

<https://www.citywatchla.com/index.php/los-angeles/15707-la-times-supports-bait-and-switch-for-the-expo-plan-here-s-what-really-happened>

LA Times Supports Bait and Switch for the Expo Plan ... Here's What Really Happened

Barbara Broide
28 June 2018 CityWatch

GUEST WORDS--In its June 25 editorial, the Los Angeles Times created the impression that the Expo Corridor Plan presented to the Council's PLUM Committee was the product of over five years of community input, meetings.

It was not. Here's what actually happened:

In October 2017, the Planning Department presented its recommendations for the Expo Line Corridor Plan. This "Proposed Plan" was the result of five years of careful study and outreach. There was give-and-take throughout this process and there was buy-in from the community because we believed that we were part of a democratic process and that we would be heard.

The partnership between the Planning Department and neighborhood stakeholders was a success; the October 2017 Plan presented not only met the stated housing and jobs objectives, it exceeded them by many thousands each. While many residents were less than thrilled at the prospect of taller buildings and increased density, we also understood the need for more housing (specifically affordable housing) and acknowledged that the Planning Department had done a fine job of balancing the objectives of the Plan with the needs of the community. **The October 2017 Proposed Plan was widely supported by neighborhood groups, including the Westside Neighborhood Council.**

However, on the day that the Plan went before the City Planning Commission in November 2017, the Commission President read from a letter submitted by lobbying group Abundant Housing LA and proceeded to grant all of the changes and additions requested by that group that could be done without triggering a new EIR. This last-minute unilateral action by the CPC undid the years of work invested by Council office and a wide cross-section of neighborhood stakeholders - including business and community representatives, residents of apartments, condos and single-family homes. It also undermined the carefully-considered recommendations of the urban planning professionals at the Planning Department.

Nonetheless, the Planning Department had no choice but to incorporate the CPC/Abundant Housing modifications into the Plan. And it was this modified version of the Plan, dated May 2018, that was presented to the PLUM Committee.

In the weeks leading up to the PLUM hearing, opposition to the CPC modifications was expressed by many neighborhood groups and individuals. Environmentalists were also concerned by the May 2018 version of the Plan (the West LA Group of the Sierra Club

submitted a letter of opposition). But almost all of these objections related to the CPC modifications and not to Plan in the form recommended by the Planning Department in Oct. 2017.

A very sad part of all this is that the LA Times failed to do its homework by choosing to cast opposition to the CPC modifications as opposition to the Plan in its entirety. And, in its endorsement of the Expo Plan, the LA Times created the impression that the progress of the Plan was being blocked by a small bunch of NIMBYs. We strongly disagree. The truth is that we worked for years alongside the Planning Department and Council office to come up with a Plan to accommodate thousands more residents and jobs in our own back yard and continue to support that plan.

We are mindful of the fact that cities need to provide housing stock for residents at all ages and stages of life as well as provide affordable and workforce housing. We are not NIMBYs. We fought to have a low-income housing project built along Pico in this very area well before these kinds of projects were in the public's field of vision. And in order to have land available for that use, we had to lobby the County not to sell it from their surplus property inventory.

We negotiated with the Casden people to include low income housing in the mega apartment project now under construction at Sepulveda and Exposition (just south of Pico) where there are nearly 600 apartments being built on a lot that was zoned for manufacturing / light industry and that had a three-story height limit and will now see buildings of 14 stories. Those apartments, by the way, will be market-rate luxury apartments with a private dog park and penthouse units that will rent for \$8,000/month according to the current owner/developer.

Let's be clear about one thing: When market rate housing is built in our area, it is luxury housing. The trickle-down housing theory (a reboot of the discredited economic policy from the Regan era) has not been proven in the real world. We won't know for many years if Abundant Housing's "density at all costs" philosophy has any validity at all in Los Angeles, but we can see that that same philosophy has NOT been proven out in major cities around the world where surges in construction have only resulted in increased housing costs.

It is also likely that TNP projects, which make generous height and density bonuses available without the need to build a single affordable unit, will incentivize developers to build only luxury housing, rather than build under existing citywide density bonus programs (such as the TOC ordinance) which require construction of affordable housing.

As with most somewhat complicated policy initiatives, the devil is in the details. It is clear in reading the June 25, 2018, Times editorial that instead of comparing the **October 2017 Expo Plan developed by LA City's Planning Dept.** in partnership with the community, the Times instead signed onto the **Abundant Housing/CPC November 2017 version** without comparing the two or looking at the compromise mixed use zone being developed especially for a portion of Pico Blvd. To make an endorsement on the eve of the PLUM Committee's consideration without attempting to talk with those who stand behind the community's plan for our area does a tremendous disservice to all involved.

