to accommodate infill housing development on surface parking lot and to integrate parking into new development. There are currently several multi family housing apartments/developments on Centinela. If additional units are to be built, they should be incorporated into the existing lots and structures. Also, any current developments in the area with consistent vacancies should be charged a vacancy tax which would in theory lead to reduced rents and higher occupancy rates. R156-2

Opportunity Site 5 (Slauson-Heatherdale): The plan suggests the opportunity for infill development on surface parking lots and/or underutilized sites and the opportunity to add housing or businesses that are oriented to, easily accessible, and walkable from adjoining neighborhoods. Due to the location and the topography of this site, large multi use structures may not be suitable for this location. R156-3

Opportunity Site 6 (Slauson-Overhill): The plan suggests opportunities for infill development on surface parking lots and/or underutilized sites and the opportunity to add businesses that complement the intersection's historical role as a commercial center and are oriented to, easily accessible, and walkable from adjoining neighborhoods. I do not object to the development and improvement of this site, although development of any new structures should be limited in height. R156-4

Opportunity Site 10 (Angeles Vista-Valley Ridge): The plan suggests the opportunity for neighborhood-serving retail that transitions with existing uses by incorporating setbacks and landscape, reduces building heights adjoining residential properties, and limits entries to the street frontage. This proposed site is a fairly dangerous intersection and adding retail to this corner would only increase the likelihood of future incidents. R156-5

Opportunity Site 11 (Inglewood Oil Field): This site should be cleared for additional greenspace and restored to the native vegetation and landscaping. R156-6

With more density, the community will need additions, replacements, and/or upgrades to the existing infrastructure as the system is already strained. There will also need to be additional streets for ingress and egress as traffic is horrific in this area.
I would like to thank the Westside Area Planning Team and related persons for considering these comments, requests, and any submissions of the neighborhood residents. R156-7

Joey Gossett
Windsor Hills Resident

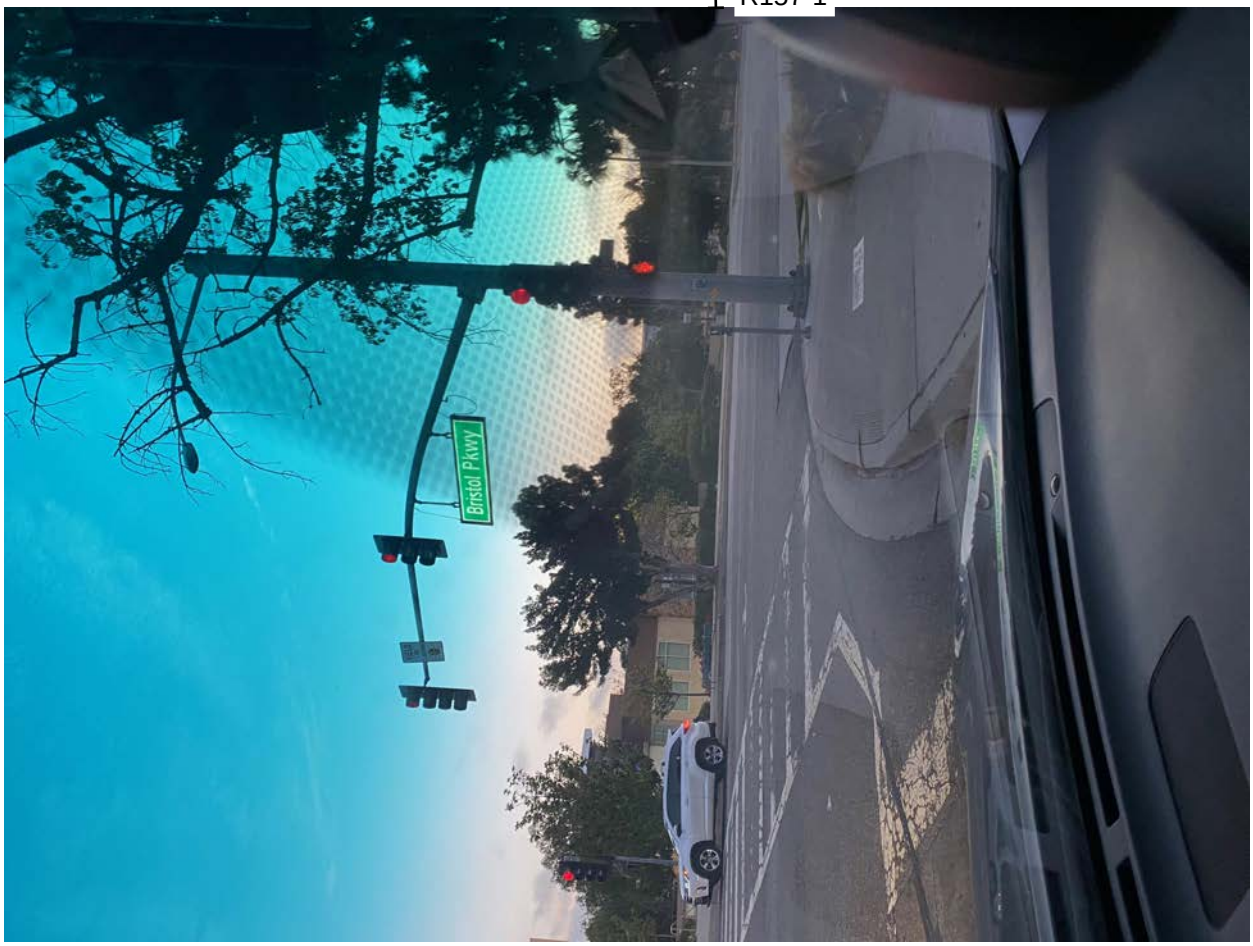
Comment Letter R157

From: [redacted]
To: [redacted]
Subject: [redacted]
Date: Friday, August 26, 2016 10:01:36 PM

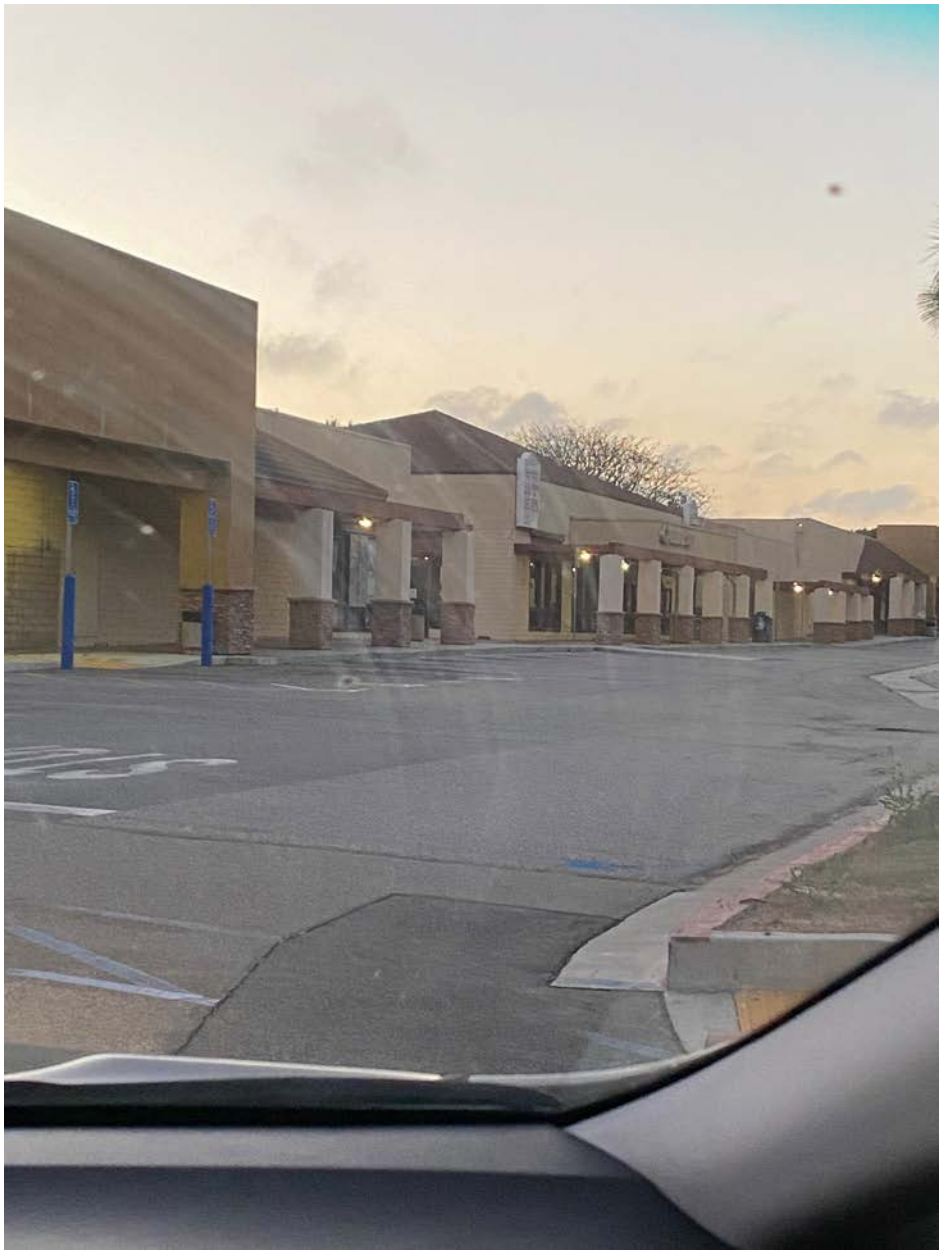
CAUTION: External Email: Proceed Responsibly.

Please consider building affordable housing at Fox Hills on Bristol Parkway and Green Valley Circle. It's available. The property is empty and would not affect the neighborhood. Fox Hills was mentioned at the July 25th meeting, but this parcel wasn't specified. I'm including photos which include a phone number…

R157-1



Green Valley Cir



HILLS PLAZA
CHUCK TAYLOR'S HAIR SALON
MANDARIN
CHINESE
For The Culture

> On Aug 15, 2024, at 10:27 PM, Judy Hazen <jhazen@gmail.com> wrote:
>
> To Whom it May Concern,
>
> I'm taking the time to express my concerns about the proposed upzoning of my Ladera Community. I attended the meeting at Knox Presbyterian Church on July 25th. The meeting was so upsetting that I left after a couple of hours. It was so very demeaning to hear the representatives read the proposals aloud. The generic wording meant little to most of the attendees. It's very easy for people who don't live in an area to come in a read how they plan to devastate our community. What was so maddening was that the first meeting regarding this upzoning was held more than 3 years ago, in 2021. What the actual hell? I'm so tired of this? The most laughable portion of the meeting was the Environmental Impact Report. These representatives don't give a damn about the impact on our community. The traffic and parking are already horrendous. Have any planning committee members ever gone to the airport? The traffic is unbearable. I live less than 2 miles from The Westfield Mall at Culver City. There are only 2 ways to go there. Centinela Avenue or Sinaloa Avenue. For most of the day, both of these streets are gridlocked. It sometimes takes almost a half hour to drive 2 miles. God forbid there's an accident or a lane closure. The meeting attendees attempted to express their concerns about the traffic, but the committee members throw out terms like, mobility zones and other terms that I can't remember. They made claims about getting cars off the road in favor of bicycle riders and buses. Again, please let me know where these changes have worked? Not in Culver City. These lanes are ridiculous and the bus/bicycle lanes are almost always empty. In a town that was developed around cars with basically no decent public transportation, designating 2 lanes of a 6 lane highway, for bikes and or buses, isn't working. You know that, but you have to do something. This isn't San Francisco, and we'll never have a Bart system. How did you come up with these plans? There has to be something more sensible. Again, if you remove 2 of the 6 ones on La Cienega, airport traffic will double. And the bike and or bus lanes will be empty.
>
> Then they moved on to 'affordable' housing. What does that mean? Did the County or City Planners, plan the 'Cornelio complex? Is that supposed to be affordable? I read that the Cornelio complex at LaCienega and Jefferson is more than 50% unoccupied. Online it says the the units are renting from $4,000 per month? This feels like a plan to enrich developers. I was on a zoom call with City Planners who claimed that Ladera residents were concerned that their children wouldn't be able to afford homes in Ladera, so the planners were going to raze existing apartment buildings, to build affordable units for the kids. Again, I say, what the actual hell? What do they say when Beverly Hills residents children can't buy homes there? Do they raze existing properties for the kids? I think not. We're not stupid. This is a plan to lower property values in a majority-minority community. I understand that you're not destroying shopping centers in Westchester or Marina del Rey or Venice, predominantly white areas. Please tell me that I'm wrong.
>
> The Planning folks at the July 25th, Knox Presbyterian meeting were rude and dismissive, particularly Judy 7 and Holly Mitchell's Representative. They came prepared to read the plans to us and were surprised when we expressed displeasure with their condescension. We have been asking for in-person meetings for a while, so I guess they expected us to be grateful that they finally showed up in person. It's maddening for non-residents to make plans to destroy our way of life and to then go on with their comfortable existence. Do any of the committee members live in Ladera, Windsor Hills or View Park? I'd like to hear from a committee member who lives in an area that has been "developed" and who has been POSITIVELY affected by the development.
>
> Finally, I live in the L.A. City Corridor, of this planning area. I'm on a street that has houses in the county and in the city. The County homes have paved streets and beautiful trees. The City streets are unpaved and when a tree does in front of a L.A. city home, that's it. No trees, no street paving. I live on Dunteek, the first 3 or 4 houses non-ID'ed street are in City. Take a look, the difference is obvious. It's a shame and my taxes, are I guess, paying for the lawsuits against the LAPD or the City council. I've lived here for many years, and I'm tired of being overlooked and dismissed. It looks like the planning committee went around and scouted EVERY area that has not been overly developed and decided that they don't give a damn about our quality of life. How can they development the Pane's Restaurant/Mobile Gas plot of land without putting Centinela/La Cienega/LaTijera into complete gridlock ? It's already so horrible and dangerous. Also, La Cienega, Fairview, LaTijera is an accident waiting to happen. I was told that the lights and timing are so screwed up because that intersection is LA CITY/LA COUNTY/INGLEWOOD. The construction zones alone will make it almost impossible to get in and out of our neighborhood. But you don't live here so, you don't really care.
>
> I hope you never have to deal with any of this,
>
>
>
> Sincerely,
>
>
>
> Judy Hazen

R157-2

Comment Letter R158

From: Antoine Roberts
To: Westside Area Plan
Subject: Up zoning?
Date: Saturday, August 17, 2024 9:09:24 AM

CAUTION: External Email. Proceed Responsibly.

What does this mean for our community? R158-1

Antoine Roberts
Sent from my iPhone

Comment Letter R159

From: Cameron Nelson
To: Westside Area Plan
Subject: WSAP/PEIR comments - Oppotunity site #10
Date: Saturday, August 17, 2024 12:56:11 AM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan.

My name is Cameron Nelson. I live on 5739 Valley Ridge Ave, Los Angeles, CA 90043. R159-1

Comment Letter R160

From: Wanda Knight
To: Westside Area Plan
Cc: Wanda
Subject: WSAP/PEIR Comments - Opportunity Site #10 - OPPOSE!!
Date: Sunday, August 18, 2024 7:14:24 AM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern:

I am writing to strongly express my opposition to Opportunity #10 on the Westside Area Plan! As a View Park-Windsor Hills homeowner on Parkglen Avenue at Angeles Vista, the next street over from Valley Ridge, this upzone will directly impact my home and lifestyle. There is already a huge problem with accidents from cars speeding on Angeles Vista, but now this proposal will make matters much worse. In addition to the increased traffic, the homeowners in the area will have to deal with folks parking in front of our homes since parking for the building may not be provided. R160-1

View Park-Windsor Hills is a historic African American neighborhood. This designation should provide it with protection against building commercial or mixed-use properties that would destroy the beauty and uniqueness of this wonderful neighborhood. This doesn't happen in Beverly Hills.

Please reconsider this proposal.

I OPPOSE OPPORTUNITY #10 ON THE WESTSIDE AREA PLAN!!! R160-2

Thanks and have a great day!

v/r,

Wanda Knight, MBA

Acquisition Program Strategist

ManTech International Corporation

wanda.knight@mantech.com

wanda.knight.ctr@spaceforce.mil

310-993-0608 (mobile)

This e-mail and any attachments are intended only for the use of the addressee(s) named herein and may contain proprietary information. If you are not the intended recipient of this e-mail or believe that you received this email in error, please take immediate action to notify the sender of the apparent error by reply e-mail; permanently delete the e-mail and any attachments from your computer; and do not disseminate, distribute, use, or copy this message and any attachments.

Comment Letter R161

From: Arnetta Eason
To: Westside Area Plan
Subject: Oil wells - westside area plan
Date: Sunday, August 18, 2024 7:21:20 PM

CAUTION: External Email. Proceed Responsibly.

Hello

I know there is an upcoming meeting.

As a resident of Baldwin Vista (west side close to LaCienega) our community abuts the oil wells we want our voices heard too. Although we are city of Los Angeles, the decisions can impact us in a big way and we should be part of discussions we are less in 500 - 1000 ft from LaDera, and Windsor Hills and should be part of the discussion and consideration especially as it relates to anything concerns the oil wells. View Park is further away/ this is not right and better outreach to other abutting communities should be performed so we know what the ideas is for and what that means for us just north of the communities in question . R161-1

Thank you

Arnetta Eason
323-383-3199
Sent from my iPhone

Comment Letter R162

From: Travis Scott
To: Westside Area Plan
Subject: WSAP/PEIR Comments - Opportunity site #10
Date: Monday, August 19, 2024 1:27:15 PM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern:

I'm writing to oppose the Opportunity site #10 on the Westside Area Plan. R162-1

My name is Travis Scott and I live at 5326 Valley Ridge Ave.

Thank you for your time,

Travis Scott
Concerned Neighbor

Comment Letter R163

I am writing this letter to share my opposition to the LAC Westside Area Plan. My first objection is the way in which this plan was shared with the areas that it will impact. Most of the people I have spoken with who reside in Ladera Heights, View Park and Windsor Hills never received a project survey. Secondly, the WSAP plan that everyone was asked to read is over 700 pages, never mind the fact that this plan is just a year old. This time limit and schedule were unreasonable, and improbable at best.

While I understand that the EIR might be a step in the right direction, I have serious concerns with its long-term impacts on these communities. I do not believe WSAP has taken the time to consider the drawbacks of such a plan (i.e. promoting development at the expense of the environment and more importantly the quality of life that so many longtime residents have worked tirelessly to enjoy. Community cohesion is absent from this plan. This has been seen and heard at the various zoom meeting, public meetings, and events. Residents and local business owners are angry that this plan is being shoved down our throats albeit in the name of economic growth and the need for more housing. R163-1

While EIR's intentions to assess and mitigate environmental impacts, the reality is that development projects proposed under this plan could lead to significant construction, increased traffic congestion, and degradation of the quality of life.

The EIR may indicate mitigation measures; however, the effectiveness of these measures is questionable and may not address the long-term consequences of upzoning, construction, and transportation. R163-2

The EIR fails to adequately address the social infrastructure necessary to support anticipated growth. Increased density often strains existing public services, such as schools, parks, healthcare facilities further contributing to diminished quality of life for residents. EIR's focus is on economic development and does not prioritize community well-being and social equity.

