

From: randys9932 <randysaka@gmail.com>
Subject: Not in favor of PLUM Alternate Plan
Date: March 26, 2024 at 3:18 PM
To: Walton Chiu <walton@westlasawtelle.org>, Jay <sgrest@aol.com>, Kent@westlasawtelle.org, ronb@westlasawtelle.org, ron@westlasawtelle.org, vic@westlasawtelle.org, davids@westlasawtelle.org, councilmember.park@lacity.org, pierre@westlasawtelle.org, briolink@verizon.net, Xochitl Gonzalez <xochitlwriter@gmail.com>

To: WLASNC

My name is Randy Sakamoto and I was born in Sawtelle 78 years ago. I signed the Petition that was circulating. However, that was before I understood what was being proposed and the tactics that were being implemented for the Alternate Plan. I disagree with this plan and disagree with the tactics. I will be requesting the removal of my name from the petition. I just saw a youtube video with my name on a supporting video Banner. I did not approve of my name being used as a prominent supporter of the "Plan" on this video.

1. The PLUM Alternate plan is entitled:
The Alternative Plan: Equitable Affordable Housing
It proposes to use Upzoning of residential properties to Hybrid Industrial as a means to achieve affordable housing and as a way to defend against eliminating the Sawtelle Community.

This plan is totally misguided and does not achieve the goal of improving the Sawtelle Community. In fact, I think it hurts the community

Here are a few thoughts on this Upzoning approach advocated by the PLUM Alternate Plan.

- a. **Upzoning residential properties** to Hybrid Industrial eliminates residential properties and accelerates the loss of the Sawtelle Community. This reduction of residential properties does not save the community but adds to its demise
- b. **The use of Hybrid Industrial (Live/Work) zoning.** Sawtelle is already within the TOC (Transit Oriented Communities/EXPO) land area (within 1/2 mile of Expo Line.

.
A significant area of Sawtelle is presently zoned as Hybrid Industrial with emphasis on jobs/residential. This is aimed at small live/work (750 sq ft/150 sq ft) businesses, small hotels, light industry with residential. I do not think this includes ownership of condominium or other permanent large residences.

There is significant amount of Hybrid Industrial zoning in the TOC areas of Sawtelle. No additional zoning of this type is needed at this time. Focus on implementing the Live/Work aspect of existing Hybrid Industrial zoning.

Adding more Hybrid Industrial zoning does not save the Sawtelle Community. It already has enough of this zoning.

Here is some additional background on Sawtelle Zoning.

1. Starting in the 1920's (maybe earlier) Sawtelle was annexed into Los Angeles City. Sawtelle was graded to be a "D" level area. Using the A, B, C, D grading scale. Sawtelle was Redlined as a low grade area and this was implemented by Residential Racial Covenants. This covenant was implemented through the banking system with controls over who could buy in an area by the giving or not giving of loans for properties/homes. Japanese and Mexican families were forced by the covenant to only buy in the Sawtelle area for westside homes.

My family wanted to buy a home on Stoner Ave, but could not do this, so they bought a home one block over on Barrington Ave, and this was allowed. (1949)

2. Starting after WWII there was a significant loss of R1 zoned properties in in Sawtelle. Per this table. (rgs analysis based upon available information.)

Sawtelle History for R1 Zoning***

Major Sawtelle Rezoning Events	Years	R1 Units Upzoned in Sawtelle	R1 Units Remaining in Sawtelle	R1 % Lost
Original Sawtelle	1920/30	---	1600	---
405 Freeway through Sawtelle	Before 1955	195	1405	-12.2%
North of Missouri Rezoning	1950/60	830	575	-64.1%
South of Missouri Rezoning	1990? No sure when this happened	415	160	-90.3%

90% Loss of R1
Can Sawtelle
Community Survive

***This estimation analysis by R. Sakamoto
Using best available data/maps

- 3.
4. Sawtelle was Redlined starting in 1920 and the loss of R1 zoning continues to this day. That is 100 years of unfair treatment for this community.

Sawtelle has lost 90% of its R1 residential zoning in the last 75 years (since WWII). Losing 90% of community R1 property is equivalent to destruction of the community.

5. During the time after the Upzoning of North of Missouri all the Dingbat apartments were built. This provided a large amount of affordable housing to Los Angeles.
6. At the same time that the Dingbat apartments were being built in Sawtelle, the wealthy and politically active/organized neighborhoods throughout Los Angeles implemented Downzoning to R1. This is why there is so much R1 in the Los Angeles area graded as A, B are major R1 areas.

All at the same time, Sawtelle was being **UP**zoned the rest of Los Angeles was being **Down**zoned.

Is this right, is this fair?

What do we do to **Save Sawtelle** from losing its ability to be a community in the future.

1. DO NOT implement the PLUM Alternate Plan.
No upzoning of residential to Hybrid Industrial.

2. In the short term, there are analyses from individuals and community Organizations (United Neighbors) that show there is enough property along the major high corridors in Sawtelle and all parts of the city to provide the space needed for large amounts of Affordable Housing. There are large areas of underutilized properties and Let's make these productive.

3. Implement a plan to eliminate the post WWII treatment of Sawtelle. There are a couple of approaches that are possible.

a. **Downzone**

the south of Missouri Ave from R2 to R1.

The rest of LA downzoned to R1 in 1960/80's.

Sawtelle is doing it 60 years later.

There are no laws against downzoning, it is not against the constitution to downzone. It can be done. But it is hard.

There would be lots of issues of community opinion, property values, and many types of disagreements.

But this a topic to probe.

b. **Moratorium**

Since Sawtelle already gave it's share for housing 75 years ago.

Draft a moratorium for Sawtelle with the moratorium lasting from 2025 to 2100 (74 years). Will need lots of talking to figure our the wording of the moratorium.

In the meantime, look to Substantially improve the ED1 with R1 exemption.

The ED1 with R1 exemption penalizes areas like Sawtelle, which had high R1 elimination. It also heavily favors all the parts of Los Angeles that downzoned years ago.

Improve ED1 to better include spreading the additional housing all across Los Angeles with considerations for history, affordable housing, housing location, location of jobs, dealing with traffic, and other city infrastructure issues.

c. **Using Existing high density corridors.**

Use the major high density corridors to implement additional housing. There is ample area to do this. Make these areas productive.

Thanks Randy Sakamoto