



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
25.		Favor	Andrew Salimian	
		Oppose	Angie Castellanos	<p>Dear LA County Board of Supervisors I am a resident of Del Aire and I am writing about the South Bay Area Plan-Project No. PRJ2022-004615-(2 and 4). I am all for fair and equitable housing, expansion of mixed use housing along our corridors and near the Metro station is welcomed. However, THIS plan is very flawed and will cause more harm than good to the community.</p> <p>My neighborhood has written letters for the past 18 months, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been ignored. The commissioners even agreed that the plan is flawed at the Regional Planning Commission meeting, but said they had to move the plan forward due to timing, not facts.</p> <p>PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes. The proposed upzoning will triple the number of housing units in a ¼ sq. mile area. Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals. The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units. The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone! Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades. The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area. Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.</p> <p>Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities. This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge</p>



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influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan.

H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.

So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

PLEASE look at what you are proposing in Del Aire and read all of our residents' submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.

**Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.

Thanks for your consideration
Angie Castellanos
5413 w 118th pl.
angcastellanos@yahoo.com

Austin Williams

Dear LA County Board of Supervisors,

My name is Austin Williams and I am a resident of Del Aire. I'm writing to express profound concerns about the South Bay Area Plan - Project No. PRJ2022-004615-(2 and 4). This plan, while admirable in pursuing a solution to the pressing issue of fair and equitable housing, is woefully misconceived and will cause irreparable harm to our community.

The citizens of Del Aire have attempted for the past year and a half to share our legitimate concerns with the proposed blanket upzoning of North Del Aire. We've engaged with good faith in the civic process, making our voices heard through a variety of channels including emails, phone calls, and public comments. Our legitimate concerns have been largely ignored. This reflects poorly on the Board, but there still remains time to rectify an unacceptable situation.

I and my neighbors implore you to review the Del Aire map and reassess the proposed upzoning. We are a diverse, mixed income community with mostly



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first-time home buyers and multi-family homes. The proposed upzoning will triple the number of housing units in a quarter-square mile area. Rezoning at this magnitude will incite gentrification and push out residents whose families have lived here for decades.

Under this plan, a developer could scoop up 4 or 5 contiguous houses and build an 18-plex in the middle of what is currently a single-family home neighborhood. To make it worse, the provision of a density bonus takes effect once there are 15 units, inevitably resulting in 30-unit structures that are utterly out of proportion with Del Air.

The proposed upzoning will provide three times the mandated housing for all of Del Aire and Wiseburn in a quarter-square mile concentrated in North Del Aire. There can be no doubt that adding thousands of people to such a small area will put residents in danger. LA County Sheriff's capacity is already stretched and has the longest reporting time of any of the SBAP communities. The South Sheriff's station is understaffed, with no plans for expanding staff or facilities. Upzoning this area is the equivalent of building a timebomb and waiting for it to explode.

Again, I fully endorse your mandate to expand fair and equitable housing in greater Los Angeles, a major problem that will only be made worse by the recent fires. The citizens of Del Air collectively support this mandate, but the South Bay Area Plan MUST be redrawn. In its current form, it will create far more problems than it solves. Please, reject the current plan and do NOT upzone North Del Aire to H18.

Thank you.

Brenda Reyes

I am a Del Aire resident and I am writing about the South Bay Area Plan-Project No. PRJ2022-004615-(2 and 4). I believe in fair and equitable housing, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket up-zoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.

Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals. The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼



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	<p>square mile concentrated in north Del Aire. Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units. The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone! Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades. The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area. Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.</p> <p>Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities. This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work. The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments. So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single -family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30 - unit apartment. PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 - unit apartments in the middle of a single-family home community. This is not necessary! PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.</p>
Carol J Kobus	Please see and record my letter opposing the dangerous blanket upzoning plan across my neighborhood which I have lived over 30 years.
Janice I Dorn	See my attached letter - Janice Dorn
Jessica N Daugherty	The Community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed use housing along our corridors and near the Metro station. However, this plan is flawed and will cause harm. The proposed upzoning that goes way beyond the state-mandated RHNA allocations, and the lack of a concentrated study in the North Del Aire region where the densest upzoning is being proposed. We strongly oppose the proposed



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upzoning across all of North Del Aire to H18 as it has not been properly studied and the EIR shows multiple areas in which the study appears to be scientifically unsound. This letter outlines our concerns, which we are formally submitting to the written record for response.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes. The proposed upzoning will triple the number of housing units in a ¼ sq. mile area. This is 3X more than what the state requires for Del Aire! The impacts have not been appropriately considered because the plan uses a "project area" that includes many other unincorporated areas or the larger area of all of Del Aire + Wiseburn to assess harms.

For the 18 months, our community of Del Aire Neighborhood has participated in the Department of Regional Planning's Community Advisory Committee, turned out community out to half a dozen meetings, encouraged hundreds of our neighbors to take the DRP's survey, sent hundreds of letters, and showed up to give public comment in the middle of work days-to try to share our legitimate concerns about the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored and insufficiently answered for 12 consecutive months. Most recently, at the Regional Planning Commission hearing on October 30, 2024, the Commissioners lamented that they agreed that our concerns have serious grounds for review and concern, but, they said they had to move the plan forward due to timing, not facts. During the October 30th DRP Commission hearing, we learned that the SBAP has put so much upzoning into Del Aire that all of the South Bay Communities are dependent on the plan being passed to ensure the County achieved its RHNA numbers. This is unjust to ignore urban planning principles and sound public safety concerns just to comply with a mandate whose impact should be distributed across all communities.

- The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.
- Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals. The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units. The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades. The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area. PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning



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is being proposed.

- Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities. Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.

- This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

- The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments. So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment

- The community of Del Aire (albeit very small) has many other areas on our periphery that are still close to the Metro transit center that can be developed without upzoning single family homes. We proposed multiple alternatives and none of them were studied. We were consistently told (since December of 2023) that the DRP did not have sufficient time to study alternatives. For example, the plan does not propose any changes to a huge swath of underutilized light industrial area in the North East of Del Aire that is within the transit opportunity Area and already includes one large apartment complex. This land could accommodate housing and not impact current single-family homes. Why was this not studied?

- Del Aire does not have the infrastructure to support 3X more residents! Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, the Airforce base, and LAX.

- o There are no through streets as 2 sides of the community dead end in cul-de-sacs.

- o But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.

- o Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.

- Del Aire currently has insufficient social services, grocery stores, medical care, and other local services and cannot accommodate additional residents without a focused increase in these resources. The PEIR states that the region has plentiful services but this is incorrect. The study assessed the entire South Bay and NOT Del Aire for services.

- o DRP identified Del Aire as a "Housing Opportunity" site due to its proximity to the LAX Metro station but does not take into consideration the current lack



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	<p>of infrastructure to support current residents, or the current built environment. Del Aire is bordered on 3 sides with the 405 and 105 freeways and the LA Air Force Base. There are very few arterial streets that come into Del Aire as 2 sides of the community are dead ends and cul-de-sacs. Were these limitations considered in the PEIR?</p> <p>PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.</p>
Samantha Holman	<p>I am a Del Aire resident and I am writing about the South Bay Area Plan-Project No. PRJ2022-004615-(2 and 4) which I STRONGLY OPPOSE! THIS plan will destroy our community and our safety. Crime has already SIGNIFICANTLY INCREASED with the low income housing that you have allowed to be built in Del Aire along Aviation Blvd.. Our Sheriff's are stretched too thin and our area is never patrolled. You have chosen to ignore all the safety concerns and you will be held accountable for the danger you put us all in. Thefts have increased tenfold in the area. This plan will only destroy what little bit we have left.</p> <p>For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.</p> <p>PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.</p> <p>The proposed upzoning will triple the number of housing units in a 1/4 sq. mile area.</p> <p>Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals. The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a 1/4 square mile concentrated in north Del Aire. Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units. The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!</p> <p>Rezoning at this magnitude will cause gentrification and push out residents</p>



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Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities. Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.

This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments. So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.

Stacy Diehl

I am a Del Aire resident concerned about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). I believe in fair and equitable housing and welcome the expansion of mixed-use housing along our corridors and near the Metro station. However, the current plan is seriously flawed.

For the past 18 months, my neighbors and I have written letters, attended meetings, and shared our legitimate concerns about the proposed blanket upzoning in North Del Aire to no avail.