I worry about the long term economic viability of proposed developments. I worry about new developments that could outpace the demand for housing and commercial space. I worry about the strain on the present infrastructure that will inevitably happen with increased development. R163-3

I worry about traffic congestion that is presently an issue nightmare, specifically Slauson Ave, La Brea, La Cienega, La Tierja, and Centinela Ave. It is my opinion that that the EIR downplays the potential exacerbation of this problem. Without comprehensive R163-4

transportation solutions the projected growth will lead to gridlock, increased commute times and negatively impact the quality of life for residents.

While EIR aims to promote development and growth, it is imperative to consider the broader implications of such a plan. More time needs to be spent on addressing long term consequences as equitable development is crucial to protect the interests of the community and the environment.

R163-4 Cont'

Jada Dunomes
24-year resident of View Park and Ladera Heights

Comment Letter R164

County representatives have emphasized that the planning activity was driven by a statewide imperative to increase housing and that the area in which I live has been assigned a quota of 4000+ future housing units. In other words, this is a top down approach to a complex situation which has nothing to do with the actual needs of the affected neighborhoods with respect to either housing or commerce.

Maintaining community character is listed as the first "Guiding Principle" of the plan and the authors have disingenuously stated that nothing in the plan would require any changes. Yet the objective of the proposed changes is to encourage changes that would severely change the character of some of the surrounding neighborhood to the extent that they would be unrecognizable to long-term residents and in some cases actually undesirable. R164-1

The county's second guiding principal is stated as: Ensure community services and infrastructure is sufficient to accommodate growth. Transportation has always been the key to positive housing development and housing has generally followed transportation expansion. This has applied all over the US including Los Angeles, where expanded development of the San Fernando Valley and Orange County was the direct result of the local freeway mindset of the 50s and 60s. This plan proposes to increase population in areas that are already known to experience severe traffic congestion –e.g. Slauson Avenue between Sepulveda and Crenshaw – without even a suggestion of addressing the known problems or the inevitable increase. In fact, the PEIR states that there would be no significant new roads or public transport to for the proposed maximum density plan. Instead, it proposes working with other agencies to on the *feasibility* of transportation improvements. R164-2

That contrasts markedly with the approach taken by other cities that are in the process of addressing housing needs. The New York City Council for example, just announced a plan to add 7000 housing units that will be accessible to 4 new rail stations that are already scheduled to be operative in 2027. The WSAP plan proposes to add more than half that number of units with no new transportation. There are no known planned or even proposed transportation upgrades for the Without such a plan, it is premature, irresponsible even, to discuss the type of dense rezoning presented in this development plan.

Los Angeles County does not need more "luxury" apartments crowded into transportation challenged locations. It is unrealistic to believe that including mandates for miniscule numbers of dubiously labeled "affordable" units in the proposed areas will have an impact on the true housing problems the area faces. I

seriously question whether anything in this proposed plan would increase the type of housing that is needed in this portion of the county. R164-2 Cont'

Furthermore, the plan is remarkably lacking in coherence. With the exception of the two large shopping areas, Ladera and Home Depot, the sites selected as "opportunity" are largely random and do not seem to adhere to anything approaching a blueprint for improved housing and commerce opportunities in the neighborhoods. Some of the selected sites are so problematic, one is left with the impression that all the benefits of rezoning would accrue to the current property owners with detrimental effect to the surrounding neighborhoods and little benefit to the larger area. R164-3

My specific site issues/objections are as follows:

4b Slauson and Fairfax: This lot sits in the middle of two medium density residential strips. In its current configuration, the lot is already a traffic problem with inadequate ingress/egress for the small businesses that are there today. A 4-5 story mixed use building at that location would create even more issues, even if all the parking were underground. Encouraging a development of a 5+ stories is not reasonable. R164-4

5 Slauson-Heatherdale: this is a prime example of the lack coherence in the plan. The fact that this one lot was singled out for rezoning, strongly suggests that it is the owner and not the community at large who would benefit. Like its neighbors to the west, the plot is currently zoned as general commercial and yet this one plot is somehow a prime location for a building that would overshadow the residents on Heatherdale? The whole strip would be more beneficially developed as mixed use C3 R164-5

6 Slauson- Overhill (partial?): Apparently only part of what the community sees as a single plot is actually in the city. The old supermarket and drugstore, which were once the anchors of a vibrant commercial corner, are not in the county. The proposal appears to encourage a large multi-story façade along Slauson complemented by a crowded strip mall behind that. The space is already zoned for R-3/C2 and that's the type of development that we need to have to encourage the type of commerce we need in the area. R164-6

9 Leimert Park Adjacent: this is probably the most egregious violation of the alleged commitment to maintain the character of the community. Although some of the lots involved are currently zoned as C1 - Victoria is a *residential* street and should remain so. Homeowners on the street are already being hemmed in by the development along Crenshaw, further encroachment of large multi—story buildings on the street itself should not happen at all. The plan should be encouraging lower density, mixed use. The former headquarters of the Los Angeles Investment Company at the intersection of Victoria, Mount Vernon, and Olympiad was built as a small hotel and could revert to R3 or CG. There is zero reason to encourage overbuilding on that site or an of the others along Victoria R164-7

10 Angeles Vista-Valley Ridge: Yet another example of a random lot being designated as an opportunity site with little to no benefit to the community and no coherent logic. This location is within walking distance of my home (I caught the bus there when I attended Audubon and Dorsey) so I am very familiar with the immediate surrounds. The only people who would benefit from any kind of commercial activity there are not from the community; they are employees of Wayfinders, an operation that has been responsible for myriad issues in the neighborhood. If there is some sort of perceived need by those workers for commerce , it could be fulfilled somewhere in the 54th Street corridor (Site 8), there is no reason to further disrupt the homes adjacent to Wayfinders. R164-8

In summary, I am very disappointed in this proposed plan. It is driven by abstract metrics with very little consideration of the needs on the ground. What the View Park/Windsor Hills area needs is more quality commerce…which would in turn attract more medium density housing that would be consistent with the character of the neighborhood. The proposed zoning changes, which are explicitly designed to attract overly dense housing, would result in a degraded living experience for current residents and exacerbate transportation issues for everyone. R164-9

Jessie Louise McClennan

4046 Athenian Way

Los Angeles, California 90043

Comment Letter R165

From: RICHARD RICE <ricere2004@yahoo.com>

I have reviewed the draft Westside Area Plan and I am concerned that it does not address critical community issues that are impacting our UHA neighborhoods. Specifically, the draft does not address or acknowledge the impact of a disproportionate concentration of low income public housing projects immediately adjacent to UHA neighborhoods.

As a UHA board member, I previously shared some of my concerns related to the impact of regional housing policies and issues on UHA neighborhoods. I will separately forward some some of the past email discussions related to these issues.

I have attached my two related comments/questions on the draft document to be included along with the other comments that UHA will be forwarding to LA County Planning. Feel free to contact me if you have any questions or comments on these issues.

R165-1

- **A stated objective of the Westside Area Plan is to promote safe intergenerational neighborhoods. The draft Westside Area Plan acknowledges that property owners will ultimately determine the use of their properties consistent with the approved zoning changes. The planning process for LA City has resulted in massive low income housing projects being constructed by corporate real estate developers along Crenshaw Blvd transit corridor, adjacent to UHA View Park residential neighborhoods. The majority of these projects are being build with little or no parking and are designed to house homeless (including those with drug addictions and the mentally ill), formerly incarcerated, as well as very low income tenants with Section 8 vouchers. Some of the projects have deed restrictions limiting property use only to low income housing for 50+ years. <u>Should there be coordination or collaboration between LA City and LA County Planning Departments to ensure that these types of projects are not enabled by zoning changes and disproportionately concentrated in, or in close proximity to, specific UHA and Ladera communities (as opposed to these types of projects being equally distributed throughout LA County communities)?</u>**

- **Dozens of low income housing projects housing thousands of low income tenants that include the homeless, drug addicted, mentally ill, and formerly incarcerated are disproportionately being built along the Crenshaw transit corridor and adjacent LA City neighborhoods such as Leimert Park and Baldwin Village. Reports of criminal activities, safety concerns, and trespassing are steadily increasing as these projects complete construction. It is expected that the zoning changes proposed as part of the Westside Area Plan will enable and encourage these types of projects in or adjacent to Ladera, UHA residential neighborhoods, and other LA County communities . Concurrently there have been active political and renter rights efforts throughout LA County to restrict or prohibit housing provider's ability to responsibly perform standard tenant screening checks that include Eviction Registries, Credit Checks, and Criminal Background Checks in the name of helping to reduce homelessness. <u>Just as the Westside Area Plan acknowledges the importance of Environmental Impact Studies, Community Traffic Safety Plans and Parking studies to promote safe communities; should the Westside Area Plan review process include efforts to interface with LA County law enforcement agencies to perform formal assessments of the expected impact of these projects on crime and safety in LA County communities, and provide for supplemental law enforcement resources to mitigate their impact?</u>** R165-2

Comment Letter R166

Something wrong with the site

From: Jaymie Bailey (jmbailey_76@msn.com)

To: info@uhawhvp.org

Date: Wednesday, June 26, 2024 at 11:04 AM PDT

Good morning UHA II -

I'm a resident in View Park. I attempted to join through the site this morning but the link was not receptive.

I attended the upzoning meeting with LA County last night and am very concerned. I'm opposed to the "draft" for the same reasons as the rest of the residents:

1. Are all communities involved in creating fair and equitable housing such as West Hollywood, Beverly Hills, Brentwood, Manhattan Beach, Malibu, Palisades, Palos Verdes or are minority communities taking on all of the housing problems?

2. Increased traffic congestion in this area and the planned solutioin.

3. The amount of newly constructed buildings in Los Angeles that are barely occupied because they're unaffordable.

4. Changes to our Air Quality

5. The probability of how this could hurt small businesses overtime

6. The probability of decreased property values.

7. **Mental Health;** I say this because I have a friend that has a new building near Inglewood and took in (2) Sect 8 tenants. One of the tenants is a white male veteran. He is a hoarder, has warped the new flooring and hung a confederate flag on the balcony. He pulled a knife on the workman at the door who is Mexican not realizing his brother-in-law is the owner of the building. The Sheriff were called and never showed up.

R166-1

I'm willing to help inform our residents as I had to send the flyer to my neighbor. Though we're located in the incorporated LA County area, this will hurt everyone that lives here. They should be made aware of the proposal and be able to voice their opinion on how they will be affected.

I'm disappointed with LA County and the deception they tried to portray especially the attempt to make it seem like our community is keeping people out or making it unaccessible. It's very disturbing and not one of the county planners live, work or ever pass through this area.

R166-2

Re: Your Comments Needed on West Area Plan Draft Program Environmental Impact Repor

From: Earnetta Cotton (inter_netta@yahoo.com)

To: info@uhawhvp.org

Date: Thursday, June 20, 2024 at 07:19 AM PDT

No where in the plan did they address protections for existing homes with views, especially for the area of Windsor Hills along La Brea that face west to the ocean.

Consequently, the land identified as vacant along La Brea can be up-built to a height that blocks the views of the homes that line La Brea. Eliminating their views significantly reduces their desirability and value, which will in-turn significantly reduces the desirability and value of an entire area known for it's views.

Every view is essential to View Park Windsor Hills and to the value of all homes in the area. It's so important that the word "View" is even in our name "View" Park! The potential to erode away at any aspect of this key element simply CANNOT BE IGNORED!

R166-3

Yahoo Mail: Search, Organize, Conquer

On Thu, Jun 20, 2024 at 2:05 AM, UHA II Board <info@uhawhvp.org> wrote:

View in Browser

Re: Your Comments Needed on West Area Plan Draft Program Environmental Impact Repor

From: Tony Bacon (tbacon4129@sbcglobal.net)

To: info@uhawhvp.org

Date: Thursday, June 20, 2024 at 09:10 PM PDT

I am concerned about the policies for our area, with no concrete examples of what View Park will look like in this plan. For example, the Slauson corridor, will be apartment building on Slauson only or in our neighbor next to single family homes.
Is this driven by private developers for profits only leaving us with they think we should have.
For UHAII, will we submit a plan as an organization alone with other affected communities.
Sent from my iPhone

R166-4

On Jun 19, 2024, at 11:36 PM, UHA II Board <info@uhawhvp.org> wrote:

View in Browser

Don't Ruin Ladera Heights!

From: Barbara L. (emailbarby@gmail.com)

To: westsideareaplan@planning.lacounty.gov; hollyjmitchell@subscriptions.lacounty.gov; karen.bass@lacity.org; councilmember.park@lacity.org; hollyjmitchell@bos.lacounty.gov

Cc: info@uhawhvp.org; upzoning@laderaheights.org

Date: Friday, June 21, 2024 at 08:46 PM PDT

Dear Sir or Madam,

I am reaching out to voice my concerns regarding the Westside Area Plan (WSAP) Upzone EIR, which I believe poses significant threats to the fabric of our residential neighborhoods. Acknowledging the necessity for more housing, it is imperative to consider that the proposed plan may inflict irreparable harm on our community's character and livability.

The anticipated increase in density raises serious issues, such as extreme traffic congestion, heightened pollution levels, and a strain on our already stretched infrastructure. Our neighborhoods are facing overcrowding, which compromises the safety of our children and the serenity of our streets. The potential replacement of the Home Depot on Slauson Avenue with a light rail station also presents the risk of aggravating the homelessness situation and undermining property values.

Presently, our area is at a considerable density level, and further upzoning appears to serve the interests of developers at the expense of community members! I implore LA County to reevaluate this plan and seek alternatives that genuinely consider the welfare of our community.

My family and I stand firmly against the WSAP Upzone EIR proposal. The ramifications of such changes threaten to negatively alter our community and way of life. It is crucial that we place the well-being and safety of our residents at the forefront of this discussion!

R166-5

Yours respectfully,
Barbara Giarraffa

Re: Your Comments Needed on West Area Plan Draft Program Environmental Impact Repor

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To: info@uhawhvp.org

Date: Thursday, June 20, 2024 at 07:19 AM PDT

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Every view is essential to View Park Windsor Hills and to the value of all homes in the area. It's so important that the word "View" is even in our name "View" Park! The potential to erode away at any aspect of this key element simply CANNOT BE IGNORED!

R167-1

Yahoo Mail: Search, Organize, Conquer

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I

View in Browser

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To: info@uhawhvp.org

Date: Thursday, June 20, 2024 at 09:10 PM PDT

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Is this driven by private developers for profits only leaving us with they think we should have.
For UHAII, will we submit a plan as an organization alone with other affected communities.
Sent from my iPhone

On Jun 19, 2024, at 11:36 PM, UHA II Board <info@uhawhvp.org> wrote:

View in Browser

Appendix D. Public Meeting Comments

Number Reference	Commenting Person/Agency	Date of Comment
Public Comment Cards		
PC1	Duane E. Smith	8/1/24
PC2	Christiane White	8/1/24
PC3	Joey S Gossett	8/1/24
PC4	Merle Vaughs	8/1/24
PC5	Anonymous	8/1/24
PC6	Donald Redix	8/1/24
PC7	Judy Huern	8/1/24
PC8	Di Harris	8/1/24
PC9	Mike Michaud	8/1/24
PC10	Anonymous	8/1/24
PC11	Penny Madden	8/1/24
PC12	Ellen Deleston	8/1/24
PC13	Dennis Mille	8/1/24
PC14	Carla Harris	8/1/24
PC15	Marian Williams	8/1/24
PC16	Darlene	8/1/24
PC17	Francine Starks	8/1/24
PC18	Denise McLend	8/1/24
PC19	Dawn	8/1/24
PC20	Anonymous	8/1/24
PC21	Brenda Manuel	8/1/24
PC22	Nefertiti Austin	8/1/24
PC23	Anonymous	8/1/24
PC24	Anonymous	8/1/24
PC25	Tomita Glover	8/1/24
PC26	Levette Bowles	8/1/24
PC27	Lisa	8/1/24
PC28	Diana Zimmerman	8/1/24
PC29	Daryl Osby	8/1/24
PC30	Darlene	8/1/24
PC31	Anonymous	8/1/24
PC32	Dagnea Teshome	8/1/24
PC33	John Denomes	8/1/24
PC34	Susan Bradshaw	8/1/24
PC35	Naomi Zahari	8/1/24
PC36	Jan A Davis	8/1/24

Appendix

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Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

PC-1

Comment/Question: HOW IS THIS HELPING WITH AFFORDABLE HOUSING, DISPLACEMENT OF LONGTERM RESIDENTS, THE EROSION OF OUR CULTURAL & SOCIAL FABRIC, HELPING WITH TRAFFIC, SCHOOLS, ROADS, PUBLIC TRANSPORTATION CONGESTION, OVERCROWDING ETC.? HOW IS THIS HELPING WITH POLLUTION, NOISE, AIR QUALITY, GREEN SPACE, HEAT, VEGETATION? WHAT ABOUT OUR CHARACTER, PROPERTY VALUES, HISTORICAL BLDGS, HERITAGE? THE DEVELOPMENT IS FOR THE WEALTHY, NOT AFFORDABLE ISSUES. WHAT ABOUT OVERCROWDING, SUNLIGHT, QUALITY OF LIFE.

Name: DIANE E SMITH **Email:** dianesmith1961@yahoo.com

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: 1st of all: no one ever reached out to us, in person, via e-mail or mail, and we live in Ladera since 2013... 2. We strongly oppose any re-zoning to Regional center, and nothing should be built here higher than 3 stories, or 45 ft. Traffic density doesn't allow for the large influx of people, and it would destroy the character of a neighborhood that is historically significant and predominantly african american.

Name: Christiane White Email: ckirsch1@icloud.com

PC-2

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: ① Do any of the people who work on or are members of the WSAP planning team live in the community? ② I vehemently object to the proposed opportunity sites 1, 5, 6, 10 as they directly affect and [redacted] will have grave impacts on single family residences. ③ With more density, the community will need additional streets for ingress and egress as traffic is already horrific in this area.

Name: Joey S. Gossett Email: msgossett@aol.com

PC-3

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: I'm concerned about how the "Lemert Park Adjacent" plan will block the views of properties in View Park. Specifically, homes on Angeles Vista Blvd. That will reduce the property values. Also, that Ladera/View Park/Windsor Hills is being assigned a disproportionate higher number of units than non black/brown neighborhoods. It feels racist. And is status quo for how Black/Brown neighborhoods have been historically treated.

PC-4

Name: Merle Vaughn Email: merlejvaughn@gmail.com

H

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: Adding residential units at the Ladera center will cause way too much traffic La Cienega @ centinela is already gridlocked.

Why not go to Westchester?
Why not focus on Fox Hills

Name: _____ Email: _____

PC-5

H

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: WHAT PROTECTION DOES YOUR ZONING PLAN GIVE TO HOMEOWNERS THAT HAVE VIEW/PARTIAL VIEW PROPERTIES TO KEEP THOSE VIEWS .. I.E. LIMITING BUILDING HEIGTHS.

Name: DONALD REDIX Email: DREDX55@AOL.COM

PC-6

H

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: Please stop using the word affordable without specifying what is meant by the word. Also from ~~[illegible]~~ LADERA to Culver City is less than 2 miles -- the traffic is horrendous on Slauson & on Centinela. Forget La Cienega -- How come your plan NOT make traffic worse?

