

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:12 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Public Comment

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Marisa Janicek [REDACTED]
Sent: Tuesday, October 29, 2024 12:00 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Public Comment

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Marisa Janicek and I live in Unincorporated Del Aire. My family and I have lived in Del Aire for 19 years and raised our two children in this neighborhood who are both now in college. We love this neighborhood and would like to share our concerns. The Community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm! PLEASE look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire!

- The maps will triple the number of housing units in a ¼ sq. mile area. This is 3X more than what the state requires for Del Aire!
- The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all of Del Aire + Wiseburn to assess harms. The plan proposes a blanket upzoning of all of North Del Aire to H30 or the alternative of H18. Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot. It means that per acre, there can be 18 units-meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single family community. State law already allows a duplex and two ADUs on each and every residential property. The proposal is not just upzoning so each single property can have 2-4 units! Please look deeper and listen.

o Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.

- Upzoning Del Aire will put residents in harm's way as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities. Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.

Commissioners, PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary!

PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE!
PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Thank you for hearing our concerns.

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:12 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: The plan before you to rezone North Del Aire

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Sandra Shagat [REDACTED]
Sent: Tuesday, October 29, 2024 11:57 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: Daniel Barber [REDACTED]; jnolandaugherty [REDACTED]; John copleman [REDACTED]
Subject: Re: The plan before you to rezone North Del Aire

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Commission,

My name is Sandra Shagat and I live in Del Aire, one of L.A. County's unincorporated areas. Our neighborhood is sandwiched between El Segundo to the west, Inglewood to the north, Hawthorne to the east, and Manhattan Beach to the south. If you've driven on the 405 by the Los Angeles Airport Courthouse, you've passed Del Aire without ever seeing it.

Our story. My husband and I bought a 1950 home here just 10 years ago when we were priced out of every other neighborhood in Los Angeles that had a good public elementary school. We purchased our home from adult children who were raised there by their parents, the original owners. Our story is echoed by many other Del Aire homeowners and renters. With the passing of generations, our neighborhood has slowly been changing over, becoming younger and more diverse while retaining its close-knit feel.

Del Aire is a very special place.

- It's economically and ethnically diverse. I often describe it as "the last true middle-class neighborhood in Los Angeles." On our street alone, we have people of Indian, Mexican, Caucasian, Chinese, Jamaican, Cuban and Caucasian descent. We also have retired people, a manager of a plumbing supply store, an accountant, a doctor, a nurse, an IT specialist, teachers, and a construction company owner.
- It provides a small-town feel in a big city. If you want to live among people who look out for each other on street-cleaning day, take in one another's garbage cans, share meals, celebrate

holidays together in block parties, organize park clean-ups and fun runs and rides, and do favors for their neighbors, then you want to live in Del Aire.

The Community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed-use housing along our corridors and near the Metro station. As you venture in from the corridors, which are Aviation, Imperial, La Cienega and El Segundo Blvds., you will see that many people have already developed their homes and garages into multiple housing units. **State law already allows a duplex and two ADUs on each and every residential property.**

PLEASE look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire! The proposal is not just upzoning so each single property can have 2-4 units! Please look deeper!

The plan proposes a blanket upzoning all of North Del Aire to H30 or the alternative of H18. It means that, per acre, there can be 18 units; in other words, 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a streetscape of what appear to be single-family homes.

- My objections to the rezoning proposal center on four arguments:

- **Rezoning Del Aire is not necessary in order to achieve the state-mandated housing goals.** State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs.
- **Del Aire does not have the infrastructure to support 3X more residents.**
 - There are not many through-streets for Sheriffs, the fire department, residents, etc.
 - Del Aire already has traffic mitigation challenges, parking challenges, trash removal challenges, sewer backups, and crumbling street infrastructure.
- **Upzoning Del Aire will put residents in harm.** We are patrolled not by LAPD but by L.A. County Sheriffs and their capacity is already stretched. Del Aire has the longest reporting time of any of the SBAP communities. Adding many thousands of people to a small area is unsafe and will put residents in harm. According to the LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **Upzoning to H30 is restrictive to current residents.** It has a minimum density requirement of a minimum of 5 units on each single-family lot. Nearly one year ago, in December 2023, we met with LA County Planning and District 2 and they told us they had made an error including H30 for all of Del Aire. Yet the maps have not been changed. Instead, H18 is proposed as an alternative.
 - H18 means that if a homeowner wants to rebuild their home or develop their lot for themselves and their aging parents or young adult children, the only new development they could make on their lot must include at least 5 units.
 - With H18 zoning, 5 properties can be combined making an 18-unit apartment complex. But there's more: density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment. We could be looking at a 30-unit apartment complex right next to a home with an ADU or two.

Commissioners, please look at what you are proposing in Del Aire and read our submitted concerns.

The map for Del Aire triples the number of housing units in a 1/4 sq.-mile radius. This is not necessary or in the best interest of people who live here now or in the future!

Please do not upzone all of North Del Aire to H30 or even H18.

Please look at each unincorporated community as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Thank you for your consideration of my concerns,

Sandra Shagat

Resident of W. 123rd Street



Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:12 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: No zoning in Del aire

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: John P. Burton [REDACTED]
Sent: Tuesday, October 29, 2024 12:08 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: No zoning in Del aire

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 1976 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,

John P. Burton

5450 w 117th st

Del Aire

Sent from my iPhone

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:11 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: RE-ZONING DEL AIRE

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Shirley Burton [REDACTED]
Sent: Tuesday, October 29, 2024 12:08 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: RE-ZONING DEL AIRE

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 2019 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,

**Shirley Burton
5450 w 117th st
Del Aire**

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:11 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Air Re-zoning

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: Noe Zelaya [REDACTED]
Sent: Tuesday, October 29, 2024 12:00 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Air Re-zoning

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to up zone our property but up zoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Re-zoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The up zoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest up-zoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,
Noe Zelaya

(5457 W 117 St
Inglewood CA 90304

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:11 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Rezoning for Del aire

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: Catherine [REDACTED]
Sent: Tuesday, October 29, 2024 11:54 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Rezoning for Del aire

CAUTION: External Email. Proceed Responsibly.

I live on 125th st and do not agree with this plan I cannot attend the in person or zoom .. I wanted to support my neighborhood with my comments as NO to this plan Sent from my iPhone

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:10 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire Rezoning

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Donna Schleig [REDACTED]
Sent: Tuesday, October 29, 2024 11:45 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire Rezoning

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 2010 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood. Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs.

The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire. Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns. PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire. Best regards, (Name) (Address) Del Aire

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:10 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Reconsider Rezoning Del Aire

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Patricia Gowda [REDACTED]
Sent: Tuesday, October 29, 2024 11:43 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Reconsider Rezoning Del Aire

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 2010 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood. Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs.

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Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns. PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire. Best regards, (Name) (Address) Del Aire

Patti Gowda
Realtor

C: [REDACTED]

Patti Gowda
Broker
310.634.7500
patti.gowda@gmail.com
patti@palosverdes.com
www.PattiGowda.com

Patti

Harcourts



Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:09 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Re-Zoning of Del Aire Community Response

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Carol Kobus [REDACTED]
Sent: Tuesday, October 29, 2024 11:43 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Re-Zoning of Del Aire Community Response

CAUTION: External Email. Proceed Responsibly.

Planning Department:

I have been a resident of Del Aire since 1989 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, **PLEASE** reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,

Carol Kobus
5360 W. 119th Street
Del Aire 90304

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:09 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire Re-Zoning Comments - Brendan Baker

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Brendan Baker [REDACTED]
Sent: Tuesday, October 29, 2024 11:40 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire Re-Zoning Comments - Brendan Baker

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 12/1/ 2015 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

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Thank you,

Brendan Baker

5453 W 118th Street
Del Aire, CA 90304

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:09 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire against rezoning

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: Ali Romero [REDACTED]
Sent: Tuesday, October 29, 2024 11:23 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire against rezoning

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 1980 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

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Best regards,
Ali Romero

5324 W119th St
Del Aire

Sent from my iPhone

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:08 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Rezoning of Del Aire

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Milton Quirante [REDACTED]
Sent: Tuesday, October 29, 2024 11:39 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Rezoning of Del Aire

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Milton Quirante and I live in Unincorporated Del Aire. I am 73 years old, retired and a resident of Del Aire for 35 years. My family and I decided 35 years ago to settle here because of Del Aire ideal location for a growing family; close to good schools, close to freeways, a short distance from grocery stores and malls. I have worked in the international trade industry and my address had served me well due to its proximity to airports and ports and government offices serving these major trade gateway.

The community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed-use housing along our corridors and near the Metro station. Yet this plan is flawed, and will cause harm.

Please look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire.

- The maps will triple the number of housing units in a ¼ square mile area. This is 3X more than what the state requires for Del Aire.
- The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning of all North Del Aire to H30 or the alternative of H18. **Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot.** It means that per acre, there can be 18 units, meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single-family community. **State law already allows a duplex and two ADUs on each and every residential property.** The proposal is not just upzoning so each single property can have 2-4 units. Please look deeper!

PICK 1-2 POINTS BELOW TO

- **Rezoning our single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire.
- **Del Aire does not have the infrastructure to support 3X more residents!** Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, LAAFB, and LAX.
 - There are no through streets as 2 sides of the community dead end in cul-de-sacs.
 - But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.
 - Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling streets.
- **Upzoning to H30 is restrictive to current residents because it has a minimum density requirement that mandates that a minimum of 5 units must be built on each single family lot.** A year ago, in December of 2023, we met with LA County Planning and District 2 and they told us they had made an error including H30 for all of Del Aire. Yet the maps have not been changed, rather H18 is proposed as an alternative.
 - This means that if a homeowner wants to rebuild their home or develop their lot for themselves and their aging parents, the only new development they could make on their lot must include at least 5 units (further, all lots within 1 acre can be consolidated to build a 30-unit apartment).
 - **At H18, 5 properties can be combined making an 18-unit apartment complex** in the middle of a street that has single-family homes. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.
 - **State law already allows a duplex and two ADUs on each and every residential property.** Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs.
 - **This is not just upzoning so each single property can have 2-4 units. Please look deeper!**

CLOSE & FINAL REQUEST:

Commissioners, please look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 square mile radius. With zoning density bonuses, this could mean having 18 or 30 unit apartments in the middle of a single-family home community. This is not necessary!

- **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE.**
- **PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community.** The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Very truly yours,

Milton Quirante
Long Time Del Aire Resident

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:08 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Rezoning in Del Aire

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Elizabeth Gonzalez [REDACTED]
Sent: Tuesday, October 29, 2024 11:36 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Re: Rezoning in Del Aire

CAUTION: External Email. Proceed Responsibly.

On Tue, Oct 29, 2024 at 11:33 AM Elizabeth Gonzalez [REDACTED] wrote:

To whom it may concern,

I'm Elizabeth Gonzalez reside at 5445 W117th Street Del Aire ca 90304. I've been a Del Aire resident for over 50 years! And I just wanted to raise some concerns that is occurring and pending at the moment! The house next door to my property is address is 5451 there was an investor by the name Kevin Meyers that purchased the house last year in December 2023 and now he legalized a split lot and making two additional houses in the backyard and not only is he going to sell the houses but he will not sell the land but sell homes only! Which this is going to affect the property value of our homes in Del aire and parking issues are going to get worse, and having three different family members on one property is going to be a chaos! The plans are with the city for approval and if we can put them on hold before you can make a final determination I would greatly appreciate it! I'm at work at the moment and I apologize for my typos and quick response due to my short notice to raise my voice! But please reconsider what Mr Meyers from 5451 W117 th street Del Aire Ca is trying to do on the Zoning in our neighborhood! Is this even legal to sell properties and keep the land? Please reply for clarification and let me know what I can do to have this stop to continue his approval on his plans! I don't believe all my neighbors know on my block but if they were informed I'm pretty sure they will agree how I feel about his project and how it will impact us very badly!