I never knew the disadvantage of living in an unincorporated area until now;

			<p>we have no government officials advocating for us or taking our concerns to heart. And while the commissioners have indicated that they agree with our concerns, they claim they have to move the plan forward due to timing, not facts.</p> <p>Please look at the Del Aire map, re-assess the proposed rezoning and consider the following:</p> <p>Rezoning our entire single-family neighborhood is not necessary in order to achieve the state-mandated housing goals. Based on the State of California's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units. The submitted maps will add three times the mandated RHNA allocation in that one small section alone. We feel unfairly targeted without any government representatives advocating for our community.</p> <p>The Sheriffs currently cannot adequately service our community. We already have the longest reporting time of any of the SBAP communities. Adding thousands of people to a ¼-square-mile area is unsafe. The South Sheriff's station is understaffed and has no plans for that to change.</p> <p>Del Aire Elementary cannot handle a large influx of students. The study looked at the entire project area (not just Del Aire) and assessed the capacity of schools by looking at the combined ability of all schools in all eight unincorporated communities. That makes no sense as parents can't send their children from Del Aire to schools in other unincorporated areas. Why was the study completed this way?</p> <p>The proposed upzoning of all of North Del Aire from R-1 to H18 has not been appropriately studied in the EIR nor the plan.</p> <p>In conclusion, please read our submitted concerns and do not upzone all of North Del Aire to H18 or approve the ill-conceived South Bay Area Plan.</p>
		Item Total	9
Grand Total			9

TO: PublicComments@bos.lacounty.gov

Cc: HollyJMitchell@bos.lacounty.gov, aan@bos.lacounty.gov, IGracian@bos.lacounty.gov,
LOBrien@bos.lacounty.gov, KShamdasani@bos.lacounty.gov, SouthBayAreaPlan@planning.lacounty.gov,
commission@planning.lacounty.gov,
BCC: delaireneighborhood@gmail.com

Dear LA County Board of Supervisors

This letter is written by the Del Aire neighborhood Association in response to the SBAP Final EIR and proposed rezoning Project No.: PRJ2022-004615.

The Community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed use housing along our corridors and near the Metro station. However, this plan is flawed and will cause harm. The proposed upzoning that goes way beyond the state-mandated RHNA allocations, and the lack of a concentrated study in the North Del Aire region where the densest upzoning is being proposed. We strongly oppose the proposed upzoning across all of North Del Aire to H18 as it has not been properly studied and the EIR shows multiple areas in which the study appears to be scientifically unsound. This letter outlines our concerns, which we are formally submitting to the written record for response.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes. The proposed upzoning will triple the number of housing units in a ¼ sq. mile area. This is 3X more than what the state requires for Del Aire! **The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all of Del Aire + Wiseburn to assess harms.**

For the 18 months, our community of Del Aire Neighborhood has participated in the Department of Regional Planning’s Community Advisory Committee, turned out community out to half a dozen meetings, encouraged hundreds of our neighbors to take the DRP’s survey, sent hundreds of letters, and showed up to give public comment in the middle of work days-to try to share our legitimate concerns about the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored and insufficiently answered for 12 consecutive months. Most recently, at the Regional Planning Commission hearing on October 30, 2024, the Commissioners lamented that they agreed that our concerns have serious grounds for review and concern, but, they said they had to move the plan forward due to timing, not facts. During the October 30th DRP Commission hearing, we learned that the SBAP has put so much upzoning into Del Aire that all of the South Bay Communities are dependent on the plan being passed to ensure the County achieved its RHNA numbers. This is unjust to ignore urban planning principles and sound public safety concerns just to comply with a mandate whose impact should be distributed across all communities.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA’s Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area. **PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community.** The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff’s station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children’s education. Our local school- Del Aire**

Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful** to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. **H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment
- **The community of Del Aire (albeit very small) has many other areas on our periphery that are still close to the Metro transit center that can be developed without upzoning single family homes.** We proposed multiple alternatives and none of them were studied. We were consistently told (since December of 2023) that the DRP did not have sufficient time to study alternatives. For example, the plan does not propose any changes to a huge swath of underutilized light industrial area in the North East of Del Aire that is within the transit opportunity Area and already includes one large apartment complex. This land could accommodate housing and not impact current single-family homes. Why was this not studied?
- **Del Aire does not have the infrastructure to support 3X more residents!** Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, the Airforce base, and LAX.
 - o There are no through streets as 2 sides of the community dead end in cul-de-sacs.
 - o But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.
 - o Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.
- **Del Aire currently has insufficient social services, grocery stores, medical care, and other local services and cannot accommodate additional residents without a focused increase in these resources.** The PEIR states that the region has plentiful services but this is incorrect. The study assessed the entire South Bay and NOT Del Aire for services.
 - o DRP identified Del Aire as a "Housing Opportunity" site due to its proximity to the LAX Metro station but does not take into consideration the current lack of infrastructure to support current residents, or the current built environment. Del Aire is bordered on 3 sides with the 405 and 105 freeways and the LA Air Force Base. There are very few arterial streets that come into Del Aire as 2 sides of the community are dead ends and cul-de-sacs. Were these limitations considered in the PEIR?

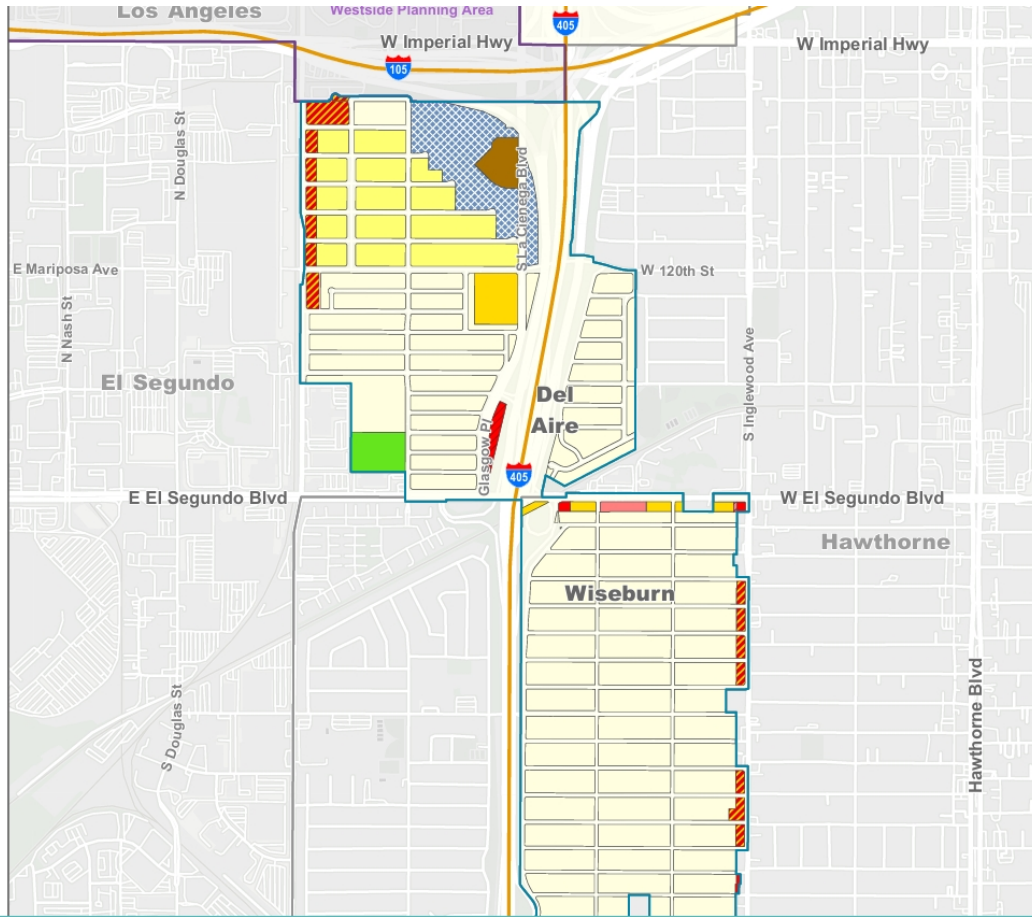
PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary!
PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.

****Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.**

Thank you.

Signed by the Del Aire Neighborhood Association and the residents we represent

Jessica Daugherty, President, Del Aire Neighborhood Association
Andrew Dvash-Banks, Vice President, Del Aire Neighborhood Association
Tynesha Dorsey, Treasurer, Del Aire Neighborhood Association
Nicole LaBier, Secretary, Del Aire Neighborhood Association
Yanell Torres, Member-at-Large, Del Aire Neighborhood Association



Los Angeles County

**South Bay Area Plan
Proposed Zoning**

Del Aire / Wiseburn

Zone Category

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- RPD - Residential Planned Development
- MXD - Mixed Use Development
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- C-3 - General Commercial
- C-M - Commercial Manufacturing
- O-S - Open Space
- MPD - Manufacturing-Industrial Planned



LA COUNTY

LOS ANGELES COUNTY
Dept. of Regional Planning

Date: January 20, 2025

Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the** Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!?! That is not how communities and school districts work.

- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

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****Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.**

Thank you.

