

Thomas Dearborn

From: DRP Public Comment
Sent: Monday, November 4, 2024 6:59 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Concerns on Proposed Density Increase for El Camino Village Under South Bay Area 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: jim tsui [REDACTED]
Sent: Friday, November 1, 2024 10:15 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Concerns on Proposed Density Increase for El Camino Village Under South Bay Area Plan

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Team,

As a concerned resident of El Camino Village, I am reaching out regarding the proposed 37% population increase for our neighborhood in the South Bay Area Plan. This increase is significantly higher than the proposed growth in nearby areas, such as Del Aire, Wiseburn, and Lennox, where growth is estimated at around 4%. A 37% increase will place a tremendous strain on our infrastructure, including public safety, transportation, waste management, and utilities, and will likely lead to heightened congestion, parking issues, and noise pollution.

I am especially concerned that the plan's emphasis on studio-sized units without parking is not family-friendly and will likely appeal primarily to transient residents. For long-term community stability and resident investment, family-friendly dwelling options like condo units and townhomes are far better suited. Developments like Millennium South Bay Apartments in Hawthorne or ARQ at Cumulus in Culver City provide well-designed, mixed-use living that can meet both housing needs and align with the character and needs of existing communities.

I respectfully ask that the County consider a more balanced approach that includes family-oriented housing as part of the plan and carries out an Environmental Impact Report (EIR) specific to El Camino Village. Prioritizing sustainable, family-friendly growth over temporary, high-density units will not only enhance our community's character but will also contribute positively to its long-term health and infrastructure resilience.

Thank you for considering these concerns, and I look forward to a solution that values the well-being of current and future residents.

Sincerely,
Jim T
Resident of El Camino Village

Thomas Dearborn

From: DRP Public Comment
Sent: Wednesday, October 30, 2024 11:07 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Rafael Andrade
Subject: FW: Public Comment

FYI

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

From: Don Garstang [REDACTED]
Sent: Wednesday, October 30, 2024 11:05 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: Patricia Hachiya <phachiya@planning.lacounty.gov>; batty [REDACTED]
Subject: RE: Public Comment

CAUTION: External Email. Proceed Responsibly.

You should be able to identify my call, so I am sorry you are unable to do so.

Here are my comments.

I am speaking on behalf of the unincorporated community of West Carson only.

I am a Director of the neighborhood association Sustainable Torrance and Normandie Development, which is compromised of community leaders.

I am a first time home buyer that has lived in West Carson for over 39 years.

I have talked with hundreds of residents and served on the Community Advisory Council for the South Bay Area Plan.

Residents very much value their single family home community.

I support the South Bay Area Plan as it pertains to West Carson with one major exception which is Alpine Village.

The plan there is for a 388 truck container storage site. This property is directly adjacent residential townhomes and would destroy any quality of life for the homeowners.

That project would also make the Torrance Blvd off ramp from the 110 freeway almost unusable due to truck traffic. Our community is unfairly overburdened by truck traffic, noise and air pollution and this land use of the Alpine Village property would only add to the those problems in our community.

Please ensure these comments are captured since I was blocked from speaking due to technical difficulties.

Thank you,
Don Garstang

From: DRP Public Comment <comment@planning.lacounty.gov>
Sent: Wednesday, October 30, 2024 10:51 AM
To: batty [REDACTED]
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: RE: Public Comment

Your number is not online. Please provide your comment here since there are technical difficulties.

Thank you,

PATRICIA FLORES
SENIOR TYPIST CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6411
Email: PFlores@planning.lacounty.gov

From: Don Garstang [REDACTED]
Sent: Wednesday, October 30, 2024 10:48 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: RE: Public Comment

From: DRP Public Comment <comment@planning.lacounty.gov>
Sent: Wednesday, October 30, 2024 10:46 AM
To: batty [REDACTED]
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: RE: Public Comment

Are you calling in? If so, what is your number?

Thank you,

PATRICIA FLORES
SENIOR TYPIST CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6411
Email: PFlores@planning.lacounty.gov

From: Don Garstang [REDACTED]
Sent: Wednesday, October 30, 2024 10:45 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: RE: Public Comment

I am trying to use my phone to speak on this call and do not have a microphone on my pc.

I don't believe you are unmuting my call so I may speak. Can you help with this?

From: Don Garstang [REDACTED]
Sent: Wednesday, October 30, 2024 10:40 AM
To: 'DRP Public Comment' <comment@planning.lacounty.gov>
Subject: RE: Public Comment

FYI, I tried to speak and could not be heard.

Do I need to select *6 to unmute?

From: DRP Public Comment <comment@planning.lacounty.gov>
Sent: Wednesday, October 30, 2024 9:11 AM
To: batty [REDACTED]
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: RE: Public Comment

Thank you Don, you are confirmed

Thank you,

PATRICIA FLORES
SENIOR TYPIST CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6411
Email: PFlores@planning.lacounty.gov

From: Don Garstang [REDACTED]
Sent: Wednesday, October 30, 2024 9:08 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Public Comment

1. Agenda Item 6 (24-182)
2. Don Garstang
3. [REDACTED]
4. Not applicant

Thomas Dearborn

From: DRP Public Comment
Sent: Wednesday, October 30, 2024 10:47 AM
To: Patricia M. Flores; Thomas Dearborn; Arturo Jacobo
Cc: Rafael Andrade
Subject: FW: South Bay Area Plan

FYI

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

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

From: Anne-Eli Rizzardi [REDACTED]
Sent: Wednesday, October 30, 2024 10:33 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: South Bay Area Plan

CAUTION: External Email. Proceed Responsibly.

