

## Thomas Dearborn

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**From:** Jane Sprotte [REDACTED]  
**Sent:** Tuesday, July 9, 2024 9:58 AM  
**To:** South Bay Area Plan; EDL-DRP BU-S Commission Services; Thomas Dearborn; Patricia Hachiya; HollyJMitchell@bos.lacounty.gov; An, Ara; Gracian, Isela; LOBrien@bos.lacounty.gov; Shamdasani, Karishma  
**Cc:** delaireneighborhood@gmail.com  
**Subject:** Del Aire Resident Response to the SBAP-PEIR Project #PRJ2022-004615

CAUTION: External Email. Proceed Responsibly.

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June 2024

Attention LA County Dept. of Regional Planning, Regional Planning Commissioners, and Supervisor Mitchell's Office: This letter is written in response to the PEIR (Preliminary Environmental Impact Report) that was released for the LA County South Bay Area Plan (Project #PRJ2022-004615).

I am a Del Aire resident. 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. However, we have concerns about the proposed upzoning that goes beyond the state-mandated RHNA allocations, and the lack of a concentrated study in the North Del Aire region where the densest upzoning is being proposed. I understand that upzoning the neighborhood does not automatically convert single family homes to apartment buildings, and it could take years to see realized changes in the community.

This letter outlines the topics of environmental concern I see in the PEIR:

1. Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units. The submitted PEIR maps propose upzoning a 1/4 sq. mile area of North Del Aire to H30 or H18 which will add 3 times the mandated RHNA allocation. The concentrated impacts of this density increase in an enclosed area of North Del Aire have not been thoroughly studied nor addressed. The PEIR aggregates the impacts with Wiseburn which disaggregates the potential harms in North Del Aire. For example:

- The impacts in North Del Aire would lead to a 160% increase in the population in a 1/4 mile area that is closed-in on 3 sides with cul-de-sacs and industry (adding 1020 new units and 3183 new residents north of 120th, west of La Cienega, and South of Imperial).
- The impacts on the section of sewer system in North Del Aire have not been studied
- The Impacts on electricity and the grid in North Del Aire have not been studied

2. 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 1/4 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.

3. The PEIR did not assess the impact on the school district that serves Del Aire and Wiseburn, which is the Wiseburn Unified School District. The PEIR mentions that Lawndale is the school district that serves our communities. Was the impact of the upzoning on Wiseburn Unified School District and specifically Del Aire elementary assessed?

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the region has plentiful services but this is incorrect. The study assessed the entire South Bay and NOT Del Aire for services.

- DRP identified Del Aire as a "Housing Opportunity" site due to its proximity to the LAX Metro station but does not take into consideration the current lack of infrastructure to support current residents, or the current built environment. Del Aire is bordered on 3 sides with the 405 and 105 freeways and the LA Air Force Base. There are very few arterial streets that come into Del Aire as 2 sides of the community are dead ends and cul-de-sacs. Were these limitations considered in the PEIR?

5. The upzoning and PEIR do not take into account that The Housing Element lists Del Aire as a "sensitive community at high risk of Displacement" (page 81 of the Housing Element). The impact on the humans who currently live in the neighborhood is not studied in this PEIR. As members of the local environment, shouldn't a PEIR assess the potential impacts on current residents?

6. The proposed Upzoning in North Del Aire is due to the fact that it was identified as a "Housing Opportunity Area " due to its proximity to the Imperial Metro station. The PEIR does not assess the areas surrounding Del Aire that are within the 1/2 mile Opportunity Area that are in other jurisdictions that will drastically increase housing around the LA County Metro Imperial Greenline station as ONE opportunity area. The land north of Del Aire along Imperial Ave. is owned by the City of Los Angeles and is being rezoned to accommodate mixed use housing. This is immediately adjacent to Del Aire and will drastically increase the density of the population, impacts on the grid, through-traffic, pollution, and impacts on accessibility and resources. These surrounding impacts should be assessed given that Del Aire is being assessed as a Transit-Opportunity Area. Smart urban development should assess the First-Last-Mile (FLM) region surrounding the station comprehensively, even if that means collaborating across jurisdictions.

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\*\*Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.

Thank you,  
Jane Sprotte  
5303 W. 12th Pl. , Hawthorne, CA 90250

[REDACTED]  
[REDACTED]

I am the applicant of this submission.

