

Contact Information

Neighborhood Council: Palms Neighborhood Council

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The Board approved this CIS by a vote of: Yea(11) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 02/07/2018

Type of NC Board Action: For

Impact Information

Date: 06/16/2018

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 18-0437

Agenda Date:

Item Number:

Summary: Dear PLUM Committee and Councilmembers representing areas covered by the Expo Line TNP,

On behalf of the more than 40,000 residents of Palms in Los Angeles, the Palms Neighborhood Council would like submit this updated letter of SUPPORT for the Expo Line Transit Neighborhoods Plan as approved by the City Planning Commission. This body previously submitted a letter in May of 2017 supporting the plan if amended, specifically to return zoned capacity in the initial TNP proposal to Pico Blvd and near the Bundy Station. That letter, for reference, follows this one.

The Palms NC supports the Expo Line TNP as it helps meet our neighborhood's goals of new and affordable housing, street level neighborhood facing retail, and appropriate development near new mass transit investments. Additionally, more housing and walkable neighborhoods near transit stations is an environment necessity. Without plans like the Expo Line TNP, we will aggravate traffic congestion, increase greenhouse gas emissions, and accelerate displacement in LA.

Sincerely,

The Palms Neighborhood Council

P.S. Please see attached for our full support letter with addition reasoning for our support.



PALMS NEIGHBORHOOD COUNCIL



March 25th, 2018

Jose Huizar, Chair, PLUM Committee
Paul Koretz, Councilmember, 5th District
Mike Bonin, Councilmember, 11th District
PLUM Committee Members

RE: PALMS NC SUPPORT FOR THE EXPO LINE TNP AS APPROVED BY CPC

Dear PLUM Committee and Councilmembers representing areas covered by the Expo Line TNP,

On behalf of the more than 40,000 residents of Palms in Los Angeles, the Palms Neighborhood Council would like submit this updated letter of **SUPPORT** for the Expo Line Transit Neighborhoods Plan as approved by the City Planning Commission. This body previously submitted a letter in May of 2017 supporting the plan if amended, specifically to return zoned capacity in the initial TNP proposal to Pico Blvd and near the Bundy Station. That letter, for reference, follows this one.

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Sincerely,



The Palms Neighborhood Council

Palms Neighborhood Council - Nick Greif, President / Andres Cuervo, Vice-President / V. Claire Jadulang, Secretary / Katie Clarkin, Treasurer / Alison Regan, Community Org. Rep. / Jenn Gers, Residential Rep. A / James Dusenberry, Residential Rep. C / Paul Seo, Residential Rep. D / Eryn Block, Residential Rep. E / John Stanley, Business Rep. 1 / Maria Muñoz, Business Rep. 2

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Addendum A: May 31, 2017 PNC Letter on the Pre-CPC Expo Line TNP Proposal

May 31st, 2017

Lameese Chang
Department of City Planning
200 N. Spring Street, Room 667
Los Angeles, CA 90012

RE: PALMS NC EXPO LINE TNP COMMENTS ON THE PLAN AND EIR

Dear Ms. Chang,

On behalf of the more than 40,000 residents of Palms in Los Angeles, the Palms Neighborhood Council would like submit this letter of **SUPPORT IF AMENDED** for the draft Expo Line Transit Neighborhoods Plan and submit these specific comments related to the plan.

Palms Neighborhood Council Comments on the Expo Line TNP

- The Palms Neighborhood Council specifically supports:
 - The concept of the Expo Line TNP by the City of Los Angeles.
 - The revised zoning along the corridors in Palms of Motor, Venice, National, and Palms to the Mixed Use zone as this will require ground level commercial activity in these buildings and will add retail space that makes Palms more walkable, which is a benefit to the entire neighborhood.
 - Streetscape plans along National, Motor, and Palms and request that City Planning work directly with the Palms Neighborhood Council on implementing these plans.
- The Palms Neighborhood Council requests the following, which our support is contingent upon:
 - That the Department of City Planning initiate a review of the zoning along Overland Avenue between Washington Blvd and the I-10 Freeway as this corridor at various points is within the bounds of the Expo Line TNP plan area and within walking distance of the Palms and Westwood Expo Line Stations, however did not receive zoning changes and would also benefit from a Mixed Use zoning designation.
 - That the Department of City Planning initiate streetscape plans for Overland Ave and Venice Ave which are both primary corridors within the neighborhood and Expo Line TNP plan area.

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- That the increased density along Pico that was removed be re-included in the Plan. It is not fair that Palms contributes substantial density and affordable housing to the Westside while other neighborhoods attempt to reduce density, and thus affordability, along their commercial corridors which is where density along a new train line should go.
- That zoning changes in single family or low density residential areas around Expo Line Stations, including the Bundy station, be maintained in the plan as all neighborhoods, like Palms, should take part in the success of the Expo Line and the increase of housing stock to improve housing affordability in Los Angeles.
- The Palms Neighborhood Council notes the following regarding gentrification and affordability:
 - The Expo Line Transit Neighborhoods Plan does not go far enough in terms of alleviating or preventing gentrification and adding affordable workforce housing.
 - Our community is experiencing gentrification pressures caused primarily by the lack of housing stock on the Westside. The Expo Line TNP barely adds enough supply along the corridor to account for expected demand pressures over the next twenty years.
 - To combat this, the plan should include substantially more housing units along the entire corridor, including adding new multifamily zones where that zoning does not currently exist.
 - Finally, the City should explore further rent stabilization measures beyond the current Rent Stabilization Ordinance (RSO). Without enough housing supply, which this plan does not provide for, current renters at the mercy of the market will be priced out of our neighborhood, reducing its income and demographic diversity which is a point of pride for Palms.

The Palms Neighborhood Council appreciates the work of the planning department on this plan, but would like to note that it does not believe the plan addresses enough of the concerns of the community regarding affordability.

Sincerely,



The Palms Neighborhood Council

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