



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: Transition” zone, would allow existing single-family homes to be replaced by multi-family developments; up to 4 units per lot, each up to 4 stories high. | The east side of MIDVALE AVENUE between Missouri and Pico. The west side of GLENDON AVENUE between La Grange and Pico. |
| New “Mixed-Use Corridor: Westwood” zone, that would allow a mix of commercial and residential uses in buildings up to 6-stories high. | WESTWOOD BOULEVARD between Santa Monica Boulevard and a half-block south of Olympic. |

***OUR TAKE:** The WSSM Board understands the Planning Department’s goal of adding housing capacity on the Westside; however, we believe the draft proposals for Midvale, Glendon and Westwood are too drastic and would cause irreversible damage to these established single-family streets. As an alternative, we suggest that the zoning on Midvale and Glendon remain as-is, and the zoning on Westwood Boulevard be changed to match the Neighborhood Mixed-Use zoning (NMU) that was recently put in place on Pico Boulevard as part of the Expo Corridor Plan. The award-winning NMU zone creates opportunities for more housing, while maintaining a reasonable height limit (3 to 4 stories) and requiring a step-down in height where new buildings back onto single-family homes – in other words, built-in transition without the need to eliminate single family zoning on Midvale and Glendon.*

Upzoning on Midvale, Glendon and Westwood 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