

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN  
**Date:** Tuesday, October 22, 2024 7:13:52 AM

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FYI

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

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**From:** Akerho Oghoghomeh <akogho@gmail.com>  
**Sent:** Monday, October 21, 2024 9:06 PM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>; HollyJMitchell@bos.lacounty.gov  
**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

**CAUTION:** External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association and the View Park Windsor Hills Neighborhood Council. This oversight is unacceptable and undermines the principles of community engagement and representation.

As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

AK

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:37:17 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** Barbara L. Giarraffa <emailbarby@gmail.com>  
**Sent:** Tuesday, October 22, 2024 10:27 AM  
**To:** hollyjmittchell@bos.lacounty.gov; DRP Public Comment <comment@planning.lacounty.gov>  
**Cc:** Info@laderaheights.org  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION:** External Email. Proceed Responsibly.

Hello,

As a concerned resident of Ladera Heights, I am compelled to voice my strong disapproval of the proposed Planning Area Standards District (PASD) within the Westside Area Plan (WSAP).

The lack of community consultation in developing this proposal marks a significant deviation from the inclusive approach traditionally taken for Community Standards Districts (CSDs). In the past, Regional Planning has consistently involved local stakeholders to establish standards that resonate with the unique needs and priorities of each community.

Despite assurances that Ladera Heights and View Park/Windsor Hills would be integral to this process, we find ourselves excluded from the finalization of the current CSD—an oversight that not only disregards the ethos of community participation but also compromises the very essence of representation.

The content of the proposed CSD overlooks several critical concerns deemed vital by our communities and incorporates measures that have met with strong opposition from both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA).

We stand united in our request for Regional Planning to delay the CSD's ratification until our community has been properly consulted.

We call upon the supervisor's office to engage in a meaningful dialogue with us, aiming to establish standards that genuinely embody the needs and goals of our community.

It is crucial that our collective voice plays a central role in shaping the decisions that will have a profound effect on the fabric of our neighborhoods.

Sincerely,  
Barbara & Thomas Giarraffa

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:36:36 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

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**From:** Brian <bchalejr@gmail.com>  
**Sent:** Tuesday, October 22, 2024 10:14 AM  
**To:** hollyjmittchell@bos.lacounty.gov; DRP Public Comment <comment@planning.lacounty.gov>  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION:** External Email. Proceed Responsibly.

Good Morning,

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA). As such, we firmly request that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community stakeholders.

We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Sincerely,  
Brian C. Hale Jr.

**Los Angeles County  
Regional Planning Commission  
Hearing Date: October 23, 2024  
Item No. 6, Westside Area Plan, 24-200**

Dear Commissioners;

I am a resident of Ladera Heights (Ladera) and have enjoyed living in this diverse community for over 30 years. However, the proposed Westside Area Plan (WSAP) that includes “up zoning” many areas in the Ladera Heights community represents an existential threat to the safety and enjoyment of my community. I am adamantly opposed to the WSAP and the Environmental Impact Report (EIR) that was prepared to support placing thousands of new homes in Ladera and surrounding community.

During my tenure in Ladera, I have witnessed the dramatic increase in vehicles traveling along the major corridors of Slauson and Centinela. During peak travel periods, traffic is often near gridlock. Emergency vehicles are often compelled to drive on the opposite side of the street or simply wait in traffic until they can get through. Many motorists have chosen to use mapping software to detour vehicles through residential streets that were not intended for such heavy use. How anyone could justify a proposal to potentially expand the number of homes in my community by 40-50% is absolutely ridiculous. In fact, use of a standard measurement like Vehicle Miles Traveled (VMT) instead of the “actual” number of vehicles that travel along these corridors is grossly misleading. Increasing the number of homes and residents will yield a corresponding increase in the number of vehicles; thereby exacerbating an already congested environment.

I further believe the WSAP has relied upon flawed population projections as presented in California’s Regional Housing Needs Assessment (RHNA). The projected population increase that informed the state’s estimate for the future residential housing needs is not accurate, or representative of recent trends in out migration of California residents. Although this out migration has slowed, the growth forecasts used to develop the RHNA *throughout* the entire state is significantly overstated. Consequently, a significant reduction in the RHNA for the Ladera community is warranted and should be adopted.

In summary, I object to the EIR that was prepared in support of the WSAP and the use of VMT to justify an up zoning of the Ladera community. I request that a traditional traffic study be conducted to provide a “real world” representation of the impact that authorizing the construction of 1000’s of more homes will have on the safety, security and quality of life for Ladera residents. I also object to the RHNA that was prepared by the state and relied upon by the county planners to propose the WSAP. This plan will create the opportunity for massive development of commercial and residential buildings that are totally inconsistent with the community’s character. It could place multi-story buildings adjacent to single and two-story homes and create congestion on residential streets that simply cannot accommodate this increased traffic volume.

I am not opposed to development. We need more housing opportunities. But frankly, the proposed WSAP is **unfair** to this community and does not equitably distribute the mandate of housing development throughout the affected Westside Area boundaries. The goal of the Westside Area Plan should be to foster more affordable, healthy, vibrant, sustainable and equitable communities; while also respecting the character of the neighborhood. The current WSAP as drafted is a **failure** by the county to embrace this objective.

I strongly urge the Planning Commission to re-evaluate and amend the WSAP to address these concerns and make the right choice for this **entire** community.

Sincerely,  
Brian Hale  
bhale.sr@gmail.com

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:37:35 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

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**From:** C Jackson <cajackson62@gmail.com>

**Sent:** Tuesday, October 22, 2024 10:32 AM

**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov

**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION:** External Email. Proceed Responsibly.

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA). As such, we firmly request that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community stakeholders.

I urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

**From:** [DRP Public Comment](#)  
**To:** [Miriam Thompson](#); [Julie Yom](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 11:17:15 AM

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FYI

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**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

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**From:** Carlos Arias <carias76@yahoo.com>

**Sent:** Tuesday, October 22, 2024 11:12 AM

**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov

**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION:** External Email. Proceed Responsibly.

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

The existing content of the CSD fails to address critical

issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA). As such, we firmly request that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community stakeholders.

We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Thank you,

Carlos Arias  
Ladera Heights home owner

Sent from my cell phone

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN  
**Date:** Tuesday, October 22, 2024 7:16:21 AM

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FYI

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

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**From:** cindy hotta <attohc@gmail.com>  
**Sent:** Tuesday, October 22, 2024 12:01 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>  
**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

**CAUTION:** External Email. Proceed Responsibly.

SUBJECT: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

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As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly

impact our neighborhoods.

Michael Hotta

[hotta335@gmail.com](mailto:hotta335@gmail.com)

310 670 7268

Heights at Ladera

**From:** [DRP Public Comment](#)  
**To:** [Miriam Thompson](#); [Julie Yom](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:05:37 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

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**From:** Claire Black <clairelblack@hotmail.com>  
**Sent:** Tuesday, October 22, 2024 10:03 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION: External Email. Proceed Responsibly.**

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The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA). As such, we firmly request that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community stakeholders.

We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Regards  
Claire Black

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN  
**Date:** Tuesday, October 22, 2024 7:15:52 AM

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FYI

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

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**From:** Collin Peters <collin.peters27@gmail.com>  
**Sent:** Tuesday, October 22, 2024 12:43 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov  
**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

**CAUTION:** External Email. Proceed Responsibly.

### PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

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As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Collin Peters

**From:** [Cynthia Jackson](#)  
**To:** [Westside Area Plan](#)  
**Cc:** [Gracian, Isela](#); [McGee, Tracy](#); [Julie Yom](#); [Connie Chung](#)  
**Subject:** Public Comment for October 23, 2024 Public Hearing and Consideration of a Final Environmental Impact Report for Westside Area Plan  
**Date:** Sunday, October 20, 2024 6:34:49 PM

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**CAUTION: External Email. Proceed Responsibly.**

FOR INCLUSION IN THE OFFICIAL HEARING RECORDS:

I am writing to oppose the proposed amendment to section 22.300.030, specifically section 22.322.100 View Park/Windsor Hills Community Standards District (CSD) because the contents contained in this section are not the result of community input/discussions.

The process for every other existing CSD in the County has been for Regional Planning to meet with community stakeholders and to collaboratively create the codified version of the CSD. The View Park/Windsor Hills community has not been offered this collaboration, even after specifically requesting it. As a result, the contents section 22.322.100 are grossly inaccurate since they were completed without community input.

There was a meeting with the Supervisor's office to present an overview of what the community has identified as pertinent items, followed by our submission of a comprehensive CSD draft document. The presentation was well received and there was some discussion about putting a place holder in the WSAP. We requested additional meetings with the Supervisor's office as well as Regional Planning to make a more comprehensive presentation on what we believed to be the important areas to be covered in the CSD document and ultimately, to finalize it. Those meetings have not materialized but a CSD ordinance was drafted by Regional Planning (without community input) which is currently reflected as section 22.322.100.

The community of View Park/Windsor Hills is entitled to have input to the contents (draft or otherwise) of section 22.322.100, since it significantly affects our community. The failure to collaborate with the community on this is unacceptable and lacks in transparency and competent governance on your part. I expect better from you.

Cynthia Jackson

**From:** [DRP Public Comment](#)  
**To:** [Miriam Thompson](#); [Julie Yom](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:37:01 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

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**From:** Dagnachew Teshome <4ruleoflaw@gmail.com>  
**Sent:** Tuesday, October 22, 2024 10:24 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION:** External Email. Proceed Responsibly.

Dear Supervisor Holly,

My name is Dagnachew Teshome. I am one of your constituents, a resident of Ladera Heights. I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA). As such, we firmly request that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community stakeholders.

We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Thank you for your prompt response.

Respectfully,

Dagnēa Teshome

October 21, 2024

LA County Regional Planning Commission  
Attn: Pam O'Connor - Chair  
320 West Temple Street  
Los Angeles, CA 90012

**RE: CONSIDERATION OF A FINAL ENVIRONMENTAL IMPACT REPORT AND  
WESTSIDE AREA PLAN PROJECT NO. PRJ2023-001700**

Dear Ms. O'Connor,

I'm Daphne Bradford, a 32 year resident of Ladera Heights, please accept this heartfelt comment as a respectful request to postpone the vote for the FEIR and WSAP project. A **10 month extension** will provide Ladera Heights, Windsor Hills and View Park residents with the opportunity to collaborate with our California State representative, the Board of Supervisors, and the Los Angeles County Planning Department to correct the "FLAWED" RHNA (Regional Housing Needs Assessment) formula used to calculate housing allocations. The need for reform of the RHNA formula has been a long standing issue for several years. During a recent community walk, Amy Bodek, Director of LA County Regional Planning, agreed the RHNA (Regional Housing Needs Assessment) formula is flawed and needs to be reformed. In fact Mrs. Bodek stated this has been a persistent concern in the planning department.

