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**RE: Subject: Concern Regarding CSD Ordinance for WSAP**

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**From** Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

**Date** Mon 21-Oct-24 4:06 PM

**To** 'Dawn Pattillo' <depattillo99@gmail.com>

**Cc** Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

Hello,

Thank you for your interest in the Westside Area Plan.

Your comments have been received and will be included as part of the RPC Public Hearing materials.

Sincerely,

## **WESTSIDE AREA PLAN TEAM**

### **General Plan and Transit-Oriented Communities**

Office: (213) 974-6424

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

Los Angeles County Department of Regional Planning

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**From:** Dawn Pattillo <depattillo99@gmail.com>

**Sent:** Monday, October 21, 2024 6:00 AM

**To:** Gracian, Isela <IGracian@bos.lacounty.gov>; Julie Yom <JYom@planning.lacounty.gov>; Connie Chung <cchung@planning.lacounty.gov>; McGee, Tracy <TMcGee@bos.lacounty.gov>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

**Subject:** Subject: Concern Regarding CSD Ordinance for WSAP

<b>CAUTION:</b> External Email. Proceed Responsibly.
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Good Morning,

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

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

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

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

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

Best regards,

Dawn Pattillo  
Ann Pattillo

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## Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights

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**From** Bruce Brown <brucebrown500@yahoo.com>

**Date** Sat 02-Nov-24 9:54 AM

**To** Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

**Cc** Miriam Thompson <MThompson@planning.lacounty.gov>

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

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

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**Public Comment for October 23, 2024 Public Hearing and Consideration of a Final Environmental Impact Report for Westside Area Plan**

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**From** Cynthia Jackson <cynthiajackson322@yahoo.com>

**Date** Sun 20-Oct-24 6:34 PM

**To** Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

**Cc** Gracian, Isela <IGracian@bos.lacounty.gov>; McGee, Tracy <TMcGee@bos.lacounty.gov>; Julie Yom <JYom@planning.lacounty.gov>; Connie Chung <cchung@planning.lacounty.gov>

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

FOR INCLUSION IN THE OFFICIAL HEARING RECORDS:

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

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

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

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

Cynthia Jackson

October 21, 2024

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

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

Dear Ms. O'Connor,

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

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



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

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

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



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

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



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## Westside Area Plan / Rezoning Marina del Rey

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**From** David Maury <dwmaury@gmail.com>

**Date** Wed 23-Oct-24 11:40 AM

**To** Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

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

Hello,

I attended today's Westside Area Plan (WSAP) Public Hearing via zoom and am interested in finding out more specifics on the rezoning of Marina del Rey, which Director Amy J Bodek mentioned.

Note, I also visited the Westside Area Plan website, but was unable to find additional information on Marina del Rey rezoning.

Thank you,

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David Maury

Cell-text: 310-908-5927

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

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

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**From** Dawn Taylor Maddox <dawn.maddox@sbcglobal.net>

**Date** Tue 22-Oct-24 10:57 AM

**To** DRP Public Comment <comment@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov  
<hollyjmitchell@bos.lacounty.gov>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

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

Supervisor Holly Mitchell

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

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

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

Thank you for your consideration.

Dawn Maddox



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**WASP**

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**From** Denise Collier <denisec1000@yahoo.com>

**Date** Fri 25-Oct-24 6:06 AM

**To** Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

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

Hello,

I am a concerned voter who lives in old Ladera Heights.

Please do not replace the Ladera Center with apartments. There is already so much traffic it takes me 15 minutes to get onto Slauson (3 blocks). We also need a grocery store, CVS, and Ross, etc. This shopping center adds to the neighborhood.

Thank you,

Denise Collier

[Sent from Yahoo Mail for iPhone](#)



October 21, 2024

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

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

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

Re: Objections to the West Side Area Plan.

Dear Supervisor Mitchell and Ms. Bodek:

The Ladera Heights Civic Association (“LHCA”) is a civic association representing the owners and renters of those properties located in that portion of the County of Los Angeles and the City of Los Angeles within USPS Zip Codes 90056, and 90302, commonly known as Ladera, Ladera Heights, and the Heights at Ladera in the City of Inglewood (collectively, the

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

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

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

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

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

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

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

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

Thank you for your attention.

Respectfully,

/s/

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

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**WSAP Public Hearing 10/23/24. The Rena Project.**

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**From** Felecia Richard <felei8@aol.com>

**Date** Wed 23-Oct-24 10:54 AM

**To** Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

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

**To:** The Regional Planning Commission and the LA County Department of Regional Planning

Regarding: Request to postpone the vote, do a better analysis, and reevaluate the infrastructure, traffic, and number of new residents in the area.

Please consider postponing today's vote and allowing a reevaluation and community environment. The process is flawed, and although the project must go forward due to the State mandate, or budgets will be cut or removed from the county, it is a must that everyone involved can come up with a satisfactory plan to complement the three—to nine-mile residential area. Just postpone and allow more community input.

