

CF 18-0437: Expo Station Plan - Opposition to Planning Commission's recommendation, Support for WLASNC Resolution

Jay Ross

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

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Michael Bonin, CD11

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c/o Krista Kline (Planning Deputy), Len Nguyen (WLA Planning Deputy), Tricia Keane (Chief of Staff)

cc: PLUM Committee

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 Exposition Line Station

Councilman Bonin:

I urge you to oppose the Planning Commission's recommendation to upzone the R1 neighborhoods to the south of the Bundy Station, and I urge you to hold separate hearings for each of the 5 stations areas, which are distinct neighborhoods.

I urge you to support the WLASNC'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 even allows some pretty medium-density Brooklyn 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 changes none of that. You would have to amend the Community Plan to allow the destruction of these 200 houses, which should not be done in an overlay plan.

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 us neighbors who live here, not only the developers and the land owners who wish to cash out and build 5-story stucco apartments next to our beloved 1-story houses.

Sincerely,

Jay Ross

Individual stakeholder who lives in CD11