



August 2020

PROPOSED UPZONING AFFECTS YOU

Dear WSSM Area Homeowner,

The City Planning Department is currently updating the West Los Angeles Community Plan and has made public a package of draft concepts, which includes proposals to allow increased density and building size/height – a process known as “upzoning” – in various parts of our neighborhood. We are sending you this letter because the following upzoning proposals would have a direct impact on your property:

Proposal	Applies to
New “Medium Residential” zone, would allow existing single-family homes to be replaced by apartment and condo buildings, up to 4 stories high.	The 1900 block of BENTLEY , both sides of the street.

***OUR TAKE:** City Planners believe there is a shortage of housing on the Westside and the proposal to allow multi-family development on the 1900 block of Bentley is intended to help boost housing supply. It would also make the zoning of this block consistent with the other blocks of Bentley to the north and south. But at what cost? The proposed upzoning would disrupt an established community of single-family homes, change the character of the street forever and usher in a decade or more of major construction activity. The WSSM Board is also concerned that already-overburdened infrastructure and essential services would not be able to cope with increased density in our area. One possible silver lining is that the value of land on the 1900 block of Bentley would likely increase, benefiting Bentley homeowners who are willing to sell their homes or develop their property. However, for homeowners on the west side of the 1900 block of Camden, who would lose light and privacy if four story buildings were to be built directly behind their properties, there is no such potential upside.*

Upzoning on Bentley is by no means the only change proposed for our area. We encourage you to visit our website, where you will find a more complete description of the West LA Community Plan update draft concepts for our area and instructions for submitting comments via the Planning Department’s online portal. Go here: <https://wssmhoa.org/west-la-community-plan-updates>.

In addition to submitting your comments via the online portal, we urge you to send comments directly to City Planner Naomi Guth (naomi.guth@lacity.org), with cc’s to CD 5 Senior Planning Deputy Daniel Skolnick (daniel.skolnick@lacity.org) and WSSM Land-Use Chair Steve Rogers (srogers@wssmhoa.org).

THE DEADLINE FOR COMMENTS IS SEPTEMBER 15, 2020, SO DON’T PUT IT OFF!

Important Public Meeting: WSSM has partnered with the WNC, Council District 5 and the Planning Department to present a Zoom meeting on the Community Plan Update Draft Concepts for our area on September 3, 2020 at 6PM. Your participation in this meeting is strongly encouraged. Follow this link to view the agenda and instructions for joining the meeting: <http://wncla.org/agendas/>.

Sincerely,

Barbara Broide - President