## Thomas Dearborn

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**From:** Rafael Andrade  
**Sent:** Tuesday, July 9, 2024 9:11 AM  
**To:** Patricia Hachiya; Thomas Dearborn  
**Cc:** Elida Luna  
**Subject:** FW: Del Aire Resident Response to the SBAP-PEIR Project #PRJ2022-004615

Hi Pat and Thomas,

FYI – Comment regarding South Bay Area Plan (Project No. PRJ2022-004615).

Regards,

Rafael

**RAFAEL ANDRADE**

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

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

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

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**From:** [REDACTED]  
**Sent:** Tuesday, July 9, 2024 9:09 AM  
**To:** EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>  
**Subject:** Del Aire Resident Response to the SBAP-PEIR Project #PRJ2022-004615

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times the mandated RHNA allocation. The concentrated impacts of this density increase in an enclosed area of North Del Aire have not been thoroughly studied nor addressed. The PEIR aggregates the impacts with Wiseburn which disaggregates the potential harms in North Del Aire. For example:

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Thank you,  
Robert Straube  
5356 w 122nd st



I am the applicant of this submission.

[Sent from AOL on Android](#)

## Thomas Dearborn

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**From:** Martin Yeung [REDACTED]  
**Sent:** Monday, July 8, 2024 11:51 PM  
**To:** South Bay Area Plan; EDL-DRP BU-S Commission Services; Thomas Dearborn; Patricia Hachiya; HollyJMitchell@bos.lacounty.gov; An, Ara; Gracian, Isela; LOBrien@bos.lacounty.gov; Shamdasani, Karishma  
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June 2024

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Thank you, I am the applicant of this submission.

Martin Yeung

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**Sent:** Monday, July 8, 2024 10:52 PM  
**To:** South Bay Area Plan; EDL-DRP BU-S Commission Services; Thomas Dearborn; Patricia Hachiya; HollyJMitchell@bos.lacounty.gov; An, Ara; Gracian, Isela; LOBrien@bos.lacounty.gov; Shamdasani, Karishma  
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Thank you,

Fernando Diaz  
5415 w.121st. Del Aire Ca.



I am the applicant of this submission.

## Thomas Dearborn

---

**From:** Lillian Diaz [REDACTED]  
**Sent:** Monday, July 8, 2024 9:23 PM  
**To:** South Bay Area Plan  
**Subject:** Del Aire Resident Response to the SBAP-PEIR Project #PRJ2022-004615

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

**\*\*Instructions\*\*** Add the following emails by cut and and pasting into the "TO" line: commission@planning.lacounty.gov, TDearborn@planning.lacounty.gov, phachiya@planning.lacounty.gov, HollyJMitchell@bos.lacounty.gov, aan@bos.lacounty.gov, IGracian@bos.lacounty.gov, LOBrien@bos.lacounty.gov, KShamdasani@bos.lacounty.gov Please add to the BCC line: delaireneighborhood@gmail.com (Delete this section above the line before sending email) ----- June 2024 Attention LA County Dept. of Regional Planning, Regional Planning Commissioners, and Supervisor Mitchell's Office: This letter is written in response to the PEIR (Preliminary Environmental Impact Report) that was released for the LA County South Bay Area Plan (Project #PRJ2022-004615). I am a Del Aire resident. 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. However, we have concerns about the proposed upzoning that goes beyond the state-mandated RHNA allocations, and the lack of a concentrated study in the North Del Aire region where the densest upzoning is being proposed. I understand that upzoning the neighborhood does not automatically convert single family homes to apartment buildings, and it could take years to see realized changes in the community. This letter outlines the topics of environmental concern I see in the PEIR: 1. Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units. The submitted PEIR maps propose upzoning a 1/4 sq. mile area of North Del Aire to H30 or H18 which will add 3 times the mandated RHNA allocation. The concentrated impacts of this density increase in an enclosed area of North Del Aire have not been thoroughly studied nor addressed. The PEIR aggregates the impacts with Wiseburn which disaggregates the potential harms in North Del Aire. For example: • The impacts in North Del Aire would lead to a 160% increase in the population in a 1/4 mile area that is closed-in on 3 sides with cul-de-sacs and industry (adding 1020 new units and 3183 new residents north of 120th, west of La Cienega, and South of Imperial). • The impacts on the section of sewer system in North Del Aire have not been studied • The Impacts on electricity and the grid in North Del Aire have not been studied 2. 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 1/4 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. 3. The PEIR did not assess the impact on the school district that serves Del Aire and Wiseburn, which is the Wiseburn Unified School District. The PEIR mentions that Lawndale is the school district that serves our communities. Was the impact of the upzoning on Wiseburn Unified School District and specifically Del Aire elementary assessed? 4. Del Aire currently has insufficient social services, grocery stores, medical care, and other local services and cannot accommodate additional residents without a focused increase in these resources. The PEIR states that the region has plentiful services but this is incorrect. The study assessed the entire South Bay and NOT Del Aire for services. • DRP identified Del Aire as a "Housing Opportunity" site due to its proximity to the LAX Metro station but does not take into consideration the current lack of infrastructure to support current residents, or the current built environment. Del Aire is bordered on 3 sides with the 405 and 105 freeways and the LA Air Force Base. There are very few arterial streets that come into Del Aire as 2 sides of the community

