

Communication from Public

Name: Barbara Broide for Westwood South of Santa Monica Blvd. Homeowners Association

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Council File No: 21-1190

Comments for Public Posting: The Board of Directors of the Westwood South of Santa Monica Blvd. Homeowners Association (WSSM) would like to provide our support for the requested Sustainable Community Project Exemption (SCPE) for the project proposed for 2107-2121 Westwood Blvd., a project that falls in the heart of the WSSM community. This project has been reviewed by our Board and was presented to our membership by the developer. Changes to address community concerns were incorporated to make this a better project -- both for its future residents and for the community. This project incorporates features that are respectful of adjacent properties and their residents. While our Board and residents are not enthusiastic about the construction of any projects that exceed the long-standing 45-foot height district cap for development, we understand that under new state laws and locally adopted bonus density incentive programs that such projects are now available to be built "by right" -- without any opportunity for community input which, in some cases, could add an additional 22 feet in height to Westwood Blvd. projects (depending on their proximity to transit stops). This is a transit priority project with over 50% residential uses. It provides a minimum net density greater than 20 units/acre, and is located within a half mile of a major or high-quality transit corridor. With its provision of affordable housing in the form of 8 units for very low income residents, it meets all the criteria in PRC Section 21155.1 (a) and (b). We are grateful to this developer for having incorporated changes from the original project application that now bring active pedestrian-friendly uses to the ground floor of this project which falls within the Pico-Westwood Neighborhood Oriented District (NOD).