

Thomas Dearborn

From: DRP Public Comment
Sent: Monday, October 21, 2024 7:13 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: South Bay Area Plan - public comment

FYI – comment regarding the South Bay Area Plan.

Regards,

Rafael

RAFAEL ANDRADE

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

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

Email: randrade@planning.lacounty.gov

From: Erik Anderson [REDACTED]
Sent: Sunday, October 20, 2024 3:41 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: South Bay Area Plan - public comment

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning Commission,

I am a resident of West Carson and am writing to express my support for the South Bay Area Plan. In particular, I agree with the Guiding Principles and focus on "smart growth" principles to mitigate sprawl and promote denser, walkable and bikeable communities. I also appreciate the equity lens present throughout the document and acknowledgement of disproportionate effects of pollution on disadvantaged communities.

The West Carson community specific vision, goals, and policies match what I would like to see in the community. I would like to see higher density mixed-use development along Vermont; cleaning up of the Harbor-UCLA Medical Center; more parks and open space opportunities; and safer bike lanes. I was sad when Alpine Village closed so it is nice to see a goal dedicated specifically to re-opening that site.

My only critique is, in regards to the West Carson community, I would like to see more changes to the area around Sepulveda/Vermont. Specifically:

- The four corners of this intersection are all designated General Commercial and are full of massive, underutilized parking lots that harbor undesirable elements such as street takeovers (drifting, donuts, burnouts), trash, big-rig parking, etc.; fast food chains with drive-thrus which endanger pedestrians; and businesses with high turnover rate. I would like to see more flexibility in permitted uses (e.g., mixed-use), a reduction in parking requirements, and fewer auto-oriented uses (gas stations and drive-thrus).
- There is a lack of parks in this area. Carriage Crest park in Carson is somewhat close, but the I-110 Freeway presents a barrier to walkability. The County should consider more innovative options to increase parks and open space, including trails along drainage channels and railway tracks, and pocket parks in areas of oil wells.

Overall, I think the County Planning Dept. did a great job on the South Bay Area Plan. The document is practical, forward-thinking, and well integrated with the County's other plans. I respectfully request that you approve the Plan.

Thanks,

Erik Anderson

Thomas Dearborn

From: DRP Public Comment
Sent: Wednesday, October 23, 2024 12:15 PM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Concerns in Del Aire re: 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: Audrey Lambert [REDACTED]
Sent: Wednesday, October 23, 2024 11:02 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Concerns in Del Aire re: rezoning

CAUTION: External Email. Proceed Responsibly.

Hi,

My name is Audrey Lambert and I live in Unincorporated Del Aire. I am a mother of 3 children, a homeowner, an attorney for Space Force, and have lived here for 7 years.

THIS plan is flawed and will cause harm. Many of the houses in my neighborhood are old and dilapidated and will need to be rebuilt. **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). I strongly oppose this plan, as it will drastically change the nature of the neighborhood from family-friendly to congested, crowded, and full of apartments, which is not what I want for my children, who like to ride their bikes on the street and play in our front yard.

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! **Rezoning at this magnitude will 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.

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.

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,
Audrey**

Thomas Dearborn

From: Del Aire Neighborhood <delaireneighborhood@gmail.com>
Sent: Wednesday, October 23, 2024 9:56 AM
To: DRP Public Comment
Cc: Thomas Dearborn; Patricia Hachiya; HollyJMitchell@bos.lacounty.gov; An, Ara; Gracian, Isela; LOBrien@bos.lacounty.gov; Shamdasani, Karishma
Subject: OPPOSE UPZONING DEL AIRE TO H18 or H30- Project No: PRJ2022-004615.

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning Commissioners,

I am writing about the South Bay Area Plan, Project No.: PRJ2022-004615.

This letter is written by the Del Aire neighborhood Association in response to the SBAP Final EIR and proposed rezoning Project No.: PRJ2022-004615. This is the second item on the agenda on October 30th.

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 deep concerns about the proposed upzoning that goes way beyond the state-mandated RHNA allocations, and the lack of a concentrated study in the North Del Aire region where the most dense upzoning is being proposed. We strongly oppose the proposed upzoning across all of North Del Aire to H30 or H18 as it has not been properly studied and the EIR shows multiple areas in which the study appears to be scientifically unsound. This letter outlines our concerns, which we are formally submitting to the written record for response.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes. The proposed upzoning 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 proposed an immense, blanketed upzoning all of North Del Aire to H30 and proposes an alternative of H18. 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 because, “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.” Yet the maps have not been changed, rather H18 is proposed as an alternative.

- An H30 designation 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).
- **Please note that the proposed alternative, H18 designation is equally harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 is VERY different that the current R-1 zoning our parcels currently hold. H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single -family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30 -unit apartment.

- **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. *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 in that one small section alone!
- **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. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **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, 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.

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. Further, this is simply unnecessary to achieve the mandated RHNA allocation!

PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18 or H30. 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.