If the Times had come to the community, they would have learned that we were working closely with the Council office to request a compromise plan for a new "Neighborhood

Mixed Use Zone” for the Pico corridor adjacent to the Sepulveda and Westwood Blvd. stations. The Westside Neighborhood Council had other suggestions for land that could be more densely zoned but, as that land hadn't been studied in the DEIR, the City indicated that they could not go back and consider it.

Beyond the EXPO Plan there are important observations to be made.

If the community planning process now underway across the City is undertaken in this manner -- with last minute strokes of the pen that undermine years of input and work, then the process is a sham. It is then not a community planning process and these are not neighborhood plans. They are just like so much of LA's land use quagmire - the product of behind-the-scenes lobbying and negotiating with developer-influenced advocates carrying the day.

In consumer protection terms, this would be called bait and switch.

The affordable housing crisis and the many challenges presented by the homeless crisis should not be used as an excuse for discarding the principles of sound urban planning. We will be living with the results of the current trend in land-use policy for many years to come, as will our children. We can design and build an attractive, livable and healthy city as the product of inclusionary processes or we can abandon our responsibilities while hiding behind the veil of “crisis”.

(Barbara Broide is a member, Westside Neighborhood Council and President of the Westwood South of Santa Monica Blvd. Homeowners Association. Her views are her own.)

-CW

I include the following comments that appeared online following the article’s publication as they cover a wide range of the points of view now in the conversation on issues related to affordable housing, community planning , etc.

- 38 comments
- [CityWatch Los Angeles](#)

[rplatkin](#) 8 hours ago

There is nothing new about calls to build apartments in areas of the city zoned for houses. Mayor Tom Bradley formally proposed this in the 1980s, probably to the delight of the real estate developers who supported him. And just like the free market magic crowd of today, Mayor Bradley Also claimed his proposal was to create affordable housing. But, they are both wrong for the same reasons. First, developers build market housing, not affordable housing, because they are in the real estate business, which means they only invest in housing which is highly profitable. They are not Housing Authorities.

Second, in LA this market housing remains expensive.

Third, the General Plan amendments and upzoning required to implement this proposal incorrectly assume that existing public services and infrastructure can handle massive large new buildings and their residents. This is why the upzoners never call for the enormous public investment needed to prepare these older neighborhoods for a population boom.

Fourth, In the Bradley era, like the present, all commercial zones permit by-right apartment building. Developers do not need Plan amendments and zone changes for these by-right projects.

[FoodCourtAddict](#) • 8 hours ago

Excellent points, rplatkin. Thanks for joining the discussion.

[FoodCourtAddict](#) • 3 days ago

Let's not forget the greed and corruption of Abundant Housing LA. They are the tool of developers, blindly serving as a political front for gentrification. More housing can be added without losing the character that makes LA unique and without turning LA, as Paul Koretz says, into another Dubai.

[Eysocket Kabarbabar](#) • 3 days ago

lol. upzoning the westside is a strategy to fight gentrification.

[FoodCourtAddict](#)

Upzoning ALWAYS leads to gentrification. Developers never build more affordable housing. They're in it for the money.

[Eysocket Kabarbabar](#) • 3 days ago

not when the neighborhood is already well off, like Rancho Park is.

[LostOpportunityland](#) • [3 days ago](#)

That is not true at all. With massive rezoning comes gentrification. When luxury units are built in an area, all rents around it rise. Local affordable housing is lost. Also think about all the small merchants that lose their place of business...

Another thought: Population growth at some point becomes unsustainable. Infrastructure also cannot meet the demands which we already see in LA.

While everyone would like to live near the ocean, it isn't possible. Westside real estate is more expensive because of the amenities in the area which people have worked hard to pay for. The new buildings that are built on the westside are going to be anything but affordable.

Many of those who choose to live in a downtown loft when younger look to move into a less dense and more family friendly environment at some point.

There is much multi-family zoned land around LA County. There are many new opportunities to build residential housing on former commercial corridors. The capacity to build exists. There is no reason to attack single family neighborhoods.

[Eysocket Kabarbabar](#) • [3 days ago](#)

Also.

Graphic image missing

[Eysocket Kabarbabar](#)

Building on multifamily displaces renters and building on commercial corridors can displace the small merchants you claim to care about. Building on single family displaces nobody if the owner living there sells it, and if it is being rented, the person displaced is making enough to afford to rent a single family home so they'll be fine. There is absolutely a reason to rezone single family, there is actually no convincing reason not to.

