



**WESTSIDE NEIGHBORHOOD COUNCIL**

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**RE: Exposition Corridor TNP (Council File: 18-0437)  
Objection to Palms NC Testimony at June 26 PLUM Committee Hearing**

Dear Councilmember Koretz:

Just as the LA Times incorrectly criticized our community for opposing the Expo Corridor Plan, so did representatives of the Palms Neighborhood Council at the Council's PLUM hearing of June 26. Palms NC (PNC) members expressed "disappointment" at the amendments introduced to the Plan by the Council Office, and criticized the Westside Neighborhood Council for "opposing the plan". The PNC testimony - which they would later quote in a press release - also dismissed concerns about the impact of upzoning on neighborhood character as a "pretense" and "disingenuous".

**WNC strongly objects to PNC assertions that we opposed the Expo Plan and that we have somehow failed to "do our part" to help achieve the goals of the Plan; this is simply not true. Also, we do not accept the PNC implication that sensitivity to R1 neighborhoods - such as those that predominate in our WNC area - should not be a factor in the development of the Expo Plan, or any other amendment to the General Plan for that matter.**

We submit the following rebuttal and fact-check points to the PNC testimony and press release:

- WNC's opposition to the Plan was limited to the last-minute modifications made by the CPC, at the request of lobbying group Abundant Housing LA. We did NOT oppose the Plan in the form that was recommended by the Planning Department in October 2017, after four years of careful study and democratic outreach (a process in which we were active and enthusiastic participants).
- WNC has accepted significant upzoning in our area, including almost 30 acres of new industrial zoning that would allow some of the tallest new buildings (148-feet) anywhere in the Plan Area - and 52-feet taller than any of the new zones proposed for the PNC area.
- Upzoning in our Sepulveda station area is second only to the Bundy station area in its contribution to the employment objectives of the Plan. While PNC is fixated on the housing component only, the reality is that the success of the Expo Plan relies on a healthy mix of both new housing and new jobs. While the Plan may include more potential for new homes in PNC area, the upzoning proposed for our area will provide more jobs. It's a balance.
- WNC has supported additional upzoning along a 3/4-mile stretch of Pico (Sub-Area 26). The base density bonuses for this sub-area are less than Abundant

Housing LA requested, but nonetheless it exceeds the upzoning recommended for our area by the Planning Department and is not required to meet the housing and jobs goals of the Plan. Also, this sub-area will allow buildings of significantly increased density and height to be built within a few feet of R1 uses.

- Even as the Plan was being developed, WNC stakeholders saw a 4-acre site at Pico and Sepulveda approved for a new 13-story, 595-unit development. Now known as the Carmel project, this apartment complex will bring density to our area with a units/acre ratio not previously seen outside of downtown LA and Hollywood. But because it was permitted after the inception of the Expo Plan, the housing contribution made by this massive development was not factored into the Plan's goals, nor were its many impacts included in the environmental study for the Expo Plan. Nonetheless, the Carmel project is one of the most significant new transit-adjacent housing projects in the Expo Plan Area.
- The City needs a variety of housing types, to accommodate people from different walks of life and at all stages of life. While the pro-development lobby loudly blames R1 neighborhoods for the City's housing problems, the truth is that the City needs single-family homes as part of the overall mix. Even Abundant Housing LA founder Mark Vallianatos understands the value of single-family neighborhoods, writing in an LA Times opinion piece from April of this year:

*"My family lives in a single-family home that was built in 1923... Houses like mine are an important part of L.A.'s built environment, history and housing stock. In a region with a housing shortage and homelessness crisis, all homes are good homes."*

We couldn't agree more. Which is why we have worked alongside the Planning Department and CD5 to design a distribution of new zones (including the recently-added Neighborhood Mixed Use zone for Pico) that delivers the needed new jobs and housing in a way that is sensitive to the single-family streets that characterize so much of the WNC area.

- While the EXPO Plan was being developed, the State legislature adopted a new law that permits construction of accessory dwelling units on virtually every R1 zoned property. This rule means that each R1 lot in Los Angeles is a potential duplex property thus significantly adding to the numbers of new dwelling units within the Expo Plan Area. This effective doubling of the housing capacity of single-family neighborhoods was not included in the projections of housing units for the Expo Plan.

Sincerely,

  
Barbara Broide

  
Kimberly Christensen, AICP

Co-Chairs, WNC Land Use Committee