

Neighborhood Updates, October 2023

Midvale Interim Housing Project

Please visit <https://councildistrict5.lacity.gov/Midvale> to learn about the new interim housing project for homeless individuals in Council District 5. Your CHHOA board is monitoring developments regarding this project.

Community Based Housing Initiative/Regional Housing Needs Assessment (RHNA)

In response to a state mandate requiring Los Angeles to accommodate more housing units, Los Angeles City Planning is exploring potential sites for rezoning consideration across the city, including in Cheviot Hills. Portions of Cheviot Hills, which currently is zoned exclusively for single-family homes, are included within City Planning's current exploratory map for potential up-zoning. In addition, there are a significant number of areas immediately adjacent to our neighborhood that are also subject to potential up-zoning.

The Planning Commission's map isn't final. A public review process will help guide future recommendations as to which sites are rezoned at which densities but should follow the state law's objective of an equitable rezoning program that furthers fair housing goals.

In its efforts to comply with the state mandate, City Planning's current proposed zoning changes will allow for approximately five times as many new housing units than is required under state law. Also, City Planning's current proposal does not call for up-zoning in certain commercial or industrial areas which, in the opinion of your HOA Board, would be far more suitable for up-zoning than the residential areas of Cheviot Hills.

Members of the Cheviot Hills HOA Board are working with other community leaders to provide alternative proposals to City Planning.

Commercial Development Update

Pico Blvd between Prosser and Patricia:

<https://la.urbanize.city/post/five-story-50-unit-development-replace-commercial-buildings-pico>

201 Apartments on former Macy's parking site:

<https://la.urbanize.city/post/201-apartments-begin-their-ascent-2455-s-overland-avenue>

Former Island's Restaurant site to be redeveloped:

<https://la.urbanize.city/post/five-story-30-unit-residential-development-proposed-10942-w-pico-boulevard>