

Honorable Commissioners,

re: July 25, 2012 Agenda Item 8-A

More than a week ago, we sent you a letter addressing our evaluation of the preliminary zoning rewrite that is currently underway, and most specifically that which focuses on Lincoln Blvd., south of the I-10, and is identified as GC. I have again attached the letter for your review, as there are numerous issues that need to be addressed, and are clearly outlined within the letter. We specifically note that the preliminary GC zone language does not reflect the wording of the LUCE regarding neighborhood and pedestrian sensitivities, and in the more than doubling of the FAR compared to the current C4 zone, and is contrary to the wishes expressed by the residents throughout the LUCE process for less density and height.

The influence of the business community seems once again to have trumped that of the residents. So, please understand the serious and professional effort reflected in our comments, and that the LUCE is a guide only wherein local micro issues can and should be treated with flexibility. The rewrite of the zoning ordinances provides the City with the opportunity to be responsive to those of us that live and work here, and to reflect our vision of this unique, narrow, corridor that divides the Sunset Park and Ocean Park residential neighborhoods. Lincoln, south, differs from other heavily travelled streets due in part to the shallow commercial lots fronting the street, and the common property lines shared by about 75% of the residential and commercial properties due to lack of, at the minimum, a separating alley.

Unfortunately, it isn't likely that I will be able to attend tonight's meeting, and will therefore, as Chair of the Joint OPA/FOSP Zoning Sub-Committee, be unable to directly address the agenda 8-A item. Our prior letter is attached.

With regards,

Bob Taylor, A.I.A., Chair
Zoning Sub-Committee
Joint OPA/FOSP Lincoln Blvd. Task Force