



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File: 18-0437 - Exposition Corridor Transit Neighborhood Plan OPPOSE City Planning Commission Modifications OPPOSE City Planning Commission Modifications

Leonor Jacquard <mjlacquard@gmail.com>

Fri, Jun 22, 2018 at 1:33 AM

To: Clerk.plumcommittee@lacity.org, Sharon.dickinson@lacity.org, Councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilman.englander@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org

Cc: paul.koretz@lacity.org, mike.bonin@lacity.org, dylan.sittig@lacity.org

Dear LA City Council Members:

I live in the community adjacent to the Westwood and Sepulveda Expo Light Rail stations and **I SUPPORT the Exposition Corridor Transit Neighborhood Plan (ECTNP) Proposed Project as presented to the City Planning Commission October 2017** by the Planning Department. The Planning Department's staff's dedication to overseeing an inclusive and highly participatory process is to be commended.

However, I strongly **OPPOSE the modifications made to the Exposition Plan by the City Planning Commission** in November 2017. Those changes include additional upzoning of Pico Boulevard between Sepulveda and Overland (Plan Sub-Area 26) and upzoning of existing residential R 2.1 properties on Exposition Boulevard (Plan Sub-Area 25).

I oppose the CPC modifications because:

- They contradict the City Planning Department's recommendations (the Proposed Plan dated October 2017), which were based on four years of careful research, study and significant community engagement.

- They completely ignore input from the residential and business communities, gathered at numerous community meetings, and via hundreds of comments, letters and petition signatures. In short, they undermine a democratic process.

- Most importantly: They are not justified. The Planning Department's Proposed Plan (October 2017) met **all** the objectives of the ECTNP and exceeded all housing and jobs goals by many thousands each.

I therefore urge you to vote to remove the CPC modifications, including Sub-Areas 25 and 26, from the ECTNP.

Thank you for your consideration,

Maria Leonor Jacquard
homeowner



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File: 18-0437 - Exposition Corridor Transit Neighborhood Plan OPPOSE City Planning Commission Modifications

Rich@CahalanBiz <rich@cahalan.biz>

Fri, Jun 22, 2018 at 6:55 AM

To: Clerk.plumcommittee@lacity.org, Sharon.dickinson@lacity.org, Councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilman.englander@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org

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Thank you for your consideration,

Best regards,
Rich Cahalan
2300 Block of Greenfield Avenue



Sharon Dickinson <sharon.dickinson@lacity.org>

OPPOSE MODIFICATIONS: Council File: 18-0437 - Exposition Corridor Transit Neighborhood Plan

Denise Nelson <drdenisenelson@yahoo.com>

Fri, Jun 22, 2018 at 8:02 AM

To: "Clerk.plumcommittee@lacity.org" <Clerk.plumcommittee@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "Councilmember.huizar@lacity.org" <Councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilman.englander@lacity.org" <councilman.englander@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>
Cc: "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "dylan.sittig@lacity.org" <dylan.sittig@lacity.org>

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Thank you for your consideration,
Denise Nelson
2234 Glendon Ave.
LA, CA 90064

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**Westwood South of Santa Monica Blvd
Homeowner's Association**
Incorporated November 8, 1971
P. O. Box 64213
Los Angeles, CA 90064-0213

June 21, 2018

Los Angeles City Council
Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring Street, Room 340
Los Angeles, CA 90012

VIA EMAIL: clerk.plumcommittee@lacity.org

**RE: Council File: 18-0437 - Exposition Corridor Transit Neighborhood Plan
OPPOSE City Planning Commission Modifications**

Dear Chair Huizar and PLUM Committee Members:

Our Westwood South of Santa Monica Boulevard Homeowners Association (WSSM), representing over 3,800 condominium and single-family households in West Los Angeles, supports the City's initiative to establish meaningful community plans to guide our City's growth into the future.

It is for that reason that we welcomed the Planning Department's efforts when they came to our community to develop the Exposition Corridor Neighborhood Transit Plan (ECTNP) – just as we supported the construction of the Exposition Light Rail Line through the Westside years ago.

The Planning Department, our Westside Neighborhood Council and homeowners associations, business and community organizations worked hard to ensure that citizens from all walks of life participated in the many meetings, open house sessions and formal hearings that were part of the plan's development process over four years. Business people concerned about their future in our community were as vocal as residents. We saw apartment dwellers, condo owners, newer and long-time homeowners and commercial property owners all coming together in a democratic process to help the City plan land use around the two EXPO stations in our community. We were encouraged by the Planning Department's commitment to thorough study and outreach and partnered with them to meet the challenge of the ECTNP housing and employment goals, which were defined as follows:

***Primary Objective 2:** Accommodate employment, housing and population growth projections forecasted through the planning horizon year of 2035 by focusing residential development and new job-generating uses around transit stations.*

The Planning Department's Proposed Plan, presented in October 2017, not only met this key objective it exceeded it - accommodating many thousands more new residents and jobs:

| | 2035 SCAG Forecast | 2035 Proposed Plan (October 2017) | |
|------------|--------------------|-----------------------------------|--------------------|
| | | | % of SCAG Forecast |
| Population | 54,444 | 59,923 | 110.1 |
| Jobs | 43,097 | 47,156 | 109.4 |

Source: Exposition Corridor Transit Neighborhood Plan Final EIR, May 2018, page 3-16