Carol Kobus
5360 W. 119th Street, Inglewood, CA 90304
KShouse2022@gmail.com

From: [Pol Schonhofer](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Wednesday, January 15, 2025 8:26:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

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•

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***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you.

Pol Schonhofer
5315 w 126th st, Hawthorne
psbartra5@gmail.com

From: [Brenda](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Wednesday, January 15, 2025 6:18:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors,

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). I believe in fair and equitable housing, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

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PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

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PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.

Thank you in advance,

Brenda Reyes
5440 W 123rd Place, Hawthorne, Ca, 90250
reyes_13@sbcglobal.net

“Be you, be authentic!”

From: [Karina Franco](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Wednesday, January 15, 2025 9:51:52 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors,

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). I believe in fair and equitable housing, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet **THIS** plan is flawed and will cause harm!

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- The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.
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-

Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities. Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.

- *This magnitude of upzoning will hurt our children's education. Our local school-Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.*
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*****Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.***

Thank you!

Jesus and Karina Franco
5253 W 15th St.
Del Aire, CA 90250
Karinafomm@gmail.com

Sample Email:

Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire

TO: PublicComments@bos.lacounty.gov

Cc: HollyJMitchell@bos.lacounty.gov, aan@bos.lacounty.gov,
IGracian@bos.lacounty.gov, LOBrien@bos.lacounty.gov, KShamdasani@bos.lacounty.gov,
SouthBayAreaPlan@planning.lacounty.gov, commission@planning.lacounty.gov,
BCC: delaireneighborhood@gmail.com

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

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***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you.

First and Last Name

Street Address

Email address

--

Del Aire Neighborhood Association

[Instagram](#) | [Facebook](#) | [Nextdoor](#)

From: [Karina Franco](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Re: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Wednesday, January 15, 2025 9:56:02 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors,

I am a Del Aire resident and I am writing about the South Bay Area Plan-Project No. PRJ2022-004615-(2 and 4). I believe in fair and equitable housing, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet **THIS** plan is flawed and will cause harm!

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Thank you!

Jesus and Karina Franco
5253 W 15th St.
Del Aire, CA 90250
Karinafomm@gmail.com

From: [Patricia Davis](#)
To: [PublicComments](#)
Subject: [SUSPECTED SPAM]hollyjmitchell@bos.lacounty.gov. aan@boslacounty.gov ,
soutbayareaplan@planning.lacounty.gov, commission@planning@lacounty.gov kshamdasani@bos.lacounty.gov
Date: Wednesday, January 15, 2025 10:52:17 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4).

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- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 allows for up to 4 units per parcel and the building across**

parcels to up to 18-unit apartments. So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you.

**PATRICIA DAVIS
5449 W 119th place
davisgroupinternational@Gmail.com**

From: [Rose Paschall](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Concerned Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Wednesday, January 15, 2025 12:00:17 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am concerned about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire**

Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

-

The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. **H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you,

**Rose Paschall
5326 W. 125th Street, Hawthorne, CA. 90250
rosierose9@aol.com**

From: [Stacy Diehl](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); [South Bay Area Plan](#); commission@planning.lacounty.gov
Subject: Concerns regarding rezoning of Del Aire
Date: Wednesday, January 15, 2025 12:01:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors:

I am a Del Aire resident concerned about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). I believe in fair and equitable housing and welcome the expansion of mixed-use housing along our corridors and near the Metro station. However, the current plan is seriously flawed.

For the past 18 months, my neighbors and I have written letters, attended meetings, and shared our legitimate concerns about the proposed blanket upzoning in North Del Aire to no avail.

I never knew the disadvantage of living in an unincorporated area until now; we have no government officials advocating for us or taking our concerns to heart. And while the commissioners have indicated that they agree with our concerns, they claim they have to move the plan forward due to timing, not facts.

Please look at the Del Aire map, re-assess the proposed rezoning and consider the following:

- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state-mandated housing goals.** Based on the State of California's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units. The submitted maps will add three times the mandated RHNA allocation in that one small section alone. We feel unfairly targeted without any government representatives advocating for our community.
- **The Sheriffs currently cannot adequately service our community.** We already have the longest reporting time of any of the SBAP communities. Adding thousands of people to a ¼-square-mile area is unsafe. The South Sheriff's station is understaffed and has no plans for that to change.
- **Del Aire Elementary cannot handle a large influx of students.** The study looked at the entire project area (not just Del Aire) and assessed the capacity of schools by looking at the combined ability of all schools in all eight unincorporated communities. That makes no sense as parents can't send their children from Del Aire to schools in other unincorporated areas. Why was the study completed this way?
- **The proposed upzoning of all of North Del Aire from R-1 to H18 has not been appropriately studied in the EIR nor the plan.**

In conclusion, please read our submitted concerns and do not upzone all of North Del Aire to H18 or approve the ill-conceived South Bay Area Plan.

Please add the entirety of this email to the public record on this matter and the County South Bay Area Plan case file for Del Aire.

Regards,
Stacy Diehl

5330 W. 122nd Street
Del Aire, CA 90250
stacylouisediehl@gmail.com

From: [Stephen Salazar](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Wednesday, January 15, 2025 1:52:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

We are a Del Aire residents and we are writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). We believe in fair and equitable housing and we welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet this plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1/4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
-

This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

-

The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. **H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single -family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30 -unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

**Stephen and Michelle Salazar
12123 Judah Ave.
Del Aire, CA
90250**

From: [Milton Qui](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian@bos.lacounty.gov](#); [LOBrien@bos.lacounty.gov](#); [Shamdasani, Karishma](#); [SouthBayAreaPlan@planning.lacounty.gov](#); [commission@planning.lacounty.gov](#)
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Wednesday, January 15, 2025 12:06:46 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- ***Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.*** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- ***Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.*** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
-

This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

•

The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. **H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single -family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30 -unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns.

The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

Thank you.

*Milton Quirante
5320 W 120th Street
Hawthorne, CA 90250
MJQuirante@AOL.com*

Sent from my iPhone

From: [Armando Rangel](#)
To: [PublicComments](#)
Cc: [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov; [Holly J. Mitchell](#); [An, Ara](#)
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Wednesday, January 15, 2025 11:36:17 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors,

My name is Armando Rangel, and I am a Del Aire resident. I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed-use housing along our corridors and near the Metro station. However, THIS plan is flawed and will cause harm! This plan will not accomplish your objectives to promote fair housing and equitable distribution of housing resources.

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire**

Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely** harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. **H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single -family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30 -unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you,

**Armando Rangel
5258 W. 119th Place,
Del Aire, CA 90304**

From: [Holly Sheldon](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Wednesday, January 15, 2025 3:15:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

-

The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.

-

Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.

Based on the State of CA's Regional Housing Needs Assessment (RHNA) for the South Bay Area, the submitted PLR maps propose upzoning a 1 1/4 sq. mile area of North Del Aire to RH18

which will add 3 times the mandated RHNA

- allocation in that one small section alone!

Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.

The Housing Element lists Del Aire is a sensitive community at high risk of

Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.

-

Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of

dealing thousands of people in the area is unsure and will put residents in harm.

any of the SBAP communities.

- According to LPS, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the** Wisburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated parcels in the current single-family housing children from Del Aire to West Carson or Elly Gaming Village for kindergarten so why was H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments. So a developer can buy 4-5 houses in a row the study completed in this way!? That is not how communities and school districts are currently a 100% single-family home work. So this number can increase to a 30-unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you.

*Holly Sheldon
5360 W 119th Street
Mehaligirl@gmail.com*

From: [Paula Rogers](#)
To: [PublicComments](#)
Cc: [Shamdasani, Karishma](#)
Subject: Del Aire
Date: Wednesday, January 15, 2025 4:03:37 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

-

The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.

-

Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals. The upzoning in Del Aire will provide 3X more units than the state mandated goals. Based on the State of CA's Regional Housing Needs Allocation (RHNA) for Del Aire, the submitted RHNA goals propose concentrated in north Del Aire need to add upzoning a 1/4 sq. mile area of North Del Aire to RHNA which will add 3 times the

- mandated RHNA allocation in that one small section alone!

Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades. The Housing Element lists Del Aire is a sensitive community at high risk of displacement. Yet this was not considered

- as Del Aire is next to a transit center and is considered a transit Opportunity Area.

Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP The Housing Element lists Del Aire is a sensitive community at high risk of displacement. Yet this was not considered

- **communities** Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities. **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the** Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at
- the entire project area and assessed the capacity of schools by looking at the **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely** combined ability of all schools in all 8 **H18 allows for up to 4 units per parcel** parcels. Parents can't send their children from Del Aire to West Carson or El Camino Village for the kindergarten so why was the study **and the building across parcels to up to 18-unit apartments** completed in this way? That is not how what is currently a 100% single-family communities and school districts home neighborhood.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you.