Name: JUDY HUERTA Email: jhuerta@gmail.com

PC-7

H

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

PC-8

Comment/Question: Question
Why are you adding additional Housing in Vista Park & Ladera when Street are already Crowded with traffic. Fire and Emergency Vehicles Can NOT travel due to traffic
Why did you NOT ~~taking~~ ~~tra~~ take traffic into consideration

Name: D. Harris

Email:

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: How does this proposed plan mitigate the already congested traffic, specifically SLAUSON AVENUE going EAST from SEPULVEDA through to HARBOR AND LADIENAGA going south from Jefferson to the MDS entrance. This congestion is directly related to the Housing complexes erected on Jefferson/PLAYA AREA and the - CUMULUS complex erected on LADIENAGA. How is your PLAN going to assist in mitigating this TRAFFIC congestion.

Name: MIKE Michaud Email: Michaudmike0908@gmail.com

PC-9

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: Increasing 6000+ units
This will add to
traffic congestion.

Why do we have to do 6000 units?

Name: _____ Email: _____

PC-10

E

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

① Comment/Question: There are only 2 main streets Running N/S and E/W to exit the community. It currently takes 30 min to drive 4 miles on La Cienega in the morning. What consideration is being given to mitigate the impact on traffic from all these additional units? Please dont point to public transportation and bikes since many of us are older

PC-11

Name: Penny Madden Email: pennylmadden@gmail.com

② Why no limits on number of stories or specification of parking requirements

6

6

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question:

① Have there been any environmental impact studies conducted. Building up when we live in an equake zone, oil wells, traffic + air quality impact are things that need to be addressed.

② Has a traffic survey been conducted when school is in session + people are traveling to work

Name: Ellen Deleston Email: epdeleston@aol.com

PC-12

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

Comment/Question: Will the EIR change anything if Traffic is heavy? Will the EIR look at Airport Traffic?

PC-13

Name: Dennis Miller Email: A13879@gmail.com

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

Comment/Question: RE: TRAFFIC FLOW.

(1) HAS THERE BEEN TRAFFIC COUNTER DARTS LAID DOWN TO COUNT VEHICLES ON LA CIENEGA – LA TIJERA – CENTINELA – FAIRVIEW ??

PC-14

(2) WHAT TIME OF DAY ?? COMMUTER TIME ??

(3) WHAT WAS OUTCOME ??

Name: CARLA HARRIS Email: CARLA.HARRIS.RN@CLARK.COM

(4) WHAT IMPACT ~~OF~~ ↑ TRAFFIC FACTORED INTO PLANS?

Re: Ladera Heights Upzoning plan

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

PC-15

Comment/Question: I want it noted on record that we (home owners - houses and apartment) DO NOT want the proposed changes. Reasons include the gridlock on Centinela currently exhisting and Slauson Avenue. It is unsafe for residents to get emergency services with the traffic gridlock.

Name: MARIAN WILLIAMS Email: WILLFAMBUSI @gmail.com

E

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

PC-16

Comment/Question: Traffic is very heavy on Centinela ~~in~~ during morning & evening Rush hours. There have been numerous accidents. This area cannot sustain extra vehicles, let alone high rise apartment ~~tenants~~ of their vehicles. It would be a travesty to our community to lose our local grocery & other stores

Name: Darlene Email: darlene.battle@sbcglobal.net

E

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

PC-17

Comment/Question: I know that traffic studies are always a part of assessing the suitability of a development for a particular area. In this situation, one can observe without a study that the area cannot accomodate more traffic. Since there is no way to change the infrastructure to accomodate more cars, why are you considering a plan that will increase the density of the area when there is no infrastructure to support it?

Name: Francine Starks Email:

E

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

PC-18

Comment/Question: ① Traffic on both Slauson and Centinela are already too ~~crowded~~ crowded, adding/allowing additional density will only further destroy homeowners ability to enter and exit our community in a timely manner (even for emergency services). Additionally, La Cienega & La Tijera are also heavily traveled routes for the airport and further density will make it even worse. We already have cars speeding through our communities in order to avoid traffic on Slauson & Centinela

Name: Denise McLeod Email: dndmax@sbcglobal.net

E

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: How is it possible to build mixed use structures along Slauson corridor while narrowing the streets to traffic (car traffic) for bus/bike/pedestrian convenience? Traffic going to work (not shopping) M-F while schools are open is a nightmare now. Traffic returning home on the Slauson Corridor is a nightmare now. To increase commercial use I think would be better than densifying w/ living spaces

Name: Dawn Email: depatt1llo99@gmail.com

PC-19

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: Unbearable traffic congestion that has already adversely affected our neighborhood from the Plaza Vista Project. TRAFFIC!!

Name: _____ Email: _____

E

PC-20

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question:

~~View~~ View Park is known for its fabulous views of the city. If multiple and multi story buildings are added, they will take away from the view and property selling value.

PC-21

Name: Brenda Manuel Email: bmanuel4947@gmail.com

How will you protect home owners and property value? Will you then want to change View Park's name?

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: *Site 10 - Valleyridge + Angeles Vista. A coffee shop or other business will directly impact traffic and make residents vulnerable to strangers and change the homey feel of a family neighborhood.

EIR problem

*Site 2 - Ladera Shopping Center

- EIR problems
- Traffic, street light synchronization
- Too many people squeezed in a tight space

Name: Nefertiti Austin Email: naustin113@gmail.com

*What will Affordable Housing actually mean?

PC-22

How can you comment on EIR when Plan will change because it is not final?

PC-23

① Traffic congestion on Slauson is bad now. How can you add density before mitigation exists

② Heights at Ladera is landlocked now, 84 homes have 1 entry/exit. how will they get out with more density

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: How do you resolve the current traffic in Ladera without removing our cars? many of us have kids and/or senior parents where we need to keep our transportation. We should not be penalized for telling us to drive less of cars we worked hard for.

Name: Tomita Glover Email: tomitaglover@gmail.com

PC-25

Comment for Holly Mitchell

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

PC-26

Comment/Question: I understand the goal of the county, city & State are to decrease total car miles. Please understand this statement if I did not have a car it would have taken me over 1-1.5 hours to get here because there is no connecting bus for me to have gotten to this meeting.

Name: Levette Bowles Email: lbowles@mednet.ucla.edu

Manchester/Sepulveda — to Knox Presb Church. It would have cost me about 4 to 5 dollars to get here & go home Not feasible.

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

PC-27

Comment/Question: If your goal is to increase housing - why dont you focus on the oil fields. We dont want the oil fields (due to health concerns and country wants to get away from oil & move towards solar)

Name: Lisa Email: Lisa.Sims12@yahoo.com

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: THIS IS A RACIST PROPOSAL with SEVERE CLIMATE change CONSEQUENCES WHAT CAN WE do TO STOP IT?

Name: DIANA ZIMMERMAN Email: dianazimm426@gmail.com

PC-28

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

Comment/Question: I am not supportive of any plan to modify current zoning... The need for redevelopment, property to be enhanced does not require zoning change. Concerns increased population, traffic, crime, homelessness. Impacts on public safety, hometown nature...

Name: Darry / Osby Email: dozbe@aol.com

over →

Comments made by Planning Team that states no coordination between city and county appears inaccurate. How can municipalities that share common boundries not be coordinated? What studies conducted regarding impacts to public safety, impacts on infrastructure - hospitals, schools, parks, public works??? Fundamentally, if the majority of citizens do not want/support change, why move forward with the process?

PC-29

E

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: You state that The ~~[illegible]~~ WAP rezoning plan does not plan to develop in our community. However, you are providing the pathway for developers to do exactly that. The traffic impact on the community both due to traffic on Slauson & La Cienega is a MAJOR problem. It already takes us 15 mins to travel 1 mile down Slauson during peak traffic hours. The mixed use Re-zoning would cause greater traffic issues. As well the lack of resources from Retail would be significantly impacted. We don't want this Re-zoning! But, the most disappointing & frustrating part is the lack of transparency and honesty in reaching out & communicating with our community. We have never recived any direct mailer to our home, nor an email or phone message from you. You state you started Summer 2023 but we didn't receive anything from you. So, your lack of transparency & inadequate communication makes it difficult to trust your intentions, plans & efforts.

Name: Darlene Jones Email: 4njgirl@gmail.com

PC-30

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: We have plenty of park and trails why do they need to Add more. No New Fast Food. Add more people will Cram this Neighbor more noose, polution Park will not be good

God is Looking and someone will answer all money is not good money I am going to pray on the greedy hands

Name: _____ Email: _____

PC-31

How will the emergeny Vehical get to Someone Sick they have a hard time now

More noise Noise and more Noise

E

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: Six weeks ago, I walked from my house on Bedford towards Slauson. When I approached Slauson, an ambulance was coming fast from Corning towards Slauson Ave with siren blasting - As I walked on Slauson towards the Home Depot, it took the ambulance 6 minutes to clear the traffic light and turn onto La Cienega. It was stuck on La Cienega for God knows how long. THE TRAFFIC JAM has more than tripled since the building of the high rises on La Cienega & the Cumulus District. Even emergency services are impacted as the case of the ambulance illustrates - How do you expect to mitigate this situation when traffic grows 10X with your new proposals - ??

Name: Dagnea Teshome Email: 4RuleOfLaw@gmail.com

PC-32

E

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: What specifically are the goals & policies to protect characteristics of neighboring single family areas? (ie Ladera, View Park, Windsor Hills)

The analysis on traffic impacts is based on what could happen over years not what locals →

Name: Jata Dumones Email: bbbrandnew@gmail.com

PC-33

are experiencing now. Traffic is a nightmare add'l housing will only exacerbate this. Especially in the areas of Ladera Shopping Center, Slauson, La Brea etc...

H

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: I don't understand how or why the proposed plans includes adding over 6,000 new units basically within a 1 mile radius around Slauson. This is inhumane + will negatively impact mobility, health + well being

PC-34

Name: Susan Bradshaw Email: bradshaw susan ho gmail.com

Citizen environmental advocate

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: Although Julie Yom insists that residents have had a year to respond to the WSAP, Ladera Heights residents only learned about it recently. Plans for higher density do not take into account the current traffic jams around Ladera Center and lack of public transportation. The Center is crucial to our lives.

Name: Naomi Zahavi Email: naomizahavi@gmail.com

PC-35

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

Comment/Question: We dont want development of the Ladera Center just like West Chester! Leave the Center alone. It affords shopping & services Density, environmental impact Safety .. Develop 99 & Stove & Marshalls Area!

Name: JAN A DAVIS Email: Jdavis@superbtechnet.com

PC-36

Appendix E. Form Letter Comments

Number Reference	Commenting Person/Agency	Date of Comment
Form Letter		
F1	Received from 110 individuals.	Various
F2	Received from 8 individuals.	Various
F3	Received from 302 individuals.	Various
F4	Received from 162 individuals.	Various

Appendix

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Form Letter #1

Appendix

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From:	ADIR ABERGEL
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 3:29:26 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of up-zoning. I hear-by request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community up-zoning.

Regards,

Resident in Ladera Heights

From:	Adrienne Walden
To:	Westside Area Plan
Cc:	Miriam Thompson; Adrienne J Walden
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 4:30:20 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights
Adrienne Walden

From:	G A de la Garza
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 6:17:52 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
G Alexis de la Garza
Resident in Ladera Heights

Sent from my iPhone

From:	Amber Rainey
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 27, 2024 3:55:27 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Amber

Amber Perry Rainey
Never Stop Learning

Sent from my iPhone

From: Amy A. Ulloa
To: Westside Area Plan; Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Tuesday, June 25, 2024 10:56:36 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident near Ladera Heights

This e-mail message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are herby notified that any dissemination or copying of this message or any other attachment is strictly prohibited. If you are receiving this e-mail in error, please notify the original sender at 310.695.8714 and destroy this e-mail along with any attachments. Thank you.

From:	Wynne14u
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:54:30 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

~Ana Wynne
Live, Love, Laugh, Learn!

Sent from my iPhone

From:	Angel Perez
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, July 2, 2024 1:36:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Angel M Franco

From:	Anne Sutton
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 5:31:35 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	anton cropper
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 4:47:56 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Anton Cropper

Resident in Ladera Heights

From:	Ava Cropper
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 5:13:51 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Ava Cropper

Resident in Ladera Heights

Sent from my iPhone

From:	Bemnet Kibreab
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, August 11, 2024 9:27:51 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Brandon & Katrina Barr
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 25, 2024 8:26:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Brian Hale
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, June 24, 2024 5:59:31 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO THE PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan **must** be revised to remove this inequitable and inappropriate upzoning plan for this community.

Sincerely,

Brian Hale
Resident of Ladera Heights

From:	BCM
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 5:28:40 PM

CAUTION: External Email. Proceed Responsibly.

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Brittany McNeary

From:	Bruce G.
To:	Westside Area Plan
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, August 12, 2024 10:59:25 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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Regards,

Resident in Ladera Heights

From:	bruce
To:	Westside Area Plan
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, August 12, 2024 10:58:03 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Bruce Gale
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 1:27:48 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Carla Waffer
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, July 7, 2024 5:21:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Carla Debban-Waffer
Daws Waffer
40+ Year Residents in Ladera Heights

From:	Carol Shelby
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 2:31:43 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPad

From:	Charles Brown
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 1:51:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Charles Brown
6111 s. Garth Ave.
Los Angeles. Ca.90056
(310) 849-3331

From:	Chelsea Jones
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 26, 2024 10:56:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	binghamcheryl
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 10:55:21 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights
Cheryl Bingham

Sent from my Verizon, Samsung Galaxy smartphone

From:	Christiana Santos
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, July 14, 2024 8:44:45 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Chris Santos
Resident in Ladera Heights

From:	Christen Wynne
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:54:17 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Christian Perez
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, June 30, 2024 9:13:50 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Christina McAlpin
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, July 3, 2024 8:21:43 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone
C McAlpin MD

From: D
To: Westside Area Plan
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Monday, August 12, 2024 10:56:46 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Daniel A
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 18, 2024 12:07:45 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Kaczorowski, Daniela
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, August 5, 2024 9:19:55 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. If you are the intended recipient, please be advised that the content of this message is subject to access, review and disclosure by the sender's Email System Administrator.

From: darlenefountaine@gmail.com
Date: Sunday, August 11, 2024 5:05:14 PM
Attachments: PastedGraphic-1.png

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

****
Darlene Fountaine (she/her)
ICF Professional Certified Coach
www.yourgotocoaches.com
(310) 497-8831

Schedule a conversation here.

From:	DENISE WEST
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, July 5, 2024 12:50:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

D. West, 15 year Resident in Ladera Heights

Sent from my iPhone

From: Derrick Davis
To: Westside Area Plan
Subject: WASP Comments; PEIR Comments
Date: Thursday, August 8, 2024 8:31:15 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County,

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

--
Regards,

Derrick A. Davis Jr.
J.D., Harvard Law School, 2015
B.A., Morehouse College, 2012
(917)-361-7944

From:	Devon Dean
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 18, 2024 7:47:26 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Dominique Cropper
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 4:52:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Dominique Cropper

Resident in Ladera Heights

Sent from my iPhone

From:	Doris Ng
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 28, 2024 8:57:41 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	dpstamps11
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:29:13 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my Galaxy

From:	dpturner11
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:31:06 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my Galaxy

From:	Elba
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 25, 2024 6:56:11 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPad

From:	pacophbl
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 27, 2024 10:51:00 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Francisco Pérez
25 years Resident in Ladera Heights

Sent from my T-Mobile 5G Device

From:	Francisco Franco
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, June 30, 2024 9:12:05 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Hannibal Myers
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 2:12:36 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Hugh Leonard
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 22, 2024 10:14:23 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Ingrid Day
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 12:13:06 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Ingrid Day

Resident in Ladera Heights

Sent from my iPhone

From:	Irwin Roque
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 28, 2024 5:26:20 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Irwin Roque-Principal

From:	janbookmeyers@icloud.com
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, July 8, 2024 3:31:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Janene Sherrard
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 2:50:57 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Jaris Torres
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 28, 2024 5:19:35 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	JG
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 11:02:06 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Jaymie Bailey
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 25, 2024 8:05:52 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Jerry Montero
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, July 2, 2024 6:53:16 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Hot Mail
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 18, 2024 3:27:05 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Jorge Perez
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 29, 2024 3:01:54 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Gustavo Jorge Perez
Resident in Ladera Heights

From:	Joy Lush
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, August 11, 2024 9:46:28 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Julian Perez
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, June 30, 2024 11:46:54 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Kamille Kemp
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 3:01:25 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Katrina Barr
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 25, 2024 8:22:22 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	keith mitchell
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, July 18, 2024 8:16:14 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Kimberly Lyman
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 2:52:02 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Kristy Thompson
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, August 3, 2024 12:53:00 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights

-----Original Message-----
From: Kyle Bennett <Kyle@allpowerfulplumbing.com>
Sent: Monday, June 24, 2024 6:51 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc: Miriam Thompson <MThompson@planning.lacounty.gov>
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Kyle Bennett

Resident in Ladera Heights

Sent from my iPhone

From:	Kyle
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 5:56:00 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Kyle Cropper

Resident in Ladera Heights

Sent from my iPhone

From:	LA VON GILMORE
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:03:34 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

La Von
In God I Trust

From:	Leticia Barba
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, July 1, 2024 11:24:01 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Linda Kemp
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 9:53:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Linda Kemp
Registered Voter
6265 Morley Ave
Los Angeles CA 90056

Sent from my iPhone

From:	Lori Williams
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:28:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

-----Original Message-----
From: Lori Rand <lorijrand@icloud.com>
Sent: Friday, June 21, 2024 12:07 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: URGENT NO WSAP Upzone EIR!!!

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

We strongly oppose the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, this plan will have severely detrimental effects on our community.

There are so many structures in Los Angeles currently sitting EMPTY that could be converted to habitable structures. Tearing up long-established neighborhoods is no way to fix housing issues its just greedy lawmakers shaking hands with developers.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

We vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,
Lori Rand

From:	Kamille Kemp
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 3:01:25 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Maria De Jesus Perez
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, June 30, 2024 11:47:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	mary inku
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, July 9, 2024 7:54:53 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Michael Reese
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 8:47:29 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Michael Reese
Resident in Ladera Heights

From:	Michelle Thomas
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 26, 2024 11:46:33 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Michelle Thomas
Resident in Ladera Heights

From:	Mikael K
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, July 16, 2024 6:09:07 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Mikael
Resident in Ladera Heights

Mag. phil. Mikael R. Kreuzriegler I.
Executive Director
Department of Advanced Operations

From:	monica thornhill-joynes
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, July 6, 2024 1:40:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Monica Thornhill-Joynes,MD
Resident in Ladera Heights

Sent from my iPad

From:	Mz Notary Bizgal
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 11:37:16 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Stacey Robinson
Notary Public • NSA • LDA
Commission 2279288 | CA
Elite Mobile Notary Services LLC
6080 Center Drive, Ste 600
Los Angeles, CA 90045

elitelegaldocsla@gmail.com
www.elitemobilenotary.org
424.219.2348 | Fax 424.835.0159

From:	Nancy Day
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 7:32:16 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Nancy I. Day
Resident in Ladera Heights

Sent from my iPhone

From:	Nick Usaj
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:51:58 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	norm langley
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 9:04:23 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Penny Madden
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, August 11, 2024 9:08:14 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Phyllis Currie
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:46:33 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Phyllis Currie
Resident in Ladera Heights

Phyllis Currie
Executive Consultant
Office: 310-562-7780
Email: pecurrie@earthlink.net

From:	Rhelda Shabazz
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 11:26:35 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Dolores M Mayberry
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, July 12, 2024 12:21:57 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Ronald Mayberry
Resident in Ladera Heights

Sent from my iPhone

From:	Rosa M Perez
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 27, 2024 5:47:50 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Rosa Maria Z de Perez
25 years Resident in Ladera Heights

Sent from my iPhone

From:	S Reed
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, August 2, 2024 7:40:11 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From: Sallie Hofmeister
To: Westside Area Plan; HollyJMitchell@subscriptions.lacounty.gov
Subject: OPPOSITION TO WSAP UPZONE PLAN
Date: Wednesday, June 26, 2024 4:03:54 PM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, and the destruction of a neighborhood aesthetic that has made housing here desirable. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities, lifestyles, and safety of our residents and the long-time taxpayers.