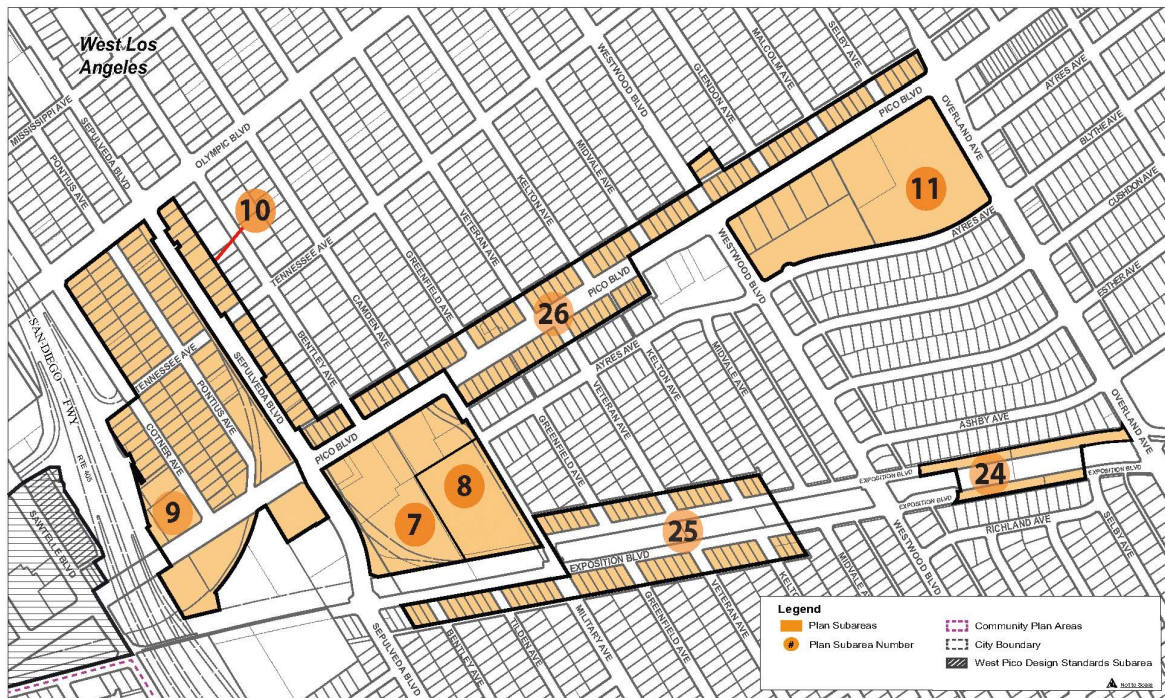
We support and endorse the Proposed Plan presented by the Planning Department in October 2017. It reflects the give-and-take that was part of the planning process to provide new housing and employment opportunities.

However, we strongly oppose the modifications recommended by the City Planning Commission (CPC) in November 2017. These modifications (which were made in response to lobbying by special-interest group Abundant Housing LA) undermine four years of work and partnership between the Planning Department and our area's many stakeholders.

One of the upzoned areas added to the ECTNP by the CPC is a 3/4-mile long stretch of Pico Boulevard between Sepulveda Boulevard and Overland Avenue (denoted as Sub-Area 26) for which the zoning would change from C2-1VL to RAS4, resulting in significant increases in height and density.

This area of proposed upzoning is in addition to 9-acres of upzoned land at Pico and Overland (Sub-Area 11) which was already included in the Planning Department's Proposed Plan of October 2017.

The north side of Pico Boulevard between Sepulveda and Overland is within WSSM boundaries and the south side is shared with West of Westwood Homeowners Association, which also opposes the CPC modifications.



Sub-Area Map from the Exposition Corridor Transit Neighborhood Plan - with CPC Modifications, May 2018

In addition, the ECTNP allows for development via a Director's Determination for Alternative Compliance as defined in Section 6.1.4 of the plan which could result in development of up to 1200 additional units on properties that would not otherwise meet defined requirements. This is yet another reason why added density as recommended by the CPC is not appropriate. In fact, if any additional residential units are proposed outside of the Neighborhood Plan's provision under the "alternative compliance" process, we object to the proposed process and the granting of rights administratively without public participation. Such requests should instead require noticed public hearings before the City Planning Commission or West LA APC and the City Council. Projects receiving approval should be required to yield public benefits/betterments and requirements to improve the nearby public right-of-way.

The CPC modifications go too far, are not justified and ignore the democratic community engagement process. WSSM feels strongly that the added upzoning recommended by the CPC is unjustified and undermines the credibility of the community planning process. The Proposed Plan (October 2017) already accommodates many thousands more people and jobs than the numbers required to meet the objectives of the ECTNP.

Adding further upzoning on Pico would incentivize construction of still more market-rate (i.e. luxury) housing and accelerate gentrification, thereby displacing the very people who are most likely to need/use public transportation: working class and low-income residents.

We should point out that now, even without the ECTNP and its incentives, this community attracts significant developer interest and investment. Our multi-family zoned areas have been and are being transformed from 2, 3 and 4 unit buildings to 5 story structures whose new residents have filled our local elementary schools to capacity. Further density is being added and will vastly increase in number as a result of changes in State law that permit the addition of accessory dwelling units (ADU's) on R1 zoned properties by right with few limitations. The addition of these units is not calculated in any of the ECTNPs projections of new housing. We need not mention the related congestion issues generated not only from new housing and the many jobs, medical and educational facilities in the area, but also from the pass-through drivers whose jobs are located in nearby Santa Monica and Century City.

