

WRITTEN TESTIMONY TO THE CITY PLUM COMMITTEE - September 13, 2016

RE: Martin Expo Town Center  
Case Number is: CPC-2013-2567-GPA-VZC-HD-CU-MCUP-CUX-ZV-SPR  
Council File No.: 16-0763-S1  
Project Address: 12101 W. Olympic Blvd.

Dear Members of the City Planning & Land Use Management Committee, Mr. Ibarra and Councilman Bonin,

I am writing as a CD 11 constituent, a registered voter and a lifelong resident of WLA Sawtelle Japantown area--not as the At-Large Representative of the WLA Sawtelle Neighborhood Council to which I was elected by stakeholders of this community. And like the majority of residents in this area, I am opposed to the mega development that is proposed for 12101 W. Olympic Blvd.--the Martin Expo Town Center.

The Westside of Los Angeles already has a mega-development that never should have been approved on Pico between Sawtelle and Sepulveda--Casden West L.A.--with 598 rental units, 15,000 sq. ft of retail space and permits that have been requested for a 13-story office building that was approved for only 10-stories. Casden West L.A. is located just over a mile away on Pico Blvd.

Take a look at the glut of housing in Downtown L.A. L.A. HAS A SHORTAGE IS OF AFFORDABLE HOUSING-- NOT LUXURY HOUSING.

This is a mega-development that belongs in Downtown L.A.--not within a stone's throw of long-established residential communities, the majority of which are single family homes.

If this project is to be approved:

- 1) There must be a tremendous reduction of the TOTAL residential housing element— with a substantial increase in affordable housing.
- 2) There must be removal of the office space component. Do NOT make grid-lock traffic and the cut-through traffic even more untenable than it already is.
- 3) There must be removal of the Master Conditional Use Permit for live entertainment and liquor sales-- which will only impact traffic, air pollution, safety, and noise for the surrounding community.
- 4) There must be a reduction in retail square footage from 99,000 sq ft to the original proposal of 67,000 sq ft.

This project will impact up to 18 intersections by the year 2030.

How can first responders expected to do their jobs with the establishment of such a massive project?

The local infrastructure cannot support mega-developments--given the significant impacts on water, electrical and sewage systems.

Additionally, many Japanese and Japanese Americans who were treated unjustly and who made many sacrifices were forced to settle into this area after World War II internment. These 'forgotten' citizens deserve to have their quality of life, liberty and the pursuit of happiness protected from the out-of-scale development of Martin Expo Town Center.

NOTE: The City has a responsibility of transparency and accountability to ensure that the community is appropriately notified as to the various hearings/meetings involving decisions about mega-developments like Martin Expo Town Center.

Sincerely,



Rosie Kato  
CD 11 Constituent and Resident Homeowner  
2014 Butler Avenue, Los Angeles, CA 90025

Date: 09/13/2016  
Submitted in PLUM Committee  
Council File No: 16-0763-S1  
Item No. 5  
Deputy: Comm from Public