

## **MINUTES – NOMA MEETING APRIL 6, 2017**

### **Reception 6:30 pm, Meeting 7 pm**

#### **Montana Branch Library**

1. The April 6, 2017 meeting was called to order at 7:01 pm. A quorum was present. Attending Board Members were: Chair Nancy Coleman, Vice Chair Danilo Bach, Jeff Gordon, Jane Koehler, Evelyn Lauchenauer, Caryn Marshall, Sonya Sultan and Jim Williams. Absent: Phillis Dudick, Victor Fresco, Todd James and Steve Lissik.
2. Approval of the Minutes of the March 2, 2017 meeting moved by Danilo Bach and seconded by Evelyn Lauchenauer.
3. Treasurer's report: approximately \$13,420 in account, with bills outstanding. We also collected \$5,500 in membership contributions.
4. Chair Nancy Coleman briefly talked about the social half hour preceding our meetings. Volunteers to provide refreshments should contact our chair; expenses will be reimbursed.
5. Announcements
  - Lucien (Lu) Plauzoles, Library Board, announced that the Board will be holding its neighborhood meeting June 1 at the Montana Branch Library, requiring NOMA to hold its next meeting June 8. Member input and a Q&A to improve the SM library's 2.0 concept and operation in all of our branches will be sought.
6. Accessory Dwelling Units (ADU): Paul Foley and Tony Kim from the City of Santa Monica Planning Department and NOMA's Jim Williams and Bob Posek discussed the new state law, its features, and SM's required application of it in our R-1 zones. First of all, the policy of the City Council is to preserve the R1 zone and not to change the nature of single-family residential districts, while helping to solve California's housing shortage. As it is not the purpose to create two full-sized houses on one property, Santa Monica residents who want to build an additional structure or transform their garage or guest house into an ADU need to meet the city's standards that have been in place since 1999. An ADU or "granny flat" can't exceed its maximum area of 650 square feet and can't be rented for less than 30 days -- this to prevent the business of short-term rentals such as AirBnB. Since every house in the city of Santa Monica is located within the minimum 1/2 mile radius to public transportation, no additional on-site parking need be provided for an ADU. Since the more relaxed law on ADUs has just become effective in the city, a couple of applications have been made, but

none has yet been approved for a permit, according to Foley and Kim. The Planning Commission will further review the possible increase of maximum ADU size, the issue of home-sharing, and the affordability of an ADU, which our members especially questioned.

7. **Water Neutrality Ordinance:** a surprise visit from Kim O’Cain from the city's Office of Sustainability to introduce our members to the Water Neutrality Ordinance Implementation Program targeting a water-saving strategy for development on commercial lots and new single and multi-family units. Santa Monica has cut 20% of its water usage during the last months, but O’Cain states that three more years of rain like this past year are needed to get us out of the shortage, which is the reason why city's water use allowance program is still in place; the ordinance governing water-use of new developments should improve the statistics. The program requires all new developments and structures to use no more than the 5-year average of what that parcel used previously and to offset their additional water use on-site. If not, a fee will apply to retrofit inefficient water fixtures elsewhere in the city. The team behind the ordinance will provide technical support and work with vendors to find solutions to equip buildings with the most efficient toilets, washers, showers, etc. The path to compliance is to lower a household’s water usage compared to its immediate 5-year average. Excess water usage will result in an in-lieu fee. The full implementation of the Water Neutrality Ordinance is estimated for March 2018. Council will begin consideration of the program May 9, 2017.
8. **Make Music Day:** Evelyn Lauchenauer: On Wednesday 21st, Santa Monica will feature a variety of performances in the streets and parks across the city. NOMA and its volunteers will join 800 cities and 120 countries around the world to celebrate the longest day of the year. Members who want to volunteer or have suggestions for musicians or bands are more than welcome to join and participate. Palisades Park just south of San Vicente Blvd. will be the site of NOMA's program, time tbd.
9. **Public comment**
  - Jule Lamm talked about the Santa Monica Future Study Group and explained how democracy means more than voting. He invites and welcomes everyone to come together to preserve democracy in our city. Jule Lamm and his study group can be reached at: [preservesantamonica@gmail.com](mailto:preservesantamonica@gmail.com)
10. Adjournment at 8:27 pm.

**The next NOMA meeting will be held Thursday, May 4, 2017, starting at 7 pm at the Montana Branch Library.**