We see no rationale for undermining the Planning Department's Proposed Plan (October 2017) to allow for further upzoning. We believe it makes better sense to focus on providing better transit connections to potential riders from beyond the half mile station "bulls-eyes", so that new riders can conveniently access EXPO and the future subway to travel down Wilshire Boulevard.

Our community strongly supports the design elements incorporated into the ECTNP which will help to contribute to a pedestrian and environmentally friendly neighborhood. These features will also enhance the Pico business corridor which was formally designated by the City, with our support, as the Westwood/Pico Neighborhood Oriented District (NOD) back in January of 1988 (Ordinance No. 171,859). The most important of those elements are the Streetscape Plan for Pico Boulevard, streetscape options for Sepulveda Boulevard and the transitional height requirements in Section 2.4.2(B) of the ECTNP for projects or portions of projects adjacent to R1 and R2 properties. We are also supportive of the requirements for shade and shadow studies as specified in the Plan's Section 6.2.2. These are key elements of the Plan, which must be retained.

WSSM's Position & Request

For all the reasons outlined in this letter, we oppose the CPC's recommendation to add further upzoning on Pico Boulevard between Sepulveda Boulevard and Overland Avenue to the ECTNP.

We ask that you either:

- Remove Sub-Area 26 from the ECTNP completely, or
- Revise the ECTNP to include a new proposed zone, "Neighborhood Mixed Use Zone" for Sub-Area 26 that is a compromise between the existing C2-1VL zoning and the RAS4 zoning recommended by the CPC. This option is proposed in a letter from the Westside Neighborhood Council (copy attached).

We also request that the CPC recommendation to upzone Exposition Boulevard (Sub-Area 25) be removed from the ECTNP.

On behalf of our constituents, we thank you for your consideration and are available to answer any questions you may have.

Sincerely,



Barbara Broide, President

cc: Paul Koretz, CD 5; Mike Bonin, CD 11; Dylan Sittig, Planning Dept.



April 19, 2018

OFFICERS
 Terri Tippit, Chair
 Lisa Morocco, Vice-Chair
 Aaron Rosenfield,
 Recording Secretary
 Mary Kusnic,
 Corresponding Secretary
 Shannon Burns,
 Treasurer

Councilman Paul Koretz, CD 5
 City of Los Angeles
 200 N Spring St.
 Los Angeles, CA 90012

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 Elnie Vannatim
 Jane Wishon
 Jae Wu

RE: Exposition Corridor Transportation Neighborhood Plan:

- 1) Request Elimination of Proposed RAS4 Subarea and Add New Neighborhood Mixed-Use Zone for Pico Boulevard**
 - A) From Bentley Avenue to Overland Avenue (On the North Side)**
 - B) From Military Avenue to Westwood Boulevard (On the South Side)**
- 2) Request Elimination of Proposed R3 and Retain of Existing R-2 Zoning for Exposition Boulevard Corridor Between Sepulveda Boulevard and Midvale Avenue/Westwood Boulevard**

The Westside Neighborhood Council and our residential and business stakeholders have numerous concerns and object to the City Planning Commission’s recommendation regarding the Exposition Transportation Neighborhood Plan (“EXPO TNP”). Our community participated in a multi-year planning process with the City that resulted in the careful and thoughtful crafting of the EXPO TNP by the City Planning Department based upon input by WNC stakeholders and designed to meet required population growth figures for the WNC planning area. The Westside Neighborhood Council (WNC) is committed to supporting appropriate residential and commercial densities and affordable housing within the EXPO TNP. However, the WNC believes that the unique neighborhood characteristics along Pico Boulevard and along Exposition Boulevard (for the sections proposed for up-zoning) have not been considered by the CPC and, as a result are no longer reflected in the City’s proposed EXPO TNP.

The section of Pico Boulevard proposed for up-zoning is a neighborhood serving retail and services district. Furthermore, the neighborhood services retail sales and service uses become even more important to the community with the anticipated loss of retail at the Westside Pavilion. Generally, the section of Pico Boulevard proposed for up-zoning has smaller lots with limited depth affecting development design options. Additionally, Pico Boulevard has a lower street classification with fewer lanes and less vehicular capacity than the wider east-west commercial corridors in the West Los Angeles area such as Olympic, Santa Monica, and Wilshire Boulevards. Further, the proposed Streetscape Plan to accompany the EXPO TNP is intended to enhance and support that neighborhood serving environment and efforts to make the area more pedestrian oriented and a walkable community.

The Pico corridor in the Rancho Park/West Los Angeles area is the heart of the community’s commercial district. It is the location of numerous retail, service and food serving establishments frequented by residents and those who work in nearby commercial centers (Westwood and Century City) and/or who come to the multi-screen Landmark Theatre complex located in the Westside Pavilion. It is also home to a block long low income senior housing project developed and managed by Menorah Housing constructed in 2011. This commercial district has a long history. Longtime residents will remember the Picwood Theatre and bowling alley originally located where the Landmark Theatres now stand. Many merchants have served the community for decades.