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## Thomas Dearborn

---

**From:** Karina Franco [REDACTED]  
**Sent:** Monday, July 8, 2024 8:36 PM  
**To:** South Bay Area Plan; EDL-DRP BU-S Commission Services; Thomas Dearborn; Patricia Hachiya; HollyJMitchell@bos.lacounty.gov; An, Ara; Gracian, Isela; LOBrien@bos.lacounty.gov; Shamdasani, Karishma  
**Subject:** Del Aire Resident Response to the SBAP-PEIR Project #PRJ2022-004615

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Thank you,

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

[REDACTED]

I am the applicant of this submission.

## Thomas Dearborn

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**From:** Nguyet Nguyen [REDACTED]  
**Sent:** Monday, July 8, 2024 8:30 PM  
**To:** South Bay Area Plan; EDL-DRP BU-S Commission Services  
**Cc:** Thomas Dearborn; Patricia Hachiya; HollyJMitchell@bos.lacounty.gov; An, Ara; Gracian, Isela; LOBrien@bos.lacounty.gov; Shamdasani, Karishma  
**Subject:** Del Aire Resident Response to the SBAP-PEIR Project #PRJ2022-004615

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This letter outlines the topics of environmental concern I see in the PEIR:

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**Thank you,**

*Tuan Nguyen*

*5552 W 123rd Pl*

*Hawthorne, CA 90250*

I am the applicant of this submission.

## Thomas Dearborn

---

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**Sent:** Monday, July 8, 2024 7:51 PM  
**To:** EDL-DRP BU-S Commission Services; Thomas Dearborn; Patricia Hachiya; HollyJMitchell@bos.lacounty.gov; An, Ara; Gracian, Isela; LOBrien@bos.lacounty.gov; Shamdasani, Karishma  
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5440 W 123rd Place, Hawthorne, CA, 90250



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*"Be you, be authentic!"*

## Thomas Dearborn

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**Sent:** Monday, July 8, 2024 6:37 PM  
**To:** South Bay Area Plan; EDL-DRP BU-S Commission Services; Thomas Dearborn; Patricia Hachiya; HollyJMitchell@bos.lacounty.gov; An, Ara; Gracian, Isela; LOBrien@bos.lacounty.gov; Shamdasani, Karishma  
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Thank you,

Paloma Baker  
5453 W. 118th St.  
Del Aire CA 90304

I am the applicant of this submission.



## Thomas Dearborn

---

**From:** Jesus Franco [REDACTED]  
**Sent:** Monday, July 8, 2024 5:55 PM  
**To:** South Bay Area Plan; EDL-DRP BU-S Commission Services; Thomas Dearborn; Patricia Hachiya; HollyJMitchell@bos.lacounty.gov; An, Ara; Gracian, Isela; LOBrien@bos.lacounty.gov; Shamdasani, Karishma  
**Subject:** Del Aire Resident Response to the SBAP-PEIR Project #PRJ2022-004615

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

June 2024

Attention LA County Dept. of Regional Planning, Regional Planning Commissioners, and Supervisor Mitchell's Office: This letter is written in response to the PEIR (Preliminary Environmental Impact Report) that was released for the LA County South Bay Area Plan (Project #PRJ2022-004615).

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risk of Displacement” (page 81 of the Housing Element). The impact on the humans who currently live in the neighborhood is not studied in this PEIR. As members of the local environment, shouldn't a PEIR assess the potential impacts on current residents?

