

Date: May 14, 2010

To: Planning Commissioners

From: Ocean Park Association

Re: Draft LUCE Height and Density

The Ocean Park Association generally supports the Draft EIR LUCE Strategy Framework and especially the height and density standards which sustain the number one priority of protecting existing neighborhoods character and scale.

An existing neighborhood bordering a boulevard and/or activity center is threatened by the traffic and other environmental impacts of increased density and building height on commercial and residential property nearby. Future development should contribute to the livability of the city and its residents.

In order for future projects to be considered as contributing they must exhibit extraordinary public benefits as well as compatibility in scale, setting and transitions to residential neighborhoods. We expect a high standard of performance for future public benefits. Examples include:

- Historic preservation and adaptive reuse;
- Significant amounts of open space/community plazas;
- Child care, community facilities and the arts;
- Traffic mitigation and increased safety for bicycles and pedestrians; and
- Affordable workforce housing. These public benefits must determine whether additional incentives for height or square footage would be warranted.

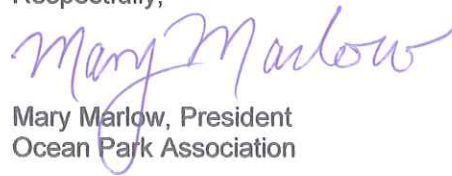
The community expects to play an active role in evaluating projects that request to build above the 32 feet "by right" base height. A transparent, public process is essential to meeting the stated objectives and community expectations. Any project above 32 feet base height should be required to meet all of the transportation requirements including:

- Location near transit;
- Development impact fees that are used to mitigate traffic and increase bicycle and pedestrian safety;
- Strategies such as vanpools and shuttles to significantly reduce auto trips, particularly for commercial projects;
- Bicycle and pedestrian connections; and
- Facility improvements such as more crosswalks and less drive through business access.

Any attempt to increase the height and density of the LUCE Strategy Framework completely ignores the traffic, health and other environmental impacts analyzed in the EIR. Changes in height and density would require a new EIR and slow the process of adopting the General Plan update.

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