Sent from my iPhone

Respectfully,
Elizabeth Gonzalez

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:08 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: South Bay Area Plan - Del Aire Rezoning Concerns

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Tynesha Dorsey [REDACTED]
Sent: Tuesday, October 29, 2024 11:35 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: South Bay Area Plan - Del Aire Rezoning Concerns

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Tynesha Dorsey and I live in Unincorporated Del Aire. *I'm a single parent and moved to this community in 2018 primarily because of the small, quiet family friendly community with great schools.*

The Community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed use housing along our corridors and near the Metro station, where it makes the most sense. Yet THIS plan is flawed and will cause harm!

PLEASE look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire!

- The maps will triple the number of housing units in a ¼ sq. mile area. This is 3X more than what the state requires for Del Aire and that's without considering the recent multi-unit additions in the area.
- The impacts have not been appropriately considered because the plan uses a "project area" that includes many other unincorporated areas or the larger area of all of Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning all of North Del Aire to H30 or the alternative of H18. **Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot.** It means that per acre, there can be 18 units- meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single family community **State law already allows a duplex and two ADUs on each and every residential property.** **The proposal is not just upzoning so each single property can have 2-4 units! Please look deeper!**

- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. This rezoning WILL cause harm
- **Rezoning our single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire.

- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.

Commissioners, PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary!

PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE!

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Thank you.

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:07 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire zoning comments

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Wyatt Blue [REDACTED]
Sent: Tuesday, October 29, 2024 11:35 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire zoning comments

CAUTION: External Email. Proceed Responsibly.

Hello, I have been a resident of Del Aire since 2020 and am requesting that you please reconsider the proposed rezoning maps and what they mean for this single-family community of working-class individuals.

There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire. Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX.

But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area. Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.

And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns. PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Respectfully,

Wyatt Blue

5360 W 120th St, Hawthorne, CA 90250

Delivered via Mobile

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:07 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Rezoning in Del Aire

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: Elizabeth Gonzalez [REDACTED]
Sent: Tuesday, October 29, 2024 11:33 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Rezoning in Del Aire

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I'm Elizabeth Gonzalez reside at 5445 W117th Street Del Aire ca 90304. I've been a Del Aire resident for over 50 years! And I just wanted to raise some concerns that is occurring and pending at the moment! The house next door to my property is address is 5451 there was an investor by the name Kevin Meyers that purchased the house last year in December 2023 and now he legalized a split lot and making two additional houses in the backyard and not only is he going to sell the houses but he will not sell the land but sell homes only! Which this is going to affect the property value of our homes in Del aire and parking issues are going to get worse, and having three different family members on one property is going to be a chaos! The plans are with the city for approval and if we can put them on hold before you can make a final determination I would greatly appreciate it! I'm at work at the moment and I apologize for my typos and quick response due to my short notice to raise my voice! But please reconsider what Mr Meyers from 5451 W117 th street Del Aire Ca is trying to do on the Zoning in our neighborhood! Is this even legal to sell properties and keep the land? Please reply for clarification and let me know what I can do to have this stop to continue his approval on his plans! I don't believe all my neighbors know on my block but if they were informed I'm pretty sure they will agree how I feel about his project and how it will impact us very badly!
Sent from my iPhone

Respectfully,
Elizabeth Gonzalez

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 12:06 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire - concerned resident regarding re-zoning

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Teresa Espinoza [REDACTED]
Sent: Tuesday, October 29, 2024 11:32 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire - concerned resident regarding re-zoning

CAUTION: External Email. Proceed Responsibly.

To whom it May Concern,

I have been a resident of Del Aire since 1995 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood. Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire. Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area. Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow. Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns. PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,

Daniel Espinoza
Teresa Espinoza
5421 W. 119th Street
Del Aire, CA 90304

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 11:28 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire upzoning is a mistake!

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: MICHELLE BELLA [REDACTED]
Sent: Tuesday, October 29, 2024 11:23 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire upzoning is a mistake!

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 2006 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,
Michelle and Ryan Legaspi

5303 W. 121st Street
Del Aire, CA 90250

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 11:27 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire Zoning

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: Kelly Evans [REDACTED]
Sent: Tuesday, October 29, 2024 11:17 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire Zoning

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since [REDACTED] and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,

Kelly Evans
5509 w 122nd st
Del Aire
Sent from my iPhone

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 11:27 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW:

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Patricia Nahrng [REDACTED]
Sent: Tuesday, October 29, 2024 11:17 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject:

CAUTION: External Email. Proceed Responsibly.

Dear LA County Regional Planning Commission, I am writing to express my concerns regarding the proposed rezoning for Del Aire, which is scheduled for a final vote on Wednesday, October 30th. I respectfully urge you to reconsider the impact of this proposal on our community and its residents. Key concerns include: Excessive Housing Density: The proposal would triple housing density within a ¼ sq. mile area—far exceeding state requirements. This level of upzoning is disproportionate for our community. Parking has already become a problem with added ADUs in the neighborhood. Risk of Gentrification: Increased density will likely lead to gentrification, displacing families who have lived here for decades and harming the unique character of Del Aire. Loss of Affordable Single-Family Homes: Many residents in Del Aire are first-time homeowners in one of the last affordable single-family neighborhoods on the Westside. Rezoning could significantly reduce housing affordability and access for future homeowners. Alternative Solutions Available: Rezoning isn't essential to meet state housing goals. Current laws already permit a duplex and two ADUs per lot, contributing to housing stock without altering the fabric of single-family neighborhoods. I ask that you consider alternative approaches to meeting housing goals that preserve Del Aire's character and affordability. Thank you for your time and attention to this critical issue for our community.

Patricia Nahrng

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 11:27 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: RE:

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Kathy Pittluck [REDACTED]
Sent: Tuesday, October 29, 2024 11:13 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject:

CAUTION: External Email. Proceed Responsibly.

Hello,

We have been residents of Del Aire since 1990 and are kindly requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood. Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire. Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area. Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow. Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns. PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Kind regards,
Keith and Kathryn Pittluck
5312 W. 119th Place
Del Aire, CA 90304

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 11:24 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Re-zoning

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: Devin Gordon [REDACTED]
Sent: Tuesday, October 29, 2024 11:07 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Re-zoning

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since [REDACTED] and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,
Devin Gordon

5318 119st
Del Aire
Sent from my iPhone

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 11:23 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Rezoning

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: Cathy Perris [REDACTED]
Sent: Tuesday, October 29, 2024 11:06 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Rezoning

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since [REDACTED] and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,
Cathy Perris

5450 W. 124th Street
Hawthorne, CA
Del Aire

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 10:59 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: COMMISSION HEARING OCT 30th

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Jenny-Anne Flores [REDACTED]
Sent: Tuesday, October 29, 2024 10:50 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: COMMISSION HEARING OCT 30th

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Jenny-Anne Flores and I live in Unincorporated Del Aire. My husband and I purchased our home in 2021 and have two young children that attend schools in Wiseburn Unified. I am a concerned Del Aire resident and am unable to attend the hearing on 10/31. Please review my thoughts below.

The Community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm! PLEASE look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire!

- The maps will triple the number of housing units in a ¼ sq. mile area. This is 3X more than what the state requires for Del Aire!
- The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all of Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning all of North Del Aire to H30 or the alternative of H18. **Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot.** It means that per acre, there can be 18 units- meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single family community. State law already allows a duplex and two ADUs on each and every residential property. The proposal is not just upzoning so each single property can have 2-4 units! Please look deeper!

This magnitude of upzoning will hurt our children’s education. Our local school- Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can’t send their children from DelA ire to West Carson or El Camino Village for kindergarten so why was the study

Commissioners, PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary!

PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE!

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Thank you.

--

Jenny-Anne Flores

A black rectangular redaction box covering the signature area.

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 10:58 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire rezoning

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: dashms@yahoo.com [REDACTED]
Sent: Tuesday, October 29, 2024 10:50 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire rezoning

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 2001 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,
Michael Dash
5355 W. 120th Street

Del Aire

[Yahoo Mail: Search, Organize, Conquer](#)

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 10:49 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: re-zoning proposal

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Andrew Cohen [REDACTED]
Sent: Tuesday, October 29, 2024 10:47 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Re: re-zoning proposal

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 2010, and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,
Andrew Cohen
5344 W 118th Pl
Del Aire

Thank you

Andrew Cohen

The information contained in this e-mail and any attachments is privileged and is intended only for the use of the named recipient. If you are not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you may not read, copy, distribute, or use this information. If you have received this e-mail in error, please immediately notify us by telephone or reply e-mail and destroy and/or delete this communication.

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 10:49 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Concerns about proposed rezoning in Del Aire

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Kevin Graziadei [REDACTED]
Sent: Tuesday, October 29, 2024 10:40 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: Vilma Graziadei <vilmagraziadei@gmail.com>
Subject: Concerns about proposed rezoning in Del Aire

CAUTION: External Email. Proceed Responsibly.

Hello,

Since 2012, we have lived in Del Aire, a single-family, working-class community. We ask that you carefully consider the impacts of the proposed rezoning maps on our neighborhood. While there's potential to increase density on the outskirts of Del Aire, rezoning the entire northern part of our area raises concerns about urban planning. The current proposal would allow 18-unit apartment buildings to be constructed right within our single-family home neighborhood.

Rezoning our neighborhood isn't necessary to meet the state's housing requirements. State law already permits a duplex and two accessory dwelling units (ADUs) on each residential property, which will continue to add to our housing supply with thousands of ADUs. In fact, the proposed upzoning in north Del Aire would generate three times the required housing for Del Aire and Wiseburn within just a quarter square mile.

Del Aire's infrastructure simply cannot support a significant increase in residents. We are a small community, bordered by the 105 and 405 freeways, the Air Force base, and LAX. However, the assessment combines Del Aire and Wiseburn with the entire South Bay Area, which masks the local impact. Del Aire already faces challenges with traffic, waste management, sewer issues, deteriorating streets, limited green space, and stretched sheriff resources. The current response times from the sheriff's office are already far too slow.

Please reconsider your proposal and genuinely take into account our concerns. It is essential to evaluate each unincorporated community on its own, rather than lumping them together. The plan

lacks a focused study on North Del Aire, where the most intense upzoning is suggested. We ask that you avoid placing the rezoning burden disproportionately on Del Aire.

Thank you,

Kevin & Vilma Graziadei
Del Aire Residents

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 10:49 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Urgent!! Rezoning of Del Aire

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: Holly Sheldon [REDACTED]
Sent: Tuesday, October 29, 2024 10:39 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: RE: Urgent!! Rezoning of Del Aire

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 1989 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,
Holly Sheldon

5360 119th Street
Del Aire

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 10:48 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire rezoning

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Richard Rasmussen [REDACTED]
Sent: Tuesday, October 29, 2024 10:39 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire rezoning

CAUTION: External Email. Proceed Responsibly.

Hello!!!

I have been a resident of Del Aire since and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Thank you!!
Richard Rasmussen
5329 w 119th ST

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 10:48 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Don't rezone Del Aire

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Jeremy Glekas [REDACTED]
Sent: Tuesday, October 29, 2024 10:31 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Don't rezone Del Aire

CAUTION: External Email. Proceed Responsibly.

Hello, I have been a resident of Del Aire since 2021 and I am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood. Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire. Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area. Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow. Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns. PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire. Best regards, Jeremy Glekas, 5512 W. 119th Place, Del Aire.

Jeremy Glekas
[REDACTED]

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 10:47 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: URGENT **Rezoning for Del Aire

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Karina Franco [REDACTED]
Sent: Tuesday, October 29, 2024 10:30 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: URGENT **Rezoning for Del Aire

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Karina and I live in Unincorporated Del Aire. I'm a stay at home mom who has lived in this wonderful community of Del Aire for the past 15 years.

I want to tell you that the Community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

PLEASE look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire!