Signed by the Del Aire Neighborhood Association and the residents we represent

Jessica Daugherty, President, Del Aire Neighborhood Association
Andrew Dvash-Banks, Vice President, Del Aire Neighborhood Association
Tynesha Dorsey, Treasurer, Del Aire Neighborhood Association
Nicole LaBier, Secretary, Del Aire Neighborhood Association
Yanell Torres, Member-at-Large, Del Aire Neighborhood Association

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Del Aire Neighborhood Association

[Instagram](#) | [Facebook](#) | [Nextdoor](#)

Thomas Dearborn

From: Linda Flores [REDACTED]
Sent: Tuesday, October 22, 2024 1:13 PM
To: South Bay Area Plan
Subject: Los Angeles South Bay Area Plan
Attachments: Screenshot_20241020-140105.png

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

How is your South Bay Area Plan feasible in our small area? It is not. This is an aggressive, egregious plan that will have significant impact in a number of areas for our small communities - air quality, energy, greenhouse emissions, water, noise, public services and more. This is irresponsible and negligent and is detrimental to the health and safety of both current and proposed residents. This needs to be revisited and redrafted for more reasonable growth and new construction should consider the character and make up of our communities.

The South Bay Area is not a mini downtown Los Angeles with massive high rises everywhere. We are small communities of single family homes and three to four story apartment buildings. On top of that Los Angeles County has failed our communities in keeping up the infrastructure. Our streets have not been done in years nor has there been any investment to provide other forms of public transit in these areas. There may be bus stops, however, in El Camino Village for example the nearest transit centers are over 2 miles away.

If the goal is for "affordable" housing, then more "affordable" units should be made available in new construction such as the Vargas development at 15101 Crenshaw Boulevard where 15 out of 222 units are set aside for low income, not even 10%. Unfortunately, those that are homeless have little to no income. How will they be able to obtain housing even when low income units are made available? A different methodology must be used to provide housing for the homeless in these units and ensure new construction includes ample opportunity for them, otherwise, nothing changes.

Summary of impact (see attached screenshot from Draft EIR):

Existing DU; Population = 23,065; 68,275

Alondra Park/El Camino Village = 3,049; 8,520 Del Aire Wise burn = 3,721; 10,060 Hawthorne Island = 592; 2,533 La Rambla = 641; 2,005 Lennox = 5,480; 20,008 West Carson = 8,697; 22,991 Westfield/Academy Hills = 885; 2,158

Proposed additional DU; Population = 9853 (42.7% of exist DU); 30745 (45% of exist Pop)

Alondra Park/El Camino Village = 3,165; 9,876 (more than currently exists) Del Aire Wise burn = 1,020; 3,183 Hawthorne Island = -0-; -0- La Rambla = 1,716; 5,354 (more than currently exists) Lennox = 949; 2,962 West Carson = 3,003; 9,370 Westfield/Academy Hills = -0-; -0-

Thank you,
Linda Flores
[REDACTED]



October 23, 2024

Comments on the South Bay Area Plan., submitted via email:
comment@planning.lacounty.gov

Agenda Item (6) South Bay Area Plan
Hearing Date: October 30, 2024

Staff

Cynthia Babich
Director

Submitted by: Cynthia Babich, Director
Del Amo Action Committee
delamoactioncommittee@gmail.com
310 769-4813

Board of Directors
Florence Gharibian
Board Chair

Jan Kalani
Board Member
Homeowner/Resident

Project No.: PRJ2022-004615; Advance Planning Case No. RPPL2022014508,
Advance Planning Case No. RPPL2022014509, Environmental Assessment No.
RPPL2022014512, General Plan Amendment No. RPPL2023004724, Zone
Change No. RPPL2023004725

Bruce Bansen
Board Member
Homeowner/Resident

Regional Planning Commissioners,

Cynthia Medina
Board Member
Homeowner/Resident

We are in support of the South Bay Area Plan Chapters 1-3, 5 and Chapter 4 as it pertains to our community of West Carson; as well we are in full support of Staff Recommended Revisions in Exhibit L. The plans emphasis on environmental justice and a focus on exploring remediation partners that will begin to address the legacy of environmental injustices we have faced is inspiring and a dream we have envisioned for years. We have a shared vision for West Carson, especially "Industrial uses are good neighbors where responsible industrial practices are followed". This is not what we have experienced in the past but we are hopeful this guidance document will enhance are future greatly.

Bryan Castro
Board Member

Emeritus Board
Lizabeth Blanco
Homeowner/Resident

In Memoriam
Nick Blanco
Homeowner/Resident

"The South Bay Area Plan (SBAP) is a policy document intended to direct future development and achieve a shared vision in the unincorporated community of the South Bay through 2045." We have worked with the planning department through our organizational work and as a member of the Community Advisory Committee formed for this planning effort. Our comments are focused on West Carson and are not meant to speak for other seven communities in this planning area; as they know their communities best.

