

Mendivil, Jose

From: April DS <april.destefano@gmail.com>
Sent: Sunday, November 22, 2015 5:12 PM
To: Mendivil, Jose
Cc: Mike Bonin
Subject: Site Plan Review, SPR P - 2014175 and Administrative Use Permit, AUP P - 2014176

Dear Jose Mendivil,

I am writing to submit comments regarding the Proposed Mixed Use Development at 11924–11960 Washington Blvd. (<https://www.culvercity.org/~media/55841749C9AA444386082784CAAD2D1B.ashx>)

I am a resident and home owner in Los Angeles near the intersection of Inglewood Blvd. and Washington Blvd. Although in general I support the creation of mixed use development I have several concerns about this project:

High Vacancy Rates of Existing Mixed Developments in the Area:

Recent projects along and near Washington Blvd (including the Oliver on the north side of Washington near the proposed site, Lindblade Lofts just two blocks away from the proposed site, and other mixed use developments built east of Sepulveda on Washington Blvd) have high rates of residential and commercial vacancy. One large factor in the vacancy rates are the very high proposed rents. While increasing residential density, these building reduce economic diversity in the area. As such, this proposed development must include more reasonable rents as well as below-market rents in order to benefit the community.

Need for Greater Setbacks from the Street

In order to maintain the character of the community, this proposed project should include additional greenery and more open space to enhance rather than worsen the aesthetics of the area. This busy section of Washington Blvd is already challenging for pedestrians and cyclists. It needs more welcoming open spaces with greenery, not an even bigger wall of buildings. For example, the Oliver has no setback and feels like it is pushing pedestrians onto the busy boulevard.

Density

Given the limit public transit infrastructure, growing residential density, and nearby massive Play Vista development, the almost 100 units proposed in this project seems excessive and out of sync with the needs of the community.

Displacement of a Diverse Business

It appears that this development would including the current building that houses the Brasil Brasil Cultural Center. This business brings a much-needed diversity and community to the area. Every effort should be made to retain this business at its current location.

Thank you for your thoughtful review of this proposed development.

Kind Regards,
April de Stefano

Grand View Blvd. 90066