Thank you for your consideration.

Sincerely,
Sallie Hofmeister
View Park

From:	Sandra Williams
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 10:38:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Sandra Williams

Resident in Ladera Heights

From:	Shane Walpole
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 22, 2024 7:06:32 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Shane Walpole
Resident in Ladera Heights

Sent from my iPad

From:	Shawn Ramlochan
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, June 30, 2024 12:39:37 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Shay Brown, Esq.
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 4:57:23 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Best Regards,

Shay Brown, Esq.
T: (310)994-1441

NOTICE: The information contained in this email is information protected by attorney-client and/or attorney work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by email. If the person actually receiving this email or any other reader of the e-mail is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error please immediately notify the sender by telephone at (818)900-5443.

From:	S Jackson
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 26, 2024 8:45:39 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Shirri Jackson
Resident in Ladera Heights

From:	Simone Simpson
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 29, 2024 11:47:20 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Simone Simpson

Resident in Ladera Heights

Yahoo Mail: Search, Organize, Conquer

From:	Sy Fountaine
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 6:55:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Sy Fountaine

Resident in Ladera Heights

From:	Sophia Patten
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 18, 2024 10:06:53 PM

CAUTION: External Email. Proceed Responsibly.

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Sophia Patten

Resident in Ladera Heights

Sophia Patten
Event Producer
(c) 602-292-1180
(e) spetenakis@gmail.com

From:	Stephanie Wright
To:	Westside Area Plan
Cc:	Julie Yom
Subject:	Opposition to Upzoning in Ladera Heights
Date:	Friday, June 21, 2024 3:40:31 AM

CAUTION: External Email. Proceed Responsibly.

Dear County Representatives and Planning Officials:

I support fair and equitable housing, but I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina Del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From: Stephen Baker
To: Westside Area Plan
Subject: Objection to Westside Area Plan.
Date: Thursday, August 1, 2024 6:37:59 PM

CAUTION: External Email. Proceed Responsibly.

I object to the draft County Westside Area Plan.
The condescending communication that the lead (Julie) opened the meeting with again shows me that we really have no voice.
This is disappointing. We should not have anything greater than 3:1 FRA.

Stephen C. Baker
213-434-6067

From:	Stephen Baker
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, July 7, 2024 7:52:33 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Stephen C. Baker

From:	Suzanne Usaj
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:52:41 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Suzanne Dezember Usaj

Resident & Owner in Ladera Heights
sdezember@gmail.com
310-426-4795

From:	Sy Fountaine
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, July 8, 2024 4:14:30 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Sy Fountaine
Resident in Ladera Heights

Sent from my iPhone

From:	sylviapenamon@gmail.com
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, July 29, 2024 9:19:00 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Tammara Seabrook Anderson
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 7:00:27 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Tammara Anderson

From: Terence Hill
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Saturday, June 22, 2024 10:20:45 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights
Sent from Mail for Windows

From:	Teresa Taylor
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 2:02:07 PM
Attachments:	Outlook-zyuzje14.png

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Teresa Taylor, Broker, REALTOR®
Keyholder Estates | Keyholder Group LLC company
Direct; 310.713.7211
DRE License: #01103511
NMLS License #2580788
www.keyholderestates.com
@Teresataylorrebroker

Certified Probate & Trust Specialist

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From: Theresa Woods
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Friday, June 21, 2024 12:54:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights
Sent from Mail for Windows

From:	Tish Spearman
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 6:12:03 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Trinity Metzgen
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 29, 2024 2:31:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Trinity Metzgen

Resident in Ladera Heights

From:	vfford
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 22, 2024 9:08:48 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my Galaxy

From:	Veta
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, June 24, 2024 3:49:15 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from AT&T Yahoo Mail on Android

From:	Vicky Foxworth
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	No to Upzoning in Ladera Heights
Date:	Friday, June 21, 2024 9:49:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Vicky Foxworth
6024 Wooster Ave, Los Angeles, CA 90056

Resident in Ladera Heights

From:	Victor Tamayo
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, July 16, 2024 7:47:16 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights

YVETTE L TOWNSEND <yltownsend@mac.com>

Fri 8/9/2024 7:12 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:Miriam Thompson <MThompson@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Yvette L. Townsend

From:	Zegergis Lebsekal
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 3:19:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

Appendix

Form Letter #2

Appendix

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-----Original Message-----
From: azeena hassan <azeenahassan91@gmail.com>
Sent: Sunday, June 23, 2024 9:45 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: Westside Area Plan (WSAP) Upzone EIR

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,
Azeena Hassan

-----Original Message-----
From: Jackie Green <jaws3@earthlink.net>
Sent: Saturday, June 22, 2024 12:43 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: Oppose the WSAP Upzone EIR - Protect Our Neighborhoods

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community. The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet. This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community. I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Clifford & Jacqueline Green

From: Joan Lewis-Heard
To: Westside Area Plan
Subject: Opposition to upcoming
Date: Sunday, June 23, 2024 11:17:54 AM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station intends to take the place of the Home Depot on Slauson Avenue, which will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,
Joan E Lewis Heard

Sent from my iPhone

From: Lori Marple <runkeeproductions@gmail.com>
Sent: Sunday, June 23, 2024 8:01 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject:

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,

Lori Marple

From: Phyllis Augustus-Berrard <blackswanhalltwo@gmail.com>
Sent: Sunday, June 23, 2024 8:15 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: NO/STOP UPZONING

CAUTION: External Email. Proceed Responsibly.

To whom it may concern, I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community. The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station intends to take the place of the Home Depot on Slauson Avenue, which will likely exacerbate the homeless crisis and cause property values to plummet. This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community. I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents. Sincerely, Phyllis Augustus-Berrard

From: ruth miller
To: Westside Area Plan
Subject: Upzone EIR Plan
Date: Wednesday, June 26, 2024 7:19:11 PM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,
Ruth Miller

From: Samira Zali Asl <samira.zaliasl@gmail.com>
Sent: Sunday, June 23, 2024 10:21 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; HollyJMitchell@subscriptions.lacounty.gov
Subject: Opposing to the WSAP Upzone EIR

CAUTION: External Email. Proceed Responsibly.

To whom it may concern, I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community. The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet. This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community. I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents. Sincerely,
Samira Zaliasl, PhD
VP of Engineering
Ferric Inc

From: Veata Betton <v.betton@yahoo.com>
Sent: Saturday, June 22, 2024 11:37 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; HollyJMitchell@subscriptions.lacounty.gov
Subject: Concern Resident and Homeowner

CAUTION: External Email. Proceed Responsibly.

To whom it may concern, I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community. The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet. This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community. I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents. Sincerely,

Veata Betton

Form Letter #3

Appendix

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From:	Al Duvall
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 19, 2024 2:51:26 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm

thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: A. Duvall

Address: 4946 Parkglen Ave Los Angeles, CA 90043

From:	Doreen Vaughn
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:31:13 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Ada Doreen Vaughn

Address:4429 Harding Ave. Los Angeles Calif. 90066

Sent from my iPhone

WSAP/PEIR Comments

Aisha Dillard <aisha.steele@icloud.com>

Mon 8/12/2024 11:47 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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ENGAGEMENT!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Aisha Steele

Owner – Experience Leader

P. 310-936-3871

https://linktr.ee/theaishalife

From: Alisha Madison
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: WSAP/PEIR
Date: Thursday, August 8, 2024 8:20:25 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Alisha and Michael Madison
4877 Presidio Drive
View Park, CA 90043

From:	Alyson
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 2:11:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Aly Mattoon

Address: 6226 Damask Ave
Los Angeles, CA 90056

Sent from my iPhone

From:	Alyson Messenger
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 9:30:51 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Alyson Messenger

Address: 441 W. 64th Street Inglewood, CA 90302

Sent from my iPhone

WSAP/PEIR Comments

Alyssa Holmes <aaholmes96@gmail.com>

Mon 8/12/2024 6:11 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Alyssa Holmes
Address:
4408 w 58th Pl
Los Angeles, CA 90043

Sent from my iPhone

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jerry McKinney

Address: 5424 Bradna Drive, LA CA 90043

From:	Angela Scribner
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR
Date:	Monday, August 19, 2024 5:54:51 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Angela Scribner

Address: 6169 Wooster Ave., LA, CA 90056

From:	Angela Murphy
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 9, 2024 4:18:40 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Angela Murphy

Ladera Heights Resident

WSAP/PEIR Comments

Anita Acosta <ladybugbruin@yahoo.com>

Sun 8/11/2024 7:50 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning“ printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Anita Cabil

5516 S Garth ave
Los Angeles, Ca 90056

Sent from my iPhone

From:	Anna Shields
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 11:42:52 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

From:	Anna N.
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 7:47:53 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Anna Nguyen

Address: 6616 Springpark Ave

From: aacosta417@gmail.com
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Sunday, August 11, 2024 5:54:26 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: April Acosta Szalas

Address: 5922 Flores Ave, LA 90056

Sent from my iPhone

From:	Aria M. Campbell
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 8:41:34 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Aria Campbell

Address: 6944 Knowlton Place 90045

Sent from my iPhone

From:	Ariel Messenger
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Wednesday, August 14, 2024 1:34:53 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Ariel Messenger

Address: 441 West 64th Street

Sent from my iPhone

WSAP/PEIR Comments

Ashley Flowers <aflowers87@gmail.com>

Mon 8/12/2024 10:57 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Ashley Flowers

3609 w 59th pl

Sent from my iPhone

From: Athena Scribner
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR
Date: Monday, August 19, 2024 5:59:47 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Athena Scribner

Address: 6169 Wooster Ave., LA, CA 90056

From:	Barbara Love
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 6:01:02 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside:

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From:	Barbara Savage
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Wednesday, August 14, 2024 4:44:35 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Barbara Savage

Address:5235 Sanchez Drive, LA 90008

Barbara Savage, MPH

Eat what you need, not what you have.

From:	Becky Madison
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 20, 2024 12:21:22 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Becky Madison:

5364 W. Amberwood Drive
Inglewood, CA 90302

WSAP/PEIR Comments

Belinda Jackson <bjonacrest28@gmail.com>

Mon 8/12/2024 1:38 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Belinda B. Jackson
5124 Onacrest Drive
Los Angeles, CA 90043

Sent from my iPhone

From: Benjamin Hollick
To: Westside Area Plan
Subject: Westside Area Plan
Date: Thursday, August 8, 2024 8:20:46 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.The 3 mile predominantly single family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.FLAWED Westside Area Plan Community EngagementAccording to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights, Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights, Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning

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Regards,

Benjamin Hollick

4510 Presidio Drive

View Park, CA 90008

310-387-6405

From:	Bennie Taylor
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 9:55:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Bennie Taylor

Address:
5160 W Slauson Ave, Los Angeles, CA 90056

Bennie Taylor; bacache@hotmail.com

WSAP/PEIR Comments

Beverly Ridgway <bigqueeney@icloud.com>

Mon 8/12/2024 2:58 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Beverly Ridgway

Address:
3833 Somerset Dr
Sent from my iPhone

WSAP/PEIR Comments

Blair Scott <blairascott31@gmail.com>

Sat 8/10/2024 5:40 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From:	Bobby
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 8:16:43 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Bobby Davis

6010 Wooster Ave, Los Angeles CA 90056

From:	Rafael Andrade
To:	Miriam Thompson; Julie Yom
Cc:	Patricia Hachiya; Elida Luna
Subject:	FW: WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 7:06:14 AM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: Booker Hollis <noreply@adv.actionnetwork.org>
Sent: Wednesday, August 7, 2024 11:31 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: WSAP/PEIR Comments

CAUTION: External Email. Proceed Responsibly.

LA County Planning Commission David W. Louie,

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Name:

Address:

Booker Hollis
Bth220214@gmail.com
5434 Marburn Ave.
Los Angeles, California 90043

WSAP/PEIR Comments

Brand One <brandonemusic@gmail.com>

Mon 8/12/2024 7:57 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Brandon West

5836 Haas Ave.
Los Angeles, CA 90047

From:	Breanna Freeman
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 3:10:19 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Breanna R Freeman Jordan
5832 s. Garth Ave.
Los Angeles, CA 90056

Sent from my iPhone

WSAP/PEIR Comments

BRENDA BROWN <be.brown@sbcglobal.net>

Sat 8/10/2024 5:57 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Brenda Brown

Address:5176 W Slauson Avenue
Los Angeles, CA 90056

Sent from my iPhone

From:	Brianna Young
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:12:03 AM

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Brianna Young

Address: 5416 W 57th Street, Los Angeles,CA, 90056

Brianna Young, MA, Registered LMFT & APCC
Sent from my iPhone

From:	Brigitte Clark
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 1:15:12 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Brigitte Clark

Address: 4041 W. 58th Place, Los Angeles, CA 90043.

Sent from my iPhone!

From:	Brittney Penamon
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, July 29, 2024 8:48:35 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Warm regards
Brittney

From:	Bukeka Briggs
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 9:48:13 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Bukeka Williams

Address: 5546 Onacrest Drive
Los Angeles, CA 90043

From:	Camille Griffin
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 9:38:16 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Camille Griffin

4539 w 62nd st
View Park CA 90043

Sent from my iPhone

From:	Camille Hooper
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 9:35:33 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name: Camille Hooper

4814 Orinda Ave.
view park CA 90043

Sent from my iPhone

WSAP/PEIR Comments

Candice Johnson <candicewill@gmail.com>

Fri 8/9/2024 12:55 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name: Candice Johnson

Address: 6314 South Rimpau Blvd. Los Angeles, CA 90043

WSAP/PEIR Comments

Carol Rogers <geesmomcar@icloud.com>

Mon 8/12/2024 7:23 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Carol A. Rogers

Address: 5810 Bedford Ave,
LA, CA 90056

Sent from my iPhone

From:	Caschai Penamon
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 1:54:12 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name: Caschai Penamon

Address: 4826 W 63rd St, LA, CA, 90056

From:	Cathie lohr
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Cc:	Erik Lohr; Michael Lohr
Subject:	Save Ladera Heights - Please, Please. Please
Date:	Wednesday, August 14, 2024 8:43:17 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

Please save our neighborhood. Ladera Heights is an historic neighborhood and should not be decimated by the proposed actions.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of of Ladera heights, the rezoning of these locations will drastically alter the cultural character of our community and create an additional traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers that we did not receive (or did not notice) EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. . THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public

input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have provided complete information, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I deeply care about Los Angeles County and am very concerned about this potential change.
PLEASE STOP IT.
Regards,

Catherine Lohr
6226 Damask Ave
Los Angeles,CA

From: Cathy Reece
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR comments
Date: Friday, August 16, 2024 10:21:49 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission, and Westside Area Planning Team.

I am for fair and affordable housing, and I am expressing my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3-mile, predominately single-family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate a **"Greater mix of uses and housing types,"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive most of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents and increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data, there are 2,654 households in Ladera Heights and 4,911 in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represent 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail, as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED, and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers, resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP team's negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax-paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate

public input, and regional and community level collaboration." Just like many WSAP residents, I think, "It doesn't matter how we feel; Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team had mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED, and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety of this matter to the public record.

Regards,

Name: Cathy Waller-Reece

Address: 5057 Onaknoll Avenue, Los Angeles, Ca. 90043

From:	Susan Bradshaw
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Cc:	malik chaka
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:09:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Charlene Chaka

Address:5538 Archcrest Drive

Sent from my iPhone

From:	Charles Griffin
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 20, 2024 9:17:22 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From:	Charles Washington
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 11:04:35 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Charles Washington

Address: 6514 Shenandoah Ave

Sent from my iPhone

From:	charles0789@yahoo.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 9:34:01 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From:	Cher Davis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:06:38 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Cheryl Davis

Address: 4516 W 62nd St, Los Angeles, CA 90043

WSAP/PEIR Comments

Cheryl Cook <cecookla@gmail.com>

Fri 8/9/2024 6:31 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Cheryl Cook

Address: 6620 S. Halm Avenue, LA CA 90056

Sent from my iPhone

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on

the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Cheryl McQueen

Address: 3512 W. 48th Street, Los Angeles, CA 90043

WSAP/PEIR Comments

Cheryl Pierce <cherylnpierce@gmail.com>

Fri 8/9/2024 3:59 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP resident, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights, Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Cheryl Pierce

Address:
6006 Corning Avenue
Los Angeles, California 90056
Sent from my iPhone

August 13, 2024

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission, and Westside Area Planning Team:

I am all for fair and affordable housing, however, I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive up-zoning of commercial parcels located in Ladera Heights, Windsor Hills-View Park, Westchester, Culver City and the adjacent areas

As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets, including all small "strip" malls in these areas from the WSAP opportunity site list. This would include all the targeted areas in the Westchester and Culver City communities.

As an example, the 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents.

Ladera Heights, and the close by areas would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units.

This proposed WSAP plan will be detrimental to the health, culture, safety, and well-being of residents, as well as increase health disparities for our community. This is FLAWED Westside Area Plan Community Engagement! According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. There are many more in the adjacent areas, which are also affected by this plan.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 households located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park, as well as many more on the north side of Inglewood.

The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. I have received NO mail asking for my opinion on this matter – though I heard you sent out a flyer on June 25, 2024 via USPS mail, as indicated in the WSAP documentation.

Therefore, this current WSAP project implementation should be *HALTED, POSTPONED, DISCONTINUED,* and deemed *NULL and VOID!*

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights, Windsor Hills-View Park, La Tijera

Village residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP team's negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of all of these tax paying residents feeling disenfranchised, disengaged, defeated, and *totally* unaware of the rezoning of their homes and shared community commercial spaces.

This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration."

I heard there were a few meetings, but they were not well publicized, and there was not enough notice for residents to adjust their calendars to attend the events.

Like many WSAP residents, I feel "It doesn't matter what we think, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from the residents of the affected areas would have been much greater.

The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," or anything close to that, for these communities, nor did it mention any specific areas.

