



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 “Low Medium Residential” zone, would allow existing single-family homes to be replaced by duplexes, up to 2 stories high, and up to 4 stories high where adjacent to similar or larger scale corridor (such as Beverly Glen). | The east side of LINNINGTON , north of Olympic. |

***OUR TAKE:** The published materials provide slightly different descriptions of the proposed new zone for east side of Linnington and WSSM understands that the Planning Department has yet to finalize the maximum allowable height. For now, it seems wise to assume that the 4-story height limit would apply (because of proximity to Beverly Glen), which is clearly a significant change from the current scale of the street. A less obvious – but important – implication of the proposed new zone is that, under the City’s Accessory Dwelling Unit (ADU) ordinance, property owners would be allowed to build up to two additional dwelling units, for a total of up to four homes on what is now a single-family lot. We should stress that the upzoning proposals for your street are still a work-in-progress and strongly recommend that affected homeowners stay informed about the Community Plan update process.*

Upzoning on Linnington 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