*Paula Rogers
5520 W 122nd St
Hawthorne CA 90250
mnprogers@yahoo.com*

From: [Erik Ekblad](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); [South Bay Area Plan](#); commission@planning.lacounty.gov
Subject: I am a Del Aire resident who opposes the proposed zoning Del Aire
Date: Wednesday, January 15, 2025 3:37:58 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the** Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely** harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. **H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you.

Erik J. Ekblad, Esq.

Beatty & Myers, LLP

444 W. Ocean Blvd., Suite 900

Long Beach, CA 90802

562-606-1526 direct telephone

CONFIDENTIALITY NOTICE: Unless otherwise indicated or obvious from the nature of the transmittal, the information contained in this email message is attorney privileged and confidential information intended for the use of the individual entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately delete it and notify the sender by email at eeekblad@beattymyers.com. Thank you.

From: [Austin Williams](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Opposition to planned upzoning of North Del Air
Date: Wednesday, January 15, 2025 11:50:45 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors,

My name is Austin Williams and I am a resident of Del Aire. I'm writing to express profound concerns about the South Bay Area Plan - *Project No. PRJ2022-004615-(2 and 4)*. This plan, while admirable in pursuing a solution to the pressing issue of fair and equitable housing, is woefully misconceived and will cause irreparable harm to our community.

The citizens of Del Aire have attempted for the past year and a half to share our legitimate concerns with the proposed blanket upzoning of North Del Aire. We've engaged with good faith in the civic process, making our voices heard through a variety of channels including emails, phone calls, and public comments. Our legitimate concerns have been largely ignored. This reflects poorly on the Board, but there still remains time to rectify an unacceptable situation.

I and my neighbors implore you to review the Del Aire map and reassess the proposed upzoning. We are a diverse, mixed income community with mostly first-time home buyers and multi-family homes. The proposed upzoning will triple the number of housing units in a quarter-square mile area. Rezoning at this magnitude will incite gentrification and push out residents whose families have lived here for decades.

Under this plan, a developer could scoop up 4 or 5 contiguous houses and build an 18-plex in the middle of what is currently a single-family home neighborhood. To make it worse, the provision of a density bonus takes effect once there are 15 units, inevitably resulting in 30-unit structures that are utterly out of proportion with Del Air.

The proposed upzoning will provide three times the mandated housing for all of Del Aire and Wiseburn in a quarter-square mile concentrated in North Del Aire. There can be no doubt that adding thousands of people to such a small area will put residents in danger. LA County Sheriff's capacity is already stretched and has the longest reporting time of any of the SBAP communities. The South Sheriff's station is understaffed, with no plans for expanding staff or facilities. Upzoning this area is the equivalent of building a timebomb and waiting for it to explode.

Again, I fully endorse your mandate to expand fair and equitable housing in greater Los Angeles, a major problem that will only be made worse by the recent fires. The citizens of Del Air collectively support this mandate, but the South Bay Area Plan MUST be redrawn. In its current form, it will create far more problems than it solves. Please, reject the current plan and do NOT upzone North Del Aire to H18.

Thank you.

Austin Williams
12111 Judah Ave
Del Aire CA 90250

Note: Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.

From: [MIA JACOBSON](#)
To: [PublicComments](#); [Holly J. Mitchell](#); [An, Ara](#); [Gracian, Isela](#); [LOBrien@bos.lacounty.gov](#); [Shamdasani, Karishma](#); [SouthBayAreaPlan@planning.lacounty.gov](#); [commission@planning.lacounty.gov](#); [delaireneighborhood@gmail.com](#)
Subject: South Bay area plan
Date: Thursday, January 16, 2025 10:01:20 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the** Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.
- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single -family home neighborhood. Also, density bonuses

kick in once there are 15 units, so this number can increase to a 30 -unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you.

**Mia Jacobson
5547 W 124 St
Del Aire, Ca 90250**

From: [Darin Cyr](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Upzoning Across North Del Aire
Date: Wednesday, January 15, 2025 11:06:47 AM

CAUTION: External Email. Proceed Responsibly.

Hello LA County Board of Supervisors,

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). I welcome the expansion of mixed use housing along our corridors and near the Metro station. The major issue with this plan is it will put large apartment buildings right next to single family homes that have been in our community for over 80 years! This is not the right way to create more housing. There are better ways to create more housing and least respect the community that has been here for so many decades.

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1/4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the** Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.
- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single -family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30 - unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses,

this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Respectfully,

Darin Cyr
5407 W. 118th St.
Inglewood, CA 90304
darin.cyr@gmail.com

From: [Daniel Barber](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Urgent: Concerns About South Bay Area Plan – Del Aire Rezoning
Date: Wednesday, January 15, 2025 11:03:11 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Board of Supervisors,

As a resident of Del Aire, I am writing to express my deep concern about the South Bay Area Plan, Project No. PRJ2022-004615-(2 and 4). While I wholeheartedly support fair and equitable housing and welcome the development of mixed-use housing along key corridors and near the Metro station, the proposed plan contains significant flaws that will harm our community.

For the past 18 months, my neighbors and I have actively participated in this process—writing letters, attending meetings, and presenting our legitimate concerns about the blanket upzoning in North Del Aire. However, our voices have been ignored. At the Regional Planning Commission meeting, commissioners acknowledged our concerns but stated they felt compelled to push the plan forward due to timing constraints rather than addressing the issues raised.

I urge you to re-examine the proposed rezoning for Del Aire.

Del Aire is a diverse, mixed-income community comprising first-time homeowners and multi-family residences. The proposed upzoning will disproportionately burden our neighborhood, as it seeks to triple the number of housing units within a quarter-square-mile area.

Here are my specific concerns:

1. Excessive Rezoning Beyond Mandated Needs:

- Based on California’s Regional Housing Needs Allocation (RHNA) goals, Del Aire and Wiseburn are required to add 383 housing units by 2029. The PEIR maps propose upzoning a concentrated ¼-square-mile area of North Del Aire to H18, which will add three times the required RHNA allocation in that small section alone.
- Rezoning at this magnitude is unnecessary to meet state housing mandates and will destabilize our community.

2. Risk of Gentrification and Displacement:

- Del Aire is identified as a sensitive community at high risk of displacement. Instead of addressing this risk, the proposed plan exacerbates it by designating our area as a transit-oriented development zone. This will lead to gentrification

and the displacement of families who have lived here for decades.

3. Impact on Public Safety:

- The Los Angeles County Sheriff's Department (LASD) is already understaffed, with the South Sheriff's station reporting the longest response times among SBAP communities. The proposed rezoning would dramatically increase our population density without corresponding improvements in public safety infrastructure.

4. Strain on Educational Resources:

- Del Aire Elementary School, part of the Wiseburn Unified School District, cannot accommodate a large influx of new students. The environmental impact report incorrectly assessed school capacity based on aggregate figures across the region, ignoring the localized impact on Del Aire families.

5. Destructive Changes to Neighborhood Character:

- Rezoning all of North Del Aire from R-1 to H18 allows for up to 4 units per parcel, with the possibility of merging parcels to create 18- to 30-unit apartments. This transformation would fundamentally alter the fabric of our single-family home community and was not adequately studied in the EIR or plan.

I respectfully request that you reassess the proposed upzoning and the South Bay Area Plan with the following adjustments:

- **Remove the blanket H18 upzoning proposal for North Del Aire.**
- **Ensure a balanced approach that respects existing neighborhood character while meeting state housing goals.**

Please add this email in its entirety to the public record for this matter and the County SBAP case file for Del Aire.

Thank you for your time and consideration.

Sincerely,
Daniel Barber

5547 West 123rd Street, Del Aire, CA 90250
DJBarber@hotmail.com

From: [Ivett Arroyo](#)
To: [PublicComments](#)
Subject: South Bay Area Plan
Date: Friday, January 3, 2025 8:49:23 AM

CAUTION: External Email. Proceed Responsibly.

I'm writing to express concerns shared by our community regarding the recent approval of the South Bay Area Plan, which includes the upzoning of North Del Aire. In November, over 30 Del Aire neighbors attended the LA County Regional Planning Commission meeting to voice their opposition to this proposal, both in person and via Zoom. Despite the overwhelming public comments against the upzoning, the Commission proceeded with its approval, leaving many of us feeling unheard.

The decision to upzone North Del Aire raises significant concerns about its potential impact on our neighborhood. The decision to upzone North Del Aire raises a number of significant issues that could negatively impact our neighborhood, including:

Safety Concerns:

Increased population density could lead to overcrowded streets and more accidents, particularly in areas near schools, parks, and residential zones. A rise in transitory populations may lead to concerns about vandalism, theft, and other forms of crime, which could strain local law enforcement resources.

Traffic and Congestion:

More housing developments in the area will undoubtedly bring more vehicles, worsening traffic congestion on our already busy streets. The additional burden on our roads may make it harder for emergency vehicles to respond promptly to incidents.