- The maps will triple the number of housing units in a ¼ sq. mile area. This is 3X more than what the state requires for Del Aire!
- The impacts have not been appropriately considered because the plan uses a "project area" that includes many other unincorporated areas or the larger area of all of Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning all of North Del Aire to H30 or the alternative of H18. **Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot.** It means that per acre, there can be 18 units- meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single family community **State law already allows a duplex and two ADUs on each and every residential property. The proposal is not just upzoning so each single property can have 2-4 units! Please look deeper!**

- ***Del Aire does not have the infrastructure to support 3X more residents!*** Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, the Airforce base, and LAX.
 - There are no through streets as 2 sides of the community dead end in cul-de-sacs.
 - But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.
 - Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.

- ***Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.*** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.

- ***This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.***

- **Upzoning to H30 is restrictive to current residents because it has a minimum density requirement that mandates that a minimum of 5 units must be built on each single family lot.** A YEAR ago, in December of 2023, we met with LA County Planning and District 2 and they told us they had made an error including H30 for all of Del Aire. **Yet the maps have not been changed**, rather H18 is proposed as an alternative.
 - This means that if a homeowner wants to rebuild their home or develop their lot for themselves and their aging parents, the only new development they could make on their lot must include at least 5 units (further, all lots within 1 acre can be consolidated to build a 30-unit apartment).
 - **At H18, 5 properties can be combined making an 18-unit apartment complex** in the middle of a street that has single-family homes. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.
 - **State law already allows a duplex and two ADUs on each and every residential property.** Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs.
 - **This is not just upzoning so each single property can have 2-4 units! Please look deeper!**

Commissioners, PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile

radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary!

PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE!

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Thank you!!!!
Karina Franco

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 10:47 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Please don't rezone Del Aire

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Tyler Morgan [REDACTED]
Sent: Tuesday, October 29, 2024 10:30 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please don't rezone Del Aire

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since [REDACTED] and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,
Tyler Morgan
5455 w 119 Pl.
Del Aire Ca 90304

Sent from [Outlook](#)

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 10:47 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: PRJ-2022-004615

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Ellise Natividad [REDACTED]
Sent: Tuesday, October 29, 2024 10:12 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: PRJ-2022-004615

CAUTION: External Email. Proceed Responsibly.

Agenda Item Number: PRJ-2022-004615

Non-applicant: Maria Ellise Natividad
[REDACTED]

The South Bay Area Plan Public Hearing Draft (October 2024) sites “enhance(ing) community space, promote a stable and pleasant environment, balance growth and preservation (p. 6)” as one of its purposes and goals for these building proposals. Developing the proposed apartment plans at 15101 Crenshaw Blvd and 15335 Crenshaw Blvd negates these goals. The proposed buildings will be seven and eight stories high – respectively - with approximately 200-225 apartments with no designated parking for each building. This will greatly increase population density of the area and will change the landscape of our community. Our concern lies in the imminent increases in crime, drops in property value, and the burden of rising taxes that such a development creates.

Second, the public hearing draft emphasized “gentle density” with the proposed projects. Increasing the density of El Camino Village area with these buildings by over 1000% is counterintuitive. The definition of “gentle density” as given by the draft is: “to preserve existing character and promote development that complements the scale surrounding context (p.36).” Increasing population over a concentrated area in the form of seven to eight stories high does not preserve or complement the surrounding community – El Camino Village.

Third, according to the draft, from the inception of this enormous plan that will change the landscape, character, and population of El Camino village – planners and/or the city have only reached out only three times to El Camino. It was never publicized to the affected constituents as evidenced by the number of participants within each meeting. Changes in this magnitude should be publicized more to the affected residents – complete transparency in **practice** and not just in **paper** should have been followed.

Lastly, how does the city/county plan to fund these buildings? Will this increase taxes from neighborhood constituents – although this is not something the neighborhood voted for? With increased population, crime will increase as well – will the city provide more protection to the area? How will the city/county mitigate noise pollution during construction and post construction? Who will take on the burden of maintaining the roads and infrastructures that lead to these buildings? These are the crucial questions that need to be addressed but no one wants to answer.

Sent from my iPhone

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 10:46 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Public Comment: 10/30 Regional Planning Commission Hearing

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Sheerah Tan Cole [REDACTED]
Sent: Tuesday, October 29, 2024 10:12 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Public Comment: 10/30 Regional Planning Commission Hearing

CAUTION: External Email. Proceed Responsibly.

Applicant Name: Sheerah Cole

Cell Phone: [REDACTED]

Email: [REDACTED]

Agenda Item: 5. EXHIBIT C - South Bay Area Plan (SBAP) with Appendices (Public Hearing Draft)

Public Comment:

Residents of Southwest Gardena and El Camino Village are outraged by the two recent housing development proposals within our communities. Our neighborhoods are disproportionately impacted by the South Bay Area Plan. Erecting two seven- to nine-story high-rise buildings within less than a half-mile of one another and with no additional parking provided has the potential to:

- More than double the population of El Camino Village (adding nearly 10,000 to an existing population of 8,250)
- Cause significant spillover of vehicles in residential single-home streets
- Compromise public safety due to spiked traffic congestion at busy intersections and possible crime from the sudden population influx
- Negatively the impact property values of hardworking homeowners
- Degrade the culture and quality of life for our majority single-family, single-story neighborhood in the South Bay

It appears to us that Vargas Properties is exploiting state legislation for personal profit and to the detriment of our local community. Our elected officials are allowing our community to be "dumped on." While affordable housing is an important issue, solutions must be implemented conscientiously, not by blindly following protocol that waives common-sense infrastructure requirements and overcrowds our neighborhood far above its capacity.

Gardena Residents have organized in large numbers at two Town Halls in October where State Assembly member Al Muratsuchi and representatives of Local County Supervisor Holly Mitchell were present. Over 800+ residents have also signed a Change.org petition calling for these developments to be halted or denied.

We appeal to The Los Angeles County Regional Planning Commission now to forge a path that is not only legally compliant but that also accomplishes good. We implore you at this public hearing to take residents' intimate knowledge of our own communities into account in the decision-making process, to investigate the validity of the Vargas Properties developer's license as Holly Mitchell has committed to doing, and to re-evaluate or at minimum significantly scale back these glaringly irresponsible building proposals. Thank you.

--

All the best,
Sheerah Cole

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 9:51 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire UPZONING

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: Lisa Frazza [REDACTED]
Sent: Tuesday, October 29, 2024 9:41 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Fwd: Del Aire UPZONING

CAUTION: External Email. Proceed Responsibly.

>
> Please LOOK at the maps and what
> they mean for the single family
> community of working - class people.
> There is plenty of opportunity to Upzone our periphery. But,
> UPZONING the entire North part of Del Aire is just poor urban
> planning! The proposal in front of you allows 18-unit apartments be
> built in the middle of a single-family neighborhood. I do not see this
> as being prudent.
>
> Thank You for your attention, I am
> Back East caring for my ill 98 year
> old mother. Otherwise, I would appear in person.
>
> Lisa Frazza-Cortiula
> 5248 W119th St
> Del Aire, Ca 90303
> Oct 30, 2024
>
>
>
>
> Sent from my iPhone

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 9:29 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: South Bay Area Plan Project - Public Comment

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Rodney Taylor [REDACTED]
Sent: Tuesday, October 29, 2024 9:28 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: Liora Kahn [REDACTED]; ElCamino Village <ecvlaco@gmail.com>
Subject: South Bay Area Plan Project - Public Comment

CAUTION: External Email. Proceed Responsibly.

South Bay Area Plan Project No. PRJ2022-004615-(2,4)
General Plan Amendment No. RPPL2023004724 Zone Change No. RPPL2023004725 Environmental Assessment No. RPPL202300245

[EXHIBIT E - SBAP Implementation Ordinance \(Public Hearing Draft\)](#),

Rod Taylor
[REDACTED]

PUBLIC COMMENT:

Dear Los Angeles County Regional Planning Commission,

My name is Rod, and I'm a 15 year resident of El Camino Village which is part of unincorporated LA County in the South Bay LA area.

El Camino Village falls under the representation of 2nd District Supervisor Holly Mitchell and Assembly Member Al Muratsuchi.

I'm asking that the Los Angeles County Regional Planning Commission along with Supervisor Mitchell and the 4 other LA County Board of Supervisors **HALT the development of the planned 220 high density, affordable housing residential units on the corner of Marine Avenue and Crenshaw Boulevard** (developer is Julio Vargas of Vargas Properties), and roll-up your sleeves to coordinate with our community to assess the impacts that this development will have on our public health and safety, air quality control, vehicular traffic congestion, street parking, local education, and single home property values for the residents of El Camino Village BEFORE any ground is broken.

It doesn't make any sense to add 220 units plus an additional 300 units on the opposite end of the very same Crenshaw Boulevard block (on the corner of 154th and Crenshaw Boulevard) in our small El Camino Village community which is less than 1 square mile with a 8,500 population without conducting these direly needed studies.

These types of high density, affordable housing projects DON'T represent the collective interests of our El Camino Village community or local businesses.

Sincerely,

Rod Taylor

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 9:28 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Comments for October 30 Hearing on Del Aire Rezoning Plan

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Lucy Severns [REDACTED]
Sent: Tuesday, October 29, 2024 9:27 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Comments for October 30 Hearing on Del Aire Rezoning Plan

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 2011 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,
Lucy Severns

5313 W 119th Street
Del Aire

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 9:28 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Coments for October 30 Hearing on Del Aire Rezoning Plan

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Stacy Diehl [REDACTED]
Sent: Tuesday, October 29, 2024 9:17 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Coments for October 30 Hearing on Del Aire Rezoning Plan

CAUTION: External Email. Proceed Responsibly.

Hello,

I have been a resident of Del Aire since 1998 and am requesting that you please consider the proposed rezoning maps and what they mean for this single-family community of working-class individuals. There is plenty of opportunity to upzone our periphery but upzoning the entire north part of Del Aire is poor urban planning. The proposal in front of you allows 18-unit apartments to be built in the middle of a single-family home neighborhood.

Rezoning our single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide three times the mandated housing for all of Del Aire and Wiseburn in a one-quarter square mile that is concentrated in north Del Aire.

Del Aire does not have the infrastructure to support three times more residents! It is a tiny single-family home community that is situated between the 105 and 405 freeways, the Airforce base, and LAX. But the way the study was completed, this negative consequence is hidden because the entire area of Del Aire and Wiseburn are assessed together or with the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space. And the sheriffs certainly cannot handle an increase in residents of this magnitude. Response times for the sheriff are already unacceptably slow.

Commissioners, PLEASE reconsider what you are proposing in Del Aire and really hear our submitted concerns.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed. Please do not unfairly place the burden of rezoning on Del Aire.

Best regards,
Stacy Diehl

5330 W. 122nd Street
Del Aire

Thomas Dearborn

From: MICHELLE STE. MARIE [REDACTED]
Sent: Tuesday, October 29, 2024 9:10 AM
To: South Bay Area Plan
Cc: ecvlaco@gmail.com; decision.makers@change.org
Subject: El CaminoVillage Housing Developments

CAUTION: External Email. Proceed Responsibly.

RE : El CaminoVillage Housing Developments, 15101 Crenshaw Blvd and 154Th & Crenshaw

Please stop the massive scale of these buildings and ask the developer to revise plans to a responsible size.

It is understood that state laws mandate that "projects that meet baseline affordable unit requirements" are exempt from some zoning requirements. That does not mean a total disregard to LA County's Development Plans.

Reaching the baseline should not mean the developer is not accountable to the community. We can require humane and responsible design for the people who will live there. Stacking small units in a compressed area does not solve the affordability housing problem. The developers are taking advantage of the good intention of these laws.

A Seven story building (Marine & Crenshaw) and Eight story building (154th & Crenshaw) are out of scale and character to our (low-rise) residential neighborhood. On top of AB 2097 allowing no parking, the scale of this project needs to be evaluated. The towering size and population density will increase demands on infrastructure and public services. Traffic safety will be compromised.