Therefore, the project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

It is impossible for me to understand the reasoning behind doubling our population by removing all our services – grocery stores, banks, auto repair shops, dry cleaners, laundromats, hair salons, and all the other small businesses upon which we rely to support our daily activities. Do you REALLY expect us to drive 5-8 miles to access these services? In our soon-to-be "CAR FREE (according to Karen Bass) environment? Build all the apartments you want – just **NOT** on the parcels that are our support services.

I have voted in Los Angeles County during every election since I was old enough to vote.

. Please add the entirety of my letter to the public record on this matter.

Regards,

Christianne Clark / 231 West Ellis Avenue / Inglewood, CA 90302 / 310-680-7550

From:	Christine The Realtor Canillas
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 9, 2024 7:57:13 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP resident, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create

development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights, Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,
Christine Canillas
4332 W. 58th Pl

Christine Canillas, Realtor
Pacific Playa Reaty
DRE 02047417
213-713-8431

From:	chyrell hill
To:	Westside Area Plan; hollyjmitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:30:56 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm

thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Chyrell Hill

Address: 6219 S. Harcourt Avenue
Los Angeles, CA 90043

Get Outlook for Android

From:	Cindy Popp
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 7:13:18 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request

flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Cynthia Popp

Address: 6111 W 75th Pl. LA 90045

Sent from my iPhone

WSAP/PEIR Comments

Citadelle Priagula <cpriagula@icloud.com>

Fri 8/9/2024 9:26 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

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Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Citadelle Priagula

Address: 5228 Southridge Ave. LA CA 90043

Sent from my iPhone

From:	Clarissa Cumberbatch
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 19, 2024 4:00:26 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm

thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Clarissa Cumberbatch

Address: 6164 Wooster Ave Los Angeles, CA 90056

Clarissa Cumberbatch, Esq.
Phone: (415) 580-2021

Sent from iPhone. Please excuse brevity and typos.

WSAP/PEIR Comments

connie minor <connieminor1@gmail.com>

Fri 8/9/2024 2:20 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Connie Minor

Address: 5506 Keniston Avenue 90043

From:	Courtney Robinson
To:	HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	"WSAP/PEIR comments."
Date:	Wednesday, August 14, 2024 12:37:08 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive up zoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Courtney Robinson
2916 S. Mansfield Ave
Los Angeles, CA 90016

WSAP/PEIR Comments

Crystal Mitchell <cmitchell544@gmail.com>

Sat 8/10/2024 9:06 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Crystal Mitchell

Address: 5063 Inaglen Way, Los Angeles, CA 90043

WSAP/PEIR Comments

Curtis Penamon <curtispenamonjr@gmail.com>

Mon 8/12/2024 3:34 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Curtis Penamon

Address: 4826 W 63rd St

Sent from my iPhone 323-804-7619

From:	Cindy Popp
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 7:13:18 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Cynthia Popp

Address: 6111 W 75th Pl. LA 90045

Sent from my iPhone

WSAP/PEIR Comments

Cynthia Sorrells <cynbrown1@mac.com>

Sun 8/11/2024 9:12 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Cynthia Brown

Address: 6025 Flores Ave.
Los Angeles, CA 90056

From:	Dan Wilson
To:	Westside Area Plan; Holly J. Mitchell; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:04:28 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I attend University Christian Church and have been a member for over 15 year

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. WE ALREADY ARE SURROUNDED WITH TRAFFIC NIGHTMARES, DAY AND NIGHT ON SLAUSON, LACIENEGA AND LATIJERA.

I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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DO NOT bypass input from me and my fellow residents.

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The huge turnout at Knox Presbyterian Church showed the concern of our community.

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Dan Wilson

Address: 6270 Damask Ave
Los Angeles 90056
danhopeagain@gmail.com

WSAP/PEIR Comments

dpstamps11 <dpstamps11@gmail.com>

Mon 8/12/2024 3:03 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name: Dana P Stamps

Address:6200 Flores Ave, LA 90056

Sent from my Galaxy

WSAP/PEIR Comments

Daniel Spivey <daniel.spivey1@gmail.com>

Mon 8/12/2024 1:58 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Daniel Spivey

Address: 5659 W. 62nd St, Los Angeles, CA 90056

From:	Dan Wynn
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 11:06:10 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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Regards,
Daniel Wynn
5403 Onacrest Drive
Windsor Hills, CA 90043

Sent from my iPhone

WSAP/PEIR Comments

D'ann Snearl <drmsnearl@gmail.com>

Fri 8/9/2024 5:17 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: D’Ann Snearl

Address: 5905 Bedford Avenue

Sent from my iPhone

From:	Rafael Andrade
To:	Miriam Thompson; Julie Yom
Cc:	Patricia Hachiya; Elida Luna
Subject:	FW: WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 7:06:52 AM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: Daphne Bradford <noreply@adv.actionnetwork.org>
Sent: Wednesday, August 7, 2024 11:39 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: WSAP/PEIR Comments

CAUTION: External Email. Proceed Responsibly.

LA County Planning Commission David W. Louie,

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Name: Daphne Bradford

Address: 6016 Flores Ave.
Los Angeles, CA 90056

Daphne Bradford
daphneade@mac.com
6016 Flores Ave.
Los Angeles, California 90056

WSAP/PEIR Comments

Daphne D Bradford <daphneade@mac.com>

Fri 8/9/2024 1:01 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From:	Daryl M
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:58:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Environmental and Negative Health Outcomes from Traffic Congestion

Per this Harvard article on negative effects of traffic congestion, they note:

"Scientists have long thought that emissions from vehicles idling on crowded roadways are harmful to health, but this study, "Evaluation of the Public Health Impacts of Traffic Congestion: A Health Risk Assessment," published in *Environmental Health*, is believed to be the first to quantify the damage."

https://www.hsph.harvard.edu/news/hsph-in-the-news/air-pollution-traffic-levy-von-stackelberg/
https://ehjournal.biomedcentral.com/articles/10.1186/1476-069X-9-65

Conclusion

THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Daryl Messenger
441 W 64th St
Inglewood, CA 90302

From:	David McNeill
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 11:07:26 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: David McNeill

Address: 5588 W63rd St

Thanks,

David

WSAP/PEIR Comments

Debbie E. <dembry64@hotmail.com>

Sat 8/10/2024 9:53 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Deborah Embry

Address: 6016 Bedford Avenue, LA 90056

Sent from DPE's iPhone❤️

From:	Deborah Smith
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 6:24:30 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Deborah smith

Address: Culver City

Thank you,
Deborah Smith

WSAP/PEIR Comments

Personal Account <djohn0716@yahoo.com>

Fri 8/9/2024 11:02 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Deirdre Johnson

Address:5804 S Corning Ave 90056

Sent from my iPhone

WSAP/PEIR Comments

deniseorme <deniseorme@sbcglobal.net>

Mon 8/12/2024 10:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Denise Orme

4251 W. 61st Street
Los Angeles, CA 90043

Sent via the Samsung Galaxy Z Fold3 5G, an AT&T 5G smartphone

From:	Derek Washington
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 11:17:21 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:derekwashington

Address: 5971 west bvld l.a,CA 90043

WSAP/PEIR Comments

Diana Zimmerman <dianazimm26@gmail.com>

Mon 8/12/2024 8:08 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Diana Zimmerman

Address:

5560 W 62nd St.
Los Angles, CA 90056

Diana S. Zimmerman
diana@noesismanagement.com

Best-selling author the “Kandide” series.

“Physical Perfection is the mask. Bigotry and Hate are the weapons. Absolute Power is the obsession. Survival is the Prize.”

www.kandide.com

Noesis Media - a division of Noesis Communications International, Inc.

Socially Relevant Film and Television

www.noesismanagement.com

From:	Diane Pitts
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PIER Comments
Date:	Thursday, August 15, 2024 3:59:40 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT**

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Diane Pitts Property Owner: Windsor Hills and Leimert Park

Address: 3912 6th Avenue Los Angeles, CA 90008

Phone: (323) 363-1301

From:	DION PERONNEAU
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 11:04:57 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: DION PERONNEAU

Address:5170 VERONICA STREET. LA CA 99008

From:	djburks1
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Cc:	djburks1@earthlink.net
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 6:20:40 AM

CAUTION: External Email. Proceed Responsibly.

Please review! Keep our community safe from the proposed planning!

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my Verizon, Samsung Galaxy smartphone

From:	Dolores Nunley
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 7:50:46 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Margaret Nunley

Address:5243 Onaknoll ave Los Angeles CA 90043

From:	Don Nishimoto
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 10:23:46 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Mamoru D. Nishimoto

Address: 8000 Winsford Avenue, Los Angeles, 90045

Sent from my iPhone

WSAP/PEIR Comments

DONELDA SMITH <doneldas@aol.com>

Sat 8/10/2024 7:29 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Donelda Smith

Address: 6033 S Holt Avenue, Los Angeles, Ca 90056

Donelda Carter Sent from my iPad

From:	Monique Essley
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 2:41:57 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Dorothy Johnson

Address: 5300 W Fairview Blvd # 18, Los
Angeles, 90056

From:	Earl Jones
To:	Westside Area Plan; hollyjmitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 11:05:50 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Earl & Esther Jones

Address:4581 Don Felipe Dr, Los Angeles, CA 90008

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From:	Ed Tellis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 7:16:46 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels %2%0located in Ladera Heights and Windsor Hills-View Park.%2%0 As a resident of one of the aforementioned Los Angeles County WSAP areas,%2%0the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I%2►►m requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate %2►►Greater mix of uses and housing types%2►► as stated in the Draft Westside Area Plan documents.%2%0 Ladera Heights would receive the majority of the State%2►►s Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.%2%0

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.%2%0

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Ed Tellis

Address: 5636 Heatherdale Dr., Los Angeles, CA 90043

From:	EDWARD WASHINGTON
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 8:09:43 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Delon Washington

Address: 6010 Flores Ave Los Angeles, Ca 90056

Sent from my iPhone

From:	rke0502
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 12:49:02 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Edythe Kelley

Address:1808 S Crescent Heights Blvd

Sent from my T-Mobile 5G Device

From:	Robert Davis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:19:27 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Elaine Davis

Address:5857 S. Garth Ave. Los Angeles, CA 90056

WSAP/PEIR Comments

e bhill <elainebhillpa@aol.com>

Sun 8/11/2024 9:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Elaine B Hill

Address: 5300 Fairview Blvd Unit 1
Ladera Heights, CA 90056

Sent from my iPhone

From:	msfaboo
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 9:26:09 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels %2%0located in Ladera Heights and Windsor Hills-View Park.%2%0 As a resident of one of the aforementioned Los Angeles County WSAP areas,%2%0the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I%2►►m requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Elin Guthrie
1295 S. Cloverdale Ave.
Los Angeles, CA 90019

From:	heatherhornjd@gmail.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 4:06:36 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Ella Brenda Scott

Address: 6025 Bedford Ave Los Angeles CA 90056

Best Regards,
Heather E. Horn, Esq.

Sent from my iPhone (excuse any typos)

From:	ELLEN DELESTON
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 8:02:46 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Ellen DeLeston
6124 Flores Avenue,
Los Angeles, CA 90056

Sent from my iPhone

From:	Elton Edwards
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 9:17:02 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Elton Edwards

Address: 4859 W. Slauson Ave. Suite: 549 Los Angeles, Ca. 90056

Sent from my iPhone

From:	Elwood Horn
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 4:08:18 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Elwood Horn

Address: 6025 Bedford Ave Los Angeles, CA 90056

WSAP/PEIR Comments

Lucy Taylor <kleermaker@gmail.com>

Mon 8/12/2024 2:05 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Erik De Boer

Address: 8126 Zitola Terr, Los Angeles 90293

From: Erik Lohr
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: Urging to PLEASE consider OUR VOICE!
Date: Thursday, August 15, 2024 3:22:56 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Erik Lohr

6226 Damask Ave

Los Angeles, CA 90056

From:	eriklohr@me.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 8:59:57 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Erik Lohr

Address: 6226 Damask Ave.
Los Angeles, CA 90056

WSAP/PEIR Comments

Ernest E. Villoch II <evsynergy2@gmail.com>

Wed 8/14/2024 5:39 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Ernest E Villoch

Address:6112 Flores Ave

From: johnkent1948@yahoo.com
To: Westside Area Plan; info@daphnebradford.com
Subject: WSAP/PEIR Comment
Date: Friday, August 16, 2024 7:37:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm

thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Ethel Kent

Address: 5910 Flores Ave., Los Angeles, Ca 90056

Sent from Yahoo Mail for iPad

WSAP/PEIR Comments

kerenskid100 <kerenskid100@aol.com>

Mon 8/12/2024 3:04 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Evangelyn Nathan

Address: 6302 Wooster Avenue, Ladera Heights, CA 90056

Sent from my Verizon, Samsung Galaxy smartphone

From:	Fay Purcell
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 10:43:55 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Fay Bonner

Address: 4821 Southridge Ave
View Park 90043

Sent from my smart iPhone

From:	Fran Lafferman
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 18, 2024 1:19:58 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Frances Lafferman

Address:111422 Culver Park Dr
Culver City, CA 90230

From:	Freda Perryman
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 12:07:14 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From:	bossychicksceo
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 19, 2024 2:54:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: G. Whitfield
Address: 4946 Parkglen Ave Los Angeles, CA 90043

From: gailb1220@gmail.com
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Sunday, August 11, 2024 7:20:04 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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Regards,

Name: Gail Blackwell

Address: 5108 Inadale Ave, LA, 90043

Sent from my iPhone

WSAP/PEIR Comments

Gale Castillo <galecastillo@gmail.com>

Mon 8/12/2024 5:23 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Gale Castillo

Address: 5123 3rd Ave, Los Angeles, CA 90043

WSAP/PEIR Comments

Gary Hogans <ztsigma@prodigy.net>

Sun 8/11/2024 8:19 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Gary Hogans

5800 S. Garth Ave.
Los Angeles, CA 90056

From:	Gayle McDonald
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 1:03:15 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Gayle McDonald

Address: 5237 Onaknoll Avenue, LA, CA 90043

Gayle Adkins-McDonald

WSAP/PEIR Comments

gstubbs2 <gstubbs2@aol.com>

Mon 8/12/2024 1:45 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

George Stubbs

5246 W. 64th St
Inglewood, CA 90302

WSAP/PEIR Comments

Gina Spagnoli <ginaspag123@gmail.com>

Mon 8/12/2024 3:45 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

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Name: Address:

From:	G.B. W.
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 1:08:15 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Dr. Glenn and Denise White

Address: 6716 S Garth Ave Los Angeles 90056

Sent from my Verizon, Samsung Galaxy smartphone

WSAP/PEIR Comments

Gloria Walker <glokiek10@gmail.com>

Mon 8/12/2024 11:15 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Gloria Walker

Address: 4610 W 64th Sf Inglewood CA 90302

Sent from my iPhone

From:	Susan Bradshaw
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:16:31 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Greg Tousant

Address:5304 Slauson Ave

Sent from my iPhone

WSAP/PEIR Comments

GWENDOLYN HOGANS <prayn4ya@prodigy.net>

Sun 8/11/2024 8:45 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: GWENDOLYN HOGANS

Address: 5800 S GARTH AVENUE
LOS ANGELES, CA 90056

WSAP/PEIR Comments

Harold Golden <goldengqrealty@gmail.com>

Fri 8/9/2024 9:57 AM

To:Harold Golden <goldengqrealty@gmail.com>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;Madison 💗🎀 <madisongolden98@gmail.com>;Matthew golden <matthewcg1200@icloud.com>; McGee, Tracy <TMcGee@bos.lacounty.gov>;Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;housingelement@lacity.org <housingelement@lacity.org>; info@daphnebradford.com <info@daphnebradford.com>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>

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WSAP/PEIR Comments

Heidi McGowen <go2mcg@gmail.com>

Mon 8/12/2024 3:01 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Heid McGowen

Address:4146 Don Jose Dr.
Los Angeles, CA 90008

From:	Hill Sylvia
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:20:59 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Sylvia Hill

Address:8725 Beckenham Dr. Inglewood Ca.

Sent from my iPhone

WSAP/PIER comments

Homer Gentry <homer.gentry@gmail.com>

Mon 8/12/2024 2:24 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Homer Gentry

Address: 6525 Green Valley Circle, #208, Culver City, CA 90230

--
Human beings, who are almost unique in having the
ability to learn from the experience of others, are also remarkable
for their apparent disinclination to do so."

--Douglas Adams (Author of the Hitchhiker's Guide to the Galaxy)

From:	hdheating
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 4:17:33 PM

CAUTION: External Email. Proceed Responsibly.

PlDear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Howard F. Dixon

Address:6010 S. Holt Ave
Los Angeles Ca. 90056

Sent from my T-Mobile 4G LTE Device

From:	Ian Dunn
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	[SOCIAL NETWORK] WSAP/PEIR Comments
Date:	Monday, August 12, 2024 9:37:17 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Ian Dunn
5123 Onaknoll Ave
Los Angeles, CA 90043

From:	msfrog52
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Wednesday, August 14, 2024 1:54:16 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jacodelle Wright

Address:
5837 Halm Ave Los Angeles 90056

Sent from my iPhone

WSAP/PEIR Comments

jacqueline guidry <jacquelinemadden9@gmail.com>

Mon 8/12/2024 3:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Jacqueline Guidry
Address:
3827 monteith dr
View park 90943

Sent from my iPad

WSAP/PEIR Comments

SUKARTI HILL <suki323@yahoo.com>

Mon 8/12/2024 2:16 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: James Aldrich

Address: 5620 Harcross Drive, Los Angeles, CA 90043

From: James Shaw
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov
Subject: Westside Area Plan: Ladera Heights
Date: Friday, August 16, 2024 11:51:01 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Regards,

James and Sylvia Shaw and Family:
James, Sr., Lawrence, and Aaron
6509 Springpark Avenue
Los Angeles, CA 90056

--
James E. Shaw, Ph.D.
Expert Witness: Superior Courts:
Criminal Street Gangs;
Military Courts Martial:
Gangs on Military Bases;
United States Court: Racketeering Influenced
and Corrupt Organization (RICO)
Faculty, Federal Courts Training Branch
American Bar Association I.D. #: 05281518
MCLE Seminar Facilitator for Attorneys
(310) 678-6950; Fax:(866) 922.3023

WSAP/PEIR Comments

jamesina washington <jmesina64@gmail.com>

Mon 8/12/2024 2:16 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Jamesina King

Address: 704 e 67th St, Inglewood, CA 90302

From:	Jan Griffin
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 7:39:34 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: The Griffin Family

Address: 400 W Fairview Blvd., Inglewood 90302

WSAP/PEIR Comments

Jane Howard-Martin (TMNA) <Jane.Howard-Martin@toyota.com>

Sun 8/11/2024 8:04 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

•• PROTECTED 関係者外秘

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Regards,

Name:Jane Howard-Martin

Address:6427 S Halm Ave Los Angeles 90056

Get Outlook for iOS

WSAP/PEIR Comments

Janelle English <jenglish0724@gmail.com>

Sat 8/10/2024 10:47 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Janis M Bice <jmpdbice@aol.com>

Mon 8/12/2024 9:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Janis Bice

Address: 559 E Brett St
Inglewood, Ca. 90302

Sent from my iPhone

From:	ch_oni@yahoo.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/WSAP PEIR Comments
Date:	Thursday, August 15, 2024 10:09:41 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community, increase pollution and create a traffic nightmare. I'm requesting the removal of **Slauson-Corridor East**, the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights and View Park-Windsor Hills would receive the majority of the State's Regional Housing Needs Allocation. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

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Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jawara Credit

Address: 5742 S Harcourt, Windsor Hills, CA 90043

From:	Jean Beauchamp
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Wednesday, August 14, 2024 1:23:10 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Jennifer Bozzalla <jbozzalla53@gmail.com>

Mon 8/12/2024 5:20 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Jennifer A Bozzalla

Address: 8048 Stewart Ave, Los Angeles, CA 90045

WSAP/PEIR Comments

jennifer person <nifer490@icloud.com>

Wed 8/14/2024 6:31 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jennifer Smith

Address: 5401 w 62nd st Los Angeles, CA, 90056

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jerry McKinney

Address: 5424 Bradna Drive, LA CA 90043

From:	JILL PERSON
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:53:35 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside:

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Jill Person
5401 W 62nd St,
Los Angeles, CA 90056

From: johnkent1948@yahoo.com
To: Westside Area Plan; info@daphnebradford.com
Subject: Re: WSAP/PEIR Comment
Date: Friday, August 16, 2024 7:41:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park.