On October 18, 2024, I organized a Ladera Heights Community Walk with the Los Angeles County Planning WSAP team, representatives from Los Angeles City Planning, and the Los Angeles Conservancy to visually express the residents concerns regarding the potential impact of adding 3,873 units of housing to the predominantly single family Ladera Heights residential neighborhood. Ladera Heights, which includes Old, Upper and Lower geographical sections, is one of the top 3 most affluent Black neighborhoods in the nation. Residents are diligently fighting to preserve the culture and character of our community while also supporting "true affordable" housing development that will build generational wealth for both current residents and future residents.



The collaborative Ladera Heights Community Walk should have happened months ago. It demonstrated how effective community engagement for the WSAP and FEIR should happen. The walk was educational and fun as we walked, talked, laughed, marveled at the beautiful architecture of our homes, and discovered we agree on:

1. Considering an Old Ladera historic preservation district or cultural preservation overlay
2. Considering 58<sup>th</sup> Place as a multifamily historic district. (Legendary Comedian Redd Fox, Actress/Singer Vanessa Williams, former BOS Yvonne Brathwaite Burke lived in Old Ladera Heights to name a few.)
3. Supportive of “Gentle Density”
4. Asking LA County to add historic resources survey as condition of approval
5. Los Angeles City Planning should add 3L density and character frontage to LaTijera Ave to retain “Gentle Density” as opposed to 4 stories.
6. Asking LA City to add a historic resources survey as mitigation or as condition of approval.

How can the Los Angeles County Regional Planning Commission approve the WSAP Project and FEIR when the RHNA formula is flawed? Although the two have an indirect connection, they both play a crucial role in protecting neighborhoods across Los Angeles County, Los Angeles City, and the entire State of California. Extending the scheduled CA State February 12, 2025 deadline will give Ladera Heights residents the opportunity to work with the Los Angeles County Department of Regional Planning, Los Angeles City Regional Planning and Supervisor Holly Mitchell -a respected former California State Representative - to rectify the “flawed” RHNA formula. We all want “equitable” housing unit allocations for Ladera Heights, Windsor Hills, View Park.



For these reasons, I urge the LA County Regional Planning Commission to postpone today's vote and grant a **10-month extension** for the approval of the WSAP project and FEIR.

Regards,  
Daphne Bradford  
6016 Flores Ave, Los Angeles, CA 90056

**From:** [DRP Public Comment](#)  
**To:** [Miriam Thompson](#); [Julie Yom](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN  
**Date:** Tuesday, October 22, 2024 12:46:18 PM

---

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** David Boxser <davidboxser@gmail.com>

**Sent:** Tuesday, October 22, 2024 12:39 PM

**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov

**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

**CAUTION:** External Email. Proceed Responsibly.

Hello,

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Parking and traffic seems to be an afterthought due to lack of inter-project communication.

Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association and the View Park Windsor Hills Neighborhood Council. This oversight is unacceptable and undermines the principles of community engagement and representation.

I am also concerned even as a caucasian, that as a predominantly black community, Ladera Heights is seen as an easy target by developers. This neighborhood has allowed black people and people of other color, to enjoy the benefits of their success (which I might add took a lot more perseverance than others) and build a community, no different than predominantly wealthier white neighborhoods like Brentwood and Beverly Hills where this would never happen.

As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Thank you,

David Boxser

--

David Boxser

[davidboxser@gmail.com](mailto:davidboxser@gmail.com)

718-974-3062

**From:** [DRP Public Comment](#)  
**To:** [Miriam Thompson](#); [Julie Yom](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:36:16 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** David Fink <datacat@att.net>  
**Sent:** Tuesday, October 22, 2024 10:14 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION:** External Email. Proceed Responsibly.

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA). As such, we firmly request that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community stakeholders.

I urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

David Fink  
6030 S La Cienega Blvd.

90056

**From:** [DRP Public Comment](#)  
**To:** [Miriam Thompson](#); [Julie Yom](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN  
**Date:** Tuesday, October 22, 2024 9:39:16 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** David Oliver <david.oliver@compass.com>

**Sent:** Tuesday, October 22, 2024 9:37 AM

**To:** DRP Public Comment <comment@planning.lacounty.gov>

**Cc:** hollyjmittchell@bos.lacounty.gov; McGee, Tracy <TMcGee@bos.lacounty.gov>

**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

**CAUTION:** External Email. Proceed Responsibly.

## **PLEASE ADD THIS EMAIL TO PUBLIC RECORD:**

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association and the View Park Windsor Hills

Neighborhood Council. This oversight is unacceptable and undermines the principles of community engagement and representation.

As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Very Truly,

David Oliver

Life-long Resident of Ladera Heights, Former President,  
Ladera Heights Civic Association

David Oliver | Team Agent  
HeArt Real Estate, Compass  
m: [310.625.2398](tel:310.625.2398) | DRE# 01946858  
[David.oliver@compass.com](mailto:David.oliver@compass.com)

**From:** [Dawn Pattillo](#)  
**To:** [Gracian, Isela](#); [Julie Yom](#); [Connie Chung](#); [McGee, Tracy](#); [Westside Area Plan](#)  
**Subject:** Subject: Concern Regarding CSD Ordinance for WSAP  
**Date:** Monday, October 21, 2024 5:59:43 AM

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**CAUTION: External Email. Proceed Responsibly.**

Good Morning,

As long-time residents of Windsor Hills and members of UHA II, we have been actively involved in the virtual and in-person meetings hosted by Regional Planning. Additionally, we've supported UHA's Land Use Committee, which has devoted significant time to surveying residents, conducting research, and drafting a View Park/Windsor Hills, View Heights Community Standards District (CSD) proposal for our area. This has been a thorough and months-long process.