Impact on Infrastructure:

Upzoning without a clear plan to expand local infrastructure could overwhelm our schools, utilities, and public services. Parking shortages could spill over into residential streets, creating disputes among neighbors and accessibility challenges.

Loss of Community Character:

Higher-density developments may not align with the character of Del Aire, potentially eroding the small, tight-knit community atmosphere that residents value. including increased traffic congestion, strained infrastructure, and changes to the character of our community. While we understand the need for regional planning and development, we feel that this decision was made without sufficient consideration of the concerns raised by residents who will be most directly affected.

We urge the Commission and other relevant authorities to prioritize transparency, collaboration, and open communication with the community as this plan moves forward. We ask for more opportunities to engage with planners and decision-makers to ensure our voices are included in shaping the future of our neighborhood.

Thank you for your time and attention to this matter. Please let us know how we can work

together to address these concerns constructively.

From: [South Bay Area Plan](#)
To: [Submit](#)
Subject: FW: Del Aire
Date: Wednesday, January 15, 2025 5:55:37 PM

Hello,

Please see comment related to the South Bay Area Plan project on the January 21 agenda.

Kind regards,

THOMAS DEARBORN, AICP (he/him/his)

SENIOR PLANNER, General Plan and Transit-Oriented Communities

Office: (213) 974-6316 • Direct: (213) 893-7091

From: Paula Rogers <mnprogers@yahoo.com>

Sent: Wednesday, January 15, 2025 3:59 PM

To: An, Ara <AAn@bos.lacounty.gov>; HollyJMitchell@bos.lacounty.gov; lobrien@bos.lacounty.gov; South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov>; EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

Subject: Del Aire

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.**

The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire.

Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.

The submitted PEIR maps propose upzoning a 1/4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!

- ***Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.***

The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.

- **Upz**

oning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.

Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.

- ***This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the***

Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely**

harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan.

H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.

So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood.

Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you
Paula Rogers
5520 W 122nd St
Del Aire CA 90250
mnprogers@yahoo.com

From: [Westside Area Plan](#)
To: [Submit](#); [PublicHearing](#)
Subject: Fw: State Mandated WSAP/PEIR Extension Request
Date: Thursday, January 16, 2025 1:24:29 PM

From: Floy Hawkins <floyhawkins@icloud.com>
Sent: Thursday, January 16, 2025 8:07 AM
To: Assemblymember.Bryan@assembly.ca.gov <Assemblymember.Bryan@assembly.ca.gov>; caleb.rabinowitz@asm.ca.gov <caleb.rabinowitz@asm.ca.gov>; kenneth.cruz@asm.ca.gov <kenneth.cruz@asm.ca.gov>; michelle.persoff@asm.ca.gov <michelle.persoff@asm.ca.gov>
Cc: info@daphnebradford.com <info@daphnebradford.com>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: State Mandated WSAP/PEIR Extension Request

CAUTION: External Email. Proceed Responsibly.

Dear Assemblymember Isaac Bryan,

Please accept this email as a request to EXTEND the February 12, 2025 deadline required for Supervisor Holly Mitchell to submit her decision regarding the Westside Area Plan rezoning project for Ladera Heights, Windsor Hills, View Park and West Fox Hills.

The Regional Housing Needs Assessment (RHNA) formula is FLAWED, leading to unfair and inequitable assessments of future housing needs for the communities mentioned, as well as for other communities across California. The Los Angeles County Planning Department and the Los Angeles County Planning Commission both agree the RHNA formula is FLAWED, continues to cause problems and requires reform

I'm thankful that Supervisor Holly Mitchell is supportive of our request for a 10-12 month postponement. All we need is for you to commit to writing a quick bill extending the state mandated February 12, 2025 deadline.

Our FINAL WSAP hearing meeting with Supervisor Holly Mitchell is scheduled for January 21, 2025 and I'm respectfully requesting that you extend the state deadline BEFORE our FINAL January 21, 2025 hearing.

Thank you in advance

Please add the entirety to the public record on this matter.

Regards,

Name:
Floy Hawkins
Address:
5902 Do Holt Ave
Los Angeles, CA 90056
Sent from my iPhone

From: [South Bay Area Plan](#)
To: [Submit](#)
Subject: RE: Disagree with Upzoning, DEL AIRE..
Date: Wednesday, January 15, 2025 5:54:52 PM

Hello,

Please see comment related to the South Bay Area Plan project on the January 21 agenda.

Kind regards,

THOMAS DEARBORN, AICP (he/him/his)

SENIOR PLANNER, General Plan and Transit-Oriented Communities

Office: (213) 974-6316 • Direct: (213) 893-7091

From: Rafael Andrade <RAndrade@planning.lacounty.gov>
Sent: Wednesday, January 15, 2025 3:59 PM
To: South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov>
Cc: Elida Luna <ELuna@planning.lacounty.gov>
Subject: FW: Disagree with Upzoning, DEL AIRE..

FYI

RAFAEL ANDRADE

SECRETARY II, Zoning Enforcement Special Projects

Office: (213) 974-6483

Email: randrade@planning.lacounty.gov

From: Oscar Gutierrez <atonalt7@gmail.com>
Sent: Wednesday, January 15, 2025 3:30 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Disagree with Upzoning, DEL AIRE..

CAUTION: External Email. Proceed Responsibly.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

Thank you

Oscar Gutierrez
5400 W 119th Pl
Del aire CA 90304

From: [Manuel Quintero](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Thursday, January 16, 2025 8:43:27 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors,

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1/4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
-

This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely** harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. **H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single -family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30 -unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you,

Manuel Quintero
5116 Stacy St.
Hawthorne, CA 90250

From: [Kelly Evans](#)
To: [PublicComments](#); [Holly J. Mitchell](#); [An, Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov; [BCC:](#)
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Friday, January 17, 2025 12:15:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm.

According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.

-

This magnitude of upzoning will hurt our children's education. Our local school-Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

-

The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. **H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns.

The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you.

Kelly Evans

5509 w 122nd st, Del Aire ca 90250

evans.kellym@hotmail.com

From: [S.M](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); [O'Brien, Lilly](#); [Shamdasani, Karishma](#); [South Bay Area Plan](#); [EDL-DRP BU-S Commission Services](#)
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Friday, January 17, 2025 1:58:26 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors:

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed-use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. **Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.**

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed-income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary to achieve the state-mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1/4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire as a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm's way as the Sheriff's capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for the construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the** Wiseburn Unified School District, cannot serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.
- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 allows for up to 4 units per parcel and the building across**

parcels to up to 18-unit apartments. So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

****Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.**

Thank you.

Steven Mohr
Sonia Rodriguez
5254 W. 119th Street Del Aire, CA 90304
smohr182@gmail.com

From: [Samantha Holman](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Del Aire resident STRONGLY OPPOSES DANGEROUS BLANKET UPZONING across North Del Aire
Date: Friday, January 17, 2025 3:10:11 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4) which I **STRONGLY OPPOSE!** THIS plan will destroy our community and our safety. **Crime has already SIGNIFICANTLY INCREASED** with the low income housing that you have allowed to be built in Del Aire along Aviation Blvd.. Our Sheriff's are stretched too thin and our area is never patrolled. **You have chosen to ignore all the safety concerns and you will be held accountable for the danger you put us all in.** Thefts have increased tenfold in the area. This plan will only destroy what little bit we have left.

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
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or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.

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PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you.

Sincerely,

Samantha Holman
5540 W. 123rd Place
Hawthorne, CA 90250

SamanthaHolman2@yahoo.com

From: [Westside Area Plan](#)
To: [PublicHearing](#)
Subject: Fw: Request to Extend Deadline
Date: Monday, January 6, 2025 5:55:36 PM

From: tracie jerome <traciejerome@yahoo.com>
Sent: Sunday, January 5, 2025 6:02 PM
To: Assemblymember.Bryan@assembly.ca.gov <Assemblymember.Bryan@assembly.ca.gov>; caleb.rabinowitz@asm.ca.gov <caleb.rabinowitz@asm.ca.gov>; kenneth.cruz@asm.ca.gov <kenneth.cruz@asm.ca.gov>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>
Subject: Request to Extend Deadline

CAUTION: External Email. Proceed Responsibly.