As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: John Kent
Address: 5910 Flores Ave., Los Angeles, Ca 90056

Sent from Yahoo Mail for iPad

From:	Jonathan Solis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:26:09 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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Regards,

Name: Jonathan Solis

Address: 4259 Garthwaite ave Los Angeles CA 90008

Sent from my iPhone

WSAP/PEIR Comments

jose villasenor <villasenorj13@gmail.com>

Thu 8/15/2024 10:10 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jose Villasenor

Address: 224 W Fairview Bl Inglewood CA, 90302

Sent from my iPhone

WSAP/PEIR Comments

Josie Anderson <jobander@yahoo.com>

Fri 8/9/2024 9:20 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name: Josie Anderson

Address: 6432 Springpark
Angeles California 90056

Sent from my iPhone

WSAP/PEIR Comments

Joy Massey <jmass6@gmail.com>

Sat 8/10/2024 11:57 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Joy Massey

Address: 5539 S. Garth Ave. Los Angeles, CA 90056

From:	jsdixie
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 9:04:27 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name: Joyce Dixon

Address: 6010 S. Holt Avenue, LA, CA 90056

Sent from my T-Mobile 5G Device

WSAP/PEIR Comments

Joyce <jagireland@sbcglobal.net>

Mon 8/12/2024 12:47 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Joyce A Ireland
4466 W 62nd St
Los Angeles, CA 90043

Address:

WSAP/PEIR Comments

Juanita RiveraWiemken <juanitarw@gmail.com>

Sat 8/10/2024 10:42 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Juanita Rivera-Wiemken

Address: 5822 Wooster Ave, Los Angeles 90056

Sent from my iPhone

From:	Judy Peete
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:43:34 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Judith Peete

Address:3676 Northland Drive
View Park, CA 90008

Sent from my iPhone

From:	Judy Harrison
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:47:30 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Judy Harrison

Address:1861 W 42nd Pl

From:	Judy Peete
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:43:34 PM

CAUTION: External Email. Proceed Responsibly.

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Regards,

Name:Judith Peete

Address:3676 Northland Drive
View Park, CA 90008

Sent from my iPhone

From:	Julie Loeb
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 6:15:11 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

You are special and there is no one like you.

WSAP/PEIR Comments

Karen Martin <soundsculpturemusic@gmail.com>

Mon 8/12/2024 4:49 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Also, please stop with the name calling (NIMBY). Seriously, the people in this area especially the Black people have worked hard to be able to live in this area. I can guarantee you that the folks living in Pacific Palisades, Bel-Air, Beverly Hills etc., would not have to put up with this.

Regards,

Karen M.
5615 Valley Glen Way
Los Angeles, CA. 90043

From: Kathryn Sullivan
To: Westside Area Plan
Subject: Opposition to proposed rezoning
Date: Tuesday, August 13, 2024 8:22:21 PM

CAUTION: External Email. Proceed Responsibly.

WestsideAreaPlan@planning.lacounty.gov, HollyJMitchell@bos.lacounty.gov, commission@planning.lacounty.gov, info@daphnebradford.com

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Kathryn Sullivan

5020 Shenandoah Ave

Los Angeles, CA 90057

From:	Kathryne Edwards
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 6:38:04 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name: Kathryne Edwards

Address: 3744 West 59th Place

Sent from my iPhone

From:	Kathy Coker
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 11:01:52 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards

K. Coker
3116 Curts Ave
Los Angeles 90034

From:	Kathy Dickerman
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 6:58:55 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Kathy Dickerman

Address:6226kdd@gmail.com

Sent from my iPhone

WSAP/PEIR Comments

Katrina Jackson <katjax2@hotmail.com>

Sun 8/11/2024 11:47 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>; EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Katrina Jackson

Address: 6443 S. Holt Avenue, L.A., CA 90056

Sent from my T-Mobile 5G Device
Get Outlook for Android

WSAP/PEIR Comments

Keleen Indelicato <kindelicato@ca.rr.com>

Mon 8/12/2024 6:11 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Keleen Indelicato

Address:8124 Barnsley Ave
LA, CA 90045

Sent from my iPad

From:	Kimberly Kyle
To:	HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; info@daphnebradford.com; housingelement@lacity.org
Subject:	WSAP/PEIR comments
Date:	Friday, August 16, 2024 9:28:08 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Kennedy Miller
6441 Springpark Avenue, Los Angeles, CA 90056

Sent from my iPhone

From:	blackorchidrealty@gmail.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 6:30:34 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Kevin Bell

Name: Kevin Bell

Address: 5578 1/2 Village Green, LA, CA 90016

Sent from my iPhone

WSAP/PEIR Comments

KEVIN PERSON <kevinperson3@gmail.com>

Wed 8/14/2024 6:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Kevin Person

Address: 5401 W 62nd Street
Los Angeles CA 90056

Sent from my iPhone

From: Kim Kyle Miller
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: WSAP/PEIR comments
Date: Thursday, August 8, 2024 8:06:09 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Kimberly Kyle
6441 Springpark Avenue, Los Angeles, CA 90056

WSAP/PEIR Comments

kim laurent <keyem73@yahoo.com>

Fri 8/9/2024 7:44 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Kimberly Laurent

Address: 4745 W Slauson Ave #C
Los Angeles, Ca 90056

Sent from my iPhone

From: sdhall126@gmail.com
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: FW: WSAP/PEIR comments
Date: Wednesday, August 14, 2024 8:25:41 PM

CAUTION: External Email. Proceed Responsibly.

Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Kimberly Kyle
6441 Springpark Avenue, Los Angeles, CA 90056

From:	Kimberly Sizemore
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 5:55:17 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Kimberly J Sizemore

Address:4536 West 63rd Street
Los Angeles 90043

From:	La Faye Baker
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 11:05:10 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

La Faye Baker
5315 S.Chariton Ave
Los Angeles, Ca.90056
323.974.8292

Utilize your power and take action…

From: u2excel
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; Daphne Bradford
Subject: "WSAP/PEIR comments." *Please add the entirety to the public record on this matter.*
Date: Wednesday, August 7, 2024 9:37:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

La Tonya Harris
6019 Bedford Avenue
Los Angeles, California 90056

WSAP/PEIR Comments

LA VON GILMORE <golww@aol.com>

Sat 8/10/2024 10:25 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Please add the entirety to the public record on this matter.

Regards,

La Von

In God I Trust

Bipartisan Lincoln Independent Project

Lainie Ortiz <lainie.ortiz@gmail.com>

Fri 8/9/2024 2:09 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Lainie Ortiz

Address: 6215 Flores Ave. Los Angeles, CA 90056

From: Laura Wilson
To: Westside Area Plan
Subject: WASP
Date: Thursday, August 8, 2024 8:25:01 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell,

LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Laura Wilson

3137 W. 76th St.

L.A. 90043

From:	leeaadad
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 2:32:17 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Leeaada & Larry Dorsey

Address: 5414 W.57Th Street

Sent from my T-Mobile 5G Device

From:	Leslie Hild
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 4:39:33 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Leslie Hild

Address:913 N Cedar Street Apt 2, Inglewood CA 90302

Sent from my iPad

From:	Linda Kemp
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 8:50:23 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Linda Kemp

Address: 6265 Morley Avenue LA CA 90056

Sent from my iPhone

WSAP/PEIR Comments

Linda Serrano <lindablais@ca.rr.com>

Thu 8/15/2024 12:05 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
LINDA SERRANO
Address: 5326 S GARTH AVE, 90056

From:	Lisa Zenon
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 9:00:59 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Lisa Zenon

Address: 6020 S. Halm Avenue
Los Angeles, CA 90056

Sent from my iPhone

From:	Lisa Cossettini
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 7:38:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Lisa Dozier <lisadozier16@icloud.com>

Sat 8/10/2024 5:38 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Lisa Dozier

Address: 5176 West Slauson Avenue LA 90056

Sent from my iPhone

WSAP/PEIR Comments

lisahoffman <lisahoffman@compuserve.com>

Fri 8/9/2024 6:54 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Lisa Zenon <lezenon@aol.com>

Fri 8/9/2024 6:58 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From: Lizzetta Douglas
To: Westside Area Plan
Subject: WSAP/PEIR Comments
Date: Monday, August 19, 2024 8:58:56 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside:

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WSAP/PEIR Comments

Lois Y Carter <loisycarter@yahoo.com>

Fri 8/9/2024 1:52 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Lois Carter

Address:5701 Valley Ridge Avenue , Windsor Hills, CA 90043

Sent from my iPhone

WSAP/PEIR Comments

Lorena Reid <remilo7@icloud.com>

Sat 8/10/2024 7:52 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Lorena Reid

Address:6040 S. Mansfield Ave., LA, CA 90043

Sent from my iPhone

From:	Lori Glasgow
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 11:17:27 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Lori Howard

Address:4930 Inadale Avenue, View Park, 90043

Sent from my iPhone

WSAP/PEIR Comments

Lucy Taylor <sfadmin@metromezz.com>

Mon 8/12/2024 2:04 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Lucy Taylor

Address: 7287 W 90th St, Los Angeles CA 90045

From:	Lynda Tutt
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 6:35:47 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Lynda Tutt

Address: 1243 West 69th Street

Sent from my iPhone

From:	Lynnette Manning
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 10:49:32 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Lynnette Manning <manningsqueen@me.com>

Thu 8/15/2024 10:45 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From:	Machell
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 9:42:11 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Machell Powell

Address: 4229 W. 64th Street, LA, CA. 90043

Sent from my iPhone

From:	Susan Bradshaw
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:07:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Malik Chaka

Address: 5538 Archcrest Drive 90043

Sent from my iPhone

From:	Don Nishimoto
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 10:23:46 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Mamoru D. Nishimoto

Address: 8000 Winsford Avenue, Los Angeles, 90045

Sent from my iPhone

From:	Marcus Scribner
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR
Date:	Monday, August 19, 2024 5:57:01 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Marcus Scribner

Address: 6169 Wooster Ave., LA, CA 90056

From: margret hill
To: Westside Area Plan
Subject: FLAWED Westside Area Plan Community Engagement
Date: Friday, August 9, 2024 7:21:41 AM

CAUTION: External Email. Proceed Responsibly.

Margret Hill-Jacobs
3462 Crestwold Avenue
Los Angeles, CA 90043

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS

mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Margret

From:	Mariah Mora
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 3:22:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Marian Williams <willfambusi@gmail.com>

Sat 8/10/2024 1:14 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Marian A. Brown Williams

Address: 5827 S. Kings Road Los Angeles Ca 90056

From:	Mark Davis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 2:14:39 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Mark Serrano <marklarryserrano@icloud.com>

Thu 8/15/2024 12:08 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Mark Serrano

Address: 5326 S Garth Ave, 90056

Sent from Mark Serrano

WSAP/PEIR Comments

Marscina Kilgore <marcyqt@me.com>

Mon 8/12/2024 6:57 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Marscina S. Kilgore

Address: 3750 Stocker Street Apt 309 View Park,CA 90008

Sent from my iPhone

From:	Marsha Williams
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Saturday, August 17, 2024 5:44:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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There is not one word about TRAFFIC!!! Today there are so many cars on the road I can not get home. Centinela, Slauson even Fairview Ave are parking lots In the evening. It can take 15 mins to drive one block so I can turn into Lauelwood Ave. I have been thinking about parking on Fairview, Walking home, returning later to drive my car to my home. And YOU want to add more living spaces with more people with NO required parking spaces. This is pure CRAZY! Gridlock is the future.

Regards,

Name: MARSHA WILLIAMS

Address: 6480 S. Copperwood Ave.
Inglewood,Ca. 90302

From:	Pamela Graham
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:35:39 PM

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Mary Anderson

5020 W Slauson Ave, Los Angeles, CA 90056

WSAP/PEIR Comments

Mary Ann Seymour <ms.seymour701@icloud.com>

Mon 8/12/2024 6:02 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Mary Ann Seymour

Address:3773 Northland Drive View Park 90008

From:	Mary Risher
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com; Mary Risher
Subject:	WSAP/WSAP PEIR Comments
Date:	Thursday, August 15, 2024 10:16:17 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community, increase pollution and create a traffic nightmare. I'm requesting the removal of **Slauson-Corridor East**, the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominantly single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights and View Park-Windsor Hills would receive the majority of the State's Regional Housing Needs Allocation. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Catherine Avilez

Address: 5740 S Harcourt, Windsor Hills, CA 90043

WSAP/PEIR Comments

Matt Jourdian <matt@jourdian.com>

Fri 8/9/2024 9:17 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Matthew Jourdian

Address: 5508 Marburn Ave, LA, CA 90043

-M.
—
matt jourdian
http://secure-web.cisco.com/15kJCNhsaBTsfeLuGA5TY2TCKmksOgGgs6rk6wnCfE-J9j55bnVPnw4XaN4ox2d3C-nq1CeRuF2xTwjvZUw-j_PN8QgnxwW-r35zy5ADiCPgq35bxu27YrINTtSh62ZffQd5PnHXu42MUF1RfqjOsaB-IMENGacucRukg6Fp3tsz3d_biSFZ6YSYJHhgypQZLJ5IwA1GY8CwpEHAB7_dK2WFibX49YXG3YmHTOtzob-kJwXm1FTiHKZ9Bjgh6oWteAd6skDCuqjYCYob4WsE8kkidbqIQ7zpCIRIddm59EPBaIB3u9P-srgpI-5kFdhNdLPB_MFzcPN_zRBhqX4AHfaKqUhC5sGHyG0O8k-OhHFEwmG1FpWBS7z9L2ruXTi2J/http%3A%2F%2Fwww.jourdian.com
718.755.3397

WSAP/PEIR Comments

mattwall <mattwall@pacbell.net>

Fri 8/9/2024 7:57 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Robert Wall

5221 Onaknoll Ave
Windsor Hills, CA 90043

WSAP/PEIR Comments

maxoso1978 <maxoso1978@gmail.com>

Mon 8/12/2024 5:06 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Max Osorio

Address: 6310 s Rimpau blvd Los Angeles 90043

Sent from my T-Mobile 5G Device

From:	Melissa Hart
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 8:50:47 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Melissa Hart

Address:
5050 Inaglen Way
Windsor Hills, CA 90043

WSAP/PEIR Comments

memdream16@gmail.com <memdream16@gmail.com>

Sat 8/10/2024 8:44 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning“ printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From:	Meredith Crooks
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 8:06:47 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request

flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Meredith Crooks

Address:231 W. Hillsdale St

Save Ladera Heights - Please, Please. Please

Michael Lohr <mwlohr@gmail.com>

Mon 8/12/2024 9:51 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>;Erik Lohr <eriklohr@gmail.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

Please save our neighborhood. Ladera Heights is an historic neighborhood and should not be decimated by the proposed actions.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of of Ladera heights, the rezoning of these locations will drastically alter the cultural character of our community and create an additional traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities was not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers that we did not receive (or did not notice) EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. . THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY

ENGAGEMENT!

If the WSAP Planning team would have provided complete information, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I deeply care about Los Angeles County and am very concerned about this potential change. PLEASE STOP IT.
Regards,

Michael Loht
6226 Damask Ave
Los Angeles,CA

From:	michelle Simmonds
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 12:51:57 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request

flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Michelle Simmonds

Address: 5344 Chesley Ave, LA 90043

From:	Michelle Ware
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 2:10:07 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request

flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Michelle Ware

Address: 504 W Ellis Ave

Sent from my iPhone

From: Mike Miller
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: WSAP/PEIR comments
Date: Thursday, August 8, 2024 6:24:22 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile predominantly single family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of**4,760 units**. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights, Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of

95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights, Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language didn't not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights, Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Michael A. Miller
6441 Springpark Avenue, Los Angeles, CA 90056

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission, and Westside Area Planning Team:

I am all for fair and affordable housing, however, I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive up-zoning of commercial parcels located in Ladera Heights, Windsor Hills-View Park, Westchester, Culver City and the adjacent areas

As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets, including all small "strip" malls in these areas from the WSAP opportunity site list. This would include all the targeted areas in the Westchester and Culver City communities.

As an example, the 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents.

Ladera Heights, and the close by areas would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units.

This proposed WSAP plan will be detrimental to the health, culture, safety, and well-being of residents, as well as increase health disparities for our community. This is FLAWED Westside Area Plan Community Engagement! According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. There are many more in the adjacent areas, which are also affected by this plan.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 households located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park, as well as many more on the north side of Inglewood.

The 387 initial survey responses collected narrowly represents 5% of community residents. It is

impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. I have received NO mail asking for my opinion on this matter – though I heard you sent out a flyer on June 25, 2024 via USPS mail, as indicated in the WSAP documentation.

Therefore, this current WSAP project implementation should be *HALTED, POSTPONED, DISCONTINUED,* and deemed *NULL and VOID!*

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights, Windsor Hills-View Park, La Tijera Village residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP team's negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of all of these tax paying residents feeling disenfranchised, disengaged, defeated, and *totally* unaware of the rezoning of their homes and shared community commercial spaces.

This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration."

I heard there were a few meetings, but they were not well publicized, and there was not enough notice for residents to adjust their calendars to attend the events.

Like many WSAP residents, I feel "It doesn't matter what we think, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from the residents of the affected areas would have been much greater.

The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," or anything close to that, for these communities, nor did it mention any specific areas.

Therefore, the project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

It is impossible for me to understand the reasoning behind doubling our population by removing all our services – grocery stores, banks, auto repair shops, dry cleaners, laundromats, hair salons, and all the other small businesses upon which we rely to support our daily activities. Do you REALLY expect us to drive 5-8 miles to access these services? In our soon-to-be "CAR FREE (according to Karen Bass) environment? Build all the apartments you want – just **NOT** on the parcels that are our support services.

I have voted in Los Angeles County during every election since I was old enough to vote.

Please add the entirety of my letter to the public record on this matter.