We were pleased that Angela Sherick and Toni McDonald-Tabor had an initial meeting with representatives from Holly Mitchell's office, including Isela Gracian, Tracy McGee, and Pamela Leo, and that the draft was well received.

However, we are deeply concerned to discover that Regional Planning has now drafted a CSD ordinance for the Westside Area Plan (WSAP) without engaging with community stakeholders, which is typically the expected practice. This current draft does not appear to be the "placeholder" that was previously discussed, and no further collaboration meetings were scheduled.

Moving forward without meaningful community input is disheartening and unacceptable. We respectfully urge you to include only a CSD placeholder in the WSAP and initiate a creative and collaborative process with the community to ensure all voices are heard.

Thank you for your attention to this important matter as the Wednesday hearing for the WSAP approaches.

Best regards,

Dawn Pattillo  
Ann Pattillo

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: Agenda 10.23.24 RPC: Westside Area Plan  
**Date:** Tuesday, October 22, 2024 7:13:19 AM

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FYI

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

---

**From:** Deborah Woods <mamababasan@gmail.com>  
**Sent:** Monday, October 21, 2024 9:00 PM  
**To:** HollyJMitchell@bos.lacounty.gov; DRP Public Comment <comment@planning.lacounty.gov>  
**Subject:** Agenda 10.23.24 RPC: Westside Area Plan

**CAUTION:** External Email. Proceed Responsibly.

SUBJECT: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association and the View Park Windsor Hills Neighborhood Council. Additionally, failure to conduct a complete traffic study appears to overlook already severely impacted major thoroughfares in our neighborhood. Increasing the number of commuters would result in increased pollution and travel time as vehicles sit idle in the congestion. This oversight is unacceptable and undermines the principles of community engagement and representation.

With the proposed addition of several thousand units of housing, it appears no consideration has been taken into account for providing adequate emergency services for our community. While it has been stated that these are L.A. County Sheriff/L.A.P.D./L.A. County and City Fire Department budgetary issues, it fails to address the reality of providing necessary assistance and response to an substantially increased population of residents.

As forty-nine year residents and initiators of black families in Ladera, it was our intent to try to build a new generation where wealth could begin with our four children. This has been an opportunity historically denied people of color and attempts to right this ship continue to be denied. Will this take legal intervention as has been taken with the experience of the Bruce family and other court cases that could not be remedied with a longer term vision of equity? I hope you have considered this as you move forward in your decision, as it will undo what we have spent half a lifetime building.

As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

With sincerity,  
Deborah L. Woods  
6123 Flores Ave 90056



October 21, 2024

LA County Supervisor Holly Mitchell  
500 W Temple St #866  
Los Angeles, CA 90012  
[hollyjmitchell@bos.lacounty.gov](mailto:hollyjmitchell@bos.lacounty.gov)

Amy J. Bodek, AICP  
Director of Regional Planning  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012  
[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)

Julie Yom, AICP, Principal Planner  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012  
[WestsideAreaPlan@planning.lacounty.gov](mailto:WestsideAreaPlan@planning.lacounty.gov)

Re: Objections to the West Side Area Plan.

Dear Supervisor Mitchell and Ms. Bodek:

The Ladera Heights Civic Association (“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”). While we appreciate the engagement opportunities provided during the Westside Area Plan (“WSAP”) discussions, we must object to the approval of the Plan Area Standards District (“PASD”) due to the lack of community involvement in its development.

As the WSAP acknowledges, the WSAP primarily focuses on Ladera Heights, View Park-Windsor Hills and a small area known as West Fox Hills for purposes of the WSAP. These areas bear the brunt of upzoning and densification under the WSAP while Marina Del Rey and Westwood, other communities within the WSAP, are bypassed with summarily dismissive statements that such areas are not subject to WASP because they are being “managed through other plans, agencies or agreements.” Consequently, the WSAP and the proposed PASD will have a disparate impact on the Ladera Community, a community which is primarily African American. It is this community that has demanded that the planning department and county officials listen to the concerns of its residents and provide equitable opportunities for engagement and input regarding the future of their neighborhood.

After much discussion regarding future development in Ladera Heights under the WSAP, LHCA representatives were assured that community concerns regarding zoning and land use changes under the WASP could be further addressed by the establishment of a community standards district. However, with the release of the PASD for Ladera Heights and View Park-Windsor Hills, the Ladera Community once again found itself left out of the conversation regarding the development of its own community while other WSAP communities remained unscathed.

The PASD was developed without any community input, which is a clear departure from the collaborative process that has been employed for other the development of other Community Standards Districts (CSDs) in Los Angeles County. Historically, planning has engaged with stakeholders in each affected community to create standards that reflect local needs and priorities. The existing content of the PASD fails to address issues which the Ladera Community deems important and includes provisions that are actively opposed by LHCA and the civic association for View Park/Windsor Hills (UHA). This oversight is unacceptable and undermines the principles of community engagement and representation which are key parts of planning.

LHCA does not support including the PASD, in its current form, in the WSAP as the PASD supports several edicts which LHCA opposes and does not include issues that the community believe are important. The PASD should not only address heights of fences and walls in front yards but also create a supplemental district of zoning regulations to ensure that new and expanded structures in Ladera are compatible in size and scale with the

neighborhood and address community concerns for key areas such as parking, signage and greenspace.

