

CF 18-0437: Support for the West L.A. Sawtelle NC's resolution for development around the Bundy Ave. Exposition Line Station

Gpindell

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Posted in group: **Clerk-PLUM-Committee**

Jun. 6, 2018

Michael Bonin, CD11
200 N. Spring St. #415
Los Angeles, CA 90012
c/o Krista Kline (Planning Deputy), Len Nguyen (WLA Field Deputy), Tricia Keane (Chief of Staff)
Cc: PLUM Committee, City Council

**Re: CF 18-0437: Opposition to Planning Commission's recommendations for Bundy Ave. Exposition Line Station
Support for the West L.A. Sawtelle NC's resolution for development around the Bundy Ave. Exposition Line Station**

Councilman Bonin:

I oppose the Planning Commission's recommendations to upzone the R1 neighborhoods to the south of the Bundy Station.

I believe that the NC's resolution that channels housing to the north side of the Bundy Exposition Line station and the Pico and Olympic Blvd. corridors, and preserves most of the R1 housing to the south of the station is a fair compromise. This will allow the city to achieve all its goals of producing more housing, and saving our cherished neighborhoods.

The NC recommendation includes some medium-density brownstone rowhouses to be built along the perimeter of the R1 neighborhood (only on the parcels that front Bundy Ave. and front Exposition Blvd.).

Our Community Plan says that single-family housing shall be preserved, and the Expo Line should not result the destruction of these 200 houses, through an overlay plan. The community plan should be updated with our input, which we are attempting to have heard through the NC's resolution.

Housing should be channeled to the underutilized C and M zone parcels to the north of the station, and along the Olympic and Pico corridors. You can see already some development there, and those corridors should be built out first. A recession is coming in 2018, too, and we're nearing the peak of another real estate bubble, so this housing need may dissipate, like it did in 2007 when there was also overspeculation.

Demolishing 200 homes to families, seniors and children should be a last resort. You should let the other parcels be developed over the next 10 years. If more housing is needed at that point, the Plan can be revised through a subsequent public process, and more housing locations can be found.

Please listen to those of us who live here, and not only the developers.

Sincerely,

Galen Pindell
1856 Brockton Avenue, 90025