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\*\*Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.

Thank you,

Jesús Franco  
5253 W. 125th Street  
Del Aire. CA



I am the applicant of this submission.

## Thomas Dearborn

---

**From:** Vanessa Vidal [REDACTED]  
**Sent:** Monday, July 8, 2024 5:51 PM  
**To:** South Bay Area Plan  
**Cc:** EDL-DRP BU-S Commission Services; Thomas Dearborn; Patricia Hachiya; HollyJMitchell@bos.lacounty.gov; An, Ara; Gracian, Isela; LOBrien@bos.lacounty.gov; Shamdasani, Karishma  
**Subject:** Vanessa Vidal - Del Aire Resident Response to the SBAP-PEIR Project #PRJ2022-004615

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Sincerely,

Vanessa Vidal

[REDACTED]

5353 W 123rd street  
Del Aire CA

I am the applicant of this submission.

## Thomas Dearborn

---

**From:** Sheila LaCour [REDACTED]  
**Sent:** Monday, July 8, 2024 5:31 PM  
**To:** South Bay Area Plan  
**Subject:** Del Aire Resident Response to the SBAP-PEIR Project #PRJ2022-004615

CAUTION: External Email. Proceed Responsibly.

**\*\*Instructions\*\***

Add the following emails by cut and and pasting into the "TO" line: commission@planning.lacounty.gov, TDearborn@planning.lacounty.gov, phachiya@planning.lacounty.gov, HollyJMitchell@bos.lacounty.gov, aan@bos.lacounty.gov, IGracian@bos.lacounty.gov, LOBrien@bos.lacounty.gov, KShamdasani@bos.lacounty.gov

Please add to the BCC line: delaireneighborhood@gmail.com

(Delete this section above the line before sending email)

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June 2024

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Sheila LaCour  
5403 W121st Street  
Hawthorne, CA 90250

I am the applicant of this submission.

Sent from my iPhone



Los Angeles County Department of Regional Planning  
Attn: Thomas Dearborn, AICP, Senior Planner  
320 West Temple Street, 13th Floor  
Los Angeles, CA 90012  
SouthBayAreaPlan@planning.lacounty.gov

RECEIVED  
2024 JUL 11 AM 8:53  
DEPT. OF REGIONAL PLANNING

June 2024

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Thank you,

Monica Marquez

5328 W. 119<sup>th</sup> Pl.

Inglewood, CA 90304

I am the applicant of this s 

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Attn: Thomas Dearborn, AICP, Senior Planner  
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*Jan E. Bamrick*  
Jan E. Bamrick  
5430 W. 121st St.  
Hawthorne, CA 90250

✓ I am the applicant of this submission.





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320 West Temple Street, 13th Floor  
Los Angeles, CA 90012  
SouthBayAreaPlan@planning.lacounty.gov

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DEPT OF REGIONAL PLANNING

June 2024

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Thank you,

*Samantha Smith Strasser*

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5349 W 126th St*

I am the applicant of this submission.

*Hanford CA 90250*



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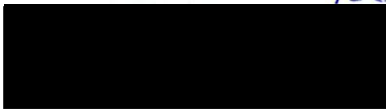
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Thank you,

Chanelle Lea  
5507 W. 118<sup>th</sup> St.  
Del Aire, CA.  
90304



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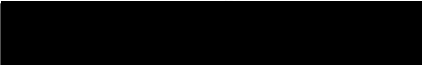
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Thank you,



Maria Elena Reynoso

5426 W 117th St  
Del Aire, CA 90304

I am the



Los Angeles County Department of Regional Planning  
Attn: Thomas Dearborn, AICP, Senior Planner  
320 West Temple Street, 13th Floor  
Los Angeles, CA 90012  
SouthBayAreaPlan@planning.lacounty.gov

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*Jay L. Matthews*  
5412 W. 123<sup>rd</sup> ST.  
HAWTHORNE (Del Aire), CA 90250

  
I am the applicant of this submission.

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Hawthorne, CA  
90250

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Shaker S. Jivani  
5508 W. 114th Pl.  
Inglewood, CA  
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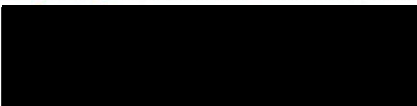
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Thank you,

  
Michael Woodfield  
5326 W. 126<sup>th</sup> Street  
Hawthorne, CA 90250

I am the applicant of this submission.