Accordingly, we urge Regional Planning to postpone the PASD approval until proper consultation with our community can occur. We request that the Supervisor's office meet with us to collaboratively develop standards that genuinely represent our aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Thank you for your attention.

Respectfully,

/s/

Desobry E. Bowens  
President, Ladera Heights Civic Association  
Desobry@Laderaheights.org

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN  
**Date:** Tuesday, October 22, 2024 7:14:17 AM

---

FYI

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

---

**From:** duane lyons <[dralyons@yahoo.com](mailto:dralyons@yahoo.com)>  
**Sent:** Monday, October 21, 2024 9:18 PM  
**To:** DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>; [hollyjmitchell@bos.lacounty.gov](mailto:hollyjmitchell@bos.lacounty.gov)  
**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

**CAUTION:** External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association and the View Park Windsor Hills Neighborhood Council. This oversight is unacceptable and undermines the principles of community engagement and representation.

As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Very Truly Yours,

Duane Lyons

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 12:30:30 PM

---

FYI

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

---

**From:** kerenskid100 <kerenskid100@aol.com>  
**Sent:** Tuesday, October 22, 2024 11:51 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION:** External Email. Proceed Responsibly.

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA). As such, we firmly request that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community stakeholders.

We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Evangelyn Nathan

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN  
**Date:** Tuesday, October 22, 2024 7:15:07 AM

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FYI

**RAFAEL ANDRADE**

**SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)**

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

---

**From:** fesmith00@aol.com <fesmith00@aol.com>  
**Sent:** Monday, October 21, 2024 10:55 PM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov  
**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

**CAUTION:** External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association and the View Park Windsor Hills Neighborhood Council. This oversight is unacceptable and undermines the principles of community engagement and representation.

As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Thank you,  
Felicia Smith

**From:** [gailchitty@aol.com](mailto:gailchitty@aol.com)  
**To:** [Westside Area Plan](#); [DRP Public Comment](#)  
**Subject:** Objection to Planning Area Standards District for Westside Area Plan  
**Date:** Monday, October 21, 2024 9:02:25 PM

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**CAUTION: External Email. Proceed Responsibly.**

SUBJECT: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR  
WESTSIDE AREA PLAN  
Project # PRJ2023-001700-2,3

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association and the View Park Windsor Hills Neighborhood Council. This oversight is unacceptable and undermines the principles of community engagement and representation.

As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Sincerely,  
James Chitty and Mary Chitty  
6601 Springpark Avenue #8  
Los Angeles, CA. 90056

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:53:50 AM

---

FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** Ginny Surprenant <[snorkeldude@sbcglobal.net](mailto:snorkeldude@sbcglobal.net)>  
**Sent:** Tuesday, October 22, 2024 10:51 AM  
**To:** [DRP Public Comment](#) <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Cc:** [hollyjmittchell@bos.lacounty.gov](mailto:hollyjmittchell@bos.lacounty.gov)  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION: External Email. Proceed Responsibly.**

To: Westside Area Planning Committee,

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA). As such, we firmly request that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community stakeholders.

We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Concerned resident,  
Virginia Surprenant

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN-AGENDA ITEM #10.23.24 RPC  
**Date:** Tuesday, October 22, 2024 9:48:15 AM

---

fyi

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** hdheating@aol.com <hdheating@aol.com>  
**Sent:** Tuesday, October 22, 2024 9:45 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>  
**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN-AGENDA ITEM #10.23.24 RPC

**CAUTION:** External Email. Proceed Responsibly.

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

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As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Thank you.

Howard F. Dixon

6010 S. Holt Ave

Los Angeles, Ca. 90056

[hdheating@aol.com](mailto:hdheating@aol.com)

310.435.1573

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN  
**Date:** Tuesday, October 22, 2024 7:12:33 AM

---

FYI

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

---

**From:** jacqueline djedje <jdjedje3@gmail.com>  
**Sent:** Monday, October 21, 2024 7:41 PM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov  
**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

**CAUTION:** External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

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As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Sincerely,

J. C. Djedje  
Ladera Homeowner

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN  
**Date:** Tuesday, October 22, 2024 12:59:54 PM

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FYI

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

---

**From:** James Pearl <james.pearl50@yahoo.com>  
**Sent:** Tuesday, October 22, 2024 12:58 PM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>  
**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

**CAUTION:** External Email. Proceed Responsibly.

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

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As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.



**From:** [DRP Public Comment](#)  
**To:** [Miriam Thompson](#); [Julie Yom](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:05:58 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** Jan Davis <jdavis@superbtechinc.com>  
**Sent:** Tuesday, October 22, 2024 10:04 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Importance:** High

**CAUTION:** External Email. Proceed Responsibly.

**Holly Mitchell and Team**

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA). As such, we firmly request that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community stakeholders.