[FoodCourtAddict](#) • [3 days ago](#)

This is a smart response. There are several studies showing a millennial drift towards suburbs, in search of better schools and, dare I say it, backyards. The infrastructure question is key. We don't have enough water, police or classrooms. Residential tax revenue is never high enough to pay for the increase.

[Eysocket Kabarbabar](#) [3 days ago](#)

the suburbs are fundamentally unsustainable. Let's build public housing where single family homes worth millions are now.

[FoodCourtAddict](#) [3 days ago](#)

- 1) are you new to Los Angeles? LA is 120 suburbs in search of a city. Suburbs have been and will be sustainable for those who want them.
- 2) I detect a bit of YIMBY anger directed at SFH. LA has an inadequate public transportation infrastructure that doesn't justify destroying homes and neighborhoods so you can make the Westside more like DTLA. Other aspects of

our infrastructure can't support a big increase in density, but that's been discussed.
3) I'm sorry you can't live exactly where you want. I'm sorry you can't reinvent LA to be the urban jungle you prefer. Hopefully you'll find a home that works for you. When you do, you'll find that you want to protect it.

[Eysocket Kabarbabar](#) • [3 days ago](#)

believe me, someday I am going to reinvent LA in the urban jungle I prefer as you say. also suburbs are sustainable fiscally nevermind environmentally.

Image not reproduced

[FoodCourtAddict](#) • [3 days ago](#)

- 1) Name a major urban center that's environmentally friendly. If you care about the air you breathe, you're not going to live in midtown Manhattan. You might take the train in from Rye, especially if you have kids.
- 2) Money isn't everything.
- 3) If you think living in Rancho Park will ever cost less than it currently does, you live in a wonder fantasy land. You really need to learn how supply and demand actually works in the world of real estate. It's the opposite of the simple-minded theory you have.

[Eysocket Kabarbabar](#) • [3 days ago](#)

- 1) Coppanhagen, Amsterdam
- 2) ok, then what's the harm in letting single family neighborhoods be upzoned
- 3) Have rent control.

[LostOpportunityland](#) • [a day ago](#)

First build out on all the multi family zoned lots and access how the infrastructure is doing and evaluate transit use, etc.

The harm in upzoning single family neighborhoods is that they are made up of people who bought into a community . They aren't people who are living in places that they bought to make money as the NIMBYs so often seem to accuse. The homeowners bought into a community to live there, to raise their families, to send their kids to the local school, to walk to the restaurant or shop on the main street. They bought into not only a property, but into a community and were given certain expectations about that community. Zoning is one of those expectations and it relates to the ability to have sun in your yard, to have some privacy and NOT to have an 8 story building looming over you.

Even condo owners and current apartment dwellers are getting pretty upset about large buildings suddenly appearing in their back yards and alongside their homes without decent setbacks (thanks to bonus density options).

For those who want to live in high density locations, the city will offer plenty of those options. But you don't have to destroy a lot of what makes Los Angeles a livable city for many. The reason developers want to build on the Westside is because it has the characteristics that it does. The multi family lots that had duplexes, triplexes and fourplexes (and even 6-8 unit buildings now are all becoming 5 story buildings) and this was even before the new round of bonus

densities was introduced.

Focus on getting good development on existing multi family properties and stop declaring war on families in homes.

[Eyesocket Kabarbar](#) • [20 hours ago](#)

putting more multi family on existing multi family displaces people because it's tearing down smaller apartment buildings to build bigger ones. It's really gross watching you try to justify putting the desires of these well off, at least upper middle class people, over the problems of the working class struggling to get by. A just society requires sacrifice from the more well off sometimes.

[LostOpportunityland](#) • [18 hours ago](#)

Wow.... you make some pretty big assumptions. Not all homeowners are upper middle class. Many have worked hard with two wages and borrowed and are in debt to buy a home. Many are retired . Many are lucky to have bought years ago when prices were more reasonable (although expensive to them at the time) and are rooted here with friends, family, medical care, jobs, etc. They may have no place else to go if they were to sell.

At some point the expectation that anyone who wishes to live anywhere in LA "by right" /in affordable housing isn't going to work. Not all neighborhoods will be affordable as is the case in every city around the world -- whether lower density or higher density. Seen any affordable housing on Central Park East or Park Avenue in NY... or in much(most)(all) of Manhattan?

Good to hear your thoughts though I strongly disagree with much of what you say. Thanks to FoodCourt Addict for some great points and for responding to Eyesocket K.

[Eyesocket Kabarbar](#) [LostOpportunityland](#) • [16 hours ago](#)

Make them more affordable by increasing density. Doing nothing is not ok. The removal of the upzones on Expo and Pico eliminated about 900 units which could have been built, including at least 58 low income units.