Regards,

Michael Radke
211 W. Ellis Avenue
Inglewood 90302

WSAP/PEIR Comments

jamesina washington <jmesina64@gmail.com>

Mon 8/12/2024 2:18 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY

ENGAGEMENT!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Milan Washington

Address: 704 1/2 e 67th st Inglewood CA 90302

From:	Mona
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:22:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Mona Evans-Graham

Address: 5063 Inaglen Way, LA, CA 90043

Mona Graham
Realtor
323.804.7957
realestatebymona@yahoo.com
monagraham.pacificplayarealty.com
DRE 00921860
8915 S. Sepulveda Blvd., Los Angeles, CA 90045

WSAP/PEIR Comments

Mona <onemonaz@gmail.com>

Mon 8/12/2024 7:54 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Mona Zavosh

90008

Sent from my iPhone

WSAP/PEIR Comments

Monique Ysaguirre <monique.ysaguirre@gmail.com>

Sun 8/11/2024 11:04 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Monique Ysaguirre

Address: 5246 W. 64th St., Inglewood, CA 90302

Monique Ysaguirre
*Sent from my iPhone. Please excuse any typos. *

From:	Morena Uribe
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 8:07:28 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Morena Uribe

Address:6015flores ave Los Ángels California 90056

Sent from my iPhone

From:	Mr McNeill
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 11:06:01 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Thanks,

David

WSAP/PEIR Comments

Natasha Mingo <amtata@sbcglobal.net>

Fri 8/9/2024 9:14 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Natasha Mingo

Address: 4494 Mount Vernon Drive, View Park, CA 90043

Sent from my iPhone

Excessive Upzoning of Commercial Parcels

Nathan Thibodeaux <thi5919@hotmail.com>

Sat 8/10/2024 8:59 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Nathan Thibodeaux

Address: 5919 Bedford Ave., Los Angeles, CA 90056

From:	doshiapartments1@gmail.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:42:30 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Navin Doshi

Address:6418 S.Springpark Ave, Los Angeles, Ca 90056

Sent from my iPhone

From:	Nay Stinson
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 9:34:11 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Ms. Stinson

Address:5631 La Cienega Blvd

Sent from my iPad

From:	Nena Cypher
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 4:42:15 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Linda Cypher

Address: 311 E Ellis Ave, Inglewood CA 90302

WSAP/PEIR Comments

Nick Alexander <Unclenick1@sbcglobal.net>

Fri 8/9/2024 9:34 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Nick Alexander

Address:5905 Wooster Ave., Los Angeles 90056

WSAP/PEIR Comments

Nicole Ellis <ellis_nicole28@icloud.com>

Sun 8/11/2024 9:50 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Nicole Douglas <nicole.douglas@yahoo.com>

Sat 8/10/2024 11:31 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Nicole Douglas

Address: 5040 Southridge Ave

Sent from my iPhone

WSAP/PEIR Comments

novyjune@gmail.com <novyjune@gmail.com>

Sun 8/11/2024 10:11 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: November White

Address: 5203 Bedford Avenue, Ladera Heights, CA 90056

From:	oscar alonzo
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 5:35:00 PM

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Oscar Alonzo

Address: 5818 1/2 South Mansfield Avenue, Los Angeles, CA 90043

From:	Pamela Graham
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:32:34 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Pamela Graham

5020 W Slauson Ave, Los Angeles, CA 90056

FLAWED Westside Area Plan Community Engagement

Pamela Green <pamgreen.pmp@gmail.com>

Wed 8/14/2024 4:56 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name: Patricia Allen, Pamela Green and Sandra Murray

Address: 6240 S. Corning Ave, Los Angeles Ca 90056

Kind regards,

Pamela Green
Agent: Lic #02045775, Playa Marina Properties

310.827.7802 | 310.592.2302
pamgreen.pmp@gmail.com
www.playamarinaproperties.com
400 Corporate Pointe Ste.300 - Culver City, Ca 90230

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From:	Pamela Lewis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:51:44 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Pamela Lewis

Address: 5449 Brynhurst Ave. L. A. , CA .90043

Sent from my iPhone

From:	luvnurseallen
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 11:01:15 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Patrice Allen

Address: 5408 Onacrest Dr. View Park-Windsor Hills, 90043

Sent from my Verizon, Samsung Galaxy smartphone

From:	Sugar Doll
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 19, 2024 2:49:19 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name:
Patrice Duvall
Address: 4946 Parkglen Ave
Los Angeles, CA 90043

WSAP/PEIR Comments

Patricia <debose3@gmail.com>

Sun 8/11/2024 9:18 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name:Patricia DeBose

Address: 4083 Hillcrest Dr

From: Paul Mc Donald
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comment
Date: Saturday, August 17, 2024 3:45:46 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Paul McDonald

Address:5237 Onaknoll Avenue, LA, CA 90043

From:	Paul Wilborn
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 6:25:52 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Paul wilborn

Address:9400 s 3rd ave , Inglewood, ca 90305

Sent from my iPhone

WSAP/PEIR Comments

paula@woodleycom.com <paula@woodleycom.com>

Mon 8/12/2024 2:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,
Paula and David Woodley
Name:
Paula Woodley
Address:
7225 Dunfield Ave
Los Angeles, CA 90045

Paula D. Woodley
Leadership Coach
323-683-4831

Sent from my iPhone - please forgive any typos

WSAP/PEIR Comments

Paula McCaa <paulamccaa@icloud.com>

Fri 8/9/2024 12:47 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name:Paula Mccaa

Address:

Sent from my iPhone

WSAP/PEIR Comments

paulina sahagun <ixcan7@yahoo.com>

Fri 8/9/2024 8:58 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Paulina Sahagun

Address: 5356 West Blvd, 90043

Sent from my iPhone

From:	Phyllis Augustus-Berrard
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 1:09:07 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: PHYLLIS
BERRARD

Address: 6228 FLORES Ave, Los Angeles, CA 90056

From:	doshiapartments1@gmail.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:39:35 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Pratibha Doshi

Address:6418 S.Springpark Ave, Los Angeles, Ca 90056

Sent from my iPhone

From:	Prince Henry
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 3:14:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Prince Henry

Address: 3437 S Redondo Blvd, 90016

From:	PRINCELLA Armelin
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 5:54:24 PM

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Princella Armelin

Address: 1927 Thurman Avenue. Los Angeles 90016

From:	sugacanepimp
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 11:01:40 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Rachel Luciano

Address: 4511 W. 63RD STREET LOS ANGELES, CA. 90043

Sent from my iPhone

View Park Resident Opposed to Rezoning

Rashad Drakeford <rashad.drakeford@icloud.com>

Thu 8/15/2024 11:08 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

My name is Rashad Drakeford, I live in View Park on Lorado and Chandon. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Best,

Rashad

From:	Raven Barrow
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 11:41:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Raven Barrow

5123 Onaknoll Avenue, Los Angeles CA 90043

From:	Renee Young
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 4:22:39 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Renee Thompson

Address: 6625 Springpark Ave. Los Angeles CA 90056

Sent from my iPhone

WSAP/PEIR Comments

Reuben Spivey <reubenaspivey@gmail.com>

Mon 8/12/2024 3:34 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Reuben Spivey

Address:5659 W 62nd Street

Sent from my iPhone

From:	Rikki Hellofs
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 6:14:07 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Rikki L Hellofs

Address:5215 Sepulveda Blvd. #16B, Culver City, CA 90230

Sent from my iPhone

From:	Robert Davis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:21:20 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter. Please pay attention to what the residents want! We are against any rezoning of our community.

Regards,

Name: Robert S. Davis

Address: 5857 S. Garth Ave. Los Angeles, CA 90056

WSAP/PEIR Comments

Robert Montjoy <robertmontjoy@att.net>

Sun 8/11/2024 10:03 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY

ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Robert Montjoy

7912 Agnew Avenue Los Angeles, CA 90045-1013

WSAP/PEIR comments

Robert Leveen <rleveen@gmail.com>

Fri 8/9/2024 8:03 AM

To:HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>;housingelement@lacity.org <housingelement@lacity.org>;Daphne Bradford <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile predominantly single family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.**

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community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Robert Leveen
125 W. 64th Street, Inglewood, CA 90302

From: Ronald J Lewis
To: Westside Area Plan
Subject: Westside Development
Date: Monday, August 12, 2024 9:55:16 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Ronald J Lewis

Mobile 626.437.9734

"The world is changed by your example, not your opinion"
-Paulo Coelho

From:	Rondal Rollin
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 12:11:06 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Rollin/Miller

Address:

Sent from my iPhone

WSAP/PEIR Comments

rapholmes <rapholmes@aol.com>

Mon 8/12/2024 6:00 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Roseland Holmes

Address:4408 W 58th Pl
Los Angeles, CA 90043

From:	ruthtatone
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 1:22:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Ruth Tatone

Address:5332 Fairview Blvd
Los Angeles, CA 90056

Sent from my Verizon, Samsung Galaxy smartphone

From:	sfhodges16
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 12:48:05 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

S Hodges
G_ZF4

From:	shashonna
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:53:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: S Davis

Address: 6904 S. La Cienega Blvd
Inglewood, Ca 90302

Sent from my T-Mobile 5G Device

From: Sandy Breindel
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Wednesday, August 14, 2024 7:22:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Sandra Breindel

Address 4469 Admiralty Way, Marina del Rey, CA 90292:

WSAP/PEIR Comments

sfhodges16 <sfhodges16@gmail.com>

Mon 8/12/2024 3:17 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Sandra Hodges

Address:
6200 Flores Ave
LA 90056

S Hodges
G_ZF4

From:	Sarah Baker
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 6:53:55 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside:

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Name: Sarah D. Baker

Address: 6303 S. Rimpau Blvd, 90043

From: Sharon Ann Smith
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Thursday, August 8, 2024 11:31:24 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights, Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Sharon Ann Smith

Address: 7115 Knowlton Place, LA, CA 90045

From:	Sharon Barnes
To:	HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments - Re No Rezoning and Upzoning
Date:	Thursday, August 8, 2024 2:37:32 PM

CAUTION: External Email. Proceed Responsibly.

Please add the entirety to the public record on this matter.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will not only drastically alter the cultural character of our community, but additionally **(1)** create nightmare-levels of traffic on already overly busy streets, **(2**) cause increased levels of air pollution, and **(3)** increased use of water, electric and natural gas resources in these areas.

I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile predominantly single family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Sharon Barnes
4455 W 62nd Street
Windsor Hills, CA 90043-3057

SHARON BARNES
Contact: | (323) 819-8272

From:	shashonna
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:53:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: S Davis

Address: 6904 S. La Cienega Blvd
Inglewood, Ca 90302

Sent from my T-Mobile 5G Device

From:	sylvia lynche
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:48:07 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Shelly Williams
Address:
5842 Condon Ave Los Angeles Ca 90056

From:	Silvia Cooper
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 18, 2024 3:32:52 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Silvia Cooper

Address: 2691 Patricia Avenue, Los Angeles, CA 90064

From:	Simone Antoinette
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 9:08:18 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm

thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Simone Miller

Address: 4300 W 58th Pl, Los Angeles, CA 90043

From:	Simone Antoinette
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 9:08:18 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Simone Miller

Address: 4300 W 58th Pl, Los Angeles, CA 90043

From:	Sonia Isaacs
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 7:27:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Sonia Isaacs

Address:
5544 W. 61st Street
Los Angeles, CA 90056

From: Sree Roy
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: Opposition to rezoning
Date: Friday, August 16, 2024 8:54:02 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Sree Roy

5103 Onaknoll Ave

Los Angeles CA 90043

WSAP/PEIR Comments

s w <dvpshopping@hotmail.com>

Mon 8/12/2024 2:29 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>; EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Stacy and Y.D. Williams
Address: 3515 Crestwold Ave
View Park, CA 90043

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From:	Stephanie Maxberry
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 9:01:55 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside:

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From:	Stephen Hall
To:	hollyjmitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR comments
Date:	Wednesday, August 14, 2024 8:54:03 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights, Windsor

Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams' negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a significant majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their neighborhood and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

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My family and I are registered voters in Los Angeles County, and we never miss an election cycle. We would appreciate you adding the entirety of this complaint to the public record on this matter.

Regards,

RE: Proposed Up Zoning

Steven Fisher <nadan777@gmail.com>

Mon 8/12/2024 5:44 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

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sent from Steven's mobile

WSAP/PEIR Comments

SUKARTI HILL <suki323@yahoo.com>

Mon 8/12/2024 2:14 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Sukarti Hill

Address: 5620 Harcross Drive, Los Angeles, CA 90043

From:	Susan Bradshaw
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Cc:	bradshawsusanh
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:14:58 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Susan Bradshaw

Address:4517 Chasar Place

Sent from my iPhone

From:	Hill Sylvia
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:20:59 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Sylvia Hill

Address:8725 Beckenham Dr. Inglewood Ca.

Sent from my iPhone

From: sylviapenamon@gmail.com
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Tuesday, August 13, 2024 12:04:17 PM

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Sylvia Penamon

Address:4826 W 63rd St

Sent from my iPhone

From:	Sylvia Swilley
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:57:00 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Sylvia Swilley

Address: 6604 Shenandoah Avenue Los Angeles, California 90056

From: Tami Burks
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: WSAP/PEIR Westside Area Plan
Date: Thursday, August 8, 2024 7:25:16 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Kimberly Kyle
6441 Springpark Avenue, Los Angeles, CA 90056

Sent from my iPhone

From:	TAMIKO mccloud
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 12:13:35 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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Regards,

Name:

Address:

WSAP/PEIR Comments

Taylor Strong <taylorstrong95@gmail.com>

Fri 8/9/2024 8:43 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

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Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights, Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Taylor Strong

5729 Deane Ave. Los Angeles, CA 90043

From:	TERESA CARR
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 12:26:40 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request

flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Teresa G. M. Carr

Address: carr_teresa@yahoo.com

Sent from my iPhone

WSAP/PEIR Comments

Terrie Lavery <terrielavery@gmail.com>

Mon 8/12/2024 3:36 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park and Del Rey. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

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I live in Del Rey and I just found out that it’s another area that they want to rezone. These developers don’t care care that you’re going to ruin our R1 neighborhoods.
I would also like to know does anybody think about the fact that you’re creating so much more traffic when you build these giant complexes but worse than that I really feel sorry for the people they have to live on a major street so many of the places don’t have a balcony and probably because it’s too dangerous to sit on it and suck up all the fumes from the cars not to mention the brake dust. Has anybody done any kind of research on the cancer rate?
If you get rid of R1 properties you are getting rid of more green space. Most of us in my neighborhood have beautiful backyards with grass and lots of trees. We are supposed to be concerned about the rising temperature and the more we make a concrete jungle the worse it’s going to get for climate change.

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Terrie Lavery
4270 Kenyon Ave., Los Angeles 90066

Sent from my iPhone

From:	Daddy Adkins
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comment
Date:	Friday, August 16, 2024 7:53:06 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of**4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Thomas A. Adkins, Jr.

Address:5237 Onaknoll Avenue, Los Angeles, CA 90043

From:	Trace Albrecht
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 7:34:32 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Tracy Albrecht
6323 S. Rimpau Blvd.
Los Angeles, CA. 90063

Sent from my iPhone

WSAP/PEIR Comments

Traci McGhee <mcghee4028@att.net>

Fri 8/9/2024 12:49 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Traci McGhee
4804 Southridge Avenue
View Park, CA

From:	tracie jerome
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	Westside Area Planning
Date:	Wednesday, August 14, 2024 8:46:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing, and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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WSAP project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Tracie Washington

Address: 6010 Flores Avenue Los Angeles, CA 90056

From:	Troy Scribner
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR
Date:	Monday, August 19, 2024 5:55:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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"Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Troy Scribner

Address: 6169 Wooster Ave., LA, CA 90056

From:	ulysses keith
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 11:27:18 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Ulysses Keith

Address:6019 Bedford Ave
Los Angeles CA. 90056

"Follow your dreams"

From: vdames@aol.com
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comment
Date: Wednesday, August 14, 2024 9:23:06 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Valerie L. Dames
3750 Santa Rosalia Drive
Apt 205
Los Angeles, CA 90008

WSAP/PEIR Comments

Valerie Lawrence <peachy08@pacbell.net>

Mon 8/12/2024 8:03 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Valerie Lawrence

Address: 5634 W 63rd Street Los Angeles 90056

Love and Kindness 🍑

From:	Velma Jean Taylor
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 10:11:42 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Velma J. Taylor

Address: 4511 West 63rd Street, Los Angeles, CA 90043

Sent from my iPhone

From:	Vernita Marsh
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 6:35:12 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Vickie Pearson <vpearson19.vp@gmail.com>

Sun 8/11/2024 8:08 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Vickie Pearson

Address: 4200 S Victoria Ave, View Park, CA 90008

From:	Vince Holmes
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 5:56:16 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Vince Holmes

Address:4408 W 58th Pl

From:	Violet Morgan
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 9:19:48 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Violet Morgan

WSAP/PEIR Comments

Virginia Griffin <vriffin@gmail.com>

Mon 8/12/2024 5:50 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Virginia Griffin

Address: 3704 Potomac Ave
Los Angeles 90016

From:	VORRIE YOUNG
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 1:35:04 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Vorrie L. Young

6118 Flores Avenue
Los Angeles, Ca 90056

Sent from my iPhone

From: Wanda Jackson
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: Fwd: WSAP/PEIR comments
Date: Thursday, August 8, 2024 7:33:14 PM

CAUTION: External Email. Proceed Responsibly.

Subject: Fwd: WSAP/PEIR comments

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile predominantly single family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of**4,760 units**. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for

our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Wanda Jackson
4427 Springdale Dr., Windsor Hills, CA 90043

From:	Warren
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:37:47 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I'm writing to you to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Warren Bell
3955 Olympiad Dr
View Park Ca 90043

Sent from my iPhone

WSAP/PEIR Comments

Wendell Johnson <wjohn38912@sbcglobal.net>

Fri 8/9/2024 11:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Wendell Johnson

Address:5804 S Corning 90056

Sent from my iPhone

From:	whitney scott
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 9:39:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Whitney Scott
Address:
5425 W Slauson ave Los Angeles 90056

WSAP/PEIR Comments

Renee Lawson <naynay55@icloud.com>

Mon 8/12/2024 6:57 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Willie & Renee Griffin

Address:4336 4th Ave, Los Angeles, Ca 90008

Sent from my iPhone

From:	Yvette Willard
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	Rezoning Ladera Heights, Windsor Hills, View Park
Date:	Tuesday, August 13, 2024 8:35:06 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create

development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter. Regards, Name: Address:
Yvette Willard

Form Letter #4

Appendix

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From:	A. Alabi Akinloye
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:54:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

A. Alabi Akinloye

From:	Aaron Lyons
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:26:41 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Aaron Lyons

From:	Alan Bernstein
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 9:57:52 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the AMAZING 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from Mail for Windows

From:	Alex V
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:49:37 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Alex Vodovoz

From:	ALICE GUENO DYMALLY
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 11:14:15 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Alice Gueno Dymally
Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Allen Narcisse <allen@gigsapp.us>

Thu 8/15/2024 12:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Angel Franco
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:58:15 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Angel M Franco

From:	Anita Robinson
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 12:51:11 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Anita Robinson

From:	Art Hylton
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Monday, August 12, 2024 11:21:35 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Arthur & Lesilee Hylton
5212 S. Garth Avenue, Los Angeles, California 90056

From:	Baxter Talbert
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:53:54 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Blanche Watson
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 8:57:40 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Blanche Watson
Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Breanna Freeman <brefreejo@icloud.com>

Thu 8/15/2024 1:04 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Breanna Freeman
Sent from my iPhone

From:	Brenda Fong
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:53:12 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Brenda Fong

From:	Brian Hale
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Tuesday, August 13, 2024 9:29:58 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden. Sadly, it is not unreasonable to conclude the authors of this draft plan possessed an implicit bias and disregard for the residents of my community.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion across the ***entire*** westside communities.

