

December 11, 2009

To: L.A. City Planning Commission

From: Pico Neighborhood Association
a city recognized neighborhood association
Santa Monica Ca

RE: Bundy Village, Case No. VTT-66732-CN-DB-GB

As residents of the Pico Neighborhood, the Santa Monica neighborhood bounded by Pico Blvd. on the south, Centinela Avenue on the east, Lincoln Blvd on the west and Colorado on the north, we strongly oppose the proposal to rezone property northwest of Olympic Blvd. and Bundy in West Los Angeles for the development of the Bundy Village and Medical Park.

The project would include:

385,000 sq feet of medical space or a hospital (1,857 parking spaces),
20,000 sq ft of retail/commercial space (682 parking spaces), and
385 residential units (737 parking spaces),

for a total of 1.3 million sq ft and 3,276 parking spaces. The developer estimates that this would increase the average number of daily car trips by 20,073. For those of you who have ever driven through the intersection of Olympic and Bundy during rush hour, you can imagine the effect of an additional 20,000 cars on the already severely congested flow of traffic.

In March 2009, the City of Los Angeles, in a effort to reduce existing congestion on Olympic Blvd., issued the "Initial Study for the Olympic West-Pico East Initiative" to improve traffic flow on Olympic and Pico by providing "continuous peak period curb lanes on both sides of Olympic and Pico on weekdays through (1) restriping of existing roadways (without widening), (2) replacement and installation of peak period parking restriction signage, and (3) signal timing modifications of existing traffic signals to favor travel on westbound Olympic and eastbound Pico."

In June 2009, the Santa Monica Planning Department sent "Comments on DEIR for Bundy Village and Medical Park Project" to L.A. City Planners, stating that "The City of Santa Monica is deeply concerned about the impacts of this project on Santa Monica streets."

It found that 15 intersections in Santa Monica would be significantly impacted, including:

Centinela Avenue I-10 freeway on- and off-ramps
Colorado Avenue at Stewart St.
Ocean Park Blvd. at Centinela and 23rd
Olympic Blvd. at Centinela, Stewart, Cloverfield, and 20th

Pico Blvd. at Centinela, 1-10 EB off-ramp (34th St.), Cloverfield, 23rd, & Lincoln
Santa Monica Blvd. at Cloverfield

The city's comments also included complaints about the methodologies used and about proposed mitigations that would have a negative impact on Santa Monica residents.

With UCLA Medical Center in Westwood only a few miles away, and two major medical centers in Santa Monica, we don't see the need for yet another medical center at Bundy and Olympic.

And, we do not wish to suffer the negative traffic impacts in our neighborhood from such a huge 1.3 million sq ft development.

Respectfully,

Wes Thompson
Co Chair
Pico Neighborhood Association