[Pactriglo @pactriglo](#)

Our pro bono analysis for [@AbundantHousing](#) indicates that a last minute amendment to the Exposition Corridor Transit Neighborhood Specific Plan removes 900 dwelling units of zoning capacity from the version recommended by the City Planning Commission!

[LostOpportunityland](#) • [a minute ago](#)

Your numbers do not pan out. They appear to be very inflated. They cannot be verified using the information available and do not agree with data in the EIR.

[FoodCourtAddict](#) • [16 hours ago](#)

If you learn nothing else from this exchange, please learn this. When it comes to real estate in desirable (and less desired) areas increasing density NEVER results in affordability.

Anyone who's studied urban planning can explain this, as can a simple google search. If Manhattan affordable? It should be — it's the densest city in America. Did rents go up or down when DTLA was revitalized? A two bedroom costs as much there as it does on the Westside. The usual laws of supply and demand don't apply. The only thing that will make your dream come true is government subsidized housing, like the old time projects. Even then, government will invest in less expensive areas. I understand your frustration. Everyone should have a place to live. But everyone I know makes sacrifices. They have a roommate. A longer commute. Less space. You want the government to save you. Good luck with that.

[FoodCourtAddict](#) • [17 hours ago](#)

Props to the levelheaded LostOpportunityland. Yes, if anybody in my neighborhood, including me, was upper class, we'd be living large in grander homes in grander neighborhoods. The fact the Eyesocket singled out Rancho Park as a ritzy neighborhood shows a charming naïveté. Why not Cheviot Hills? Westwood? Holmby Hills? Beverly Hills? Those houses start at \$2-\$3 mil. I dare say the residents of Rancho Park and WLA are indeed just getting by, damn happy that they're living the LA dream of a house and a yard and friendly neighbors.

[Eyesocket Kabarbar](#) • [17 hours ago](#)

You think I don't support upzoning those neighborhoods? I singled out Rancho Park because it's the closest to the stations.

[FoodCourtAddict](#) [16 hours ago](#)

Your support of upzoning Holmby Hills or Bel-Air is so unrealistic it makes me wonder if you're sincere or merely a troll trying to rile people up.

[Eyesocket Kabarbar](#) • [16 hours ago](#)

just because it's unrealistic, doesn't mean it shouldn't be supported. Why shouldn't Holmby and Bel-Air be upzoned?

[FoodCourtAddict](#) • [21 hours ago](#)

Lostopportunityland makes several excellent points. Yes, for most of us our homes won't make us money until we sell. A SFH is an illogical investment. YIMBYs buy into a myth can we can refinance and live like kings. They clearly have not seen a monthly HELOC payment. People gravitate to LA because it offers a unique lifestyle that most urban areas do not. The single family home is not a selfish indulgence, it's a logical and (experts say) healthier way to live and raise a family. If someone prefers urban density, god bless them. They should have it. But they shouldn't force it on others. Use commercial corridors. Use existing multi family zoning. Once you destroy the things that make LA unique and appealing, those things will be gone forever.

[Eyesocket Kabarbar](#) • [20 hours ago](#)

a single family home isn't a selfish indulgence, but single family zoning, mandating that all the homes around you also be single family homes, is very selfish, and quite honestly authoritarian and fascistic. You're mandating others live like you, when you say that's what YIMBYs are doing, advocating for more density. Single family home living is forced on others because of how much of LA is zoned single family.

[FoodCourtAddict](#) • [18 hours ago](#)

Authoritarian? Fascistic? Are you 12 years old? Every cluster of SFH is surrounded by multi family zoning. A five-plex is directly across the street from me. I think you've drunk the YIMBY Kool Aid that all home owners are rich and exclusionary. I spent most of my life in Santa Monica but moved when I could no longer afford it. We all live where we can afford to. Life in desirable areas is always pricey. Stop whining.

[Eyesocket Kabarbar](#) [FoodCourtAddict](#) • [17 hours ago](#)

Why do you just accept that you can't afford it? fight back against the policies that made you unable to afford it. I didn't say that all homeowners are rich and exclusionary, single family zoning is exclusionary. The fact that you have to twist my words to get your point across shows how there is no reasonable defense of single family zoning.