Los Angeles County Department of Regional Planning  
Attn: Thomas Dearborn, AICP, Senior Planner  
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Los Angeles, CA 90012  
SouthBayAreaPlan@planning.lacounty.gov

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*Katie Seifert*  
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5327 W 126<sup>th</sup> St.  
Hawthorne, CA 90250

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Rafael Martinez

5412 W. 117th St.

Imperial, CA 90304

la

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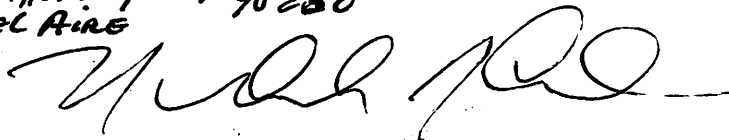
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*Nicholas Putei*  
5321 W. 127TH PLACE  
HAWTHORNE, CA 90250  
DEL AIRE



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Bianca Rangel

I am the applicant of this submission.

5454 W. 118th St.

Del Aire, CA 90304



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Thank you,

Silvia Martinez

5418 W. 117<sup>th</sup> St.

Inglewood, CA, 90304



I am the applicant of this submission.

A handwritten signature in black ink, appearing to be 'Silvia'.



Los Angeles County Department of Regional Planning  
Attn: Thomas Dearborn, AICP, Senior Planner  
320 West Temple Street, 13th Floor  
Los Angeles, CA 90012  
SouthBayAreaPlan@planning.lacounty.gov

June 2024

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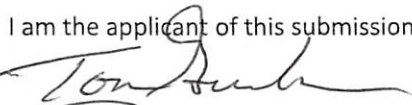
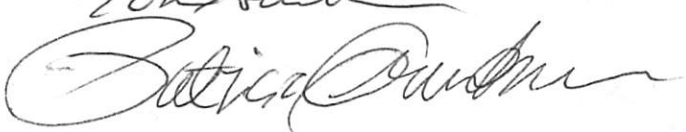
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Thank you,

TOM & PATTI GRUNDMAN  
5342 W. 127<sup>TH</sup> PL DELAIRE 90250

I am the applicant of this submission.

RECEIVED  
2024 JUL 11 AM 8:52  
DEPT OF REGIONAL PLANNING

Los Angeles County Department of Regional Planning  
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Los Angeles, CA 90012  
SouthBayAreaPlan@planning.lacounty.gov

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June 2024

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Thank you,



Jessica Mulleneaux  
5336 W. 125th Street  
Hawthorne (Del Aire), CA 90250

I am the applicant of this submission.



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Martha Bashaw  
5255 W. 127<sup>th</sup> St.  
Hawthorne, Ca. 90250

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July 2024

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Thank you,

William CHICA  
5443 W 119<sup>th</sup> St  
Del Aire CA 90304  
Phone # [REDACTED]

I am the applicant of this submission.



Los Angeles County Department of Regional Planning  
Attn: Thomas Dearborn, AICP, Senior Planner  
320 West Temple Street, 13th Floor  
Los Angeles, CA 90012  
SouthBayAreaPlan@planning.lacounty.gov

RECEIVED  
2024 JUL 16 PM 12:57  
DEPT OF REGIONAL PLANNING

June 2024

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Julie & Jeff DeRipio  
5420 W. 122<sup>nd</sup> Street  
Del Aire, CA 90250

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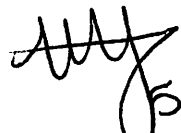
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+  
Cole Trezek CT

  
5336 W. 127th St  
Hawthorne, CA 90250



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*A. Phelps*

ELIKINE PHELPS

5240 W. 124th Place, Del Aire, CA 90280

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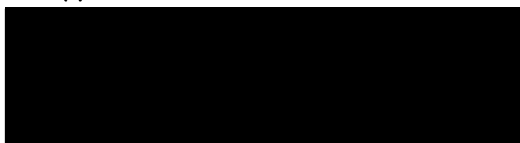
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5528 W. 123<sup>rd</sup> St  
Hawthorne CA 90250

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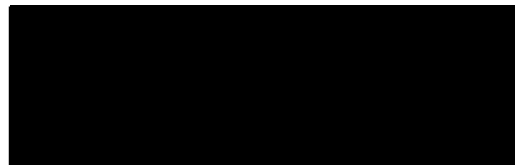
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Thank you,

D.S.W. Woodhams  
Mary Woodhams

Douglas S. Woodhams  
Mary Woodhams

5443 W. 119th Place  
Del Aire, CA 90304



I am the applicant of this submission.