Thank you for your time and consideration. I look forward to your response.

Best,
Michelle Ste. Marie
El Camino Village

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 8:33 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Rezoning to H18 in Del Aire

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Daniel Barber [REDACTED]
Sent: Tuesday, October 29, 2024 8:30 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Rezoning to H18 in Del Aire

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Daniel Barber, and I'm a resident of Unincorporated Del Aire. I moved here specifically because of the fact that the neighborhood is a single-family residential neighborhood.

Our Del Aire community supports fair and equitable housing and welcomes the growth of mixed-use housing along our corridors and near the Metro station. For instance, we now have a "homeless hotel" on aviation, in the middle of Del Aire. However, the plan to rezone to an H18 designation in Del Aire is flawed and will have harmful impacts to the community.

Upzoning Del Aire will endanger residents, as the Sheriff's capacity is already stretched thin, with the longest response times among all SBAP communities. Adding thousands more residents within a ¼ mile radius would be unsafe. According to LASD, the South Sheriff's Station is understaffed and there are no plans to build new facilities or expand existing ones.

Rezoning our single-family neighborhood isn't needed to meet state-mandated housing goals. Current state law already permits a duplex and two ADUs on every residential property, allowing single-family zones to continue adding thousands of ADUs to the housing inventory. Upzoning in Del Aire would generate three times the mandated housing for both Del Aire and Wiseburn, packed into a ¼ square mile area concentrated in north Del Aire.

Such extensive upzoning would negatively impact our children's education. Del Aire Elementary School, part of the Wiseburn Unified School District, cannot accommodate a large influx of new students. The impact study assessed school capacity across all eight unincorporated communities rather than focusing on Del Aire specifically. Parents can't send their children from Del Aire to West Carson or El Camino Village for

kindergarten, so this method of analysis doesn't accurately reflect how our communities and school districts function.

Daniel Barber
5547 W 123d St,
Del Aire, CA 90250

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 8:01 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Stop Del Aire Rezoning

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Darin Cyr [REDACTED]
Sent: Tuesday, October 29, 2024 7:19 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Stop Del Aire Rezoning

CAUTION: External Email. Proceed Responsibly.

Hello,

Hello, my name is Darin Cyr and I have owned a home in Unincorporated Del Aire for eight years. I am writing to you because what is being proposed to rezone our small community is unfair to those that live here.

The community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed-use housing along our corridors and near the Metro station. Yet this plan is flawed and will cause harm.

Please look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire.

The maps will triple the number of housing units in a ¼ square mile area. This is 3X more than what the state requires for Del Aire.

The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning of all North Del Aire to H30 or the alternative of H18. Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot. It means that per

acre, there can be 18 units, meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single-family community. State law already allows a duplex and two ADUs on each and every residential property. The proposal is not just upzoning so each single property can have 2-4 units. Please look deeper!

Many Del Aire residents are first time home buyers in one of the last affordable single-family communities on the West side. How can the County simultaneously provide first time home buyer workshops and then rezone to limit single family homes in one of the last affordable communities in our area?

Rezoning our single-family neighborhood is not necessary in order to achieve the state mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire.

Del Aire does not have the infrastructure to support 3X more residents! Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, LAAFB, and LAX.

There are no through streets as 2 sides of the community dead end in cul-de-sacs.

But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.

Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.

Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities. Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.

This magnitude of upzoning will hurt our children's education. Our local school, Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way? That is not how communities and school districts work.

Upzoning to H30 is restrictive to current residents because it has a minimum density requirement that mandates that a minimum of 5 units must be built on each single family lot. A year ago, in December of 2023, we met with LA County Planning and District 2 and they told us they had made an error

including H30 for all of Del Aire. Yet the maps have not been changed, rather H18 is proposed as an alternative.

This means that if a homeowner wants to rebuild their home or develop their lot for themselves and their aging parents, the only new development they could make on their lot must include at least 5 units (further, all lots within 1 acre can be consolidated to build a 30-unit apartment).

At H18, 5 properties can be combined making an 18-unit apartment complex in the middle of a street that has single-family homes. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs.

This is not just upzoning so each single property can have 2-4 units. Please look deeper!

CLOSE & FINAL REQUEST:

Commissioners, please look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 square mile radius. With zoning density bonuses, this could mean having 18 or 30 unit apartments in the middle of a single-family home community. This is not necessary!

PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

I greatly appreciate your assistance in keeping Del Aire a safe and enjoyable place to live.

Respectfully,

Darin Cyr

5407 W 118th St

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 7:48 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Rafael Andrade
Subject: FW: South Bay Area Plan Project No. PRJ2022-004615-(2,4)

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Dolores Doll [REDACTED]
Sent: Tuesday, October 29, 2024 7:43 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: South Bay Area Plan Project No. PRJ2022-004615-(2,4)

CAUTION: External Email. Proceed Responsibly.

Dear Sirs / Madams:

WE ARE AGAINST THE SOUTH BAY AREA PLAN PROJECT NO. PRJ2022-004615-(2,4), in its entirety and in any form.

Are are not the Applicant.

We live nearby. These projects have NO PARKING and over two stories high. This is absolutely UNACCEPTABLE and NOT WISE for the areas.

DO NOT APPROVE THESE PROJECTS IN ANY FORM.

Dolores Sales
Efren Sales
Angelica Madeiros
Maria Doll

[REDACTED]

Thomas Dearborn

From: Patricia Hachiya
Sent: Tuesday, October 29, 2024 7:40 AM
To: Arturo Jacobo; Thomas Dearborn
Cc: Edward Rojas
Subject: Fw: Stakeholder (833 Torrance Blvd, LLC) Written Public Comment Proposed South Bay Area Plan (SBAP)
Attachments: Letter to RPC re 833 W. Torrance Blvd (10.30.24 RCP Hearing re SBAP) 4867-4144-9203 v.1.pdf

FYI

From: Fogt, Matthew <mfogt@allenmatkins.com>
Sent: Monday, October 28, 2024 11:04 PM
To: South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov>; Patricia Hachiya <phachiya@planning.lacounty.gov>; Connie Chung <cchung@planning.lacounty.gov>; Dennis Slavin <dslavin@planning.lacounty.gov>; ddegrazia@planning.lacounty.gov <ddegrazia@planning.lacounty.gov>; EDL-DRP BU-D Executive Office <executive@planning.lacounty.gov>; Amy Bodek <ABodek@planning.lacounty.gov>; Mitch Glaser <mglaser@planning.lacounty.gov>
Cc: shaugen@wptcapital.com <shaugen@wptcapital.com>; Jonah Chodosh <jchodosh@wptcapital.com>; econrad@wptcapital.com <econrad@wptcapital.com>; Gosney, Paige <pgosney@allenmatkins.com>; Nichols, Matthew <mnichols@allenmatkins.com>
Subject: Stakeholder (833 Torrance Blvd, LLC) Written Public Comment Proposed South Bay Area Plan (SBAP)

CAUTION: External Email. Proceed Responsibly.

Please find attached hereto public comments from stakeholder (833 Torrance Blvd, LLC) for Proposed South Bay Area Plan (SBAP) project, Final Environmental Impact Report (FEIR), and updates to the West Carson Transit- Oriented (TOD) Specific Plan | PRJ2022-004615; Advance Planning Case No. RPPL2022014508, Advance Planning Case No. RPPL2022014509, General Plan Amendment No. RPPL2023004724, Zone Change No. RPPL2023004725.

Best regards,
Matt

Matthew R. Fogt, Esq.

Partner, Land Use, Real Estate, and Energy
Allen Matkins Leck Gamble Mallory & Natsis LLP
2010 Main Street, Suite 800, Irvine, CA 92614
949.851.5453 direct | 949.241.4043 mobile

Allen Matkins



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Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
2010 Main Street, 8th Floor | Irvine, CA 92614-7214
Telephone: 949.553.1313 | Facsimile: 949.553.8354
www.allenmatkins.com

Matthew R. Fogt

E-mail: mfogt@allenmatkins.com

Direct Dial: 949.851.5453 | File Number: 392270.00009/4867-4144-9203.1

Via Electronic Mail

October 29, 2024

Los Angeles County Regional Planning Commission
Email: comment@planning.lacounty.gov
320 W. Temple Street
Los Angeles, CA 90012

Re: Stakeholder (833 Torrance Blvd, LLC) Written Public Comment for Proposed South Bay Area Plan (SBAP) project, Final Environmental Impact Report (FEIR), and updates to the West Carson Transit-Oriented (TOD) Specific Plan | PRJ2022-004615; Advance Planning Case No. RPPL2022014508, Advance Planning Case No. RPPL2022014509, General Plan Amendment No. RPPL2023004724, Zone Change No. RPPL2023004725

Honorable Chairperson and Members of the Regional Planning Commission:

This firm represents 833 Torrance Blvd, LLC (“Owner”) with respect to the approximately 14.2 acre site it owns at 833 W. Torrance Boulevard, comprised of Assessor Parcel Numbers (“APN”) 7350-001-016, 7350-001-018, 7350-001-027 and 7350-001-029, (collectively, the “Property”) in the West Carson community of unincorporated Los Angeles County (“County”). The Property is located at the northwestern corner of the intersection of W. Torrance Blvd. and the Interstate 110 Harbor Freeway and subject to the County's proposed General Plan and Zoning Updates to implement the proposed South Bay Area Plan (“SBAP”) and proposed updates to the West Carson Transit-Oriented (“TOD”) Specific Plan (“Specific Plan”). We previously submitted letters dated April 24, 2024 and June 26, 2024 regarding the SBAP.

Owner respectfully requests that this letter be included in the public record as part of the Regional Planning Commission’s consideration of Agenda Item No. 6 on October 30, 2024.

On behalf of Owner, we write to express appreciation for County staff working with Owner to address issues we previously raised regarding the original draft Specific Plan, including the Additional Staff Recommended Revisions in Exhibit N that are consistent with our existing ministerial approval. Over the past several months, County staff has diligently worked with Owner and other stakeholders to strike a thoughtful balance between the County’s objectives and the unique needs of the Property based on, among other things, its former use as a landfill and recent Ministerial Site Plan Review approved on December 27, 2022.

Los Angeles County Regional Planning Commission
October 29, 2024

Page 2

Owner also desires to express appreciation for the written confirmations provided by County staff, including Patricia Hachiya and Connie Chung from the Advanced Planning Division, which verify how our current vested approvals work with the new Specific Plan. Notably, in correspondence dated October 19, 2024, County staff clarified and confirmed the following key points:

- 1. The Site Plan Review (SPR) approval and the improvements installed have vested the truck/trailer storage use, even though the use has not yet been fully established.*
- 2. No immediate CUP is required for this use after the adoption of the SBAP.*
- 3. The only required CUP for the existing truck/trailer storage use is the Green Zone CUP, which must be secured before the 2027 deadline.*
- 4. Future tenants may rely on the vested SPR, and, once obtained, the Green Zone CUP will enable continued use without further CUP requirements.*
- 5. The Green Zone CUP will vest the use of the Property itself, allowing a similar tenant to operate under the CUP without obtaining a new one.*

We appreciate the Commission and County staff's commitment to a collaborative process and to addressing our concerns previously raised.

Very truly yours,



Matthew R. Fogt

MRF

cc: Amy Bodek, Planning Director
Dennis Slavin, Planning Chief Deputy Director
David DeGrazia, Planning Deputy Director
Connie Chung, Advanced Planning Division
Patricia Hachiya, Advanced Planning Division
Mitch Glaser, Assistant Administrator
Erik ("Rick") Friess, Esq.
Matthew Nichols, Esq.

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 7:19 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: SBAP Project No. PRJ2022-004615-(2,4)

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Karina Arroyo [REDACTED]
Sent: Tuesday, October 29, 2024 7:00 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SBAP Project No. PRJ2022-004615-(2,4)

CAUTION: External Email. Proceed Responsibly.

