

From: [Janet Wagner](#)
To: [Planning Commission Comments](#)
Subject: Public Comment Re: 1510 Franklin St. in zip code 90404: 20ENT-0164
Date: Monday, October 12, 2020 9:52:26 AM

EXTERNAL

Dear Members of the Planning Commission,

My name is Janet Wagner.

My address is:

3121 Colorado Ave, Unit B
SM, CA 90404

I own a townhome (unit B) where I have lived since Aug. 1989. My front door is located on Franklin Street.

I am 100% opposed to

20ENT-0164

(Vesting Tentative parcel Map No. 82871).

1510 Franklin Street.

My reasons are below:

This neighborhood is being overdeveloped!

At this very moment, 4 condominiums are completing construction at 1541

Franklin St. This lot used to be an empty piece of land adjacent to a Jewish Day School where children played.

Soon, it will be four, new two story townhomes.

Just a couple blocks from here on Colorado Ave, a gigantic, modern apartment building is finishing construction.

This Development is called The Millennium Apartment Building.

It is a high density building which faces Colorado Ave. I believe the official address for this development is 2929 Pennsylvania Ave.

At present, 1510 Franklin is the site of a single family home on one land parcel. This one parcel of land should NOT be subdivided into three lots so that three two story Condominiums can be built.

There is too much development in this zip code (90404) and throughout our city in general.

Furthermore, none of the residential housing being built in 90404 is either affordable housing or low income housing. Only wealthy individuals will rent the apts. at the Millenium Apt. Complex, and only upper class individuals will buy the townhomes on Franklin Street.

The traffic problems in the 90404 zip code are increasing b/c of the increasing population density. There are more traffic accidents, and it more dangerous to walk in this neighborhood b/c of careless drivers. Moreover, the crime level in this neighborhood is also on the rise.

Increasing the number of residents here only serves to make these problems worse.

Santa Monica used to be a wonderful, small coastal city. It is most unfortunate that the overdevelopment and increasing housing density is ruining the quality of life here in zip code 90404.

Sincerely,

Janet S. Wagner

Santa Monica Resident, Homeowner
and Taxpayer