We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Regards,



Jan A. Davis

President

[www.superbtechinc.com](http://www.superbtechinc.com)

o/310 645-1199

f/310 645 -5401

cell/323 459-2623



**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: [BULK] Ladera Heights  
**Date:** Tuesday, October 22, 2024 10:38:32 AM

---

FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** Joan Moon <[joanmoonjohnson@gmail.com](mailto:joanmoonjohnson@gmail.com)>  
**Sent:** Tuesday, October 22, 2024 10:38 AM  
**To:** [DRP Public Comment](#) <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** [BULK] Ladera Heights

**CAUTION:** External Email. Proceed Responsibly.

[View in Browser](#)



## Send a letter to the County Supervisor

Subject: Westside Area Plan - Opposition to Planning Area Standards District (PASD)

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

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We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Thank you for staying connected,  
LHCA Board of Directors  
[Info@laderaheights.org](mailto:Info@laderaheights.org)

Ladera Heights Civic Association  
5357 W Centinela Avenue  
Los Angeles, CA 90045

[Add us to your address book.](#)

You may [unsubscribe](#) if you prefer not to receive future emails from us | [Privacy Policy](#)



Joan Moon

# John W. Heath, Esq.

4108 Olympiad Drive  
Los Angeles, California 90043

telephone: (323) 299-8106

email: Jwheath3@ca.rr.com

October 21, 2024

Los Angeles County Regional  
Planning Commission  
320 West Temple Street  
Los Angeles, California 90012

Re: **Project No. PRJ2023-001700-(2,3) – Agenda Item #6**

Dear Commissioners:

As a lifelong resident of View Park-Windsor Hills, an historic community that includes the View Park Historic District (a unique designation based not only on our architectural features but also on our history as an affluent African American community that resisted and overcame racially restrictive covenants) and sits adjacent to the Inglewood Oil Field, I write to urge you to carefully consider the following potentially significant impacts in connection with your review of the Westside Area Plan (WSAP):

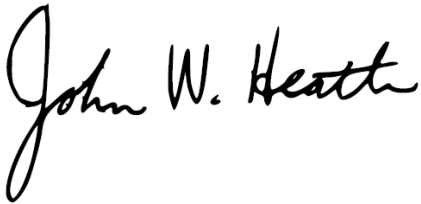
1. Although the PEIR refers to the historic and cultural features that are unique to this community and that led to the listing of the View Park Historic District on the National Register of Historic Places, it fails to consider or analyze the potential impact that WSAP will have on African American residents and businesses due to economic factors associated with the intense stated focus of WSAP on View Park, Windsor Hills and Ladera Heights.
2. I am sympathetic to the efforts of DRP staff to identify & utilize opportunity zones along commercial corridors as primary locations to increase density to help fulfill the County's RHNA requirements through its Housing Element. However, I recommend that you invite staff to carefully consider the potential impacts associated with allowing increased residential uses in such close proximity to the Inglewood Oil Field (IOF) without also coordinating with specific provisions in the Baldwin Hills CSD that require the timely decommissioning of oil and gas operations at IOF. Assembly Bill 3233 (signed into law Sept. 25, 2024) confirms the County's authority to limit or prohibit oil and gas operations at IOF, and the County should present a clear plan to protect residents from the ongoing & future health impacts of this largest active urban oil field in the U.S. before finalizing the PEIR.
3. Although West LA / Sawtelle VA is excluded from WSAP, has the County considered whether any new permanent supportive housing units created in that location would count towards the County's Housing Element? If staff has not properly considered this question, they should be requested to do so since that would have a direct impact on the overall additional housing units required in other areas.

Agenda Item #6  
October 21, 2024  
Page 2

4. You may also wish to ask staff to fix the spelling error in Policy LU 4.4.

Please feel free to contact me at (323) 299-8106 or via email at [Jwheath3@ca.rr.com](mailto:Jwheath3@ca.rr.com) with any questions or concerns. Thank you for considering my comments.

Very truly yours,

A handwritten signature in black ink that reads "John W. Heath". The signature is written in a cursive style with a large, looping initial "J".

John W. Heath, Esq.

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN, AGENDA ITEM #10.23.24 RPC  
**Date:** Tuesday, October 22, 2024 9:47:52 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** jsdixie@aol.com <jsdixie@aol.com>  
**Sent:** Tuesday, October 22, 2024 9:41 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>  
**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN, AGENDA ITEM #10.23.24 RPC

**CAUTION:** External Email. Proceed Responsibly.

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association and the View Park Windsor Hills Neighborhood Council. This oversight is unacceptable and undermines the principles of community engagement and representation.

As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Thank you.

Cordially,

Joyce Stanfield-Dixon

6010 S. Holt Avenue, LA, CA 90056

[jsdixie@aol.com](mailto:jsdixie@aol.com)

(310) 435-1539

PLEASE ADD TO THE PUBLIC RECORD

## Ladera Heights Community Coalition

Response to:

CEQA Findings of FACT and Statement of Overriding Considerations  
regarding

Final Program Environmental Impact Report for the Los Angeles County  
Westside Area Plan State Clearinghouse NO. 2023110409

For:

Planning Commission Meeting:  
Wednesday, October 23, 2024

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**The coalition requests a 10-month EXTENSION on final approval until the County of Los Angeles adequately address the following CEQA related issues:**

1. The document reads similar to a mitigated negative declaration (aka: EIR cliff notes) CEQA document instead of a full EIR. This is insulting to the community to present such a limited document by CEQA standards on this project when a full and complete analysis (typically 1k pages) is needed.
2. Section 4: Impact 5.18-2: Tribal Cultural Resources Environmental Impact was not assessed by the California Office for Tribal Affairs or designee for CEQA compliance. A courtesy was not extended to them to offer feedback on this project. An extension is needed.
3. Page 19: Section C: Impacts that cannot be mitigated to below the level of significance: Air Quality, Noise, Transportation.
  - a. Mitigation disclosed is focused on the construction phase ONLY and not addressing the long-term impacts of our

community. A proper consultant can address this issue but their input was omitted from the plan.