Karina Arroyo
Applicant
El Camino Village homeowner
[REDACTED]

Good morning,

Council Members/City Officials/Planning Board, and fellow residents.

Thank you for the opportunity to voice my concerns. My name is Karina Arroyo and I am a resident/home owner in the El Camino Village. I'm here to speak on behalf of myself and my neighbors who oppose the proposed construction of apartment units in our community without onsite parking due to the serious impact they will have on traffic, parking, and overall quality of life.

As you may know, our neighborhood is already facing a critical strain on parking and traffic flow. There have been plenty of times where my driveway is partially blocked, making it difficult to get in and out of my driveway, and many times I could not take my trash out because there was no space in the street near my home. They will not pick up from the sidewalk or if the trash bins are too close to a car. We believe adding more residents to this area without providing sufficient onsite parking will only intensify these issues.

Furthermore, increasing the population density without adequate planning and infrastructure compromises the very spirit and livability of this community. Many of us chose this neighborhood to escape these very issues—buying homes here with the hope of a peaceful and connected environment where we could walk safely, enjoy a short commute to local businesses, and raise our families away from the challenges faced by more congested parts of the city.

In addition, while adding housing is important, we feel strongly that our neighborhood’s growth needs to be supported by more resources that enhance our quality of life, such as bookstores, family-friendly restaurants, and arts facilities that enrich our community and are accessible within walking distance. These kinds of developments would genuinely support our neighborhood’s growth and appeal, rather than simply adding more traffic and congestion.

I appreciate the council prioritizing long-term growth, development, and the maintenance of this community. But please do so by focusing on projects that provide necessary resources rather than more residential density. We can build a neighborhood that is truly sustainable, enjoyable, and accessible for all residents, the current plans is simply not the resolution or a goal for the residents who should be the priority and focus of care.

Thank you for your time and consideration of our concerns.

-Karina Arroyo

Resources:

South Bay Area Plan Project No. PRJ2022-004615-(2,4)
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
General Plan Amendment No. RPPL2023004724 Zone Change No.
RPPL2023004725
Environmental Assessment No. RPPL2023002450

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 7:19 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire Rezoning

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Maria Castellanos [REDACTED]
Sent: Monday, October 28, 2024 11:04 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire Rezoning

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Maria Castellanos and I live in Unincorporated Del Aire. I work in the Education field and my husband and I moved into Del Aire more than 10 years ago.

The community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed-use housing along our corridors and near the Metro station. Yet this plan is flawed, and will cause harm.

Please look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire.

- The maps will triple the number of housing units in a ¼ square mile area. This is 3X more than what the state requires for Del Aire.
- The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning of all North Del Aire to H30 or the alternative of H18. **Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot.** It means that per acre, there can be 18 units, meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single-family community. **State law already allows a duplex and two ADUs on each and every residential property.** **The proposal is not just upzoning so each single property can have 2-4 units. Please look deeper!**

- **Many Del Aire residents are first time home buyers in one of the last affordable single-family communities on the West side.** How can the County simultaneously provide first time home buyer workshops and then rezone to limit single family homes in one of the last affordable communities in our area?
- **Del Aire does not have the infrastructure to support 3X more residents!** Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, LAAFB, and LAX.
 - There are no through streets as 2 sides of the community dead end in cul-de-sacs.
 - But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.
 - Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.
- **Upzoning to H30 is restrictive to current residents because it has a minimum density requirement that mandates that a minimum of 5 units must be built on each single family lot.** A year ago, in December of 2023, we met with LA County Planning and District 2 and they told us they had made an error including H30 for all of Del Aire. Yet the maps have not been changed, rather H18 is proposed as an alternative.
 - This means that if a homeowner wants to rebuild their home or develop their lot for themselves and their aging parents, the only new development they could make on their lot must include at least 5 units (further, all lots within 1 acre can be consolidated to build a 30-unit apartment).
 - **At H18, 5 properties can be combined making an 18-unit apartment complex** in the middle of a street that has single-family homes. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.
 - **State law already allows a duplex and two ADUs on each and every residential property.** Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs.
 - **This is not just upzoning so each single property can have 2-4 units. Please look deeper!**

Commissioners, please look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 square mile radius. With zoning density bonuses, this could mean having 18 or 30 unit apartments in the middle of a single-family home community. This is not necessary!

- **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18.** PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE.
- **PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community.** The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Thank you for reading this email and for hearing my concerns.

Sincerely,

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 7:18 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire Rezoning

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Carlos A Ramirez [REDACTED]
Sent: Monday, October 28, 2024 10:45 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire Rezoning

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Carlos Alejandro Ramirez and I live in Unincorporated Del Aire. I am a middle school counselor and a first time home buyer that moved into Del Aire 10 years ago. My wife and I bought our house here because it is a quiet single family residential area with lots of loving neighbors and families.

The community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed-use housing along our corridors and near the Metro station. Yet this plan is flawed, and will cause harm.

Please look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire.

- The maps will triple the number of housing units in a ¼ square mile area. This is 3X more than what the state requires for Del Aire.
- The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning of all North Del Aire to H30 or the alternative of H18. **Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot.** It means that per acre, there can be 18 units, meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single-family community. **State law already allows a duplex and two ADUs on each and every residential property.** **The proposal is not just upzoning so each single property can have 2-4 units. Please look deeper!**

- **Rezoning our single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire.
- **Del Aire does not have the infrastructure to support 3X more residents!** Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, LAAFB, and LAX.
 - There are no through streets as 2 sides of the community dead end in cul-de-sacs.
 - But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.
 - Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.

Commissioners, please look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 square mile radius. With zoning density bonuses, this could mean having 18 or 30 unit apartments in the middle of a single-family home community. This is not necessary!

- **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18.** PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE.
- **PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community.** The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Thank you for your time,

Carlos Alejandro Ramirez

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 7:18 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: South Bay Area Plan: Upzoning in Del Aire 10/30/24

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Angie Castellanos [REDACTED]
Sent: Monday, October 28, 2024 9:11 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: South Bay Area Plan: Upzoning in Del Aire 10/30/24

CAUTION: External Email. Proceed Responsibly.

Hello- My name is Angie Castellanos and I live in Unincorporated Del Aire. I have been a resident of Del Aire since 2012.

Del Aire is a community that is all for fair and equitable housing. We welcome the expansion of mixed-use housing. However, the plan that has been set in motion is flawed.

I ask that you please look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire.

-The map will triple the number of housing units in a quarter square mile. That is three times more than what the state requires for Del Aire.

-The plan includes other unincorporated areas or Del Aire plus Wiseburn. This means that the impacts have not been appropriately considered because the plan includes these other areas.

The plan proposes a blanket upzoning of all North Del Aire to H30 or the alternative of H18. Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot. It means that per acre, there can be 18 units, meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single-family community. State law already allows a duplex and two ADUs on each and every residential property. The proposal is not just upzoning so each single property can have 2-4 units. Please look deeper!

Rezoning our single-family neighborhood is not necessary in order to achieve the state mandated housing goals. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in

Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire.

Del Aire does not have the infrastructure to support 3X more residents! Del Aire is a tiny single-family home community. There are no through streets as 2 sides of the community dead end in cul-de-sacs. But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area. Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.

Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities. Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.

Commissioners, please take a look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a quarter square mile radius. With zoning density bonuses, this could mean having 18 or 30 unit apartments in the middle of a single-family home community. This is not necessary!

PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18.

PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE.

PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

I thank you in advance for your consideration.

Angie Castellanos

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 7:17 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: LA County South Bay Area Plan Comment from Resident
Attachments: favicon.ico; favicon.ico

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Dev Team [REDACTED]
Sent: Monday, October 28, 2024 8:01 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: LA County South Bay Area Plan Comment from Resident

CAUTION: External Email. Proceed Responsibly.

Hello,

First Name: Donovan

Last Name: Lowkeen

Email address: [REDACTED]

Not the applicant

I wanted to discuss the two new housing developments located in El Camino Village on Crenshaw Blvd and Marine and Crenshaw Blvd and 154th street. Since the project on Crenshaw Blvd and Marine has already been approved my comments will be regarding the latter property. The construction company that owns these properties wants to use the Density Bonus and Assembly Bill 2097 to increase the number of units from 43 to 303 units. They plan to set aside a minimal number of units (15 or less) for moderate to low income housing which allows them to use these laws to force their way through the approval process.

My concern with this is that this complex (303 units) plus their other development (200+ units) will be introducing a minimum of over 500 new residents into this very confined area of El Camino Village. According to censusreporter.org <https://censusreporter.org/profiles/16000US0628168-gardena-ca/> only 2% of people use public transportation in Gardena. It's obvious to everyone who lives in Los Angeles that you need a car to get around. Expecting these residents to use public transportation is just ignoring the data for the purpose of profits. In AB 2097: Section 65863.2(b) the law gives cities the ability to provide written findings demonstrating that not imposing the requirements (parking) would have a substantially

negative impact on the community. With the increased number of residents in this area, it will cause a traffic jam around dinner each day. Whenever these residents order from a food delivery service, there will be no available parking spots for them to make their deliveries. They will undoubtedly double park or stop in the street causing other vehicles to have to unexpectedly swerve out of the way. This will mean all residents in El Camino Village traveling along Crenshaw Blvd will now have to deal with this higher risk of negligent drivers.

I'd like the county officials to take this into consideration when evaluating this project and if the county also feels the need to undergo a parking research study, I would be happy to lead that process.

Best,
Donovan

Transportation to work

28.4 minutes

Mean travel time to work

a little less than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 30.1

a little less than the figure in California: 29.2

Means c

7.



Drove

* Univers

Bill Text - AB-2097 Residential,
commercial, or other development types:
parking requirements.
legislature.ca.gov

AB 2097: Section 65863.2(b): This section outlines that cities and counties can impose or enforce parking requirements **if they make written findings within 30 days of receiving a completed application**, demonstrating that not imposing the requirements would have a **substantially negative impact**, supported by a **preponderance of evidence**

California Code, GOV 65915
legislature.ca.gov

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 7:16 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: South Bay Area Plan Project No. PRJ2022-004615-(2,4) - housing project

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Ong Hdao [REDACTED]
Sent: Monday, October 28, 2024 7:27 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: South Bay Area Plan Project No. PRJ2022-004615-(2,4) - housing project

CAUTION: External Email. Proceed Responsibly.

Hello,

My name is HongDao Ong, my email address is [REDACTED] I am oppose the housing project development listed below due to concern of environmental, high tax and crime. Thank you!

South Bay Area Plan Project No. PRJ2022-004615-(2,4) Advance Planning Case No. RPPL2022014508 Advance Planning Case No. RPPL2022014509 General Plan Amendment No. RPPL2023004724 Zone Change No. RPPL2023004725 Environmental Assessment No. RPPL2023002450 Planners: Thomas Dearborn and Arturo Jacobo PROJECT LOCATION:

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 7:15 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: South Bay Area Plan File 24-182 Comments

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Sherrie Mancera [REDACTED]
Sent: Monday, October 28, 2024 7:25 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: South Bay Area Plan File 24-182 Comments

CAUTION: External Email. Proceed Responsibly.

Hello. As a nearby resident, I am writing to express my concerns about the rezoning and its particular effects on the unincorporated community of Alondra Park/El Camino Village. The designation of Mixed Use along Crenshaw Boulevard from Rosecrans Avenue and Manhattan Beach Boulevard exposes that stretch to an unsupportable amount of potential housing density. This designation and the area(s) to which it will apply, need to be reconsidered.

In particular, the stretch between Marine Avenue and Manhattan Beach Boulevard, which borders on a neighborhood of single family residences, is slated to absorb a disproportionate allocation of new developments, some already in the planning or proposal stages.

As you know, the onslaught of recent state legislation provides density bonuses to developers who include a very small number of "affordable" units in their projects. Also, as you know, the state laws have obliterated parking requirements.

