

South Brentwood Residents Association

149 South Barrington Ave. #194
Los Angeles, California 90049

May 25, 2016

Sergio Ibarra
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012
Via email: sergio.ibarra@lacity.org, cpc@lacity.org

Re: Martin Expo Town Center
12101 West Olympic Boulevard
Case Number: ENV-2012-3063-EIR
State Clearinghouse Number: 2013031057

Dear Mr. Ibarra:

I am writing on behalf of the board and members of the South Brentwood Residents Association. SBRA represents approximately 13,000 home-owners and renters who reside in the area south of San Vicente Blvd., north of Wilshire Blvd., east of Centinela Ave. and west of Federal Ave. Additionally, SBRA represents the interests of those in multi-family dwellings throughout the entire Brentwood community.

I met with the Martin group and a committee of nearby community leaders four years ago for a period of one year; SBRA board member Lauren Cole and I have been members of a community group who have been meeting with the Council Office re: the Martin project for approximately three years. As our southern border is Wilshire Blvd, we will be directly affected by the impact of this project.

We ask that the CPC not approve this project unless changes requested by our Council Office (created with input from the community groups representing the people who live nearby Martin Cadillac) are adopted into the project. These changes are not reflected in the project description as presented to the CPC.

It is premature and inappropriate for the CPC to approve a project that has not yet been finalized. Therefore, any approvals must be delayed until the Council Office has completed their review and negotiations with the developer.

Our requested changes to the project are:

- Eliminate the 200,000 sf of commercial office space. This location needs more housing not more office space. The Westside is gridlocked during peak hours because too much office space was built and a significant amount of it is concentrated on Olympic Blvd. near Bundy.

- Significantly downsize the grocery store. This area does not need another 50,000 sf grocery store. As we have pointed out in previous submissions, there are already 10 very large supermarkets in less than a 1.5 mile radius from the project. We do not object to a small grocery that can serve residents and transit commuters but this project does not need another destination market that will significantly add to traffic.
- Include parking for the Bundy Expo stop. Our Council Office has asked for additional parking for the Expo line, which we strongly support. The Bundy stop is inadequately parked, with only 86 parking spaces that are not reserved for monthly permit holders. Few Brentwood residents can take public transit to get to Expo. No north-south bus service to Expo is available to the large number of Brentwood residents that live north of Sunset Blvd., and the Big Blue Bus line that runs on Bundy runs infrequently and only goes as far north as Montana Avenue in the southernmost part of Brentwood. Therefore, parking at this location is essential.

For all of these reasons, we remain opposed to the project as currently described and ask that any approvals be delayed until the Council Office has completed its discussions with the developer to make changes to the project.

We have further suggestions which we feel will improve the project:

- Offer affordable work-force housing to city employees such as teachers, fire and police officers.
- Establish feeder lines such as shuttles and dash buses so locals who can't walk to Expo have a convenient way to get there.
- Consider how people will cross the street to use the Expo.
- Create bus insets so that traffic is not disturbed by stopped vehicles.
- Create parking limits for nearby streets.
- Request that the developer pay for preferential parking permits.

Sincerely,

Marylin Krell

Marylin Krell,
President, SBRA

Cc: Tricia Keane, CD 11 Director of Land Use & Planning
Ezra Gale, CD11 Deputy Director of Land Use & Planning
Larry Watts, Chair, BCC
Lauren Cole, BCC Transportation Chair
Bryan Gordon, BCC Land Use Chair