Dear Assemblymember Isaac Bryan,
Please accept this email as a request to EXTEND the February 12, 2025 deadline required for Supervisor Holly Mitchell to submit her decision regarding the Westside Area Plan rezoning project for Ladera Heights, Windsor Hills, View Park and West Fox Hills.
The Regional Housing Needs Assessment (RHNA) formula is FLAWED, leading to unfair and inequitable assessments of future housing needs for the communities mentioned, as well as for other communities across California. The Los Angeles County Planning Department and the Los Angeles County Planning Commission both agree the RHNA formula is FLAWED, continues to cause problems and requires reform
I'm thankful that Supervisor Holly Mitchell is supportive of our request for a 10-12 month postponement. All we need is for you to commit to writing a quick bill extending the state mandated February 12, 2025 deadline. Our FINAL WSAP hearing meeting with Supervisor Holly Mitchell is scheduled for January 21, 2025 and I'm respectfully requesting that you extend the state deadline BEFORE our FINAL January 21, 2025 hearing.
Thank you in advance
Please add the entirety to the public record on this matter.
Regards,
Tracie Washington
6010 Flores Avenue
Los Angeles, CA 90056

From: [Westside Area Plan](#)
To: [PublicHearing](#)
Subject: Fw: State Mandated WSAP/PEIR Extension Request
Date: Monday, January 6, 2025 6:06:20 PM

From: DIANAZIMM <dianazimm426@gmail.com>
Sent: Sunday, January 5, 2025 6:23 PM
To: Assemblymember.Bryan@assembly.ca.gov <Assemblymember.Bryan@assembly.ca.gov>; caleb.rabinowitz@asm.ca.gov <caleb.rabinowitz@asm.ca.gov>; kenneth.cruz@asm.ca.gov <kenneth.cruz@asm.ca.gov>; michelle.persoff@asm.ca.gov <michelle.persoff@asm.ca.gov>
Cc: info@daphnebradford.com <info@daphnebradford.com>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: State Mandated WSAP/PEIR Extension Request

CAUTION: External Email. Proceed Responsibly.

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Thank you in advance

Please add the entirety to the public record on this matter.

Regards,

Name: Diana S. Zimmerman

Address: 5560 W. 62nd St. Los Angeles, CA 90056

Diana S. Zimmerman
diana@noesismanagement.com

Best-selling author the “Kandide” series. www.kandide.com

“Physical Perfection is the mask. Bigotry and Hate are the weapons. Absolute Power is the obsession. Survival is the Prize.”

Noesis Media - a division of Noesis Communications International, Inc.

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www.noesismanagement.com

From: [Westside Area Plan](#)
To: [PublicHearing](#)
Subject: Fw: Request to Extend Deadline
Date: Monday, January 6, 2025 5:55:36 PM

From: tracie jerome <traciejerome@yahoo.com>
Sent: Sunday, January 5, 2025 6:02 PM
To: Assemblymember.Bryan@assembly.ca.gov <Assemblymember.Bryan@assembly.ca.gov>; caleb.rabinowitz@asm.ca.gov <caleb.rabinowitz@asm.ca.gov>; kenneth.cruz@asm.ca.gov <kenneth.cruz@asm.ca.gov>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>
Subject: Request to Extend Deadline

CAUTION: External Email. Proceed Responsibly.

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Thank you in advance
Please add the entirety to the public record on this matter.
Regards,
Tracie Washington
6010 Flores Avenue
Los Angeles, CA 90056

From: [Westside Area Plan](#)
To: [PublicHearing](#)
Subject: Fw: State Mandated WSAP/PEIR Extension Request
Date: Monday, January 6, 2025 6:05:50 PM

From: Ingrid Day <ingriddday@yahoo.com>
Sent: Sunday, January 5, 2025 5:39 PM
To: Assemblymember.Bryan@assembly.ca.gov <Assemblymember.Bryan@assembly.ca.gov>; caleb.rabinowitz@asm.ca.gov <caleb.rabinowitz@asm.ca.gov>; kenneth.cruz@asm.ca.gov <kenneth.cruz@asm.ca.gov>; michelle.persoff@asm.ca.gov <michelle.persoff@asm.ca.gov>
Cc: info@daphnebradford.com <info@daphnebradford.com>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: State Mandated WSAP/PEIR Extension Request

CAUTION: External Email. Proceed Responsibly.

Dear Assemblymember Isaac Bryan,

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Please STOP supporting efforts that will have an adverse affect on my community and ability to pass on generational wealth to my grandchildren! Please pen the bill to extend so this flawed plan will be revisited.

Thank you in advance

Please add the entirety to the public record on this matter.

Regards,

Name: Ingrid Day

Address: 5811 Bedford Avenue, Los Angeles, CA 90055

Sent from my iPhone

From: [Westside Area Plan](#)
To: [PublicHearing](#)
Subject: Fw: State Mandated WSAP/PEIR Extension Request
Date: Monday, January 6, 2025 5:57:07 PM

From: Denny Schneider <denny@welivefree.com>
Sent: Sunday, January 5, 2025 6:15 PM
To: Assemblymember.Bryan@assembly.ca.gov <Assemblymember.Bryan@assembly.ca.gov>; caleb.rabinowitz@asm.ca.gov <caleb.rabinowitz@asm.ca.gov>; kenneth.cruz@asm.ca.gov <kenneth.cruz@asm.ca.gov>; michelle.persoff@asm.ca.gov <michelle.persoff@asm.ca.gov>
Cc: info@daphnebradford.com <info@daphnebradford.com>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: State Mandated WSAP/PEIR Extension Request

CAUTION: External Email. Proceed Responsibly.

Dear Assemblymember Isaac Bryan,

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Thank you in advance

Please add the entirety to the public record on this matter.

Regards,

Name: Denny Schneider

Address: 7929 Breen Ave

Sent from my iPhone Denny Schneider 310 641-4199 land 213 675-1817 mobile

From: [Westside Area Plan](#)
To: [PublicHearing](#)
Subject: Fw: State Mandated WSAP/PEIR Extension Request
Date: Monday, January 6, 2025 5:53:38 PM

From: Ingrid Day <ingriddday@yahoo.com>
Sent: Sunday, January 5, 2025 5:39 PM
To: Assemblymember.Bryan@assembly.ca.gov <Assemblymember.Bryan@assembly.ca.gov>; caleb.rabinowitz@asm.ca.gov <caleb.rabinowitz@asm.ca.gov>; kenneth.cruz@asm.ca.gov <kenneth.cruz@asm.ca.gov>; michelle.persoff@asm.ca.gov <michelle.persoff@asm.ca.gov>
Cc: info@daphnebradford.com <info@daphnebradford.com>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: State Mandated WSAP/PEIR Extension Request

CAUTION: External Email. Proceed Responsibly.

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Thank you in advance

Please add the entirety to the public record on this matter.

Regards,

Name: Ingrid Day

Address: 5811 Bedford Avenue, Los Angeles, CA 90055

Sent from my iPhone

From: [South Bay Area Plan](#)
To: [Submit](#)
Subject: FW: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Tuesday, January 21, 2025 9:18:05 AM

Hello,

Please see public comment for the South Bay Area Plan agenda item that was rescheduled for 1/28.

Kind regards,

THOMAS DEARBORN, AICP (he/him/his)

SENIOR PLANNER, General Plan and Transit-Oriented Communities

Office: (213) 974-6316 • Direct: (213) 893-7091

From: Kelly Evans <evans.kellym@hotmail.com>

Sent: Friday, January 17, 2025 12:15 PM

To: TO: <PublicComments@bos.lacounty.gov>; Cc: <HollyJMitchell@bos.lacounty.gov>; An, Ara <AAn@bos.lacounty.gov>; Gracian, Isela <IGracian@bos.lacounty.gov>; LOBrien@bos.lacounty.gov; KShamdasani@bos.lacounty.gov; South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov>; EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; BCC: <delaireneighborhood@gmail.com>

Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

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PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**

- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1 / 4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the** Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!?! That is not how communities and school districts work.
- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful** to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. **H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30 -unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns.

The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you.

Kelly Evans

5509 w 122nd st, Del Aire ca 90250

evans.kellym@hotmail.com

From: [Holly Sheldon](#)
To: [PublicComments](#)
Subject: [SUSPECTED SPAM]Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Monday, January 20, 2025 5:07:48 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1/4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the** Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.
- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put

an 18-plex in the middle of what is currently a 100% single -family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30 -unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

****Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.**

Thank you.

Carol Kobus

5360 W. 119th Street, Inglewood, CA 90304

[*KShouse2022@gmail.com*](mailto:KShouse2022@gmail.com)

From: [Del Aire Neighborhood](#)
To: [PublicComments](#)
Cc: [Holly J. Mitchell](#); [An. Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; [EDL-DRP BU-S Commission Services](#)
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Monday, January 20, 2025 2:15:47 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

This letter is written by the Del Aire neighborhood Association in response to the SBAP Final EIR and proposed rezoning Project No.: PRJ2022-004615.

