

- Action Notice -
Create Housing and Save our
Single-Family Zoning

COPY AND PASTE EACH SECTION OF THE LETTER BELOW
INTO YOUR EMAIL

TO:

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BCC:

SCRABoard@studiocityresidents.org

SUBJECT:

Support for Draft #3 of the Housing Element/CHIP ordinance that rezones LA

BODY: (copy and paste the following into the body of your email)

CPC-2023-7068-CA (CHIP Ordinance)

CPC-2024-387-CA (Housing Element Sites and Minimum Density Ordinances)

CPC-2024-388-CA (Resident Protections Ordinance)

Environmental Cases:

ENV-2020-6762-EIR

ENV-2020-6762-EIR-ADD1

ENV-2020-6762-EIR-ADD2

City Council Files:

CF-21-1230

CF-11-1973-S1

CF-21-0972

CF-24-0147

Dear PLUM Committee,

I am writing to you today asking you to support Draft #3 of the Housing Element/CHIP ordinance that rezones LA without regard to the Exhibit D “options” that would open up single-family neighborhoods. The Planning Department in its report clearly states that they have found enough zoning to meet the State’s mandate for housing without the need to rezone our single-family areas.

Here are some facts to consider.

R1 zones are less than half of the land in LA: The misleading message related to R1 single-family zoning states that R1 is restricting development on 70% of LA’s land. However, the Planning Department stated clearly on Chapter 4, page 210 of the Housing Element that 35% of the LA land was not developable beyond R1 due to topography or other environmental concerns. This left only 45% of single-family zones, less than half of the city land, developable. And State law allows a duplex and two ADUs on each and every residential property. Single-family zones are contributing to the housing inventory with thousands of ADUs. Single family areas continue to do their part.

- Ending single family zones makes more people renters. Pro development groups say rezoning single family neighborhoods is a social justice issue. When in fact allowing apartments in single family neighborhoods is an attempt by large land investors/developers to increase the value of their R1 real estate holdings by deregulating single family neighborhoods to allow more density. Allowing apartments in single-family neighborhoods will not right the wrongs of redlining that prevented people from buying homes. Instead, it keeps more people as renters. People need the opportunity to buy affordable homes so they can build generational wealth.
- Draft #3 without Exhibit D “option” makes for good planning and vibrant communities: Draft #3 has a comprehensive plan for adding housing in all our high resource areas on our commercial corridors. If planned correctly new, vibrant neighborhoods could be created here in each of our communities and new affordable attached single-family homes “for sale” should be included in these developments that abut single family neighborhoods. We must help families, who have lost hope of owning their own home to achieve that goal.

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For all the above reasons we ask you to move Draft #3 forward as presented.

YOUR Name

YOUR Address

YOUR Phone number