



Santa Monica Coalition for a Livable City

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March 13, 2013

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TO: City Council

FROM: Santa Monica Coalition for a Livable City ("SMCLC")

RE: Submission of Letter Signed by over 600 Residents Calling for Dismissal of Jeffrey Tumlin

Over 600 residents from all over our city have signed a letter to the City Council, circulated by neighborhood groups and SMCLC, calling for the dismissal of transportation consultant Jeffrey Tumlin. The letter is attached.

Mr. Tumlin and his firm have lost the trust of residents by:

- 1) showing himself to be incapable of providing an objective analysis of our traffic and parking problems; and
- 2) fabricating a history of Santa Monica development and dismissing residents with whom he disagrees, labeling them NIMBYs on his firm's website.

Mr. Tumlin's underlying thesis that there would be no net new PM traffic trips despite all the traffic that would be generated from the proposed 36 Development Agreements now in the pipeline is a subject of ridicule citywide. Even Mr. Tumlin admits there is little likelihood of this happening, saying it's something that "could" be achieved "IF" every transportation mitigation measure discussed in LUCE were fully funded, implemented, and achieved. Even then, common sense, as well as our city's history, tells us the obvious: more high-density development inevitably leads to more traffic.

Mr. Tumlin's central premise -- that new development would yield no additional traffic -- is an unsound prediction without basis. It is fanciful social experimentation, embraced only by developers.

Residents have had enough. The City has paid Mr. Tumlin and his firm over \$1.6 million to devise circulation and parking policies. Virtually nothing concrete has come out of this lengthy, expensive process. To date there are NO Transportation Demand Management Districts established as required by LUCE to reduce future traffic from new development, yet eight Development Agreements have already been inked. There are no enforceable penalties in these Development Agreements that require the built projects to actually meet targeted traffic reduction goals or be penalized for failing to do so. Should these projects not meet traffic goals,

the City is powerless to force compliance.

In addition, the very policies Mr. Tumlin and his firm have been advocating – such as designating Montana Avenue as a transit corridor, and greatly reducing future parking for new developments citywide, are illegal under LUCE; LUCE requires that Montana remain a pedestrian-friendly street, and that citywide new development must yield 15% excess parking capacity for residents and visitors alike. Making matters worse, the firm relied on an extremely inaccurate survey of excess parking conducted during August, the slowest month of the year, and without regard to street sweeping days.

Nor, as Mr. Tumlin states in his resume, did he hold “dozens of community meetings” with residents to discuss radical transportation proposals like the proposed parking ordinance before unveiling it to the Planning Commission.

Mr. Tumlin is not community friendly or neutral as a city transportation consultant must be. He is unfamiliar or disinterested in the history of Santa Monica’s serious parking shortage (well documented in LUCE) and he has ignored residents’ traffic and parking concerns in the community meetings that have been held.

As to his impartiality, he is proposing ideas that will only benefit developers, such as drastically reducing the amount of parking in new projects while supporting more and greater density development. The fact that his proposals would make developers more money (by allowing them to build less parking) and residents more miserable, tells us that he is out of touch with the will of Santa Monicans.

For all of these reasons, we urge the City Council to terminate his role as a consultant for Santa Monica and work to reestablish a process that is fair to residents and one that does not favor developer’s financial interests while ignoring key LUCE policies designed to protect neighborhoods and our community at-large.

Sincerely,

Diana Gordon

Victor Fresco

Co-Chairs SMCLC

Attachments (Open Letter; Tumlin Resume as of 2.24.13)

Cc: City Council

Rod Gould
Marsha Moutrie
Planning Commission
Neighborhood Groups