In the mid 1990’s members of the residential and business communities joined together to work with the LA City Planning Department to create City legislation to strengthen and support

the Pico and Westwood Blvd. business community. The result of that effort is the Westwood/Pico Neighborhood Oriented District (commonly referred to as the NOD). That ordinance, Ordinance No. 171,859, was adopted on January 24th, 1998 and took its inspiration (and legal basis) from Sec. 13.07 Pedestrian Oriented District (Added by Ord. No. 168,153, effective 9/13/92) of the Municipal Code.

The Rancho Park/West Los Angeles community was clearly ahead of its time seeking to promote and enhance the local business community by working to improve the pedestrian experience and physical characteristics of the buildings on the street and of the types of businesses that were and are appropriate for a pedestrian friendly business corridor through the NOD.

The community's commitment to the Pico business corridor did not end with the adoption of the Westwood/Pico NOD. During the formation of the Westside Neighborhood Council (WNC), the community placed an equal number of residential seats and business seats on the governing board recognizing the importance of local businesses.

The Westside Neighborhood Council has carried on the tradition of supporting the local business community and Pico business corridor by implementing tree plantings, sponsoring street cleaning initiatives ("push broom patrols"), paying for tree trimming, and by hosting an annual "Pick Pico" shop local business promotion festival and street fair.

In 2007, the WNC retained the professional services of a landscape architecture firm to lead efforts to develop a streetscape master plan for Pico Blvd. which included the establishment of design standards for lighting, sidewalk treatments, landscaping (street trees and planters/containers), crosswalks, street islands, wayfinding signage, etc. In anticipation of the arrival of the EXPO Light Rail Line, the WNC prepared and submitted applications to receive METRO funding for Pico Blvd. pedestrian improvements and, following our third effort, a grant of \$1.8 million was awarded to the WNC. The streetscape design standards developed as a result of the WNC's community planning and outreach process are being adopted in the EXPO Corridor TNP.

An overview of the EXPO Light Rail route, Phases I and II shows that there are no other locations along the route where two stations are located in as close proximity as are the Westwood and Sepulveda Blvd. stations. While the Sepulveda station was originally to have been placed west of its current location (and west of the 405) that did not occur. The end result of the placement of these two stations in such close proximity is that the half mile circles drawn for inclusion in a corridor transit plan intersect one another to create an elongated and disproportionate area of impact and change. Implementing significant changes along the entire stretch of Pico from Sepulveda to Overland Avenue includes a very large portion of the current business community and places that business community at significant risk of losing their place of business—the very sources of pedestrian activity on the street.

Other relevant issues to developing appropriate residential and commercial density levels include the existing and future anticipated traffic congestion and circulation constraints in place with predominantly at-grade railroad crossings for the Exposition Corridor Light Rail Line, and the future growth of ridership of the Expo Line. The extensive vehicular (cars, trucks, buses, emergency vehicle and goods movement), bicycle and pedestrian traffic delays caused by the at-grade crossings at Overland, Westwood and Military impact mobility for residents and employees and patrons of commercial businesses and residents alike. These delays will only worsen with increased development that cannot be offset solely by remaining capacity to public transit. Therefore, increased commercial and residential development must be sustainable within the context of the entire transportation network.

Recent published data shows that the EXPO Line attracts over 60,000 daily riders, with three-car trains arriving every six minutes. While further growth is possible, it is ultimately capped by the physical constraints of the line. Three cars is the maximum train length and the minimum possible interval between trains is five minutes - dictated by space limitations on tracks shared with the Blue Line in downtown Los Angeles.

Some experts calculate that, within these physical constraints, the EXPO Line could support 90,000 daily riders. However, in practice, the EXPO Line would likely lose riders long before this theoretical figure is achieved - as trains become uncomfortably crowded and journeys are delayed by the extra time taken for riders to board and exit. In fact, these types of service issues are the reason for the steady decline in ridership on the Blue Line and have already been reported during peak hours on the EXPO Line.

So, while WNC supports the concept of reasonable, sustainable growth around the stations on the Expo Line, we are against overly-aggressive up-zoning that would result in a localized population surge that is far more than the EXPO Line can support, forcing people back into their cars and onto our already congested streets.

The Westside Neighborhood Council has two requests that we believe meet the intended goals of the EXPO TNP to address increased housing needs that meet or exceed population projections, include and promote affordable housing, maintain the neighborhood serving commercial district, and protect the adjacent residential neighborhood. Our requests are consistent with the West Los Angeles Community Plan.

First, the WNC requests that no up-zoning occur along Exposition Boulevard from the east side of Sepulveda Boulevard to Westwood Boulevard thus eliminating the R3 subarea and retaining the R2 zoning. The houses and duplexes there are what historically have been referred to as “garden homes” because of the small house and lot size characteristics of that area. There is not enough depth to the lots and square footage for a 4-story bldg. to tier. Furthermore, there is only a small alley separating the Exposition homes from the single-family homes behind them. This would cast a shadow on the homes among many other negative impacts that would detract from the single-family neighborhood. Redevelopment appropriate to lot size is already underway on the street under current zoning with added neighborhood sensitive density construction replacing older structures. The physical structure of the street which is bisected by the EXPO tracks, coupled with nearby EXPO at-grade crossings at Westwood and Military Avenues make this street an especially poor choice for significant additions to allow for TOC projects that will be possible when coupled with R3 zoning.