4. Air quality: For example, At a minimum the county should be offering additional trees and open space requirements to mitigate the air quality issue. A proper consult in this area will make other recommendations. This perspective was omitted from the plan. An extension is needed.
5. Page 28: Section 3: Transpiration Impact 5.17-2
6. A 3<sup>rd</sup> party, traffic consulting firm was not used to independently study these impacts and their valuable input was omitted from the plan. An extension is needed.
7. RHNA (Regional Housing Assessment Allocation) California formula is flawed as applied to this project. The need for RHNA formula reform is needed at the state level and most planning professional agree. An 10-month extension is needed to properly assess this project.
8. Over 800 community comments submitted containing issues related to this project. Responding with justification instead of proper mitigation measures as recognized by CEQA do not meet the standard. An extension is needed.
9. Aesthetics
10. Project recommendations do not meet “preserving community character” goal in Project Objectives. No consideration for “gentle density” was offered. An extension is needed.
11. Greenhouse Gas Emissions

Responding with planning staff justification instead of proper mitigation measures as recognized by CEQA do not meet the standard.

a.

12. ☐ Hydrology and Water Quality

13. Responding with planning staff justification instead of proper mitigation measures as recognized by CEQA do not meet the standard. An extension is needed.

14: Public Services

a) Responding with planning staff justification and lack of third-party analysis including proper mitigation measures as recognized by CEQA do not meet the standard. An extension is needed.

15. Utilities and Service Systems

a) Responding with planning staff justification and lack of third-party analysis including proper mitigation measures as recognized by CEQA do not meet the standard. An extension is needed.

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan- Opposition to Planning Area Standards District  
**Date:** Tuesday, October 22, 2024 10:35:50 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** Lorrin Wong <[wongbooks@gmail.com](mailto:wongbooks@gmail.com)>  
**Sent:** Tuesday, October 22, 2024 10:11 AM  
**To:** [DRP Public Comment](#) <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** Westside Area Plan- Opposition to Planning Area Standards District

**CAUTION:** External Email. Proceed Responsibly.

Dear LA County Planning Department,

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA). As such, we firmly request that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community stakeholders.

We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

--

Lorrin Wong  
P.O. Box 452741  
Los Angeles, CA 90045  
310.649.1965  
[wongbooks@gmail.com](mailto:wongbooks@gmail.com)

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 11:17:36 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** Mark Davis <davis72@gmail.com>

**Sent:** Tuesday, October 22, 2024 11:13 AM

**To:** DRP Public Comment <comment@planning.lacounty.gov>; Holly J. Mitchell  
<HollyJMitchell@bos.lacounty.gov>

**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION:** External Email. Proceed Responsibly.

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

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We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Best,  
Mark Davis

**From:** [DRP Public Comment](#)  
**To:** [Miriam Thompson](#); [Julie Yom](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:57:13 AM

---

FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** Melanie Clark <[clarkmel316@gmail.com](mailto:clarkmel316@gmail.com)>  
**Sent:** Tuesday, October 22, 2024 10:54 AM  
**To:** DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION: External Email. Proceed Responsibly.**

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

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We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Melanie Clark  
Ladera Heights Resident

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: Ladera Heights Upzoneing  
**Date:** Tuesday, October 22, 2024 7:14:44 AM

---

FYI

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

---

**From:** Monica Haferkorn <[valleygirrl82@gmail.com](mailto:valleygirrl82@gmail.com)>  
**Sent:** Monday, October 21, 2024 9:20 PM  
**To:** DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** Ladera Heights Upzoneing

**CAUTION:** External Email. Proceed Responsibly.

As a member of this community for almost 20 years I STRONGLY oppose the plan to modify the Ralph's center at Centinela and La Tijera in Inglewood. It is fraught with issues and problems. It will not improve our area, and will in fact be detrimental. The traffic alone will make the area intolerable, not to mention the overall change for the worse when it comes to the vibe and overall makeup of the region. We simply cannot keep jamming more people into one small area where parking and traffic and litter are already a huge problem. Please turn your focus to more grocery stores, sit down restaurants, and community centers here. Let's make this an even more wonderful place to live, not ruin the good thing we already have.

Thank you.

Monica Haferkorn

602-820-5837

[Valleygirrl82@gmail.com](mailto:Valleygirrl82@gmail.com)

Project No. PRJ2023-001700-(2,3) Westside Area Plan

General Plan Amendment No. RPPL2023002433 Advance Planning Project No.  
RPPL2023002448 Environmental Assessment No. RPPL2023002449 Zone Change No.  
RPPL2023002450

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

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As such, I insist that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community and urge the Supervisor's office to meet with our community to collaboratively develop standards that truly reflect our community's needs and aspirations.

It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN  
**Date:** Tuesday, October 22, 2024 7:16:43 AM

---

FYI

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

---

**From:** Pamela Simpson <[drgsimpletasks@gmail.com](mailto:drgsimpletasks@gmail.com)>  
**Sent:** Tuesday, October 22, 2024 1:20 AM  
**To:** [hollyjmitchell@bos.lacounty.gov](mailto:hollyjmitchell@bos.lacounty.gov); [DRP Public Comment](#) <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

**CAUTION:** External Email. Proceed Responsibly.

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It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

We have been patronized and condescended to every step of the way. You've tried to justify an increase of millions of square feet of living space without serious regard to the erosion of our quality of life in our community. The increase in sewage waste, pollution, utilities' waste byproducts and traffic are being ignored as you ensure the fat cats and developers a path to riches at our expense.

I insist that you delay any further movement on this project until a clear sense of equity between all communities is realized.

