

Date: May 19, 2010

To: Planning Commissioners

From: Ocean Park Association

Re: Draft LUCE Activity Center at Lincoln and Ocean Park

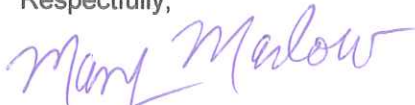
The Ocean Park Association generally supports the Draft LUCE Strategy, but has some issues with the proposed Activity Center at Lincoln and Ocean Park Blvd.

- Lincoln is one of two major streets in the city that the LUCE EIR says will get More Traffic (along with Cloverfield and 23rd). Adding more congestion in the form of a larger build out and additional housing and added traffic will make a bad situation worse;
- The Southeast corner of Lincoln and Ocean Park already has an Activity Center and is used as such by the community. It has all the components of the LUCE Activity Centers with neighborhood serving retail including a grocery store, dry cleaners, drug store, hair salon, restaurant mailing and package services, etc.;
- We don't want it bigger just to add housing in a traffic congested, crowded area especially since there is another Activity Center at Ocean Park and 17th, just 9 blocks away;
- Getting in and out of the current Activity Center parking lot is already difficult and is exacerbated by the permanent change to one lane traffic on Ocean Park in each direction east of Lincoln;
- If underground parking is added to the parcel, similar to Whole Foods on Wilshire which has a steep ramp ending at a side walk, then exiting across a sidewalk and bike lane and merging into heavy traffic on Ocean Park will be extremely dangerous for pedestrians, cyclists and drivers;
- We think two low rise Activity Centers within blocks of each other are enough and that added housing does not outweigh the increase in traffic and decrease in safety as a community benefit;
- If additional housing needs to be added, then we suggest looking at the opposite corner of Ocean Park west of Lincoln at an underutilized school property.

In conclusion, we don't want to trade the current Activity Center for one with increased building height, increased density and worse access just to satisfy a cookie cutter Activity Center Plan in the LUCE. We think each Activity Center must be looked at individually.

As the Planning Commission and City Council move through the final stages of the LUCE process, the Ocean Park Association will be providing community feedback and insist that resident's quality of life be considered in the final document.

Respectfully,



Mary Marlow, President
Ocean Park Association

CC: Ocean Park Association Board of Directors