



Santa Monica Coalition for a Livable City

STEERING January 29, 2010

COMMITTEE TO: L.A. Department of City Planning (Ms. Luciralia Ibarra)

& ADVISORS FROM: The Santa Monica Coalition for a Livable City ("SMCLC")

Re: Joinder in Objections of the Friends of Sunset Park and Santa Monica Planning Director to the Bundy Village and Medical Park Project (Case No VTT-66732-CN-DB-GB)

marc armour

abby arnold

darrell clarke

peter davison

gale feldman

mary fenstermacher

victor fresco

susan giesberg

diana gordon

sherrill kushner

maria loya

mary marlow

bea nemlaha

jacob samuel

lorraine sanchez

jeff segal

carol sobel

maryanne solomon

doris sosin

linda sullivan

peter tigler

bill zimmerman

The Santa Monica Coalition for a Livable City ("SMCLC") is a non-profit group which was formed in 2005 to ensure that Santa Monica residents have meaningful input into the development decisions that affect them. (Please see www.smclc.net for a list of our activities and leaders).

SMCLC, like the many other community groups that have written to you objecting to this particular project, is concerned about the traffic gridlock that is increasing throughout Santa Monica and the Westside. This impenetrable traffic is the result of intensified building and the approval of too many large, individual projects in isolation, without fully accounting for the cumulative impacts of all existing, pending, and projected future growth. Once these projects are built, they have huge and irreversible impacts on traffic, open space and residents' quality of life.

In Santa Monica, SMCLC successfully opposed a proposal by Macerich to add over one million square feet of new office, residential and retail space to the Santa Monica Place mall. This would have been the square footage equivalent of putting all nine of Santa Monica's largest hotels on this one site. Instead, Santa Monica Place is being remodeled without adding additional square footage.

This massive Bundy Village and Medical Park proposal, at 1.3 million square feet, is approximately the same size as the defeated Macerich SM Place proposal. Its impact on traffic is well documented in the Draft Environmental Impact Report ("DEIR") and would be horrendous. It is no wonder that it is generating the same level of well organized community opposition as the Macerich project.

If approved at this size, his project would degrade the quality of life for residents in and around the surrounding area, including Santa Monica. These unacceptable traffic impacts for Santa Monica include some 18 Santa Monica intersections that cannot be mitigated to acceptable levels per the DEIR. As to these impacts, we hereby agree with, adopt, and incorporate herein the Nov 17, 2009 letter to the L.A. City Planning Commission from the Friends of Sunset Park and the June 2009 objections of Santa Monica's Planning Director, Eileen Fogarty, sent to the L.A. City planners on the project in response to the project's DEIR.

Moreover, our research in creating Proposition T (Santa Monica) is also a factor in our opposition to this project. In 2008 Santa Monicans voted on an initiative created by SMCLC that would have capped new commercial development and which would have required the City to choose between new commercial projects in order to better manage traffic congestion. Proposition T was strongly supported by 2 Santa Monica Councilmembers, by L.A. Councilmember Rosendahl on behalf of his constituents, and over 18,000 Santa Monicans (about 44% of the voters), notwithstanding the massive developer-funded campaign against it.

In crafting Prop T, SMCLC did NOT exempt medical office space from the commercial cap for 2 important reasons: 1) our research revealed that there was sufficient existing medical office space in Santa Monica (and an easy zoning change could be made to permit more, when and if needed); and 2) medical buildings like the one proposed for this Bundy/Olympic project generate extraordinary amounts of traffic.

Unfortunately, this proposal in its present form shows no attempt by the developer to accept the known and serious infrastructure limitations or to work productively with the community to devise a better, smaller project.

For all of these reasons, SMCLC joins with all of the other community organizations that strongly oppose the current proposal for the Bundy Village and Medical Park. If we can be of further assistance in discussing this matter with the City or the developer, we welcome the opportunity to do so.

Sincerely,

Victor Fresco

Diana Gordon

Co-chairs, SMCLC

Cc: Eileen Fogarty

Friends of Sunset Park

Councilmember Bill Rosendahl

Brentwood Community Council