1. Commission Hearing Oct 30 - South Bay Area Plan.
2. Robert and Anne-Eli Rizzardi
[REDACTED]
4. Yes

Like our fellow residents of Del Aire, we support fair and equitable housing.
We live in Del Aire with our dog, and we regularly walk on every street in Del Aire.

State law now allows a duplex and 2 ADUs on every residential property. During the past few years we have seen more and more ADUs being constructed. These ADUs are well integrated into the larger community. These ADUs are continually being built and are increasing the density of Del Aire in a sustainable manner.

Please allow the process of ADU building to continue and do not upzone to H18.

Please note the South LA Sheriff Station is already under staffed. It currently does not provide a regular Patrol car in Del Aire.

Del Aire park is already operating beyond capacity. Every evening the park is filled with soccer, baseball, tag-football, volleyball, scooters and ebikes.

Commissioners, please look at what you are proposing in Del Aire. Do not triple the number of housing units in a one quarter square mile radius. Do not upzone North Del Aire to H18.

Anne-Eli and Robert Rizzardi

Thomas Dearborn

From: DRP Public Comment
Sent: Wednesday, October 30, 2024 10:04 AM
To: Patricia M. Flores; Thomas Dearborn; Arturo Jacobo
Cc: Rafael Andrade
Subject: FW: South Bay Area Plan - West Carson/Alpine Village

FYI

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

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

From: Margie [REDACTED]
Sent: Wednesday, October 30, 2024 9:58 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: South Bay Area Plan - West Carson/Alpine Village

CAUTION: External Email. Proceed Responsibly.

My family has lived in the area for over 6 decades. I grew up going to Alpine Village, to the Market, restaurant, arcade and the petting zoo. There was also a very popular batting cage, I didn't visit but many kids in the neighborhood did. Now, the children growing up here don't have these amenities. They have to get into a car to get to any of these activities. Please ensure nothing happens to the historical buildings so that some day soon they can be used to serve our community as they once did. Our fear is that something "accidental" may happen to these historical landmarks.

Thank you

Thomas Dearborn

From: DRP Public Comment
Sent: Wednesday, October 30, 2024 9:34 AM
To: Patricia M. Flores; Thomas Dearborn; Arturo Jacobo
Cc: Rafael Andrade
Subject: FW: South Bay Area Plan - LA County Planning

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: Brenda [REDACTED]
Sent: Wednesday, October 30, 2024 9:22 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: South Bay Area Plan - LA County Planning

CAUTION: External Email. Proceed Responsibly.

Hello,

I am Brenda Reyes and I live in Unincorporated Del Aire with my family for 32 years. As a first generation Mexican American daughter, I did not understand the impact living in Del Aire had on my safety, education, community, environment, and more until I was an adult. The community of Del Aire is lively, respectful, and close knit where those who are hard working, starting a family, and/or lived in the area for years are welcome to the community. With this I am and 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!

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 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?

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.

Please let me know if I can be of further assistance.

Thank you in advance,

Brenda Reyes

"Be you, be authentic!"

Thomas Dearborn

From: DRP Public Comment
Sent: Wednesday, October 30, 2024 7:04 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Del Aire 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: Pol Schonhofer [REDACTED]
Sent: Tuesday, October 29, 2024 10:27 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Del Aire Re-Zoning

CAUTION: External Email. Proceed Responsibly.

Good evening,

My family with two kids live in del aire

I am writing this email to express my concerns about this re-zoning map.

Del aire does not have the infrastructure to handle 3 times the amount of residents.

We are sandwiched between LAX, 105 freeway, 405 freeway and aerospace/air force base.

Please review this project since it will make it impossible for my family to live in the del aire that we love today.

Thank you!

Thomas Dearborn

From: DRP Public Comment
Sent: Wednesday, October 30, 2024 7:04 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Stop Upzoning Across 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: atonalt7@aol.com [REDACTED]
Sent: Tuesday, October 29, 2024 6:37 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: Del Aire Neighborhood <delaireneighborhood@gmail.com>
Subject: Stop Upzoning Across Del Aire

CAUTION: External Email. Proceed Responsibly.

Hello My Name is Oscar Gutierrez and I live in Unincorporated Del Aire with my family. We live on 119th Place. We have been in this community for 34 years. We were first time buyers. This has been a great community to raise a family.

With all the changes that we as a community are having, the upzoning across Del Aire is just not convenient for any of us leaving here. It sometimes feels like the LA County Regional Planning Commission is trying to force all of to leave and look for a place far away from the city. Del Aire is a peaceful and family-oriented community but with the changes that will no longer be the case.

Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of 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 on new or expansion of existing facilities.

Additionally, 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-sac. 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. Do NOT upzone all of North Del Aire to H18.

Thank you,

Oscar R. Gutierrez

Thomas Dearborn

From: DRP Public Comment
Sent: Wednesday, October 30, 2024 7:03 AM
To: Patricia Hachiya; Thomas Dearborn; Arturo Jacobo
Cc: Elida Luna
Subject: FW: Please Reconsider Upzoning 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: Kathy W [REDACTED]
Sent: Tuesday, October 29, 2024 5:19 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please Reconsider Upzoning North Del Aire

CAUTION: External Email. Proceed Responsibly.

Hello, my name is Kathy, and I live in Unincorporated Del Aire. I am a stay-at-home mom that has been living here for almost 5 years and have appreciated this neighborhood very much.

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.

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

- o 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.

- o 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.

- o 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).

o 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.

o 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.

o 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,

--

Kathy Wu