It is unrealistic to expect over 500 new residents, as would be accommodated by two planned/proposed stack'n'pack, 7- to 9-story high rises with no onsite parking, within a three block stretch, to not have at least some vehicles. Crenshaw is a major thoroughfare and cannot absorb more than a couple dozen parked vehicles. The overflow will overwhelm the residential communities east and west of Crenshaw. Now, consider that up to 20 similar projects could be built along a two mile stretch. The infrastructure cannot support such density.

Please reconsider your zoning decisions and their consequences for Crenshaw Boulevard from Rosecrans to Manhattan Beach Boulevard.

Sherrie Mancera
Torrance, California

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 7:14 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Open comments for Del Aire Rezoning Proposal

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Darcy Nourie [REDACTED]
Sent: Monday, October 28, 2024 5:39 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Open comments for Del Aire Rezoning Proposal

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Darcy Nourie and I live in Unincorporated Del Aire. I have lived here for 10 years with my husband and 11 year old daughter.

The community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed-use housing along our corridors and near the Metro station. Yet this plan is flawed, and will cause harm.

Please look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire.

- The maps will triple the number of housing units in a ¼ square mile area. This is 3X more than what the state requires for Del Aire.
- The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning of all North Del Aire to H30 or the alternative of H18. **Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot.** It means that per acre, there can be 18 units, meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single-family community. **State law already allows a duplex and two ADUs on each and every residential property.**

The proposal is not just upzoning so each single property can have 2-4 units. Please look deeper!

- **Del Aire does not have the infrastructure to support 3X more residents!** Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, LAAFB, and LAX.
 - There are no through streets as 2 sides of the community dead end in cul-de-sacs.
 - But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.
 - Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands

of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.

- ***This magnitude of upzoning will hurt our children's education. Our local school, Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students.*** The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way? That is not how communities and school districts work.

Commissioners, please look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 square mile radius. With zoning density bonuses, this could mean having 18 or 30 unit apartments in the middle of a single-family home community. This is not necessary!

- **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18.** PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE.
- **PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community.** The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Thank you for your thoughtful attention,
Darcy Nourie
5458 w 121st St
Del Aire, CA 90250

Sent from my iPhone

Thomas Dearborn

From: DRP Public Comment
Sent: Tuesday, October 29, 2024 7:12 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Rezoning for Del Aire

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: Karina Franco [REDACTED]
Sent: Monday, October 28, 2024 5:38 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Rezoning for Del Aire

CAUTION: External Email. Proceed Responsibly.

Dear LA County Regional Planning Commission,

I am writing to express my concerns regarding the proposed rezoning for Del Aire, which is scheduled for a final vote on Wednesday, October 30th. I respectfully urge you to reconsider the impact of this proposal on our community and its residents.

Key concerns include:

- *Excessive Housing Density: The proposal would triple housing density within a 1/4 sq. mile area - far exceeding state requirements. This level of upzoning is disproportionate for our community.
- *Risk of Gentrification: Increased density will likely lead to gentrification, displacing families who have lived here for decades and harming the unique character of Del Aire.
- *Loss of Affordable Single-Family Homes: Many residents of Del Aire are first-time homeowners in one of the last affordable single-family neighborhoods on the westside. Rezoning could significantly reduce housing affordability and access for future homeowners.
- *Alternative Solutions Available: Rezoning isn't essential to meet state housing goals. Current laws already permit a duplex and two ADUs per lot, contributing to housing stock without altering the fabric of single-family neighborhoods.

I ask that you please consider alternative approaches to meeting housing goals that preserve Del Aire's character and affordability. I want to thank you for your time and attention to this critical issue for our community.

Sincerely,
Karina Franco
5253 W 125th St
Del Aire, CA 90250

Thomas Dearborn

From: Marcello Robinson [REDACTED]
Sent: Monday, October 28, 2024 5:42 PM
To: South Bay Area Plan
Subject: SBAP comment - public comment
Attachments: SBAP comment .pdf

CAUTION: External Email. Proceed Responsibly.

October 30, 2024

The Honorable Supervisor Holly Mitchell
Los Angeles County Board of Supervisors
500 W Temple St
Los Angeles, CA 90012

Dear Supervisor Mitchell,

I am writing to address the proposed South Bay Area Plan (SBAP), Project No. PRJ2022-004615, as detailed in the recent report issued by the Regional Planning Commission. This letter highlights several areas for consideration, which I believe will strengthen the SBAP and ensure it meets the needs of our communities effectively.

The SBAP outlines a vision to create sustainable, inclusive, and resilient neighborhoods through increased housing density, mixed-use developments, zoning amendments, and infrastructure updates. However, several elements of this plan raise concerns for our communities and call for careful, community-first approaches. I respectfully propose the following recommendations for your review and inclusion in public comment:

1. **Housing and Density Adjustments**

The SBAP's goal to add 5,361 housing units to address the county's housing shortfall is commendable. However, the plan's density increase, particularly near transit zones, risks adding strain to existing infrastructure and displacing long-term residents.

- **Recommendation:** A phased density approach would allow the community to adjust gradually while avoiding sudden displacement. Additionally, a focus on affordable housing, with rent-to-own options for long-term residents, could help stabilize housing and prevent gentrification.

2. **Environmental Considerations and Reduced Density in Del Aire**

The adoption of Alternative E, which limits density in Del Aire, addresses some environmental concerns but falls short of mitigating significant impacts, such as air quality, noise, and greenhouse gases.

- **Recommendation:** To further offset these impacts, I propose investments in green infrastructure, including additional green spaces and enhanced air quality monitoring. The inclusion of green rooftops and urban green spaces in high-density areas could improve resilience and community wellness.

3. **Zoning Amendments and Local Road Reclassification**

The reclassification of Del Amo Boulevard from 'Major Highway' to 'Local Road' is a positive step but may divert traffic to surrounding residential areas, impacting neighborhood safety.

- **Recommendation:** I suggest additional traffic studies to assess these effects and recommend alternative routes or enhanced pedestrian safety measures. Community input on the impact of traffic patterns would also be valuable for maintaining neighborhood safety.

4. **Mixed-Use Zones and Displacement Prevention**

While Mixed-Use (MU) zoning can create vibrant, walkable areas, it may also affect the character of existing neighborhoods, raising property values and potentially displacing small businesses.

- **Recommendation**: A "community-first" approach would support small, local businesses, particularly family- owned and community-serving establishments, ensuring they remain a part of the evolving landscape. Anti-displacement measures for residents should be reviewed to protect those who are most vulnerable to rapid changes.

5. **Accessory Commercial Units (ACUs) on Residential Lots**

The proposal to allow ACUs on residential corner lots promotes neighborhood vibrancy, but it may increase noise, traffic, and parking issues.

- **Recommendation**: A pilot program for ACUs would allow the community to evaluate the impact before full implementation. Regular feedback from residents would guide future expansion or adjustments to this policy, ensuring it benefits the community without compromising residential tranquility.

6. **Community Engagement and Historic Preservation**

The SBAP has shown commendable efforts in community outreach and historic preservation, especially with the Alpine Village property. Ensuring that community voices continue to shape this project is essential.

- **Recommendation**: Strengthen the language in SBAP to safeguard historic areas and promote ongoing community advisory forums. An educational program could inform residents and business owners about how to preserve the area's history and culture while embracing new developments.

7. **Traffic and Parking Solutions for ACUs**

To prevent parking congestion due to new ACUs, additional solutions are essential.

- **Recommendation**: Establish shared parking zones or create a community permit system to ease congestion. Incentives for businesses that encourage customers to use sustainable transportation options would further reduce parking and traffic issues.

Additional Improvements:

- **Public Awareness on PASD**: Community awareness programs could educate property owners on the impact of the new Planning Area Standards District (PASD) and zoning standards, ensuring that all residents are informed of how their development rights may change.

- **Small Business Incubator Initiative**: A small business incubator in mixed-use zones would promote local entrepreneurship, supporting family-owned businesses and fostering community-oriented services.

Thank you for considering these recommendations, and for all the dedicated work you do for our district. I am confident that, with these adjustments, the SBAP can achieve its ambitious goals while preserving the unique character of our neighborhoods and safeguarding the well-being of our residents. I appreciate the time and commitment you and your team have put into this plan, and I look forward to seeing these enhancements included for a more community-focused future.

Sincerely,

Marcello Robinson
Resident of the City of Hawthorne
Phone: [REDACTED]
Email: [REDACTED]

Thomas Dearborn

From: DRP Public Comment
Sent: Monday, October 28, 2024 3:18 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: REZONING DEL AIRE

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Patricia Davis [REDACTED]
Sent: Monday, October 28, 2024 3:17 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: REZONING DEL AIRE

CAUTION: External Email. Proceed Responsibly.

Dear LA County Regional Planning Commission,

I am writing to express my concerns regarding the proposed rezoning for Del Aire, which is scheduled for a final vote on Wednesday, October 30th. I respectfully urge you to reconsider the impact of this proposal on our community and its residents.

Key concerns include:

- **Excessive Housing Density:** The proposal would triple housing density within a ¼ sq. mile area—far exceeding state requirements. This level of upzoning is disproportionate for our community.
- **Risk of Gentrification:** Increased density will likely lead to gentrification, displacing families who have lived here for decades and harming the unique character of Del Aire.
- **Loss of Affordable Single-Family Homes:** Many residents in Del Aire are first-time homeowners in one of the last affordable single-family neighborhoods on the Westside. Rezoning could significantly reduce housing affordability and access for future homeowners.
- **Alternative Solutions Available:** Rezoning isn't essential to meet state housing goals. Current laws already permit a duplex and two ADUs per lot, contributing to housing stock without altering the fabric of single-family neighborhoods.

I ask that you consider alternative approaches to meeting housing goals that preserve Del Aire's character and affordability. Thank you for your time and attention to this critical issue for our community.

Patricia Davis

119th place

Del Aire

Thomas Dearborn

From: DRP Public Comment
Sent: Monday, October 28, 2024 7:12 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18.

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Ivan Egana [REDACTED]
Sent: Sunday, October 27, 2024 5:05 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18.

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Ivan Egana and I live in Unincorporated Del Aire. We are first-time home buyers and a family of four (two kids 11 and 14 yrs old).

The community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed-use housing along our corridors and near the Metro station. Yet this plan is flawed, and will cause harm.

Please look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire.

- The maps will triple the number of housing units in a ¼ square mile area. This is 3X more than what the state requires for Del Aire.
- The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning of all North Del Aire to H30 or the alternative of H18. **Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot.** It means that per acre, there can be 18 units, meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single-family community. **State law already allows a duplex and two ADUs on each and every residential property.** The proposal is not just upzoning so each single property can have 2-4 units. Please look deeper!

PICK 1-2 POINTS BELOW TO HIGHLIGHT:

- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire as a sensitive community at high risk of displacement. This rezoning WILL cause harm.
- **Many Del Aire residents are first time home buyers in one of the last affordable single-family communities on the West side.** How can the County simultaneously provide first time home buyer workshops and then rezone to limit single family homes in one of the last affordable communities in our area?
- **Rezoning our single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire.
- **Del Aire does not have the infrastructure to support 3X more residents!** Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, LAAFB, and LAX.
 - There are no through streets as 2 sides of the community dead end in cul-de-sacs.
 - But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.
 - Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school, Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students.** The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way? That is not how communities and school districts work.
- **Upzoning to H30 is restrictive to current residents because it has a minimum density requirement that mandates that a minimum of 5 units must be built on each single family lot.** A year ago, in December of 2023, we met with LA County Planning and District 2 and they told us they had made an error including H30 for all of Del Aire. Yet the maps have not been changed, rather H18 is proposed as an alternative.
 - This means that if a homeowner wants to rebuild their home or develop their lot for themselves and their aging parents, the only new development they could make on their lot must include at least 5 units (further, all lots within 1 acre can be consolidated to build a 30-unit apartment).
 - **At H18, 5 properties can be combined making an 18-unit apartment complex** in the middle of a street that has single-family homes. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.
 - **State law already allows a duplex and two ADUs on each and every residential property.** Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs.
 - **This is not just upzoning so each single property can have 2-4 units. Please look deeper!**

CLOSE & FINAL REQUEST:

Commissioners, please look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 square mile radius. With zoning density bonuses, this could mean having 18 or 30 unit apartments in the middle of a single-family home community. This is not necessary!