[FoodCourtAddict](#) [Eyesocket Kabarbar](#) • [3 days ago](#)

- 1) Copenhagen is 33 square miles. Amsterdam is 84 square miles. Los Angeles is 502 square miles. I'm sure you see the challenge. The geographic sprawl of LA proper is one of the reasons we have inadequate public transportation.
- 2) Huh? Why would you uproot people's lives and destroy neighborhoods if there's no gain?
- 3) I agree with rent control, of course. But it's not up to me. I don't know how long you've lived here but we've had rent control before until the state messed with it. This is the problem with your fantasy reinvention of Los Angeles -- there are other forces like landlords that will fight you. You need to be realistic before you recommend your grand urban vision. It's not as simple as you like to think.

[Eyesocket Kabarbar](#) • [3 days ago](#)

1. if you admit the sprawl is one of the reasons we have inadequate transportation, why are you against curbing it by densifying and moving people closer to transit? There are suburbs 50-60-70 miles out into the desert that are still being built and are so unsustainable, there's no hope for them and they need to be abandoned. We need to move these people into the core of LA where we'll continue to invest in transit, and build public housing, invest in schools, tax the heck out of billionaires and have high inheritance taxes, abolish country clubs and turn them into public parks, and other socialist policies. that's the society I envision.
2. You are so out of touch with the economic reality and hardship people face in this country, and you have such a victim complex, if you think having an apartment building built next to your single family home is a life uprooting experience and destroys neighborhoods. And there is gain to densifying these single family neighborhoods like Rancho Park, especially with public housing. There's huge

environmental, health (both physical and mental) and fiscal gains to be made if Americans lived in more urban built environments.

3. screw landlords. I'm not going to accept defeatism and compromise with the greedy forces that have such opposing visions to me. That includes corporate landlords, corporate interests, wealthy NIMBYs, the police, fascists idk? bring on the enemies because socialism will win.

[FoodCourtAddict](#) • [3 days ago](#)

Oh wow. Good luck with reconfiguring Los Angeles and relocating the suburbs. You have your work cut out for you.

[Eyesocket Kabarbabar](#) • [3 days ago](#)

It's really the exurbs, not the suburbs, when they're that far out from the core of the region.

[LostOpportunityland](#) • [4 days ago](#)

You do a disservice to community folks who deserve to have a voice - especially if they take the time to contribute and participate.

It is fashionable these days to attack people and try to discredit them and silence their voices by attaching a label to them. Calling people who care about their community nimbys is not right. It is a cheap shot. Talk about the specifics. Just because the President relies on name calling to deflect attention from more serious issues, that is no reason for others to do the same. We should be held to a higher standard.

By the way, if you look at the EXPO Corridor Plan, you will find that the same people you accuse of being nimbys accepted rezoning that will see buildings in their neighborhood permitted up to a 148 height limit and a 96-foot height limit on the east side of Sepulveda Blvd. adjacent to single family homes.

As the author above references, the process is and should be one of give and take. It does no good to pass judgement and attach labels when one does not know all the facts.

[Eyesocket Kabarbabar](#) [3 days ago](#)

the single family neighborhoods should be rezoned.

[LostOpportunityland](#) [Eyesocket Kabarbabar](#) • [a day ago](#)

You seem to be forgetting an important thing: thanks to state law, all single family properties have already been rezoned by virtue of the accessory dwelling unit law that was passed in Sacramento. Now, property owners can build a second unit up to 1200 square feet which essentially upzones R1 properties. With this upzoning it will be very interesting to see if R1 properties now attract more real estate speculators and corporate investor types to buy and rent out both units... at a less than affordable price... and knock families looking for a home out of the market with the inflated prices the properties will yield now as duplexes.

[Eyesocket Kabarbabar](#) [20 hours ago](#)

That's barely an upzone. ADUs are a half measure, and they don't go far enough.

[Eyesocket Kabarbabar](#) • [4 days ago](#)

no, you 100% are NIMBYs.

[Rick Abrams](#) • [4 days ago](#)

People get the government they deserve, except that rule works on a very gross level. The decent people to study and work hard on improving the city get screwed by the fools who just vote for a familiar name. I am certain Charles Manson would win any election as his name would be most familiar. On the other hand, what difference does it make what the plan says? Anything a councilmember wants is unanimously approved 100% of the time even if not a single councilmember votes for it. Corruptionism is killing LA as a viable city. At city hall, your voice is worthless.

July 3, 2018

President Herb Wesson
LA City Council Members
Los Angeles City Hall
Via email: Sharon.gin@lacity.org

RE: Council File 18-0437 (and beyond)

Dear President Wesson and Honorable City Council Members,

The current discussions around the development of the Exposition Corridor Neighborhood Transit Plan have raised many questions that don't relate to the specific recommendations of the Plan (which I support as modified by Councilmember Koretz and the PLUM Committee) but rather are a reflection of things NOT said, not discussed and that rest just below the surface. I raise some of these issues in the following letter in the hope that the questions raised can be addressed as we move forward in the fashioning of City housing and land use policy. And, if there is one point that I would like to stress, it is that whatever policies / strategies are adopted in the effort to create more affordable and low income housing, it is that the City incorporate within those programs **a data collection and evaluation component** so that future decisions can be based upon a source of factual data-driven information. Such an approach will help to lead us away from adopting hypotheses as facts, emotional pleas as valid cause and will hopefully result in stronger and more soundly based future public policy.