Los Angeles County Department of Regional Planning  
Attn: Thomas Dearborn, AICP, Senior Planner  
320 West Temple Street, 13th Floor  
Los Angeles, CA 90012  
SouthBayAreaPlan@planning.lacounty.gov

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I am the applicant of this submission.



DAVID G. ROCHA  
5409 W. 119TH PL.  
INGLEWOOD, CA. 90304



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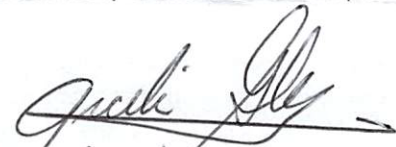


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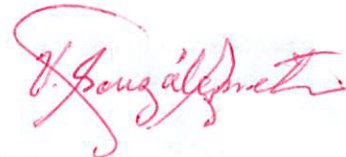
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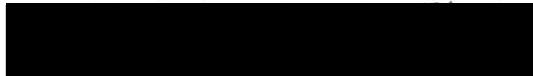
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Arceha & Vicente Gonzalez  
5526 W 119th place  
Fingewood ca 90304



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5329 W. 119th ST  
Del Aire, CA 90304

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5431 W 123RD STREET  
DEL AIRE, CA 90250

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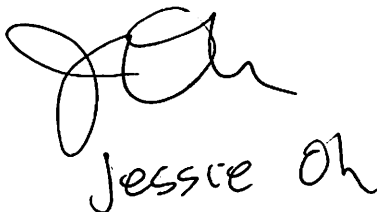
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~~\*\*Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.~~

Thank you,



Jessie Oh

I am the applicant of this submission.



Los Angeles County Department of Regional Planning  
Attn: Thomas Dearborn, AICP, Senior Planner  
320 West Temple Street, 13th Floor  
Los Angeles, CA 90012  
SouthBayAreaPlan@planning.lacounty.gov

RECEIVED  
2024 JUL 30 AM 11:25

June 2024

**Attention LA County Dept. of Regional Planning, Regional Planning Commissioners, and Supervisor Mitchell's Office:**  
This letter is written in response to the PEIR that was released for the LA County South Bay Area Plan (**Project #PRJ2022-004615**).

I am a Del Aire resident. 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. However, we have concerns about the proposed upzoning that goes beyond the state-mandated RHNA allocations, and the lack of a concentrated study in the North Del Aire region where the densest upzoning is being proposed. I understand that upzoning the neighborhood does not automatically convert single family homes to apartment buildings, and it could take years to see realized changes in the community.

This letter outlines the topics of environmental concern I see in the PEIR:

1. **Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.** The submitted PEIR maps propose upzoning a ¼ sq. mile area of North Del Aire to H30 or H18 which will add 3 times the mandated RHNA allocation. The concentrated impacts of this density increase in an enclosed area of North Del Aire have not been thoroughly studied nor addressed. The PEIR aggregates the impacts with Wiseburn which disaggregates the potential harms in North Del Aire. For example:
  - The impacts in North Del Aire would lead to a 160% increase in the population in a ¼ mile area that is closed-in on 3 sides with cul-de-sacs and industry (adding 1020 new units and 3183 new residents north of 120th, west of La Cienega, and South of Imperial).
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\*\*Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.

Thank you,

*Michelle Oja*

I am the applicant of this submission.

*Michelle Oja  
5348 W. 124th St.  
Del Aire, CA 90250*



Los Angeles County Department of Regional Planning  
Attn: Thomas Dearborn, AICP, Senior Planner  
320 West Temple Street, 13th Floor  
Los Angeles, CA 90012  
SouthBayAreaPlan@planning.lacounty.gov

RECEIVED  
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June 2024

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Thank you,

*Ms. Lydia Salazar*  
*María Lydia Salazar*  
*5437 W 122nd St.*  
*Hawthorne CA 90250*

I am the applicant of this submission.



## Thomas Dearborn

---

**From:** An, Ara <AAn@bos.lacounty.gov>  
**Sent:** Thursday, October 3, 2024 1:15 PM  
**To:** jim tsui; Holly J. Mitchell; Jessica Mireles; 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

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](mailto: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