- **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18.** PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE.
- **PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community.** The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Ivan Egana
5346 W 121st St,
Hawthorne CA 90250

Thomas Dearborn

From: DRP Public Comment
Sent: Monday, October 28, 2024 7:11 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: UPZONING IN DEL AIRE!

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Ellen Covarrubias [REDACTED]
Sent: Friday, October 25, 2024 2:34 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: UPZONING IN DEL AIRE!

CAUTION: External Email. Proceed Responsibly.

Hello our names are Manuel & Ellen Covarrubias,

We have lived in our home in Del Aire since 1994. We absolutely love our home and are so thankful for the quiet street that we live on. Our grandkids that we are caregivers for have had many years of fun and safety to play outdoors in our community. Everyone on our street knows each other by name and we look out for each other's homes. We are both in our 70's and pray that we will be able to continue to live in our home for the rest of our lives.

The community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed-use housing along our corridors and near the Metro station. Yet this plan is flawed, and will cause harm.

Please look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire.

- The maps will triple the number of housing units in a ¼ square mile area. This is 3X more than what the state requires for Del Aire.
- The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning of all North Del Aire to H30 or the alternative of H18. **Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot.** It means that per acre, there can be 18 units, meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the

middle of a single-family community. **State law already allows a duplex and two ADUs on each and every residential property.** The proposal is not just upzoning so each single property can have 2-4 units. Please look deeper!

- ***Del Aire does not have the infrastructure to support 3X more residents!*** Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, LAAFB, and LAX.
 - There are no through streets as 2 sides of the community dead end in cul-de-sacs.
 - But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.
 - Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.
- ***This magnitude of upzoning will hurt our children's education. Our local school, Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students.*** The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way? That is not how communities and school districts work.

Commissioners, please look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 square mile radius. With zoning density bonuses, this could mean having 18 or 30 unit apartments in the middle of a single-family home community. This is not necessary!

- **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE.**
- **PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community.** The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Thank you for your attention to this matter.

Manuel & Ellen Covarrubias
5350 w. 118th place
Del Aire, CA 90304



Virus-free www.avast.com

Thomas Dearborn

From: DRP Public Comment
Sent: Monday, October 28, 2024 7:10 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire Rezoning

FYI

RAFAEL ANDRADE SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----

From: Michele Crawford [REDACTED]
Sent: Friday, October 25, 2024 12:59 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire Rezoning

CAUTION: External Email. Proceed Responsibly.

Good Morning,

My name is Michele Crawford I am 64 and I am a 20 + year resident, first time home buyer located on 118th Place in the area that would be effected by rezoning.

I am a community member and educator who supports the local schools by substitute teaching in my retirement.

This is a family community who wants to help with the lack of housing and has by welcoming the Venice housing project at the top of my street, a new 8 story apartment house also at the top of the street along with apartments on Aviation near Imperial and the Pacific Concourse.

My concern is that there is no infrastructure for these new additions; yet the introduction of more would be both an environmental and safety hazard.

Parking is a huge issue, due to the parking situation we are limited to 2 tags to park on the street now, but with these new building and the proposed additional residents. There is no capacity. The new apartment house on 188th Place will put an additional strain on parking.

There are no food stores or many businesses close by. We border the freeway, the courthouse, and the air force base.

Students from outside the district at our schools will be displaced due to an increase of residents.

Our homes are older small single family homes with many residents building rental units that they can sustain already. If the rezoning occurs, we will have a large displacement of residents (including renters) who may not be able to afford to relocate; and will be adding to the issue.

I am asking you to look deeper into the community and reconsider the plan knowing that this area does not offer a solution, but what is currently planned will promote issues due to density and lack of services.

Currently police and fire response is slow due to not enough infrastructure and capacity to respond. We go days without mail delivery again due to lack of capacity.

We are surrounded by city services who do not respond to our needs. The county sheriffs are not local to us; yet we must rely on them.

As a smaller community we have adapted and many have purchased their own security services PO Boxes etc...however with plans to increase the population many times over, there are no supports in place nor plans to put in support.

Changing the zoning in this area of Del Aire will promote existing issues and cause new ones that may not be able to be resolved.

We are in a flood zone. I am not able to get flood insurance. Where will the water go when you have buildings in the way of flow and cars on the streets blocking water flow. It is already a known issue. Is this in the plan to remediate?

I am not opposed to adding housing, I am asking to take a holistic look at how you and the committee will ensure you are not planning without addressing these issues, especially safety and environmental.

Thank you for reading this response, if you have any questions please don't hesitate to ask.

Michele Crawford
5322 West 118th Place
Del Aire, Ca. 90304

Thomas Dearborn

From: DRP Public Comment
Sent: Monday, October 28, 2024 7:10 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Rezoning Del Aire

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: smohr182 [REDACTED]
Sent: Friday, October 25, 2024 11:03 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: Sonia Rodrigues-Mohr [REDACTED]
Subject: Rezoning Del Aire

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Steven Mohr and I live in Unincorporated Del Aire. My wife, daughter and I are first-time homebuyers and small business owners.

The community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed-use housing along our corridors and near the Metro station. Yet this plan is flawed, and will cause harm.

Please look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire.

- The maps will triple the number of housing units in a ¼ square mile area. This is 3X more than what the state requires for Del Aire.
- The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning of all North Del Aire to H30 or the alternative of H18. **Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot.** It means that per acre, there can be 18 units, meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single-family community. **State law already allows a duplex and two ADUs on each and every residential property. The proposal is not just upzoning so each single property can have 2-4 units. Please look deeper!**

- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire as a sensitive community at high risk of displacement. This rezoning WILL cause harm.

- **Many Del Aire residents are first time home buyers in one of the last affordable single-family communities on the West side.** How can the County simultaneously provide first time home buyer workshops and then rezone to limit single family homes in one of the last affordable communities in our area?
- **Rezoning our single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire.
- **Del Aire does not have the infrastructure to support 3X more residents!** Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, LAFB, and LAX.
 - There are no through streets as 2 sides of the community dead end in cul-de-sacs. **We live in a cul-de-sac.**
 - But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.
 - Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school, Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students.** The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so **why was the study completed in this way?** That is not how communities and school districts work.
- **Upzoning to H30 is restrictive to current residents because it has a minimum density requirement that mandates that a minimum of 5 units must be built on each single family lot.** A year ago, in December of 2023, we met with LA County Planning and District 2 and they told us they had made an error including H30 for all of Del Aire. Yet the maps have not been changed, rather H18 is proposed as an alternative.
 - This means that if a homeowner wants to rebuild their home or develop their lot for themselves and their aging parents, the only new development they could make on their lot must include at least 5 units (further, all lots within 1 acre can be consolidated to build a 30-unit apartment).
 - **At H18, 5 properties can be combined making an 18-unit apartment complex** in the middle of a street that has single-family homes. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.
 - **State law already allows a duplex and two ADUs on each and every residential property.** Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs.
 - **This is not just upzoning so each single property can have 2-4 units. Please look deeper!**

Commissioners, please look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 square mile radius. With zoning density bonuses, this could mean having 18 or 30 unit apartments in the middle of a single-family home community. This is not necessary!

- **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18.** PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE.
- **PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community.** The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Thank you for your time and attention.

Respectfully,

Steven Mohr and Sonia Rodriguez
5254 W. 119th Street
Del Aire, CA 90304



Sent from my Verizon, Samsung Galaxy smartphone

Thomas Dearborn

From: DRP Public Comment
Sent: Monday, October 28, 2024 7:09 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire upzoning

FYI

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Andrew McGregor [REDACTED]
Sent: Friday, October 25, 2024 6:28 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire upzoning

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Andrew and I live in Unincorporated Del Aire. I've lived in Del Aire since 2013, have a family of four, and teach at DaVinci Science down the street.

The community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed-use housing along our corridors and near the Metro station. Yet this plan is flawed, and will cause harm.

Please look at the Del Aire map and re-assess the rezoning that is in front of you for Del Aire.

- The maps will triple the number of housing units in a ¼ square mile area. This is 3X more than what the state requires for Del Aire.
- The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all Del Aire + Wiseburn to assess harms.

The plan proposes a blanket upzoning of all North Del Aire to H30 or the alternative of H18. Rezoning to H18 does not just mean that there can be 2 families on a current single-family lot. It means that per acre, there can be 18 units, meaning that 4-5 properties can be merged to create an 18-unit apartment complex in the middle of a single-family community. State law already allows a duplex and two ADUs on each and every residential property. The proposal is not just upzoning so each single property can have 2-4 units. Please look deeper!

- *Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.* The Housing element lists Del Aire as a sensitive community at high risk of displacement. This rezoning WILL cause harm.
- *Many Del Aire residents are first time home buyers in one of the last affordable single-family communities on the West side.* How can the County simultaneously provide first time home buyer workshops and then rezone to limit single family homes in one of the last affordable communities in our area?

Commissioners, please look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 square mile radius. With zoning density bonuses, this could mean having 18 or 30 unit apartments in the middle of a single-family home community. This is not necessary!

- PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18.PLEASE DO NOT APPROVE THE MAPS IN DEL AIRE.
- PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.

Thomas Dearborn

From: Donna Gillette [REDACTED]
Sent: Sunday, October 27, 2024 9:37 PM
To: South Bay Area Plan
Subject: South Bay Area Plan

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I live in Southwest Gardena which is across the street from El Camino Village. I am a concerned homeowner because of what is happening with new housing. I saw that they are planning a 222 Unit 7 story apartment building with NO parking at 15101 Crenshaw Ave. which has been approved and a block away they are planning a 8 story 305 units with NO parking at 15335 Crenshaw Blvd. There was never an environmental impact study, a parking study or any other kind of due diligence to make sure this is a feasible plan. No impact study for if the school system can accommodate any new students. This will definitely affect our home values. They said it is within a 1/2 mile of public transit. There is a bus stop down the street which gets blocked by food trucks and vendors. A bus only holds 42 people maximum. How are all others supposed to get to where they are going especially if there is no parking. They are not even including an area for emergency vehicles to park or for if there are elderly people who take shuttle vans to appointments, as well as moving trucks for people who move in or out of the building. They will be double parking. There is no major transportation hub nearby. One is 2.6 mile north and the other is 2.4 miles south. Our neighborhood does not have any tall buildings this size. These are residential neighborhoods with single family homes and ADU's in the back. They are currently building some townhomes on Marine within 2 blocks from the 7 story building. This one is compliant with the 45 ft maximum height limit and with parking. 45 feet is the legal height limit of structures. They are doubling that height with the 8 story building, 90 ft. We have parking issues because of all the ADU's that have been built. My neighbor on my left has 5 cars because of multiple ADU's and my neighbor 2 houses to the right has 6 cars. This already makes it difficult to park during street sweeping days and trash days. If 500-1500 people move into these new units with no parking. It will make life miserable. This is happening in the County side and we that live in Gardena are being impacted by what the county is allowing.

I realize there is a need for new housing, but it needs to coincide with the aesthetics of the neighborhood and also include parking. There are constant accidents where each unit is planning on being built because of how much traffic there already is. 6 miles currently take 30 minutes to drive. If these units are built this size we can expect it to take double the amount of time to drive the same distance because of the added traffic.