Extremely concerned constituent,  
Pamela Simpson

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN  
**Date:** Tuesday, October 22, 2024 7:12:09 AM

---

FYI

**RAFAEL ANDRADE**

**SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)**

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

---

**From:** Pat Duncan <pat.duncan28@gmail.com>  
**Sent:** Monday, October 21, 2024 7:13 PM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>; HollyJMitchell@bos.lacounty.gov  
**Subject:** OBJECTION TO PLANNING AREA STANDARDS DISTRICT FOR WESTSIDE AREA PLAN

**CAUTION:** External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs).

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It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Respectfully,  
Pat Duncan



**From:** [Rosalund Gale](#)  
**To:** [Westside Area Plan](#)  
**Subject:** Westside expansion  
**Date:** Tuesday, October 22, 2024 6:48:47 AM

---

**CAUTION:** External Email. Proceed Responsibly.

The proposed Westside expansion is too much! it will devastate our community and take away any neighborhood feel for those of us who have lived here all of our lives. It will cause such a dense invasion of units. It will take away parking, any semblance of an actual neighborhood, impact our property values and safety. I am vehemently against an expansion of this magnitude in such a small area, we are residents are forgotten in favor of big business and construction, reaping huge benefits with contracts of the city.

Regards

Rosalund Gale

View Park resident

[Sent from the all new AOL app for iOS](#)

**From:** [DRP Public Comment](#)  
**To:** [Miriam Thompson](#); [Julie Yom](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:54:05 AM

---

FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** Sam Friedlander <samfriedlander@me.com>  
**Sent:** Tuesday, October 22, 2024 10:52 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION: External Email. Proceed Responsibly.**

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We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Subject: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:52:45 AM

---

FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** susanagogo@aol.com <susanagogo@aol.com>  
**Sent:** Tuesday, October 22, 2024 10:50 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>  
**Subject:** Subject: Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION: External Email. Proceed Responsibly.**

Subject: Westside Area Plan - Opposition to Planning Area Standards District (PASD)

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

The existing content of the CSD fails to address critical issues that our communities deem important and includes provisions that are actively opposed by both the Ladera Heights Community Association (LHCA) and the View Park Windsor Hills Neighborhood Council (UHA). As such, we firmly request that Regional Planning postpone the approval of the CSD until a proper consultation process can be conducted with our community stakeholders.

We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Thank you for staying connected,  
Susan Reichmann and Michael Lee  
Residents, Ladera Heights 90056

**From:** [DRP Public Comment](#)  
**To:** [Patricia Hachiya](#); [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Elida Luna](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 12:31:08 PM

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FYI

## RAFAEL ANDRADE

### SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

Office: (213) 974-6409 • Direct: (213) 974-6557

Email: [randrade@planning.lacounty.gov](mailto:randrade@planning.lacounty.gov)

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**From:** S T <[strav25@gmail.com](mailto:strav25@gmail.com)>  
**Sent:** Tuesday, October 22, 2024 11:51 AM  
**To:** [DRP Public Comment <comment@planning.lacounty.gov>](#); [hollyjmitchell@bos.lacounty.gov](mailto:hollyjmitchell@bos.lacounty.gov)  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION:** External Email. Proceed Responsibly.

To Whom it may concern,

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

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We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Sincerely,

Syreta Travis  
[Strav25@gmail.com](mailto:Strav25@gmail.com)

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:53:27 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

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**From:** Tamara Jacobs <tamarajacobs4@gmail.com>  
**Sent:** Tuesday, October 22, 2024 10:52 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION:** External Email. Proceed Responsibly.

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

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We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Tamara Jacobs Wright  
310-666-8067  
[tamarajacobs4@gmail.com](mailto:tamarajacobs4@gmail.com)

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan- Opposition  
**Date:** Tuesday, October 22, 2024 12:46:01 PM

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**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

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**From:** YVETTE L TOWNSEND <[yltownsend@mac.com](mailto:yltownsend@mac.com)>  
**Sent:** Tuesday, October 22, 2024 12:39 PM  
**To:** DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** Westside Area Plan- Opposition

**CAUTION: External Email. Proceed Responsibly.**

Subject: Westside Area Plan - Opposition to Planning Area Standards District (PASD)

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

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We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Yvette Townsend resident of Ladera Heights

Sent from my iPhone

**From:** [DRP Public Comment](#)  
**To:** [Julie Yom](#); [Miriam Thompson](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Westside Area Plan - Opposition to Planning Area Standards District (PASD)  
**Date:** Tuesday, October 22, 2024 10:53:08 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

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**From:** zvoovie <zvoovie@gmail.com>  
**Sent:** Tuesday, October 22, 2024 10:50 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov  
**Subject:** Westside Area Plan - Opposition to Planning Area Standards District (PASD)

**CAUTION:** External Email. Proceed Responsibly.

Dear Planning Committee and Ms. Mitchell,

As a resident of Ladera Heights, I am writing to express my strong opposition to the proposed Planning Area Standards District (PASD) as outlined in the Westside Area Plan (WSAP). This proposal has been developed without any input from our communities, which is a clear departure from the collaborative process that has been employed for other Community Standards Districts (CSDs). Historically, Regional Planning has engaged with stakeholders in each community to create standards that reflect local needs and priorities. We were assured that Ladera Heights and View Park/Windsor Hills would be included in this process, yet the current CSD was finalized without our involvement. This oversight is unacceptable and undermines the principles of community engagement and representation.

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We urge the supervisor's office to meet with us to collaboratively develop standards that truly reflect our community's needs and aspirations. It is imperative that our voices are heard and included in decisions that will significantly impact our neighborhoods.

Sincerely,  
Zahava Zalben  
Ladera Heights Property Owner and Resident