As the City has seen, the housing problem and lack of sufficient affordable and low income housing is a reflection of a complicated set of issues for which easy answers do not exist. While some like to oversimplify the situation by blaming "NIMBYs" for the problems the City faces, that approach fails to seek the underlying conditions that have helped to create the crisis situation we face. The practice of slapping labels on those who oppose one's point of view in an attempt to discredit those other points of view is a counterproductive strategy that seeks to divide rather than bring people together to build solutions to get to the root of the issues before us.

Across the United States, and particularly felt in Los Angeles, the so-called elephant in the room that receives little discussion in the housing debate has to do with factors at the NATIONAL level. Our crisis has its roots in the national crisis where the HUD affordable housing programs must be restored. The waiting list for Section 8 vouchers is years long and there is a need to fashion the program so that the number of landlords willing to accept those vouchers is increased. At the California level, the CRA housing programs must be restored. Locally there is a need for strong constraints on evictions and unlimited/unreasonable rent increases. The wholesale re-zoning of our communities is not going to address these important underlying issues that

greatly contribute to our housing problems. Pro-housing advocates need to dedicate their efforts beyond lobbying for more supply; they need to be part of the force seeking to address these policy issues at the state and national levels (and, in my opinion cease their legislative efforts to gut local municipal zoning and planning roles).

The oversimplified approach to the housing issue that relies on a supply and demand /trickle-down economic theory taken by groups such as Abundant Housing does not reflect the reality of the situation. We see increases in homelessness in neighborhoods where there is new market housing. Why? This is likely because the real estate marketplace exists to promote and maximize profit. We do not see investors or landlords reducing rents to meet the demands for affordable housing and lose money. We see units, floors and/or buildings kept vacant (or converted into short term rentals) until conditions change. Or, landlords offer free promotions such as free parking. Those excess units are not rented out at affordable rates to meet housing demand.

Developers abandon one market for another when the costs and profits associated with development are more favorable in other locations. Larger economic factors such as the mortgage crisis and changes in loan financing as well as larger scale economic events such as the last recession also play a large role in what actually gets built and when. Recent changes in the tax code created new challenges for low income housing developers when tax credit rates were changed.

One of the problems faced not only in Los Angeles, but in cities around the world lies in the fact that the demand for housing located in desirable areas will likely always exceed the supply available. People are mobile and come to places that are pleasant to live in and where jobs are available. Add to that natural population growth and influx from other places (including other countries) and you have a situation where rising property values are likely always going to be a given (minus periodic corrections or aberrations in the marketplace such as the mortgage crisis). With rising property values come higher rents. This is seen around the world in all major cities. Despite having very dense population centers and much development both New York and London are still very expensive places to live.

Another factor rarely (if ever) raised in discussions about the rising costs of housing has as to do with attempting to understand the impact of real estate speculation on escalating costs. Do radio listeners in other cities also hear advertisements seeking people to learn the practice of "flipping" houses for profit? What is the role of foreign investment in the high/ escalating cost of housing? Is there a way to quantify the numbers of units left empty that were purchased for investment without the intention of being rented? (Is there anything a City can do to create dis-incentives for that practice?) What kind of analysis and monitoring does the City plan to do to determine the impact of legalization of short-term rentals on housing costs and/or on the loss of rental units? What kind of data will be collected by the City to measure the real-

world impacts of some of the legislative fixes and regulations adopted that are meant to address housing concerns?

We have already seen that well-intentioned government policies such as the originally passed SB1818 that was meant to promote affordable housing, ended up creating incentives for the demolition of affordable buildings and units instead. (It took some time to finally amend SB 1818 and while it was in force as originally written and adopted, buildings (peoples' homes) continued to be torn down).

Many of the conversations driven by pro-housing density advocates promote ideas that have never been proven true and are basically hypotheses promoted by housing advocates and academicians. It is dangerous to accept unproven ideas as fact. If the City wishes to test some of the proposed theories, then it should admit that that is what is being done and the appropriate pilot project structure should be designed so that data can be gathered along the way that allows for review and evaluation in a defined project area. Angelenos have learned that their City, while sharing characteristics with other metropolitan areas, has sufficient unique characteristics to make it unwise to assume that programs adopted from other cities will yield the same results when adopted and implemented in Los Angeles. We need to consider the incremental testing and modification of programs to determine what is true for Los Angeles.