The Community of Del Aire is for fair and equitable housing, and we welcome the expansion of mixed use housing along our corridors and near the Metro station. However, this plan is flawed and will cause harm. The proposed upzoning that goes way beyond the state-mandated RHNA allocations, and the lack of a concentrated study in the North Del Aire region where the densest upzoning is being proposed. We strongly oppose the proposed upzoning across all of North Del Aire to H18 as it has not been properly studied and the EIR shows multiple areas in which the study appears to be scientifically unsound. This letter outlines our concerns, which we are formally submitting to the written record for response.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes. The proposed upzoning will triple the number of housing units in a ¼ sq. mile area. This is 3X more than what the state requires for Del Aire! The impacts have not been appropriately considered because the plan uses a “project area” that includes many other unincorporated areas or the larger area of all of Del Aire + Wiseburn to assess harms.

For the 18 months, our community of Del Aire Neighborhood has participated in the Department of Regional Planning’s Community Advisory Committee, turned out community out to half a dozen meetings, encouraged hundreds of our neighbors to take the DRP’s survey, sent hundreds of letters, and showed up to give public comment in the middle of work days-to try to share our legitimate concerns about the proposed blanket upzoning in North Del Aire.

Unfortunately, these concerns have been blatantly ignored and insufficiently answered for 12 consecutive months. Most recently, at the Regional Planning Commission hearing on October 30, 2024, the Commissioners lamented that they agreed that our concerns have serious grounds for review and concern, but, they said they had to move the plan forward due to timing, not facts. During the October 30th DRP Commission hearing, we learned that the SBAP has put so much upzoning into Del Aire that all of the South Bay Communities are dependent on the plan being passed to ensure the County achieved its RHNA numbers. This is unjust to ignore urban planning principles and sound public safety concerns just to comply with a mandate whose impact should be distributed across all communities.

- The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.
- Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals. The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. Based on the State of CA’s Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units. The submitted PEIR maps propose upzoning a 1/4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!

- Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades. The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area. PLEASE LOOK AT EACH UNINCORPORATED COMMUNITY as an individual community. The plan in front of you lacks a concentrated study in the North Del Aire region where the densest upzoning is being proposed.
- Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities. Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.
- The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments. So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single -family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30 -unit apartment
- The community of Del Aire (albeit very small) has many other areas on our periphery that are still close to the Metro transit center that can be developed without upzoning single family homes. We proposed multiple alternatives and none of them were studied. We were consistently told (since December of 2023) that the DRP did not have sufficient time to study alternatives. For example, the plan does not propose any changes to a huge swath of underutilized light industrial area in the North East of Del Aire that is within the transit opportunity Area and already includes one large apartment complex. This land could accommodate housing and not impact current single-family homes. Why was this not studied?
- Del Aire does not have the infrastructure to support 3X more residents! Del Aire is a tiny single-family home community that is smashed between the 105 freeway, 405 freeway, the Airforce base, and LAX.
 - There are no through streets as 2 sides of the community dead end in cul-de-sacs.
 - But the way the study was completed, this harm is hidden because the entire area of Del Aire and Wiseburn are assessed together or the entire South Bay Area.
 - Del Aire already has traffic mitigation challenges, trash removal challenges, sewer backups, crumbling street infrastructure, and limited green space.
- Del Aire currently has insufficient social services, grocery stores, medical care, and other local services and cannot accommodate additional residents without a focused increase in these resources. The PEIR states that the region has plentiful services but this is incorrect. The study assessed the entire South Bay and NOT Del Aire for services.
 - DRP identified Del Aire as a "Housing Opportunity" site due to its proximity to the LAX Metro station but does not take into consideration the current lack of

infrastructure to support current residents, or the current built environment. Del Aire is bordered on 3 sides with the 405 and 105 freeways and the LA Air Force Base. There are very few arterial streets that come into Del Aire as 2 sides of the community are dead ends and cul-de-sacs. Were these limitations considered in the PEIR?

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.

**Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.

Thank you.

Signed by the Del Aire Neighborhood Association and the residents we represent

Jessica Daugherty, President, Del Aire Neighborhood Association
Andrew Dvash-Banks, Vice President, Del Aire Neighborhood Association
Tynesha Dorsey, Treasurer, Del Aire Neighborhood Association
Nicole LaBier, Secretary, Del Aire Neighborhood Association
Yanell Torres, Member-at-Large, Del Aire Neighborhood Association

--

Del Aire Neighborhood Association

[Instagram](#) | [Facebook](#) | [Nextdoor](#)

From: [Jerry LeBlanc](#)
To: [PublicComments](#)
Cc: [An, Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov; [Holly J. Mitchell](#)
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Saturday, January 18, 2025 9:57:38 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

- **The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.**
- **Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.** The upzoning in Del Aire will provide 3X the mandated housing for all of Del Aire and Wiseburn in a ¼ square mile concentrated in north Del Aire. *Based on the State of CA's Regional Housing Needs Allocation (RHNA) goals, by 2029, Del Aire and Wiseburn need to add 383 units.* The submitted PEIR maps propose upzoning a 1/4 sq. mile area of North Del Aire to H18 which will add 3 times the mandated RHNA allocation in that one small section alone!
- **Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.** The Housing element lists Del Aire is a sensitive community at high risk of Displacement. Yet this was not considered as Del Aire is next to a transit center and is considered a transit Opportunity Area.
- **Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.** Adding thousands of people to a ¼ mile area is unsafe and will put residents in harm. According to LASD, the South Sheriff's station is understaffed and has no plans for construction of new or expansion of existing facilities.
- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the** Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.
- **The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single-family housing community and it has not been appropriately studied in the EIR nor the plan. H18 allows for up to 4 units per parcel and the building across parcels to up to 18-unit apartments.** So, a developer can buy 4-5 houses in a row and put

an 18-plex in the middle of what is currently a 100% single-family home neighborhood. Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

PLEASE look at what you are proposing in Del Aire and read our submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30-unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

Thank you.

Gerald LeBlanc

5259 W 126 ST

Hawthorne, CA 90250

jerryleblanc56@gmail.com

From: [richard.nowak](#)
To: [PublicComments](#)
Subject: Fw: UNINCORPORATED PLAN
Date: Friday, January 17, 2025 10:21:02 PM

CAUTION: External Email. Proceed Responsibly.

----- Forwarded Message -----

From: richard nowak <richard.nowak9@yahoo.com>
To: publiccomments@bos.lacounty.gov <publiccomments@bos.lacounty.gov>
Sent: Friday, January 17, 2025 at 10:02:26 PM PST
Subject: UNINCORPORATED PLAN

I have lived in DEL AIRE since 1985 . DEL AIRE is a fine community built in the 1955 circa era . They were mainly 2 bedroom 1 bath homes . DEL AIRE has grown throughout the years . Most of the homes have been converted to 3 bedroom 2 bath homes over the years .With this has come, the growing population to the present . The schools are FULL . The streets have had SPEED BUMPS installed as well as WARNING SIGNS posted cautioning about SPEEDING . AEROSPACE , LA KINGS , LA LAKERS , LA CHARGER sport teams practice facilities have been built in the area over the years . This PLAN should be voted DOWN . The population and car traffic would be overwhelming . Please DO NOT allow this measure to move forward . It will cause a lot of hardships to the people of DEL AIRE . THANK YOU , RETIRED 34 YEARS 9 MONTHS AIR FORCE MSGT RICHARD NOWAK 310-529-4441

From: [Angie Castellanos](#)
To: [PublicComments](#)
Subject: Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Monday, January 20, 2025 2:49:26 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a resident of Del Aire and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I am all for fair and equitable housing**, expansion of mixed use housing along our corridors and near the Metro station is welcomed. However, THIS plan is very flawed and will cause more harm than good to the community.

My neighborhood has written letters for the past 18 months, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been ignored. The commissioners even agreed that the plan is flawed at the Regional Planning Commission meeting, but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

-

The proposed upzoning will triple the number of housing units in a ¼ sq. mile area.

-

Rezoning our entire single-family neighborhood is not necessary in order to achieve the state mandated housing goals.
Based on the State of CA's Regional Housing Needs Element, Del Aire needs 900 units in a 1/4 square mile concentrated in North Del Aire. The submitted PEIR maps propose upzoning a 1/4 sq. mile area of North Del Aire to TP18 which will add 3 times the mandated RHNA

- allocation in that one small section alone!

Rezoning at this magnitude will cause gentrification and push out residents whose families have lived here for decades.
The Housing element lists Del Aire is a sensitive community at high risk of

Displacement. Yet this was not considered as

- Del Aire is next to a transit center and is considered a transit Opportunity Area.

Upzoning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.
Upzoning the area is unsafe and will put residents in harm.

According to LASD, the South Sheriff's station

- is understaffed and has no plans for construction of new or expansion of existing facilities.
This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the
- entire project area and assessed the capacity of schools by looking at the combined ability of all schools in an 8 unit incorporated neighborhood to our current single family housing children from Del Aire to West Carson or Elly Gaming Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts are currently a 100% single-family home neighborhood.
The proposed upzoning of all of North Del Aire from R-1 to H18 is extremely harmful to our current single family housing children from Del Aire to West Carson or Elly Gaming Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts are currently a 100% single-family home neighborhood.