Thank You

Felecia Richard

felei8@aol.com

not an applicant

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## Objection to Planning Area Standards District for Westside Area Plan

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**From** gailchitty@aol.com <gailchitty@aol.com>

**Date** Mon 21-Oct-24 9:02 PM

**To** Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; DRP Public Comment  
<comment@planning.lacounty.gov>

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

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

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

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

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

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

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

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

PLEASE ADD TO THE PUBLIC RECORD

## Ladera Heights Community Coalition

Response to:

CEQA Findings of FACT and Statement of Overriding Considerations  
regarding

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

For:

Planning Commission Meeting:  
Wednesday, October 23, 2024

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

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



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

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

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

a.

12. ☐ Hydrology and Water Quality

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

14: Public Services

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

15. Utilities and Service Systems

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

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## WSAP Comments

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**From** Nick Alexander <Unclenick1@sbcglobal.net>

**Date** Thu 24-Oct-24 7:43 AM

**To** Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>; Gracian, Isela <IGracian@bos.lacounty.gov>; McGee, Tracy <TMcGee@bos.lacounty.gov>; EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>; info@daphnebradford.com <info@daphnebradford.com>

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

Supervisor Mitchell,

I attended the meeting, and as expected, it did not go well. The WSAP EIR was approved despite the community concerns. The commission informed us that you and the four other supervisors now hold the power to influence the State in understanding and potentially modifying the plans for our area. These plans would have significant negative impacts on our emergency response systems, traffic, school shortages, infrastructure, resources, and overall quality of life.

We urge you to reevaluate this plan and seriously consider the issues we've raised. For instance, instead of rezoning and building housing at the current Ladera Center, please consider the adjacent commercial lot where Goodwill and Dollar Tree are located. This area, partly unincorporated and partly under LA City zoning, has massive unused parking and could better handle traffic flows, reducing the inevitable congestion if more housing is added to our already impacted community.

We live here and understand the local challenges. Planners who do not reside here recently visited, but that does not replace lived experience. As an Engineer with extensive experience in developing Environmental Impact Reports (EIRs), I know the importance of evaluating the worst-case scenarios before proceeding. This step was clearly overlooked in the current EIR and planning process.

The addition of 6,600 housing units and an influx of 12,000 to 20,000 new residents will exacerbate existing traffic issues, where it already takes 30 minutes to over an hour to access freeways (405/90/10). Suggesting that we should adopt public transportation, unlike other communities, is out of touch with the realities of Southern California living and comes across as discriminatory.

Residents here do not need or desire to rely on public transportation daily, unlike some working/middle-class communities in LA and Orange Counties. Forcing this change upon us while exempting other unincorporated areas is unfair. Public transportation usage is primarily a necessity for those who cannot afford cars, and assuming that new residents will stop using their vehicles is unrealistic.

Moreover, have utilities such as SCE, American Water, LADWP, and the Gas Company been consulted to upgrade their infrastructure to support this population growth? The current infrastructure struggles with the existing load, and adding a significant number of people and potentially electric vehicles, as mandated by the state, will likely lead to daily rolling blackouts.

I have been requesting repairs for a damaged street light in front of my home for years without success. How can we expect Public Works to meet the demands of a community five times larger?

These issues were not adequately addressed in the EIR or the WSAP plan. Our community, a thriving, predominantly African American area in South Central LA, deserves better. We aspire to maintain a safe and comfortable lifestyle and fear that gentrification is threatening our way of life. This mirrors practices from the Jim Crow era, but I will refrain from belaboring that point.

Our community, like others across LA County, should be preserved and cherished, not gentrified or displaced. Help us save Black Beverly Hills so that our children have a community they can aspire to live in and grow with, much like Beverly Hills, Hancock Park or Palos Verdes.

Thank you for your consideration with this matter.

Your constituent,  
Nick Alexander  
Ladera Heights resident and voter for over 10 years.

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**Comment**

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From Ralph Harrison <ralpheharrisonii@yahoo.com>

Date Wed 23-Oct-24 10:22 AM

To Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

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

I think the plan is horrible for our community. In the mornings, it takes almost 30 minutes to just get out of the neighborhood to Slauson or Centinela and an hour in the evenings coming back into the neighborhood coming down Slauson and Centinela whether I come from Centinela or Slauson and this Plan will cause even more congestion. In addition, we do not want you rezoning our community later, taking our homes and putting

up apartment buildings. I am  
against the Plan.

*Ralph E. Harrison II*  
*Law Office of Ralph Harrison*

*6231 Condon Ave*  
*Los Angeles, California 90056*  
*(213) 616-0201 - Phone*  
*(888) 415-6783 - Fax*



Before printing this e-mail - think if it is necessary. Think Green!

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Further, if you are not the intended recipient you should not open any attached document(s) or the attached document(s). If you have received this communication in error, please notify by email reply, delete it from your system, and destroy any hard copy you may have printed. Thank you.

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## Westside expansion

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**From** Rosalund Gale <rosalund49@aol.com>

**Date** Tue 22-Oct-24 6:48 AM

**To** Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

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

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

Regards

Rosalund Gale

View Park resident

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



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

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**From** Tracie Lyons <tracielyonslll@yahoo.com>

**Date** Tue 22-Oct-24 11:05 PM

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

**Cc** hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>; McGee, Tracy <TMcGee@bos.lacounty.gov>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

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

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

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

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

Regards,

Tracie Tabor Lyons