Second, the WNC requests that a new “Neighborhood Mixed Use” Zone be established for Pico Boulevard (on the portion of Pico Boulevard from Bentley Avenue to Overland Avenue on the north side of Pico Boulevard and from Military Avenue to Midvale Avenue/Westwood Boulevard on the south side of Pico Boulevard, as an alternative to the RAS4 zoning that is currently proposed as part of the EXPO TNP. We request the following features for this new zone:

Base Scenario

- Max FAR = 2.0;
- Max Height = 45-feet;
- Mandatory step-down in the back of new buildings (25-foot height limit within 50-feet of R1 property);
- Since Pico Boulevard is designated in the TNP as a Retail Street, the first floor fronting onto Pico must include at least 75% Active Uses and the Pico façade must have at least 75% transparency, consistent with the Urban Design Standards in the TNP for Retail Streets as proposed by the Planning Department in the documents transmitted to the City Planning Commission (CPC). Active Uses located on the ground floor of buildings on Pico Boulevard (as a Retail Street) shall have a minimum floor-to-ceiling height of 15 feet consistent with the Urban Design Standards in the TNP as proposed by the Planning Department in the documents transmitted to the CPC.
- Include EXPO TNP parking standards as proposed by the Planning Department in the documents transmitted to the CPC. Current City Code parking minimums would apply to residential and commercial uses.

Bonus Scenario (for Projects including Low-Income Housing)

- 50% floor area bonus for projects that include low income housing
- Total FAR = 3.0
- 5-foot height bonus (i.e. 50-feet total).
- Reduced parking minimums, consistent with SB 744.

Additionally, the WNC would like to confirm that the guidelines of the Westwood/Pico Neighborhood Oriented District (NOD) will remain in full force where it overlaps the Proposed Plan and governs urban design to some extent to the applicable lots involved in the EXPO TNP as originally envisioned in the Planning Department recommendation to the City Planning Commission. Further, the Urban Design Standards and Guidelines in the EXPO TNP would apply and would not conflict with the Westwood/Pico NOD.

The WNC believes that the features of the new Neighborhood Mixed Use Zone that WNC proposes is sensitive to the community scale for these two areas and the adjacent R-1 single-family residential uses while maintaining and encouraging a vibrant neighborhood serving commercial district with the ability to add needed housing consistent with SCAG's projected population and employment demands for the area. The WNC believe that these standards strongly support and encourage affordable housing projects as well. The WNC would support the adoption the EXPO TNP with these changes and supports the adoption of the Streetscape Plan.

We look forward to working with the Council office to meet our City's housing needs while addressing the concerns of the WNC stakeholders. While our stakeholders will be directly impacted by any Pico and Expo planning decisions, those impacts will be felt by all Angelenos who pass through our area and/or who work or attend education or religious facilities in the community. The impacts of poor planning and infrastructure insufficiencies and failures are share and will be immense and affect far more than the WNC stakeholders.

Terri Tippit
WNC Chair



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File: 18-0437 - Exposition Corridor Transit Neighborhood Plan

Song, Wansun <Wansun.Song@cit.com>

Fri, Jun 22, 2018 at 10:15 AM

To: "Clerk.plumcommittee@lacity.org" <Clerk.plumcommittee@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "Councilmember.huizar@lacity.org" <Councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilman.englander@lacity.org" <councilman.englander@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>
Cc: "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "dylan.sittig@lacity.org" <dylan.sittig@lacity.org>

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Thank you for your consideration,

Wansun Song

Resident of the area

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Sharon Dickinson <sharon.dickinson@lacity.org>

Exposition Corridor Transit Neighborhood Plan (ECTNP) Proposed Project

Kathryn Bernstein <kebernstein@earthlink.net>

Fri, Jun 22, 2018 at 11:24 AM

To: Clerk.plumcommittee@lacity.org, Sharon.dickinson@lacity.org, Councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilman.englander@lacity.org, councilmember.blumenfeld@lacity.org, councilmember.price@lacity.org

Cc: paul.koretz@lacity.org, mike.bonin@lacity.org, dylan.sittig@lacity.org

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- They contradict the City Planning Department's recommendations (the Proposed Plan dated October 2017), which were based on four years of careful research, study and significant community engagement.

- They completely ignore input from the residential and business communities, gathered at numerous community meetings, and via hundreds of comments, letters and petition signatures. In short, they undermine a democratic process.

- Most importantly: They are not justified. The Planning Department's Proposed Plan (October 2017) met **all** the objectives of the ECTNP and exceeded all housing and jobs goals by many thousands each.

I therefore urge you to vote to remove the CPC modifications, including Sub-Areas 25 and 26, from the ECTNP.

Thank you for your consideration,

Kathryn and Larry Bernstein

10463 Tennessee Avenue

Los Angeles, CA 90064



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File: 18-0437 - Exposition Corridor Transit Neighborhood Plan OPPOSE City Planning Commission Modifications

3 messages

Jackie Haskins <hark.jgh@verizon.net>

Fri, Jun 22, 2018 at 1:46 PM

To: Clerk.plumcommittee@lacity.org, Sharon.dickinson@lacity.org, Councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilman.englander@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org

Cc: paul.koretz@lacity.org, mike.bonin@lacity.org, dylan.sittig@lacity.org, hark.jgh@verizon.net

I live in Rancho Park, in the community adjacent to the Westwood and Sepulveda Expo Light Rail stations and I SUPPORT the Exposition Corridor Transit Neighborhood Plan (ECTNP) Proposed Project as presented to the City Planning Commission October 2017 by the Planning Department. I appreciate the Planning Department's staff's dedication to overseeing an inclusive and highly participatory process.