PLEASE look at what you are proposing in Del Aire and read all of our residents' submitted concerns. The map for Del Aire triples the number of housing units in a 1/4 sq. mile radius. With zoning density bonuses, this could mean having 18 or 30 -unit apartments in the middle of a single-family home community. This is not necessary! **PLEASE DO NOT UPZONE ALL OF NORTH DEL AIRE TO H18. PLEASE DO NOT APPROVE THE SOUTH BAY AREA PLAN.**

***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

**Thanks for your consideration
Angie Castellanos
5413 w 118th pl.
angcastellanos@yahoo.com**

From: [Chelsea Morgan](#)
To: [PublicComments](#)
Cc: [An, Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov; [Holly J. Mitchell](#)
Subject: Del Aire resident opposes dangerous blanket upzoning across North Del Aire
Date: Tuesday, January 21, 2025 6:11:41 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Board of Supervisors

I am a Del Aire resident and I am writing about the South Bay Area Plan- Project No. PRJ2022-004615-(2 and 4). **I believe in fair and equitable housing**, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

PLEASE look at the Del Aire map and re-assess the rezoning proposed for Del Aire! Del Aire is a diverse, mixed income community with mostly first-time home buyers and multi-family homes.

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- **This magnitude of upzoning will hurt our children's education. Our local school- Del Aire Elementary School in the** Wiseburn Unified School District, does not have the capacity to serve a huge influx of additional students. The study looked at the entire project area and assessed the capacity of schools by looking at the combined ability of all schools in all 8 unincorporated communities. Parents can't send their children from Del Aire to West Carson or El Camino Village for kindergarten so why was the study completed in this way!? That is not how communities and school districts work.
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parcels to up to 18-unit apartments. So, a developer can buy 4-5 houses in a row and put an 18-plex in the middle of what is currently a 100% single-family home neighborhood.

Also, density bonuses kick in once there are 15 units, so this number can increase to a 30-unit apartment.

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***Please add the entirety of this email to the public record on this matter, and the County SBAP case file for Del Aire.*

**Thank you,
Chelsea
5455 w. 119th Place
Del Aire**

From: [richard.nowak](#)
To: [PublicComments](#)
Subject: UNINCORPORATED PLAN
Date: Friday, January 17, 2025 10:02:44 PM

CAUTION: External Email. Proceed Responsibly.

I have lived in DEL AIRE since 1985 . DEL AIRE is a fine community built in the 1955 circa era . They were mainly 2 bedroom 1 bath homes . DEL AIRE has grown throughout the years . Most of the homes have been converted to 3 bedroom 2 bath homes over the years .With this has come, the growing population to the present . The schools are FULL . The streets have had SPEED BUMPS installed as well as WARNING SIGNS posted cautioning about SPEEDING . AEROSPACE , LA KINGS , LA LAKERS , LA CHARGER sport teams practice facilities have been built in the area over the years . This PLAN should be voted DOWN . The population and car traffic would be overwhelming . Please DO NOT allow this measure to move forward . It will cause a lot of hardships to the people of DEL AIRE . THANK YOU , RETIRED 34 YEARS 9 MONTHS AIR FORCE MSGT RICHARD NOWAK 310-529-4441

From: [Dewey Northington](#)
To: [PublicComments](#); [Holly J. Mitchell](#); [An, Ara](#); [Gracian, Isela](#); LOBrien@bos.lacounty.gov; [Shamdasani, Karishma](#); SouthBayAreaPlan@planning.lacounty.gov; commission@planning.lacounty.gov
Subject: Del Aire rezoning concerns
Date: Tuesday, January 21, 2025 1:36:59 PM

CAUTION: External Email. Proceed Responsibly.

I believe in fair and equitable housing, and I welcome the expansion of mixed use housing along our corridors and near the Metro station. Yet THIS plan is flawed and will cause harm!

For the past 18 months, my neighborhood has written letters, attended meetings, and tried to share our legitimate concerns with the proposed blanket upzoning in North Del Aire. Unfortunately, these concerns have been blatantly ignored. At the Regional Planning Commission meeting, the commissioners even lamented that they agreed with our concerns but said they had to move the plan forward due to timing, not facts.

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- **oning Del Aire will put residents in harm as Sheriff capacity is already stretched and has the longest reporting time of any of the SBAP communities.**
-
-

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deweynorthington@mac.com

RHNA Formula Flaw - Ladera Heights

From Cheryl Moore <cmoore@legalpeoplegroup.com>

Date Sun 12-Jan-25 4:05 PM

To Assemblymember.Bryan@assembly.ca.gov <Assemblymember.Bryan@assembly.ca.gov>; caleb.rabinowitz@asm.ca.gov <caleb.rabinowitz@asm.ca.gov>; kenneth.cruz@asm.ca.gov: <kenneth.cruz@asm.ca.gov>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Assemblymember Isaac Bryan,

Please accept this email as a request to EXTEND the February 12, 2025 deadline required for Supervisor Holly Mitchell to submit her decision regarding the Westside Area Plan rezoning project for Ladera Heights, Windsor Hills, View Park and West Fox Hills. The Regional Housing Needs Assessment (RHNA) formula is FLAWED, leading to unfair and inequitable assessments of future housing needs for the communities mentioned, as well as for other communities across California. The Los Angeles County Planning Department and the Los Angeles County Planning Commission both agree the RHNA formula is FLAWED, continues to cause problems and requires reform. I'm thankful that Supervisor Holly Mitchell is supportive of our request for a 10-12 month postponement. All we need is for you to commit to writing a quick bill extending the state mandated February 12, 2025 deadline.

Our FINAL WSAP hearing meeting with Supervisor Holly Mitchell is scheduled for January 21, 2025 and I'm respectfully requesting that you extend the state deadline BEFORE our FINAL January 21, 2025 hearing.

Thank you in advance.

Please add the entirety to the public record on this matter.

Regards,

Name: Cheryl I. Moore

Address: 5907 S. Holt Ave, Los Angeles, CA. 90056

Cheryl I. Moore

Vice President, Client Solutions

Legalpeople | a LegalPartners Company

310-617-6972 (mobile)

cmoore@legalpeoplegroup.com

www.legalpeoplegroup.com

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State Mandated WSAP/PEIR Extension Request

From Debra Languaine <dlanguaine@gmail.com>

Date Fri 10-Jan-25 5:14 PM

To Assemblymember.Bryan@assembly.ca.gov <Assemblymember.Bryan@assembly.ca.gov>; caleb.rabinowitz@asm.ca.gov <caleb.rabinowitz@asm.ca.gov>; kenneth.cruz@asm.ca.gov <kenneth.cruz@asm.ca.gov>; michelle.persoff@asm.ca.gov <michelle.persoff@asm.ca.gov>

Cc info@daphnebradford.com <info@daphnebradford.com>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

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Thank you in advance

Please add the entirety to the public record on this matter.

Regards,

Name: Debra Languaine

Address: 5206 W. 54 th Street, LA, CA 90056

Sent from my iPhone

State Mandated WSAP/PEIR Extension Request

From Jane Howard-Martin (TMNA) <Jane.Howard-Martin@toyota.com>

Date Thu 09-Jan-25 10:15 AM

To 'Assemblymember.Bryan@assembly.ca.gov' <Assemblymember.Bryan@assembly.ca.gov>; 'caleb.rabinowitz@asm.ca.gov' <caleb.rabinowitz@asm.ca.gov>; 'kenneth.cruz@asm.ca.gov' <kenneth.cruz@asm.ca.gov>; 'michelle.persoff@asm.ca.gov' <michelle.persoff@asm.ca.gov>

Cc 'info@daphnebradford.com' <info@daphnebradford.com>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

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•• PROTECTED 関係者外秘

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Thank you in advance

Please add the entirety to the public record on this matter.

Regards,

Name: Jane Howard-Martin

Address: 6427 s. Halm Ave Los Angles CA 90056

State Mandated WSAP/PEIR Extension Request

From Shelley Goodman <shelleygoodman@msn.com>

Date Fri 10-Jan-25 10:15 PM

To Assemblymember.Bryan@assembly.ca.gov <Assemblymember.Bryan@assembly.ca.gov>; caleb.rabinowitz@asm.ca.gov <caleb.rabinowitz@asm.ca.gov>; kenneth.cruz@asm.ca.gov <kenneth.cruz@asm.ca.gov>; michelle.persoff@asm.ca.gov <michelle.persoff@asm.ca.gov>

Cc info@daphnebradford.com <info@daphnebradford.com>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

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Thank you in advance

Please add the entirety to the public record on this matter.

Regards,

Name: Michale Goodman

Address: 5419 S.Lacienega blvd, Los Angeles, california90056

Sent from my iPhone