During my time as a UCLA student taking urban planning courses, I learned that good (successful) urban planning is an evolutionary process – not a revolutionary force.

Pretending that we have the solutions at hand with new programs never before implemented is a potentially dangerous situation which could lead us down paths with significant unintended negative consequences. That is not to suggest that we fail to take action. It does suggest, however, that we retain the ability to question, to modify and to seek an evolutionary process – as opposed to those who promote a pro-housing agenda that would, for many communities result in a new form of the 1960's urban renewal failed development philosophy.

What is the difference between transit-oriented development and transit-adjacent development? Do people who live in buildings close to transit, regularly use transit? Do people who live in luxury/market rate housing near transit use transit? Does transit use relate to socio-economic status? Is Metro's transit user profile consistent across the City? In the transit corridor plan areas, what percentage use transit? What percentage have cars? What percentage relies on bicycles for regular use? How many vehicle and bicycle parking spaces are actually in use in buildings within the half mile circle around transit stations? What incentives prove more /most successful to increase ridership amongst those living near transit? Do people who live in luxury units near transit use transit? At what rate? Do people who live in low-income units have cars and/or need vehicles for their jobs? (The City does not require

any parking to be provided in 100 percent low income buildings under TOC guidelines.)

Finally, and perhaps one of the most important factors in getting affordable and particularly low income housing built, lies in the fact that projects are not getting constructed because of the complicated financing arrangements that are needed. (The steps involved in the processing of applications may also be a hurdle- particularly for those new in the field.) The City has provided very healthy density bonuses for these types of projects and yet City Hall's doors are not being beaten down by applicants to do so. Why? \$\$\$\$\$. The way that these projects are financed has gotten more difficult as the need has increased. And, the tax overhaul recently enacted put new hurdles before the developers. There is a clear need for more affordable housing developers. And, once the buildings are built, there needs to be the ability to manage the properties – both the physical plant and to build successful community among residents.

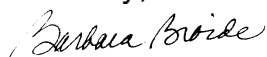
As is always the case with complicated issues, there are those who seek oversimplification of the problem in the search for easy answers. There are well-intentioned but unfounded "solutions" presented that have unintended consequences that can bring with them significant negative impacts. For anyone to claim that they know THE solution to the problem is folly. There isn't going to be A solution and as we have seen in so many other land use issues, there is a need to tailor strategies specifically for each community -- not a one-size-fits-all approach.

The pro-housing debate has been co-opted by those who seek almost wholesale upzoning of the urban landscape --without recognition of the need to seek a jobs/housing balance, without acknowledgement of infrastructure capacity, or of the need to acknowledge the existence of and importance of respecting viable communities. They seek the de-regulation of CEQA and zoning laws as well as the removal of the role of communities (and cities) in defining their futures. The pro-housing advocates fail to address the need to restore public housing programs, mandatory inclusionary housing, and the importance of clamping down on evictions.

We will do our best when we reject oversimplified solutions and come together to forge strategies to address the many levels of our housing crisis. We will fail if we seek to attack and vilify those who have opposing views. This crisis did not develop overnight and, realistically, will not be solved overnight either.

Good questions and good data will help to guide us toward good solutions.

Sincerely,



Barbara Broide

IN FAVOR of Expo Corridor plan approved by PLUM committee

1 message

Peter D. Ocko <peter@precedentadvisors.com>

Tue, Jul 3, 2018 at 9:12 AM

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

Ladies and Gentlemen,

This is a note to urge the adoption of the plan as approved by the PLUM committee.

It is the result of long term engagement between citizens, neighborhood stakeholders of all stripes and backgrounds and the City government—both elected officials and the City Planning Department, allowing for sustainable but reasonable development for housing and jobs.

Thank you for your consideration, and happy 4th of July.

Yours,
Peter Ocko

On Mon, Jun 25, 2018 at 4:16 PM Peter D. Ocko <peter@precedentadvisors.com> wrote:

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

OPPOSE City Planning Commission Modifications

*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.

This is not NIMBYism-- preserving the character and fabric of a residential community, including the middle class small businesspeople who are based here and are thriving with community support, but will disappear, should be paramount, not the installation of giant beige, half filled developments with yogurt and ramen places that cycle out of business every six months.

Do not destroy our neighborhood at the behest of a developer masquerading under the auspices of clamoring for affordable housing. Partner with us for smart development, and adhere to your original recommendations.