However, I strongly OPPOSE the MODIFICATIONS made to the Exposition Plan by the City Planning Commission in November 2017. Those changes include ADDITIONAL UPZONING of Pico Boulevard between Sepulveda and Overland (Plan Sub-Area 26) and upzoning of existing residential R 2.1 properties on Exposition Boulevard (Plan Sub-Area 25).

I oppose the CPC modifications because:

- They contradict the City Planning Department's recommendations (the Proposed Plan dated October 2017), which were based on FOUR YEARS OF CAREFUL RESEARCH, STUDY AND SIGNIFICANT COMMUNITY ENGAGEMENT.

- The CPC modifications completely ignore input from the residential and business communities, gathered at numerous community meetings, and via hundreds of comments, letters and petition signatures.. In short, they undermine our democratic process.

- Most importantly: They are NOT JUSTIFIED! The Planning Department's Proposed Plan (October 2017) met ALL the objectives of the ECTNP and exceeded all housing and jobs goals by many thousands each.

I therefore urge you to vote to REMOVE the CPC modifications, including Sub-Areas 25 and 26, from the ECTNP. We do NOT need excessive upzoning along the Pico corridor.

Thank you for your consideration.

Jackie Haskins
hark.jgh@verizon.net

James Alan Fawcett <fawcett@usc.edu>

Fri, Jun 22, 2018 at 2:12 PM

To: "Clerk.plumcommittee@lacity.org" <Clerk.plumcommittee@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilman.englander@lacity.org" <councilman.englander@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>

Cc: "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "dylan.sittig@lacity.org" <dylan.sittig@lacity.org>

Members of the PLUM Committee and Members of the LA City Council:

I live in the community adjacent to the Westwood and Sepulveda Expo Light Rail stations and I **SUPPORT** the **Exposition Corridor Transit Neighborhood Plan (ECTNP) Proposed Project as presented to the City Planning Commission October 2017** by the Planning Department. The Planning Department's staff's dedication to overseeing an inclusive and highly participatory process is to be commended.

However, I strongly OPPOSE the modifications made to the Exposition Plan by the City Planning Commission in November 2017. Those changes include additional upzoning of Pico Boulevard between Sepulveda and Overland (Plan Sub-Area 26) and upzoning of existing residential R 2.1 properties on Exposition Boulevard (Plan Sub-Area 25).

Upzoning this section of Pico Boulevard will cause the loss of dozens of neighborhood serving businesses and will result in additional traffic congestion as residents of this stable neighborhood will be required to drive to alternative locations for their everyday needs. Upzoning to permit additional residential uses on Pico Blvd is apparently a cynical scheme by the mayor and developers (perhaps contributors to his incipient presidential campaign?) to expand “affordable” housing at the cost of longstanding businesses who will undoubtedly be evicted for new development. New housing is never “affordable” since it is built at the current cost of construction. Not more than 200 feet from the corner of Pico and Sepulveda (the west end of this proposed rezoning) a huge highrise apartment complex of 590 units is now under construction. This neighborhood has met its responsibilities for additional housing and the upzoning is not only uncalled for but also no more than a scheme to reward developers at the cost of a deteriorated quality of life for thousands of residents of this delightful residential neighborhood.

I oppose the CPC modifications because:

- They contradict the City Planning Department’s recommendations (the Proposed Plan dated October 2017), which were based on four years of careful research, study and significant community engagement.
- They completely ignore input from the residential and business communities, gathered at numerous community meetings, and via hundreds of comments, letters and petition signatures. In short, they undermine a democratic process.
- Most importantly: They are not justified. The Planning Department’s Proposed Plan (October 2017) met **all** the objectives of the ECTNP and exceeded all housing and jobs goals by many thousands each.

I therefore urge you to vote to remove the CPC modifications, including Sub-Areas 25 and 26, from the ECTNP.

James A. Fawcett
[2242 Glendon Ave.](#)
[Los Angeles, CA 90064](#)
fawcett@usc.edu

Rosemary McMillan <rosemary.mcmillan@verizon.net>

Fri, Jun 22, 2018 at 3:45 PM

To: Clerk.plumcommittee@lacity.org, Sharon.dickinson@lacity.org, Councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilman.englander@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org

Cc: paul.koretz@lacity.org, mike.bonin@lacity.org, dylan.sittig@lacity.org

I live in the community adjacent to the Westwood and Sepulveda Expo Light Rail stations and **I SUPPORT the Exposition Corridor Transit Neighborhood Plan (ECTNP) Proposed Project as presented to the City Planning Commission October 2017** by the Planning Department. The Planning Department's staff's dedication to overseeing an inclusive and highly participatory process is to be commended.

However, I strongly OPPOSE the modifications made to the Exposition Plan by the City Planning Commission in November 2017. Those changes include additional upzoning of Pico Boulevard between Sepulveda and Overland (Plan Sub-Area 26) and upzoning of existing residential R 2.1 properties on Exposition Boulevard (Plan Sub-Area 25).

I oppose the CPC modifications because:

- They contradict the City Planning Department's recommendations (the Proposed Plan dated October 2017), which were based on four years of careful research, study and significant community engagement.
- They completely ignore input from the residential and business communities, gathered at numerous community meetings, and via hundreds of comments, letters and petition signatures. In short, they undermine a democratic process.
- Most importantly: They are not justified. The Planning Department's Proposed Plan (October 2017) met **all** the objectives of the ECTNP and exceeded all housing and jobs goals by many thousands each.

