



Mayor Karen Bass
City of Los Angeles
200 Spring St.
Los Angeles, CA 90012

Vince P. Bertoni, AICP
Director of Planning
City of Los Angeles
200 Spring St.
Los Angeles, CA 90012

August 7, 2024

Dear Honorable Mayor Bass and Director Bertoni,

In June, the Planning Department released Draft #2 of its CHIP program, which we felt had positively evolved from its first version. The changes were well-informed, anchored in fact, brimming with good possibilities. However, Draft #2 lacked visual renderings of what Los Angeles could look like in 20 years- making it difficult for people to understand its positive impacts merely through text.

This lack of visualization and understanding led some groups to demand an end to single family neighborhoods, historic districts and coastal protections.

Additionally, continued misinformation contributed to attacks on these communities. The City claims 72% of land in LA is zoned for single family. Let's correct that. Only 45% of this land can support more than single family housing. And that 45% already allows 4 housing units on a single lot. Before burdening neighborhoods further, it is important to first address existing opportunities on commercial corridors.

Lessons learned:

Too many of our commercial corridors remain blighted, empty, and underutilized, lacking economic benefit to the neighborhoods surrounding them. We feel Draft #2 offers a blueprint that can transform these corridors into vibrant new



neighborhoods in each of our high resource areas. We feel that Draft #2 also benefitted from the revisions to ED 1.

The Mayor's office recognized the initial lack of guidelines in ED1 harmed existing housing needlessly. ED 1 now protects single-family neighborhoods, rent stabilized housing, historic districts in their entirety, high fire zones, and coastal areas. The Mayor understood an expedited approval process should be granted to developers with worthy projects that addressed the need for housing without harming already existing housing.

"Skin-in-the-game":

Last year United Neighbors worked with community groups and tried to address their fear of density: showing that density can enhance communities when done correctly and could meet state and federal obligations for Fair Housing. The Mayor said we should all have "skin-in-the-game". With that in mind, we presented the Planning Department and the Mayor's office our 185 pages of maps in which a significant number of communities identified locations

throughout their community where more density could be added while protecting existing housing. Your own Planning data recognized that there is ample zoning capacity without including these vulnerable areas. We were glad to see that recognized in Draft #2.

Problems to solve:

The city faces challenges: the need for more housing, the issues that will be created with "no parking requirements", true and convenient transit solutions for all our communities and better height transitioning solutions into neighborhoods. These are things we must address, and any solution must preserve what makes this city unique; its neighborhoods, historic districts, open space, coastal zone, and older more affordable multi-family units like duplexes, courtyard units or other older more affordable, missing middle housing.



Easy to say “get rid of it”:

It is easy for groups with an ideological bent to attack single family zoning as being socially unjust. However, data shows far greater opportunities and benefits for addressing housing needs and social justice when mixed income housing is incentivized on these corridors in high resource communities.

Planning did it right:

We strongly feel Draft #2 of the CHIP program balances the needs of all residents and adds density where appropriate, showing respect for homeowners, renters, the housing insecure, the homeless, and developers.

RHNA housing mandates are reviewed every eight years. Why start densifying neighborhoods now when modifications can be made during the next RHNA cycle if necessary.

We hope you continue with Draft #2 of the CHIP program and allow communities to further refine their growth through Community Plans.

Respectfully,

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Cindy Chvatal Keane

Jeff Kalban