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February 28, 2023

Ms. Michelle Carter
Expedited Processing Unit
Department of City Planning
200 North Spring Street
Los Angeles, CA 90012

VIA EMAIL: heather.bleemers@lacity.org

**Subject: 6136 W Manchester Avenue / 8651 La Tijera Blvd
CPC-2022-6064-CU-DB-MCUP-CDO-SPR-HCA-PHP**

Dear Ms. Carter:

Serving the communities of Westchester, Marina del Rey, Playa Vista, Playa del Rey, Ladera Heights, and surrounding areas of Los Angeles, the LAX Coastal Chamber of Commerce promotes business and enhances the vitality of our community through member services, educational programs, strategic partnerships, community outreach and legislative advocacy.

We would like to express our strong support for Cityview's new mixed-use project generally located at 6136 West Manchester Avenue, commonly known as the "triangle" property. The Applicant team presented the project to the Board of Directors of the LAX Coastal Chamber on February 16, 2023, where the board voted unanimously to support the Project. We believe this project will benefit all who live and work in the Westchester Community by creating a gateway catalyst project at the eastern end of the town center, and a new model for housing, retail and public space within this community.

Cityview has a lengthy track record of successfully bringing crucially needed workforce housing into needy communities, and this project will provide opportunities to 441 new households, with 66 units reserved for very-low-income families. This will support the Chamber's goal of enhancing its target communities by creating a new public plaza as a complementary amenity to the thriving retail district in Westchester, and by creating a destination for those from surrounding communities to work and recreate. This project is a welcome investment into the Westchester community which will enable more people to live and work in the area and to support the extensive workforce at Los Angeles International Airport (LAX), and to use the developing transit resources to limit vehicle trips. The project will help support the entire business community of Westchester and surrounding communities by ensuring the long-term success of the downtown Westchester business community and redeveloping the site with a more appropriate anchor use for such a prominent location in Westchester.

The project team has worked extensively to communicate with the Westchester community and the LAX Coastal Chamber of Commerce to incorporate feedback into the project. Cityview's commitment to generating a beautiful streetscape with additional landscaping will serve the community by making the greater town center safer and more walkable. The LAX Coastal Chamber of Commerce **strongly** supports this project and respectfully urges approval by the City Planning Commission to help make this venture a reality.

If you have any questions, please feel free to contact me at (310) 645-5151. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Maender".

Chad Maender
President/CEO