I therefore urge you to vote to remove the CPC modifications, including Sub-Areas 25 and 26, from the ECTNP.

Thank you for your consideration,

Rosemary and Fred McMillan
10430 Almayo Ave
Los Angeles, CA 90064



Westwood Gardens Civic Association

Since 1948

P.O. Box 642001 Los Angeles, Ca. 90064

westwoodgardens@gmail.com

Via email

June 22, 2018

Dept. of City Planning, Los Angeles
Planning and Land Use Committee (PLUM)
Sharon Dickinson, Clerk Plum Committee

RE: Council File 18-0437 – Exposition Corridor Transit Neighborhood Plan

OPPOSE City Planning Commission Modifications

As President of Westwood Gardens Civic Association, Inc., I am writing on behalf of our Board of Directors and the entire Association, a well- established single family residential neighborhood of over 600 homes. **We wish to FULLY SUPPORT the EXTNP Proposed Project as presented to the City Planning Commission October 2017 by the Planning Department of the City of Los Angeles, and support our neighboring homeowner associations to the north and west of our own.**

However, **we strongly OPPOSE** the modifications made to the ECTNP by the City Planning Commission November 2017. Those changes include additional upzoning of Pico Blvd. between Sepulveda and Overland, and upzoning of existing residential R2-1 properties on Exposition Blvd.

We oppose the CPC modifications because:

- They contradict the City Planning Department's recommendations (the Proposed Plan dated October 2017), which were based on four years of careful research, study and significant community engagement, including from our own community Westwood Gardens.
- They completely ignore input from the residential and business communities, gathered at numerous community meetings, and via hundreds of comments, letters and petition signatures. In short, they undermine a democratic process.
- Most importantly: They are not justified. The Planning Department's Proposed Plan (October 2017) met **all** the objectives of the ECTNP and exceeded all housing and jobs goals by many thousands each.

We therefore urge you to vote to remove the CPC modifications, including Sub-Areas 25 and 26, from the ECTNP.

Thank you for your consideration.

Sincerely,

Marilyn Tusher, President
Westwood Gardens Civic Association, Inc.

c.c. Sharon.Dickinson@lacity.org, Councilmember.huizar@lacity.org, Councilmember.harris-dawson@lacity.org, Councilman.englander@lacity.org, councilmember.blumenfield@lacity.org, paul.koretz@lacity.org, mike.bonin@lacity.org, Dylan.sittig@lacity.org, councilmember.price@lacity.org,



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File: 18-0437 - Exposition Corridor Transit Neighborhood Plan: **OPPOSE** CPC Modifications

Steve Rogers <steve.wssm@gmail.com>

Fri, Jun 22, 2018 at 4:53 PM

To: Clerk.plumcommittee@lacity.org, Sharon.dickinson@lacity.org, Councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilman.englander@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org

Cc: paul.koretz@lacity.org, mike.bonin@lacity.org, dylan.sittig@lacity.org

I live near Westwood Expo station and I **SUPPORT** the Exposition Corridor Transit Neighborhood Plan (ECTNP) Proposed Plan as presented by the Planning Department in October 2017.

However, I strongly **OPPOSE the modifications made to the Exposition Plan by the City Planning Commission** in November 2017.

The CPC modifications include further upzoning of Pico Boulevard between Sepulveda and Overland (Plan Sub-Area 26) in addition to the upzoning of a 9-acre parcel of land at Pico and Overland (Plan Sub-Area 11), which was already included in the October 2017 Proposed Plan. The CPC also recommended upzoning of R 2.1 properties on Exposition Boulevard (Plan Sub-Area 25).

I oppose the CPC modifications because:

- They contradict the City Planning Department's recommendations (the Proposed Plan dated October 2017), which were based on four years of careful research, study and significant community engagement.
- They completely ignore input from the residential and business communities, gathered at numerous community meetings, and via hundreds of comments, letters and petition signatures. In short, they undermine a democratic process.
- Perhaps most importantly: **They are not justified.** The Planning Department's Proposed Plan (October 2017) met all the objectives of the ECTNP and exceeded all housing and jobs goals by many thousands each.

I therefore urge you to vote to remove the CPC modifications, including Sub-Areas 25 and 26, from the ECTNP.

Thank you for your consideration,

Stephen Rogers

Pelham Avenue, CA 90064



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 18-0437 / Exposition Corridor Transit Neighborhood Plan--STATEMENT OF OPPOSITION

JOHN SANDBROOK <jsandbrook@ucla.edu>

Fri, Jun 22, 2018 at 7:52 PM

To: clerk.plumcommittee@lacity.org, sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilman.englander@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org

Cc: paul.koretz@lacity.org, mike.bonin@lacity.org, dylan.sitting@lacity.org

Dear Sirs:

I live in the community adjacent to the Westwood and Sepulveda Expo Light Rail stations and **I SUPPORT the Exposition Corridor Transit Neighborhood Plan (ECTNP) Proposed Project as presented to the City Planning Commission October 2017** by the Planning Department. The Planning Department's staff's dedication to overseeing an inclusive and highly participatory process is to be commended.

However, I strongly **OPPOSE the modifications made to the Exposition Plan by the City Planning Commission** in November 2017. Those changes include additional upzoning of Pico Boulevard between Sepulveda and Overland (Plan Sub-Area 26) and upzoning of existing residential R 2.1 properties on Exposition Boulevard (Plan Sub-Area 25).