Barbara Stockwell
Homeowner

Brenda Bibee
Board Member

Valerie Medina
Board Member
Resident

The Del Amo Action Committee (DAAC), incorporated in 1994, formed by and serving our community for over 30 years has long awaited a planning document that not only recognizes the racism and redlining of our communities but begins to develop ways to stop the cycle of abuse to residents of our small subset of West Carson which has been abundant for many decades. Our community is comprised of multi generational families, some residing here over 45 years and many longer than that. The impact of toxins in our environment in the Northern

Lydia Valdez
Board Member
Homeowner/Resident

most section of West Carson is cumulative and overwhelming; but has not paralyzed us into inaction. Our community is located adjacent to City of Los Angeles Council District 15; a place where landuse plans collide.

Our legacy contamination issues are huge: worlds largest producer of DDT, groundwater contamination that has received a rare "technical impractability waiver" to clean it up, a chlorine transfer station with a crumbling infrastructure and several capped contaminated landfills which operated and closed before increasing environmental regulations were mandated. So much contamination that is hard to wrap your head around it and has caused inaction and lack of protection to our residents by regulatory agencies. DAAC was formed to act..... This plan begins to fill our toolbox with protections that will create opportunities to stop the longtime abuse including recent additions that are adding more air pollution, warehouses and allow for contaminated sacrifice zones to never be slated for clean up. Regulatory agencies point to local planning for identifying land use change and that is what this plan begins to do.

Specifically, the addition of Goal 7 aids the future planning direction outlined in the SBAP.

Goal 7: Legacy pollution issues that are addressed, and community histories are acknowledged in West Carson.

Policy 7.1: Brownfield Remediation. Explore opportunities in working with partners in developing a brownfields inventory for the SBAP to facilitate remediation and obtaining grant funding, especially in West Carson.

One such sacrifice zone we are particular concerned about is Alpine Village; a decades old community destination established on a unlined hazardous waste landfill. The areas to the South of this once beloved community destination are residential to the north, south and west. This is our neighborhood. The current owner wishes to store 388 trucks on this site which will increase our air pollution burden. It will also decrease safety for pedestrians, bicyclists, bus riders and motorists as trucks increase back-up, traffic jams and accidents on surrounding streets of Torrance, Vermont, Figueroa and Hamilton; as other trucks and passenger vehicles try to access on- and off-ramps of the 110 Freeway.

This is in direct opposition to the community vision to recapture this once robust community destination and enhance the portions of the site which are historically preserved; again, making it a community destination with community serving amenities.

This plan has a stated good neighbor policy that needs to be said over and over again because this has not happened ever in the past; when left as a choice to industrial developers' business as usual is the selection they continue to make. A very important community identity has been taken from us and soon to be replaced with more air pollution. This continues the imbalance we have seen and why the addition of Goal 7 and 7.1 is critical to change.

We have been guaranteed these protections under California Laws which we have not seen come to fruition in the past. AB617, SB535 & AB1550 all focused on Priority Disadvantaged Communities for Climate Investments; providing resources to improve air quality, increase green space and improve the community's health through a decrease in environmental impacts. DAAC has collected baseline measurements in our community through truck counts, surveillance and air monitors.

Increases in impacts from air pollution, legacy toxic sites like Alpine Village, traffic congestion as well as impacts from the warehouses embedded next to our homes have increased our respiratory distress in direct opposition to California laws. We document changes in community health through survey's conducted in conjunction with Los Angeles Public Health.

Findings from our last survey in 2000 show increases in community reported asthma rates among our sensitive population which scored at 68% in CalEnviroScreen; a ranking system that compares all California census tracts against each other. It ranks our community's overall pollution burden at 97% higher than all other California census tracts. Our exposures to PM 2.5 and Diesel PM are 82% higher. Traffic impacts are 83% higher and exposure to Toxic Releases is 98% higher. Our ranking is 90% from environmental effects from Hazardous Waste and 99% for sites needing to be Cleaned Up. We need protections enforced though local plans.

The additional development standards for the Alpine Village Zone that speaks to increased vegetation buffers and proper landscaping maintenance is imperative. Currently DAAC has been responsible for area beautification and continued clean up of the area of Alpine Village, located at the corner of Vermont Ave. and Torrance Blvd.

Before DAAC clean up: February 2, 2024



After Beautification July 13, 2024



We are a green zones community and upcoming standards are implied in this plan and must be implemented as intended.

We are also in full support of the amendment to the Master Plan of Highways, for the community of West Carson, deletion of the area between Normandie and New Hampshire, adjacent to the new Wishing Tree Park, as a Major Highway. We are currently working with agencies on both the city and county on a green street concept for this alley that will lead into Wishing Tree Park.

The importance of this plan is evident for our environmental justice community and we can not wait to partner with regional planners, county public works and others on implementation plans. Any plan is only as good as its implementation strategy.

Thank you,

Cynthia Babich, Director Del Amo Action Committee
Florence Gharibian, Board Chair Del Amo Action Committee
Margaret Manning, West Carson Resident
Catherine Whittington, West Carson Resident
Charles Dorsey, West Carson Resident
Tracy Baughn, West Carson Resident
Rosa Vega, West Carson Resident
Kathy Byrd, West Carson Resident

Cc: SouthBayAreaPlan@planning.lacounty.gov