*Thank you for your consideration,
Peter Ocko*

Fwd: 18-0437 - Exposition Corridor TNP: SUPPORT the Modifications Recommended by CD5 and Approved by PLUM Committee

2 messages

Sharon Gin <sharon.gin@lacity.org>
To: Sharon Dickinson <sharon.dickinson@lacity.org>

Tue, Jul 3, 2018 at 10:58 AM

----- Forwarded message -----

From: **Lizzy Chapman** <lizzy.chapman@gmail.com>

Date: Tue, Jul 3, 2018 at 10:46 AM

Subject: 18-0437 - Exposition Corridor TNP: SUPPORT the Modifications Recommended by CD5 and Approved by PLUM Committee

To: mike.bonin@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, david.ryu@lacity.org, councilmember.martinez@lacity.org, councilmember.rodriquez@lacity.org, councilmember.ofarrell@lacity.org, councilmember.buscaino@lacity.org

Cc: paul.koretz@lacity.org, sharon.gin@lacity.org, dylan.sittig@lacity.org, westwoodgardens@gmail.com

Dear Honorable Councilmembers:

I live in the community adjacent to the Westwood and Sepulveda Expo Light Rail stations and I support the modifications to the Exposition Corridor Transit Neighborhood Plan (ECTNP) recommended by Council District 5. These important changes were unanimously approved by the Planning and Land Use Management Committee at its regular meeting on June 26, 2018, and mirror the Planning Department's October 2017 recommendations, which were made after four years of analysis and community outreach.

Specifically, I support the following modifications:

- Establishment of the Neighborhood Mixed-Use (NMU) Zone, proposed by CD5 for properties on Pico Boulevard between Sepulveda Boulevard and Overland Avenue.
- Removal of rezoning for properties on Exposition Boulevard between Military Avenue and Kelton Avenue.

I urge you to follow the PLUM Committee's recommendation by voting to approve the ECTNP with the modifications noted above.

Thank you for your efforts and your consideration,

Elizabeth Chapman
2310 Camden Ave.

--

Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1056
Sharon.Gin@lacity.org



Sharon Gin <sharon.gin@lacity.org>
To: Sharon Dickinson <sharon.dickinson@lacity.org>

Tue, Jul 3, 2018 at 10:58 AM

----- Forwarded message -----

From: **Sterling Dubin** <sterling.dubin@gmail.com>

Date: Tue, Jul 3, 2018 at 10:51 AM

Subject: [18-0437 - Exposition Corridor TNP: SUPPORT the Modifications Recommended by CD5 and Approved by PLUM Committee](#)

To: mike.bonin@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.englander@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, david.ryu@lacity.org, councilmember.martinez@lacity.org, councilmember.rodriguez@lacity.org, councilmember.ofarrell@lacity.org, councilmember.buscaino@lacity.org, paul.koretz@lacity.org, sharon.gin@lacity.org, dylan.sittig@lacity.org, westwoodgardens@gmail.com

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I live in the community adjacent to the Westwood and Sepulveda Expo Light Rail stations and I support the modifications to the Exposition Corridor Transit Neighborhood Plan (ECTNP) recommended by Council District 5. These important changes were unanimously approved by the Planning and Land Use Management Committee at its regular meeting on June 26, 2018, and mirror the Planning Department's October 2017 recommendations, which were made after four years of analysis and community outreach.

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- Removal of rezoning for properties on Exposition Boulevard between Military Avenue and Kelton Avenue.

I urge you to follow the PLUM Committee's recommendation by voting to approve the ECTNP with the modifications noted above.

Thank you for your efforts and your consideration,

Sterling Dubin, MD

--
Sharon Gin
City of Los Angeles
Office of the City Clerk
213.978.1056
Sharon.Gin@lacity.org



Re: Rezoning support

1 message

Chad Sachs <sachs.chad@gmail.com>

Tue, Jul 3, 2018 at 12:43 PM

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

Cc: councilmember.bonin@lacity.org

disappointed.

On Mon, Jul 2, 2018 at 10:00 PM, Chad Sachs <sachs.chad@gmail.com> wrote:

Good evening,

Please do whatever you can to support the rezoning. We need to build up the west side. The future will look back on this as a stepping stone to a better LA.

Most of the people who will be in the room tomorrow don't work full time, and are not the rising part of LA. We need more buildings, taller buildings. Look at San Francisco where 110k is low income. This area is not far off from that. Three story zoning killed that town. Don't let it happen here.

Please use this as a chance to bring in more people. People who will work in Hollywood, or Santa Monica. Help their drive go from hours to 30 min.

Please, you can do it.

Chad Sachs.
Off Palms.