I oppose the CPC modifications because:

- They contradict the City Planning Department's recommendations (the Proposed Plan dated October 2017), which were based on four years of careful research, study and significant community engagement.

- They completely ignore input from the residential and business communities, gathered at numerous community meetings, and via hundreds of comments, letters and petition signatures. In short, they undermine a democratic process.

- Most importantly: They are not justified. The Planning Department's Proposed Plan (October 2017) met **all** the objectives of the ECTNP and exceeded all housing and jobs goals by many thousands each.

I have had familiarity with the West Los Angeles area since 1967, when I began my student days at UCLA. I purchased a home in Westwood-Rancho Park in 2005. I served as Assistant Chancellor-UCLA for nearly 20 years and also served as Interim General Manager of the Los Angeles Memorial Coliseum 2011-2013 as Councilmember Price will remember. I am very familiar with land use issues throughout Los Angeles, as I have studied the history of Los Angeles for many years. The October 2017 project description was correct. The November 2017 modifications are not. While I understand the larger housing issues for all of Los Angeles, the impracticality of the November 2017 modifications would, on balance, cause more harm than good.

I therefore urge you to vote to remove the CPC modifications, including Sub-Areas 25 and 26, from the ECTNP.

Thank you for your consideration,

John Sandbrook

--

John Sandbrook
Home Phone: (310) 474-6729
2714 Kelton Avenue
Los Angeles, CA 90064-4236



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File: 18-0437 - Exposition Corridor Transit Neighborhood Plan: OPPOSE CPC Modifications

Andrea Leon-Grossmann <strategicandvisual@icloud.com>

Fri, Jun 22, 2018 at 8:35 PM

To: Clerk.plumcommittee@lacity.org, Sharon.dickinson@lacity.org, Councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilman.englander@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org

Cc: paul.koretz@lacity.org, dylan.sittig@lacity.org, councilmember.bonin@lacity.org

Honorable Councilmembers,

I live near Westwood Expo station and I support Exposition Corridor Transit Neighborhood Plan (ECTNP) Proposed Plan as presented by the Planning Department in October 2017.

However, I **STRONGLY OPPOSE** the modifications made to the Exposition Plan by the City Planning Commission in November 2017.

The CPC modifications include further massive upzoning of Pico Boulevard between Sepulveda and Overland (Plan Sub-Area 26) **in addition** to the upzoning of a 9-acre parcel of land at Pico and Overland (Plan Sub-Area 11), which was already included in the October 2017 proposed plan. The CPC also recommended upzoning of R 2.1 properties on Exposition Boulevard (Plan Sub-Area 25).

I oppose the CPC modifications because:

1) The modifications were added at the last minute and they contradict the City Planning Department's recommendations (the Proposed Plan dated October 2017), which were based on four years of careful research, study and significant community engagement.

2) They ignore input from the residential and business stakeholders that was a result of numerous community meetings that yielded hundreds of comments, letters and petition signatures. Simply put, they undermine a democratic process.

3) We do not have the capacity to absorb the massive amount of density and development these modifications warrant. From first responders, to aging water and gas infrastructure and no plans to mitigate traffic.

4) As an environmentalist, **I agree with the Sierra Club**, and the letter they submitted to [the council file](#). I believe that a plan for density should be done with greater respect to the human and natural environment than does the current version of the ECTNP. We must require truly affordable housing in our neighborhoods, and we should do it in a meaningful way, a mandate of 25% of all new multi-family units is reasonable. Also, as much as I advocate for public transit, the fact is that we have a long way to go, and while we build it, we must meet a mandatory minimum parking requirement; creating a crisis will not solve an existing problem. And, we must have better mitigations to address air quality during and after construction.

5) The fact that most of these modifications were a result of a less than transparent process and done after Abundant Housing L.A. lobbied for an ECTNP that could result in potential profits for their leadership, as they are in the Real Estate business, at the expense of the environment and our community.

6) We must impose a vacancy tax to ensure luxury housing is not being built solely for investors to park assets. Housing in Los Angeles must be for Angelenos.

7) Perhaps most importantly: **The modifications are NOT justified.** The Planning Department's Proposed Plan (October 2017) met all the objectives of the ECTNP and exceeded all housing and jobs goals by many thousands each.

I, therefore, urge you to vote to remove the CPC modifications, including Sub-Areas 25 and 26, from the ECTNP.

Thank you for your consideration,

Andrea Leon-Grossmann
Resident near Exposition Corridor

July 22, 2018

To: LA City Council Planning and Land Use Management Committee
(clerk.plumcommittee@lacity.org)

CC: Councilmember Michael Bonin (mike.bonin@lacity.org)

Dear LA City Council Planning Committee and Councilmember Bonin,

As a CD 11 resident, I am writing to strongly support the Planning Commission's recommendation for the Bundy Avenue Exposition Line Station and specifically the addition of increased housing in the Bundy Triangle.

The increase in housing here will reduce traffic (relative to putting housing further from this transit stop), reduce pollution from vehicle emissions and help support neighborhood small businesses. Putting housing around transit is just the smart and right thing to do.

I believe the increase in density around transit will be a huge benefit to our community

Thank you,

DocuSigned by:

E784B3E3E29E40E...

Gavin Dogan

CD 11 Resident