

**SUPPLEMENTAL
REPORT TO THE REGIONAL PLANNING COMMISSION**

DATE ISSUED: December 12, 2024

HEARING DATE: December 18, 2024 AGENDA ITEM: 8

PROJECT NUMBER: TR071251

PERMIT NUMBER(S): Vesting Tentative Tract Map No. RPPL2019002028
Variance No. 200900013
Environmental Assessment No. 200900129

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 1701 W. 120th Street, West Athens-Westmont

OWNER/APPLICANT: Victoria Gardens, LLC.

INCLUSIONARY HOUSING ORDINANCE ("IHO"): The Project is not subject to the IHO.

CASE PLANNER: Marie Pavlovic, Senior Planner
mpavlovic@planning.lacounty.gov

SUPPLEMENTAL MATERIAL

This supplemental memo provides correspondence received subsequent to the transmittal of the Hearing Package to your Commission on December 5, 2024 (Exhibit A).

Report
Reviewed By: 
Joshua Huntington, AICP, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBIT

Exhibit A	Public comment letter received December 12, 2024.
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From: [Jennifer Williams](#)
To: [DRP Public Comment](#); [Marie Pavlovic](#)
Cc: [Lopez, Francisco](#); [Leo, Pamela](#); [Martinez, Erica](#); [Laura Muraida](#); [Alfonso Ruiz-Delgado](#); [Gomez, Wendy](#)
Subject: Public Comment: Agenda Item #8 Project (TR071251-2) – Development of Five Single-Family Homes
Date: Thursday, December 12, 2024 10:05:27 AM

CAUTION: External Email. Proceed Responsibly.

Dear Members of the Los Angeles County Planning Commission,

My name is Jennifer Williams (non-applicant) my phone number is (323)972-1696 and I am writing to submit a public comment on agenda item #8 to express my strong opposition to the proposed project (TR071251), which seeks to develop five single-family homes on a parcel of land previously designated for public benefit in the West Athens-Westmont community. This project contradicts the goals and policies outlined in the **Connect Southwest LA Specific Plan** and undermines our community's efforts to prioritize equitable, sustainable, and community-led development.

Community Advocacy to Keep the Land Public

This land holds significant communal importance. In the past, residents have organized to advocate for its preservation as a public asset. [Through petitions, meetings, and outreach](#), the community has consistently voiced a clear vision for this land to serve public interests, such as green spaces, environmental sustainability initiatives, or community services. The proposed single-family development disregards this advocacy and diminishes the land's potential to address critical local needs.

Conflicts with the Connect Southwest LA Specific Plan

The **Connect Southwest LA Specific Plan**, which guides land use and development in West Athens-Westmont, emphasizes several goals that this project fails to meet:

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Zoning Noncompliance:

- Mixed-use zoning prioritizes developments that integrate housing, commerce, and community spaces. Single-family homes fall far short of this mandate, making the project incompatible with the land use framework established in the updated specific plan. Additionally, the developer is requesting an exception to fit five homes on lot sizes that are only 46 feet wide, below the 50-foot minimum requirement. This deviation underscores that the site is not suitable for single-family homes and further highlights how this proposal does not align with zoning standards or the specific plan's vision for this parcel.



Environmental Sustainability and Community Health

- The specific plan promotes compact, transit-oriented development to reduce environmental impacts and support sustainable growth. Single-family homes do not provide the density or resource efficiency required to meet these goals.
- *Plan Reference:* “Promote compact, sustainable development that reduces environmental impacts and supports climate resilience” (*Chapter 6, pg. 61*).



Transit-Oriented Development and Connectivity

- Single-family homes near transit corridors represent a missed opportunity to support mobility goals and strengthen the area’s connectivity.
- *Plan Reference:* “Ensure new developments are well-integrated with pedestrian, bicycle, and public transit infrastructure” (*Chapter 5, pg. 51*).



Community-Led Development and Equity

- The [South LA Diasporic Botanic Garden](#) reflects the community’s vision for a public amenity that fosters pride, history, and stewardship, whereas single-family homes do not serve these community-centered goals.
- *Plan Reference:* “Support development that enhances community identity and ensures equitable outcomes for all residents” (*Chapter 3, pg. 22*).



Economic Development and Public Benefit

- Mixed-use development creates opportunities for job growth, public engagement, and enhanced property values. The single-family proposal does

not leverage these benefits, failing to serve the community's long-term needs.

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Plan Reference: "Encourage developments that leverage community assets and provide long-term economic benefits" (*Chapter 7, pg. 71*).

Proposed Alternative Use

The [South LA Diasporic Botanic Garden](#) is a transformative vision for this land. This project would address critical disparities in access to green spaces while offering measurable community benefits, such as improved public health, job training, and environmental education. Supporting this alternative would align with the **Connect Southwest LA Specific Plan** and honor the community's long-standing efforts to preserve this land for public benefit.

Conclusion

I urge the Los Angeles County Planning Commission to reject the proposed single-family development and instead support the establishment of projects like the [South LA Diasporic Botanic Garden](#), which represents a unique opportunity to create lasting benefits for West Athens-Westmont residents while adhering to the principles of equity, sustainability, and community-led development outlined in the specific plan.

Thank you for your attention to this matter.

Sincerely,

Jennifer Williams

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Jennifer Trichelle-Marie Williams, CPA (she/her)
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LA County Citizens' Economy and Efficiency Commission
AD 61 Delegate
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