Regards,

Brian Hale
Ladera Heights resident 32 years

From:	Charles Blake II
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 11:10:50 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPad

From:	REGINIA O LEARY
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:48:15 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Christopher Knox
6620 S. Sherbourne Drive

Sent from my iPad

From:	cindy hotta
To:	Westside Area Plan
Cc:	Miriam Thompson; Cindy Hotta
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Monday, August 12, 2024 8:40:07 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards
Cindy Hotta
6523 Laurelwood Dr
Inglewood, CA 90302

From:	Claire Black
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:27:10 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Claire Black

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Dagnachew Teshome <4ruleoflaw@gmail.com>

Thu 8/15/2024 12:21 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

WSAP COMMENTS and WSAP PEIR COMMENTS

Dan Boehle <boehledan@gmail.com>

Thu 8/15/2024 11:46 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	dpstamps11
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 12:00:09 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Dana

Sent from my Galaxy

WSAP COMMENTS and WSAP PEIR COMMENTS

David Oliver <david.oliver@compass.com>

Thu 8/15/2024 12:07 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I **strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR**. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses make clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Thank you,
David Oliver
Ladera Heights

WSAP COMMENTS and WSAP PEIR COMMENTS

Dawn Taylor <dawn.maddox@icloud.com>

Thu 8/15/2024 1:12 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Dawn

WSAP COMMENTS and WSAP PEIR COMMENTS

Dena Williams <dmwr49@att.net>

Thu 8/15/2024 1:03 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Dena Williams
Sent from my iPad

From:	Denise Mcleod
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:03:39 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD: I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community. After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density. As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion. Regards,

From:	Dennis Miller
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:44:33 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses make clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Devaughn Peace
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:29:05 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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Regards,

WSAP COMMENTS and WSAP PEIR COMMENTS

Diana <dianabj@twc.com>

Thu 8/15/2024 1:42 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Diana Jackson

WSAP COMMENTS and WSAP PEIR COMMENTS

Diana Zimmerman <diana@cmsbiz.com>

Thu 8/15/2024 1:16 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

3 attachments (3 KB)

smime.p7s; ATT00001.txt; ATT00002.htm;

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Diana S. Zimmerman
diana@noesismanagement.com

Best-selling author the "Kandide" series. www.kandide.com

"Physical Perfection is the mask. Bigotry and Hate are the weapons. Absolute Power is the obsession. Survival is the Prize."

Noesis Media - a division of Noesis Communications International, Inc.

Socially Relevant Film and Television

www.noesismanagement.com

WSAP COMMENTS and WSAP PEIR COMMENTS

Dominique Ulloa <dominique.ulloa@me.com>

Thu 8/15/2024 12:14 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

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Regards,

Dominique Ulloa
5232 FAIRVIEW BLVD #6
LA, CA 90056

From:	DONNA WMS FONTNO
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:11:11 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	duane lyons
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Sunday, August 18, 2024 3:23:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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Regards,

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

ELLEN DELESTON <epdeleston@aol.com>

Thu 8/15/2024 11:48 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Ellen DeLeston
Ladera Resident
Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Eva Williams <pierceeva@gmail.com>

Thu 8/15/2024 12:31 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

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As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Eva Williams

Sent from my iPhone

From:	Frances Stoeckle
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 11:07:16 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Frances Sharma Stoeckle

From:	pacophbl
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:31:13 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Francisco Pérez
Ladera resident for the last 25 years

Sent from my T-Mobile 5G Device

From: G PEREZ
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject: RV: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 4:38:58 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Gail Sartor
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:45:26 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2►►LHCA%2►►) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Yahoo Mail: Search, Organize, Conquer

From:	george leonard
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Saturday, August 17, 2024 1:18:02 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

George Leonard

From:	Gillian Lyons
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:15:07 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Gillian Lyons

Sent from my iPhone

From:	Gwen Randolph
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:56:08 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Gwendolyn Randolph

WSAP COMMENTS and WSAP PEIR COMMENTS

Hazara Price <hazaraprice3@icloud.com>

Thu 8/15/2024 11:28 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Henry Harris
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:22:28 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Helen Harris

From:	Iris F
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 9:04:43 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Iris Ferrier

Sent from my iPad

WSAP COMMENTS and WSAP PEIR COMMENTS

Isauro Cummins <isaurocummins@gmail.com>

Thu 8/15/2024 12:10 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Thanks,
Isauro Cummins
W 62nd ST

Sent from my iPhone

From:	JG
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:18:52 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Gibbs, J

WSAP COMMENTS and WSAP PEIR COMMENTS

Jacqueline Lozano <jacquelinelozano21@gmail.com>

Thu 8/15/2024 10:34 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Jeanette
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 6:31:22 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2►►LHCA%2►►) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from AOL on Android

From:	JR
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:33:12 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2►►LHCA%2►►) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

James Ramlochan

Yahoo Mail: Search, Organize, Conquer

From:	Henry Harris
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:29:10 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jannette Waters

WSAP COMMENTS and WSAP PEIR COMMENTS

Jason Hobson <jhobson@hbdlegal.com>

Thu 8/15/2024 1:39 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jason A. Hobson
Hobson Bernardino + Davis LLP

WSAP COMMENTS and WSAP PEIR COMMENTS

Jason Thompson <jasonmeyerthompson@gmail.com>

Thu 8/15/2024 11:14 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jason Thompson
A very concerned Ladera citizen.

From:	jen hotta
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Wednesday, August 14, 2024 7:08:36 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jennifer Hotta

WSAP COMMENTS and WSAP PEIR COMMENTS

Jeremy Snyder <jeremysnyder1@gmail.com>

Thu 8/15/2024 12:41 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

excuse mobile typos
sent from my iPhone

From:	Jeremy Snyder
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:10:10 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

jeremy snyder
6663 radlock ave
ladera heights ca 90056

excuse mobile typos
sent from my iPhone

From:	Jerome B. Smith
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:40:28 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

We am for fair and equitable housing, and we strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. We hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jerome B. Smith

Susan Ann Kenney

5449 S. Chariton Ave.

Los Angeles, Ca 90056

From:	Joey Phelps
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:26:57 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	John Weiss
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:17:38 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
John Weiss, Ladera Heights resident

Sent from Mail for Windows

From:	JOHN BISHARAT
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Wednesday, August 14, 2024 7:01:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

John Bisharat

From:	Jonathan Phelps
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:31:48 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

WSAP COMMENTS and WSAP PEIR COMMENTS

JONATHAN J. YOUNG <jyoung3@cogpinglewood.org>

Thu 8/15/2024 12:52 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

JONATHAN J. YOUNG
Sent from my iPhone - Please excuse any typos or unanticipated auto correct actions performed as a result of my response through this device.

From:	Jordan Brewington
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 11:26:57 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jordan Brewington
Lifelong Ladera Resident

Sent from my iPhone

From:	Joy Lush
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:50:11 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Joy Lush

Sent from my iPhone

From:	Joy Simmons
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:03:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Virginia Simmons, MD

From:	Judy Huern
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:03:13 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Janene Sherrard
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 6:31:25 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Karen Barner
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 9:26:42 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Karen & Wendell Barner

Sent from my iPhone

From: khellwigrn@sbcglobal.net
To: Westside Area Plan
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 1:53:41 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion, particularly the La Cienega, Slauson, and La Tijera streets which currently are overwhelmed with traffic at all times of the day. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Karen Hellwig
6266 Morley Ave.
Los Angeles, CA 90056
home phone: 323-294-6544
fax: 323-290-1259
cell phone: 310-780-1059
email: khellwigrn@sbcglobal.net

From:	Karla Fitzgerald
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 12:17:27 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from Mail for Windows

Support for the LHCA Response to Zoning Changes

K. L. Zimmerlin De Pa <pazetal@aol.com>

Mon 8/12/2024 9:28 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Kathy Paz

From:	Katrina Jackson
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 3:16:33 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Katrina Jackson
6443 S. Holt Ave.
Los Angeles, CA 90056

Sent from my T-Mobile 5G Device
Get Outlook for Android

WSAP COMMENTS and WSAP PEIR COMMENTS

ksparky@aol.com <ksparky@aol.com>

Thu 8/15/2024 1:28 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Kenneth O. Sparks, MD

From:	Kevin Shelby
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:55:33 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Kevin and Carol Shelbu
5946 S. Garth Ave
Los Angeles, CA 90056

WSAP COMMENTS and WSAP PEIR COMMENTS

Kirk Williams <kirk_a_williams@hotmail.com>

Thu 8/15/2024 12:23 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>;Kirk Williams <kirk_a_williams@hotmail.com>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses make clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Kirk Williams
(310) 497-2176

WSAP COMMENTS and WSAP PEIR COMMENTS

Kyle Burks <baburks.kyle@gmail.com>

Thu 8/15/2024 12:25 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

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I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Kyle Jackson
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 7:42:17 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Dr. Kyle B. Jackson Sr.

From:	Kyle Harris
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Sunday, August 11, 2024 7:08:43 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	LAMP
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 9:20:50 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and

From:	La Tonya Harris-Keith
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Monday, August 12, 2024 9:53:53 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,
LaTonya Harris
u2excel@proton.me
6019 Bedford Av.
Los Angeles, CA. 90056

"Don't Worry Be Happy"

From: lee@benjamincompany.com
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS LEE
Date: Friday, August 16, 2024 11:30:40 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Lee Manela

Support for the LHCA Response to Zoning Changes

Leonard Walker <leo2nla@gmail.com>

Mon 8/12/2024 7:54 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:Miriam Thompson <MThompson@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Kingdom First!

From:	Lesa Campbell
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:42:06 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2►►LHCA%2►►) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Yahoo Mail: Search, Organize, Conquer

WSAP COMMENTS and WSAP PEIR COMMENTS

Linda Hayashi <hayasu@pacbell.net>

Thu 8/15/2024 1:26 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Linda Hayashi

WSAP COMMENTS and WSAP PEIR COMMENTS

Linda Serrano <lindablais@ca.rr.com>

Thu 8/15/2024 12:20 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Linda Serrano

From:	liroan90056
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:59:41 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Linda Toussant

Sent from my T-Mobile 4G LTE Device

From:	lisahoffman
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 7:38:39 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Lori Penzella
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:35:48 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Lori Penzella

From:	Lori R
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:17:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Lori Rand

From:	Lorrin Wong
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 2:06:04 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Lorrin Wong

Lorrin Wong
5924 Shenandoah Ave.
Los Angeles, CA 90056
310.649.1965
wongbooks@gmail.com

From:	Louise Bisharat
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Wednesday, August 14, 2024 7:01:23 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Louise Bisharat

From:	Lucille A.K.A. Cookie
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 7:23:10 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Maria Marceal
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:27:34 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Maria Marceal

Sent from my iPhone

From:	memdream16@gmail.com
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:55:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,Maria Marquez-Cornejo

Sent from my iPhone

From:	Marie Phelps
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Wednesday, August 14, 2024 10:23:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Marie Phelps

August 14, 2024

From:	Marie Stevens
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Sunday, August 11, 2024 6:16:48 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,
Marie Stevens

From:	Marilyn Parker
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:03:41 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Marilyn Parker

From:	Marj Gray
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 10:50:17 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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Regards,

From:	MaryJane
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:52:29 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

MaryJane

From: Melissa Parker
To: Westside Area Plan
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 2:33:25 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Melissa Parker

From: Melissa Parker
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 1:51:25 PM

CAUTION: External Email. Proceed Responsibly.

I am a long time resident of Ladera Heights. I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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Regards,
Melissa Parker

WSAP COMMENTS and WSAP PEIR COMMENTS

Melvin Patton <mpatton50@gmail.com>

Thu 8/15/2024 1:16 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Michael Lee
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 2:12:26 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Michael Lee

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Nancy Tallerino <ntp1231@msn.com>

Thu 8/15/2024 12:30 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Michael Pearson

WSAP COMMENTS and WSAP PEIR COMMENTS

Michele Murray <precisionassistance@gmail.com>

Thu 8/15/2024 12:11 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Michele Murray
Tamara Woolfork
5500 Shenandoah Avenue
Los Angeles, CA 90056

From:	Michelle Dicks
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:26:25 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Michelle Dicks

From:	Miesha Taylor
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:20:05 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Miesha Taylor

From:	Mike Michaud
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:06:11 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Madalynne Grundy
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:47:02 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Mr and Mrs Grundy

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Nancy Tallerino <ntp1231@msn.com>

Thu 8/15/2024 12:30 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Nancy Tallerino

From:	Nefertiti Austin
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:22:27 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Nefertiti Austin

From:	my cshoa
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:58:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Niecy Mayfield

WSAP COMMENTS and WSAP PEIR COMMENTS

bugsbysmom@yahoo.com <bugsbysmom@yahoo.com>

Thu 8/15/2024 1:37 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Noreen Clark

Sent from my iPhone

From:	norm langley
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:32:54 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Patricia Duncan
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Wednesday, August 14, 2024 11:09:02 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Pat Duncan

Sent from my iPhone -- blame Siri for incomprehensible spelling and awkward punctuation

From:	Patrick Purifoy
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 10:43:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2►►LHCA%2►►) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Patrick Purifoy

From:	Pete Chatmon
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:49:09 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

--

PETE CHATMON
www.petechatmon.com

Mobile: 973.420.7294

Book: TRANSITIONS: A Director's Journey + Motivational Handbook
Podcast: LET'S SHOOT! with PETE CHATMON!
Merch: *DIRECTOR'S CHAIR WEAR*

Sent from the iPhone in my hand

From:	Phyllis Bradford
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:38:44 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Phyllis Bradford

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Phyllis Currie <pecurrie@earthlink.net>

Thu 8/15/2024 1:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Phyllis E. Currie

Phyllis Currie
Executive Consultant
Office: 310-562-7780
Email: pecurrie@earthlink.net

From:	Rebecca L
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Saturday, August 17, 2024 6:59:19 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Rebecca

From:	REGINIA O LEARY
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:46:59 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Reginia D. O'Leary

Sent from my iPad

From:	Rhonda Washington
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 3:24:31 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Rhonda C. Washington

From:	DonRicardo Ricardo
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 3:30:31 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Dr.Ricardo Pinos
Home Owner Ladera Heights

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

rickaldridge <rickaldridge@ca.rr.com>

Thu 8/15/2024 1:43 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Rick Aldridge

Sent from my Verizon, Samsung Galaxy smartphone

From:	Robert Pruitt
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:57:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2►►LHCA%2►►) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Yahoo Mail: Search, Organize, Conquer

WSAP COMMENTS and WSAP PEIR COMMENTS

Robyn Price Pierre <rpricepierre@icloud.com>

Thu 8/15/2024 11:24 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Roch Bordenave
To:	Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject:	Re: WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:21:31 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses make clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Thank you,

Roch Bordenave
Ladera, CA 90056

From:	Ronald Woods
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 4:22:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Ronald L Woods
6123 Flores Ave
Los Angeles, CA 90056

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

ronni cooper <ronnicoop@me.com>

Thu 8/15/2024 1:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Ronni Cooper

From:	Rosa M Perez
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:37:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Rosa M Perez
25 years Ladera resident

Sent from my iPhone

From:	Ruth Lawrence
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:18:38 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Ruth Lawrence
Ladera Heights, 25 year resident

From:	socamillers
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 9:22:59 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Sean Horton
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:05:01 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

SDH

From:	shanta pitts
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 7:09:53 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2►►LHCA%2►►) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Shanta Purifoy

From:	Shawn Ramlochan
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:21:22 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Shawn Ramlochan
Sent from my iPhone

From:	Sheila Faulk
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Wednesday, August 14, 2024 9:54:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,
Sheila V. Faulk

From:	Shellye Pruitt
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:26:04 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Shirley Hutchinson
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 8:45:45 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPad

WSAP/PEIR Comments

Sibylla Nash <sibylla22@gmail.com>

Wed 8/14/2024 7:39 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY

ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Sibylla Nash
4640 Don Lorenzo Dr.
Los Angeles, CA 90008

From:	Stacey Singleton-Henry
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:08:07 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Stacey Singleton-Henry
Sent from my iPhone

From: S C
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Thursday, August 15, 2024 8:13:41 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Stephen Chen

From:	Stephanie Rosemberg
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 9:18:21 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Stephanie Rosemberg

Sent from my iPhone

From:	Sy Fountaine
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Wednesday, August 14, 2024 9:56:13 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sy Fountaine
Sent from my iPhone

From:	Sylvia Swilley
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:22:22 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sylvia Swilley MD
6604 Shenandoah Avenue
Los Angeles California 90056
310-508-3545

WSAP COMMENTS and WSAP PEIR COMMENTS

Tallaferrieo Burks <tallaferrieoburks@yahoo.com>

Thu 8/15/2024 10:12 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2►►LHCA%2►►) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Yahoo Mail: Search, Organize, Conquer

From:	Tamara Jacobs
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 2:50:22 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Tamara Jacobs Wright
310-666-8067
tamarajacobs4@gmail.com

WSAP/PEIR COMMENTS NO!

Tanya Maxwell <tanya.maxwell@ymail.com>

Wed 8/14/2024 5:03 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

Sent from Yahoo Mail for iPhone

From:	Ted Gresham
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 3:00:56 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Ted Gresham

Sent from my iPhone

From:	Ted Gresham
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Wednesday, August 14, 2024 8:31:57 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Ted Gresham

Sent from my iPhone

From:	Teresa Ratleff
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:23:17 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	terry cochrane
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:50:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Terry Dicks

From:	Tina Carmichael
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:23:10 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Toi Beaman Leal
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 4:42:58 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Namaste,
Toi Beaman Leal
310-729-5386
(sent from my mobile phone)

WSAP COMMENTS and WSAP PEIR COMMENTS

Toi Sanders <toisanders22@yahoo.com>

Thu 8/15/2024 12:03 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Toi Sanders
Sent from my iPhone

From:	Tracie Lyons
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 9:45:59 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

WSAP COMMENTS and WSAP PEIR COMMENTS

Valerie Layers <vlayers4@icloud.com>

Thu 8/15/2024 12:09 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Valerie Ayers, Ladera Resident

Sent from my iPhone

From:	Vernida Owens
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:11:32 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Vernida Owens

WSAP COMMENTS and WSAP PEIR COMMENTS

vfford <vfford@aol.com>

Thu 8/15/2024 12:25 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my Galaxy

From:	Victor Tamayo
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 4:18:52 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Victoria Szymela
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 10:54:13 AM

CAUTION: External Email. Proceed Responsibly.

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Victoria Szymela
Ladera Heights Resident

From:	Winston Peters
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:48:20 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Winston A. Peters

Sent from my iPad

From:	Zegergis Lebsekal
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 9:16:02 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	zewdie senb
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:47:46 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2►►LHCA%2►►) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Yahoo Mail: Search, Organize, Conquer