



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

September 6, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM:  Anita D. Gutierrez, MPL, AICP, Supervising Regional Planner
Community Studies West Section

**SUBJECT: ADDITIONAL MATERIALS/REQUEST FOR CONTINUANCE
CONNECT SOUTHWEST LA: A TOD SPECIFIC PLAN FOR WEST
ATHENS-WESTMONT
Project No. 2016-000317-(2), Plan No. RPPL2016002080
Environmental Assessment No. RPPL2017009622
State Clearing House No. 2017051051
September 12, 2018 - Agenda Item No. 6**

ADDITIONAL INFORMATION

Since the hearing package was prepared, additional correspondence for the project was received. One email was received on August 31, 2018, from a local resident. Staff responded to clarify that the new zoning would apply to affected properties within the Specific Plan area once the Specific Plan is adopted and takes effect. Staff also indicated that the resident's noted concerns would be forwarded to your Commission.

REQUEST FOR CONTINUANCE

Since the Notice of Public Hearing was provided in early August, there have been further internal discussions and a meeting with Metro related to sustainability, affordable housing and mobility that staff would like to take the opportunity to address. Staff anticipates this resulting in recommending some additional policies and regulations to strengthen the plan in those areas. Staff will still provide a presentation of the project on September 12, 2018 and would like to hear comments from the Commission and members of the public, however we will be requesting that the Commission continue the matter to October 24, 2018, to allow these additional discussions to conclude and any changes to be incorporated.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO OCTOBER 24, 2018.

If you need further information, please contact Leon Freeman at (213) 974-6406 or lfreeman@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

Exhibits:

- I. Constituent Email dated August 31, 2018

AJB:MC:AG:LF

The Regional Planning Commission
September 12, 2018
Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont
Exhibit I

Constituent Email dated August 31, 2018

From: [Pat Ruiz](#)
To: [DRP Southwest TOD](#)
Subject: Re: Notice of Public Hearing and Consideration of the Final EIR (Connect Southwest LA)
Date: Friday, August 31, 2018 10:43:52 AM

Hi,

My comments I have regarding the proposals is the impact of high density Residential developments.

I live in the area shown in Map 3, Exhibit G...on New Hampshire Avenue.

If I am reading map correctly it says MU and RD 3.2 for the area I am located. Currently there are triplexes, a few single homes and some large apartment complexes on this side of the street...if proposal approved, would it apply until current properties are up for sale, to then be redeveloped?

Current Issues/concerns of high density developments:

Lack of parking provided on site...leading to illegal parking in alleys and parkways..double parking....as well as parking by rail road tracks.....cars get broken into..No security cameras by tracks.

Trash problem. Less care, because they rent and not own I guess.. more trash in vicinity of apartments and adjacent properties. Tenants trash neighborhood along with contractors doing work of apartment buildings/units. Much dumping in vicinity and by railroad tracks.

Dog Poop problem. Love dogs but owners need to clean up after them. Many apartment owners allow pets, but do not provide waste bags or receptacles.

Possible solutions/some help to problems:

Maybe Apartment owners should be required to provide more receptacles on site for trash and poop bags for tenants. More parking on site to avoid illegal/unsafe parking.

Regards
Ms. Ruiz

Sent from my iPad

On Aug 30, 2018, at 7:54 AM, DRP Southwest TOD <southwesttod@planning.lacounty.gov> wrote:

(If you can't see the notice below, it is also available at <http://planning.lacounty.gov/Southwest/eir>)



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

**NOTICE OF PUBLIC HEARING AND CONSIDERATION OF THE
FINAL ENVIRONMENTAL IMPACT REPORT (EIR) FOR
CONNECT SOUTHWEST LA: A TOD SPECIFIC PLAN FOR WEST ATHENS-WESTMONT**

**PROJECT NO. 2016-000317
PLAN NO. RPPL2016002080
ENVIRONMENTAL ASSESSMENT NO. RPPL2017009622
STATE CLEARINGHOUSE NO. 2017051051**

The Los Angeles County ("County") Regional Planning Commission ("Commission") will conduct a public hearing to consider the EIR and project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

HEARING DATE AND TIME: September 12, 2018, at 9:00 a.m.

HEARING LOCATION: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

PROJECT LOCATION: Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont ("Specific Plan") encompasses 658 acres generally bounded by Lohengrin/110th Street to the north, 120th/121st Street to the south, Wilton Pl/Western Ave to the west, and Vermont Ave to the east.

PROJECT DESCRIPTION: The proposed project is a Transit Oriented District (TOD) Specific Plan that would permit the potential development of up to 1,061 additional residential units and approximately 1.7 million square feet of nonresidential development over existing conditions in the plan area. In total, buildout of the project would allow up to 4,518 residential units and approximately 3.5 million square feet of non-residential development.

ENVIRONMENTAL DOCUMENTATION: As the lead agency, pursuant to the California Environmental Quality Act ("CEQA"), the County Regional Planning Commission will consider the certification of the Environmental Impact Report ("EIR"), which includes the Final EIR ("FEIR") and Draft EIR ("DEIR"). The Commission will also consider adoption of the County Mitigation Monitoring and Reporting Program ("MMRP"), the CEQA Findings of Fact, and a Statement of Overriding Considerations. The FEIR will be available for review at least 10 days prior to the public hearing date (Cal. Code of Reg. Title 14 Chap. 3 §15089(b)).

Notice of Public Hearing
August 10, 2018
Page 2 of 3

For more information regarding this application, contact Leon Freeman at (213) 974-6406 or SouthwestTOD@planning.lacounty.gov, or by mail at Los Angeles County Department of Regional Planning, 320 W. Temple St., Room 1356, Los Angeles, CA 90012. Project materials are available online at <http://planning.lacounty.gov/Southwest> and at the following libraries:

Woodcrest Library
1340 W. 106th Street
Los Angeles, CA 90044

A.C. Bilbrew Library
150 E. El Segundo Blvd
Los Angeles, CA 90059

Project materials will also be available for public review Monday through Thursday, 7:30 a.m. to 5:30 p.m. at:

County of Los Angeles
Department of Regional Planning
Community Studies West Section
320 West Temple Street, Room 1356
Los Angeles, CA 90012

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**

<image009.jpg>

This email is provided for your information. No further action is required on your part. If you have any questions or need further information, please feel free to contact me.

Thank you,
Leon

Leon Freeman, Regional Planner
Community Studies West Section
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Direct: (213) 974-6406
Our office is closed on Fridays.