We were told because of EB 2097 we have no way to stop this. That the builder can do what they want at the expense of us citizens because of that bill. He is getting all kinds of incentives for saying they are low income housing. There are no setbacks required. He is being given a 1297% density bonus. Thus the reason for no parking. Although he is allowing 200 parking spaces for bicycles. Nobody can ride a bicycle on Crenshaw blvd. If you do, you're putting your life in your hands. It's not safe. The speed limit is 40 mph, and there are multiple food vendors that sit in the right lane which blocks a person from riding a bike. It's forbidden in Los Angeles County to ride a bicycle on a sidewalk. Which couldn't be done either because of all the food vendors.

I ask that you take all this into consideration when approving new units being built in the South Bay. I love my neighborhood and my neighbors. I didn't move to downtown LA because i like to see the skyline when i walk out my backdoor. If these are built, I will no longer see a sunset, and I will no longer have a westerly breeze coming through my area. It took me until my 50's to buy my first house as a single mom and now I feel like my quality of life will be impacted if these are built.

Please contact me if you have any questions.

Sincerely, a concerned homeowner.

Donna Gillette



Sent from my iPhone

Thomas Dearborn

From: jim tsui [REDACTED]
Sent: Saturday, October 26, 2024 10:06 AM
To: An, Ara; Holly J. Mitchell; jmireles@opportunity.lacounty.gov; James Dragan
Cc: Zoe Axelrod; Patricia Hachiya; Thomas Dearborn; Johnson, April; Alfonso Ruiz-Delgado
Subject: Re: Urgent Concerns Regarding South Bay Area Plan (SBAP) Initiatives Impacting El Camino Village

CAUTION: External Email. Proceed Responsibly.

Dear Ara,

Thank you for your thoughtful response and for connecting me with the Department of Regional Planning. I truly appreciate your dedication to engaging our community on these important developments.

I want to reiterate my primary concerns in hopes that we might work together toward a balanced approach. The proposed 37% population increase in El Camino Village stands in sharp contrast to the more moderate increases planned for neighboring areas, like Del Aire, Wiseburn, and Lennox, which are expected to grow by about 4%. This significant disparity could strain our infrastructure, including waste management, transportation, schools, and public safety resources, as our community may not be equipped to manage such a rapid increase in density.

Additionally, without a robust public transit system in our area, most residents rely on personal vehicles. The addition of studio-sized units without sufficient parking would likely add to traffic congestion and limit accessibility for residents and emergency vehicles. I am also concerned about the environmental impacts, such as noise and air quality, which could reduce our neighborhood's livability.

I respectfully request that the County consider conducting a detailed Environmental Impact Report (EIR) for El Camino Village to assess these potential impacts and provide solutions to ensure that any growth aligns with our infrastructure's capacity and the character of our community.

Thank you again for your time and support on this matter. I look forward to attending the community watch meeting, where I hope we can continue this dialogue and explore solutions that prioritize the well-being and future of our community.

Warm regards,
Jim

From: An, Ara <AAAn@bos.lacounty.gov>
Sent: Thursday, October 3, 2024 1:15 PM
To: jim tsui [REDACTED]; Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>;
jmireles@opportunity.lacounty.gov <jmireles@opportunity.lacounty.gov>; jdragan@ph.lacounty.gov

<jdragan@ph.lacounty.gov>

Cc: Zoe Axelrod <ZAxelrod@planning.lacounty.gov>; Patricia Hachiya <phachiya@planning.lacounty.gov>; Thomas Dearborn <TDearborn@planning.lacounty.gov>; Johnson, April <ApJohnson@bos.lacounty.gov>; Alfonso Ruiz-Delgado <ARDelgado@bos.lacounty.gov>

Subject: RE: Urgent Concerns Regarding South Bay Area Plan (SBAP) Initiatives Impacting El Camino Village

Hello Jim,

Thank you so much for reaching out and I'm confirming the receipt of your email. I'm looping in Dept. of Regional Planning staff so they are aware of your concerns about South Bay Area Plan as well as development concerns.

Given the housing affordability crisis and the high number of people that become unhoused because of the high cost of housing, the State has adopted bills for a few years now directing cities and counties to streamline the review and approval of projects. This includes density bonus which allows for increased heights and more units, reduced parking if the project meets baseline affordable unit requirements. In addition, the State adopted a law eliminating parking requirements if a development - housing or other - is within 1/2 mile of high transit corridor.

If a project is meeting these laws, which are incorporated into LA County Department of Regional Planning code, it goes through what is called ministerial review. A planner reviews for meeting the laws and *no hearing is required. If a project meets all these criteria, it must be approved.*

The Governor and State are increasing accountability and engaging Attorney General Bonta to ensure cities and counties are complying. Our team has engaged Department of Regional Planning and other department like public works for innovative ways to address your concerns as best as possible and comply with the state laws.

We encourage to share your experience and the impact of state decisions in your community with your state representatives since the State legislature is continuing to look at opportunities to streamline developments at the local level. The California State elected representatives that cover these developments area are [Senator Ben Allen \(District 24\)](#) and [Assemblymember Al Muratsuchi \(District 66\)](#). You can click the links to find their contact information.

Because we are getting many inquiries on this, I wanted to let you know that you're welcome to join the El Camino Village community watch meeting at Alondra Park gym on 10/17 at 7pm. LA County staff including myself will be there so we can assist you at the meeting. Please note, you can enter Alondra Park gym from Redondo Beach Blvd.

Thank you again for sharing your concerns.

Best regards,

Ara An | Deputy for Constituent Engagement
(Pronouns: she/her/hers)

Office of Supervisor Holly J. Mitchell, Second District

Los Angeles County Board of Supervisors

O: (213) 974-2222 | F: (213) 680-3283

E: aan@bos.lacounty.gov



From: jim tsui [REDACTED]

Sent: Wednesday, September 25, 2024 10:25 AM

To: Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>; An, Ara <AAAn@bos.lacounty.gov>;

jmireles@opportunity.lacounty.gov; jdragan@ph.lacounty.gov

Subject: Urgent Concerns Regarding South Bay Area Plan (SBAP) Initiatives Impacting El Camino Village

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, Ara An, Jessica Mireles, and James Dragan,

I am writing as a deeply concerned resident of El Camino Village to express my opposition to several initiatives being advanced under the South Bay Area Plan (SBAP). While I understand the need for community growth and development, the proposed policies threaten to drastically alter the safety and livelihood of families in our neighborhood.

The promotion of "Missing Middle" housing (Policy LU 2.1) and the facilitation of medium-to-higher density, mixed-income residential developments (Policy LU 2.2) may lead to overcrowded, poorly managed developments like the one approved at the corner of Marine and Crenshaw. These projects, lacking adequate parking and other critical infrastructure, will undoubtedly increase traffic congestion, strain resources, and diminish the overall quality of life in our community.

Moreover, the growing presence of non-permitted mobile food vendors (Policy LU 3.3) along Crenshaw Boulevard and Prairie Avenue near Alondra Park is deeply troubling. These vendors operate without proper supervision or enforcement by the Department of Economic Opportunity or the Department of Public Health, raising significant public health and safety concerns. The lack of regulation could lead to further encampments and RV campers parking throughout our streets, pushing El Camino Village toward a scenario similar to Skid Row in downtown LA.

I strongly urge you to reconsider these policies and prioritize the long-term safety, health, and well-being of El Camino Village residents. We must maintain the character of our community and avoid the deterioration that unchecked development and lax enforcement could bring.

Thank you for your attention to these pressing concerns. I look forward to your response and to further discussion about how we can work together to preserve the integrity of El Camino Village.

Sincerely,

Jim T.

El Camino Village Resident

Thomas Dearborn

From: jim tsui [REDACTED]
Sent: Saturday, October 26, 2024 8:24 AM
To: South Bay Area Plan
Subject: Urgent Concern Regarding South Bay Area Plan Proposed Density Increase for El Camino Village

CAUTION: External Email. Proceed Responsibly.

Dear South Bay Area Planning Team,

I am writing as a concerned resident of El Camino Village to express my serious reservations regarding the proposed density increase in our neighborhood under the South Bay Area Plan. After reviewing the approximate population projections for the area, I am troubled by the disproportionate impact this plan will have on our community compared to neighboring areas. Specifically, El Camino Village is set to see a 37% increase in population, while Del Aire, Wiseburn, and Lennox are proposed to increase by only around 4%.

A 37% population increase is untenable for our current infrastructure and raises serious CEQA concerns, including but not limited to:

1. **Public Safety:** Increasing the population so dramatically without corresponding investment in law enforcement, emergency services, and critical infrastructure creates public safety risks. Higher density will overextend police, fire, and medical services, potentially jeopardizing the welfare of residents.
2. **Transportation and Traffic:** El Camino Village lacks robust public transit options, leaving residents heavily dependent on cars. This plan includes studio-sized units with insufficient parking, which will only exacerbate street congestion, increase commute times, and create serious accessibility issues for emergency vehicles.
3. **Noise Pollution and Environmental Impact:** The noise generated by this kind of population surge and increased traffic would significantly impact the community's quality of life. Additionally, the construction and operation of such a dense development could lead to increased air pollution and the deterioration of local green spaces, violating several environmental quality standards.
4. **Inadequate Infrastructure for Education, Waste, and Utilities:** Our schools, waste management systems, and utilities are already near capacity. A sudden 37% increase in residents will lead to overcrowded classrooms, overwhelmed sanitation services, and strain on water, power, and sewage systems.

This proposal to construct studio-sized units with no designated parking and minimal consideration for livable space quality raises serious concerns about attracting transient residents, leading to a lack of community cohesion and a decrease in property values. These units feel more suited to transient populations rather than long-term residents invested in our neighborhood's well-being.

I urge the planning team to reconsider the density allocations and conduct a full Environmental Impact Report (EIR) specific to El Camino Village, focusing on the severe strain this increase would impose on our

infrastructure and public safety resources. We must prioritize sustainable growth that respects the character and limitations of our existing neighborhoods.

Thank you for addressing these concerns with the seriousness they merit. I look forward to your response and am hopeful that the County will reconsider its approach to balancing growth with community well-being.

Sincerely,

Jim T.

Resident of El Camino Village

Thomas Dearborn

From: James Toomey [REDACTED]
Sent: Thursday, October 24, 2024 9:22 PM
To: DRP Public Comment; Thomas Dearborn
Subject: South Bay Area Plan and 15101 Crenshaw Blvd apartment

CAUTION: External Email. Proceed Responsibly.

Hello LA County Planning--
I live in El Camino Village.

The South Bay Area plan makes reasonable points:

- "Crenshaw Boulevard is an existing commercial corridor where there are opportunities to bring in mixed-use, gentle density" (pg 92)
- "Alondra Park/El Camino Village is a very high park need community" (pg 92)
- "The addition of new small businesses can provide new cultural and artistic opportunities for the community." (pg 93)
- "Existing and legacy businesses can be preserved along Crenshaw Boulevard through approaches like incremental infill development or the integration of legacy businesses into new development." (pg 93)

How is a 222-unit, 7-story apartment with zero parking accomplishing any of this? I am referring to 15101 Crenshaw Blvd, also known as the Vargas development, described here:

<https://la.urbanize.city/post/222-apartments-proposed-15101-crenshaw-boulevard-alondra-park>

Glaring problems:

- It is not mixed-use.
- It is not "gentle density".
- It is not preserving existing businesses (for ex, the wonderful La Villa Mexican restaurant is slated to be demolished for Vargas' 2nd apartment building to come after 15101 Crenshaw).
- It will bring hundreds of new cars that will be forced to park in El Camino Village. We all know this. Mass transit is getting incrementally better in Los Angeles, but it will be decades before a person can live in LA without a car, especially a person with children or who works more than 15 miles away.

Suggestion: The old parking structure at El Camino College on the west end of campus, which sits atop the Dominguez Channel, is radically underused. The gates to its upper-level are left completely locked most days, leaving the lot completely vacant. Why not broker a deal with the college so that people can park cars up there? The college can make money, the lot can be used, and people with parking needs have a place to park their cars.

Sincerely,
James Toomey
[REDACTED]