

IT'S BEEN ANOTHER BUSY AND PRODUCTIVE YEAR!

Here are just some of the things we've done:

- Engaged with at least one City Council member at our monthly Zoom meetings about residents' concerns and our community needs.
- Introduced our new City Manager, David White, and new police chief, Ramon Batista, to the NOMA community, to share their visions for our city and to hear our wishes.
- Held a session with the director of Santa Monica's largest provider of affordable housing and a Q&A with The People Concern, the largest provider of services to the homeless.
- Gave input to the city's proposed Housing Element submitted to Sacramento and continued to monitor any potential changes to our zoning ordinance. Additionally, we continued to work with statewide groups to resist state legislation that would eliminate single-family neighborhoods and do away with local control.
- Bird-dogged the recent redistricting process to ensure that the new County Supervisorial District would not split our neighborhood in two as originally proposed.
- Actively monitored changes in the School District's modernization plans of our neighborhood schools, with special attention to their registered historic resources.
- Gave regular reports on crime and safety from our Neighborhood Resource Officers.
- Worked with the city's Public Works Department to maintain water and upkeep of the trees and greenscape in Palisades Park and the San Vicente median.
- Advocated for a city ordinance to protect mature trees on private property to save our development-diminished tree canopy.
- Discussed and advised on multiple issues including the proposed Carlthorp school expansion, changes in the treescape at 212 San Vicente Blvd, and the SV Courtyard Apartment Historic District.
- Supported funding for full SM Library services.
- Maintained an active and newsy website.

We remain a center and clearing-house for information pertinent to our neighborhood and are passionate advocates for our community. We hope you will agree and stay involved by joining us or renewing your membership online or via check (see details on page 2).

Sincerest thanks for your continued support!

The NOMA Board:

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|-----------------------------------|------------------|----------------------|-------------------|--------------------|
| ▪ Nancy Coleman, <i>Chair</i> | ▪ Jeff Brecht | ▪ Ann Greenspun | ▪ Bruce Leddy | ▪ Robert Posek |
| ▪ Danilo Bach, <i>Vice-Chair</i> | ▪ Phillis Dudick | ▪ Todd James | ▪ Elizabeth Lerer | ▪ Sonya Fox Sultan |
| ▪ Victor Fresco, <i>Treasurer</i> | ▪ Jeff Gordon | ▪ Evelyn Lauchenauer | ▪ Steve Lissik | |

ADUs and SB9: The End of Our Single Family Neighborhood?

By Bruce Leddy

To address the statewide housing shortage, several measures have been enacted in Sacramento that directly affect single-family neighborhoods like NOMA. Restrictions were eased on building ADUs (Additional Dwelling Units), as a modest way to increase housing stock. ADUs no longer count against lot coverage limits, and minimum parking requirements were eliminated. Unfortunately, the City has so far failed to pass any tree protection ordinances, and the increased development has led to a major reduction of valuable tree canopy in NOMA, by some estimates as much as 30%.

More significantly, on January 1 of this year, SB9 became law, effectively ending single-family zoning statewide. It requires cities to allow one additional residence to be built on lots currently zoned for single-family use, like those in NOMA. It allows for a duplex or a lot split

which - when combined with ADUs - could result in up to four units on what is currently a single-family lot. Our City Council formally opposed SB9 before it became law because, significantly, the bill has no provisions about affordability; it allows developers in high-value neighborhoods to buy properties, subdivide them, and create expensive, profitable apartments wherever they want. While there are some limitations to SB9 development, it is easy to envision how the haphazard replacement of single-family homes with luxury condos could significantly alter the character of NOMA and other R1 neighborhoods.

NOMA continues to advocate the Planning and Housing Commissions and City Council enact whatever measures are possible to mitigate the impact of changes destructive to our neighborhoods, but more voices are needed.

What's New on Montana Avenue?

By Evelyn Lauchenauer

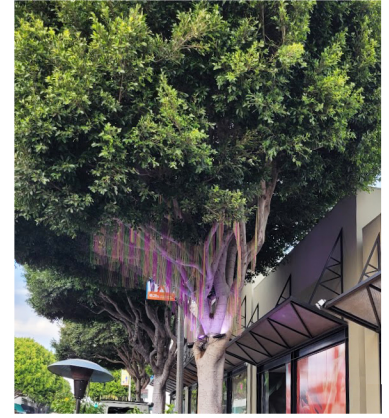
For many, the most interesting part of Montana Avenue is the area between 6th and 17th Streets. With roughly 150+ distinctive shops and cafés along one tree-lined street, Montana Avenue is minutes from the ocean, miles from the crowds. Many of you know it well. If you don't, read on ...

Art is everywhere: Look up! On every block is a new "Illuminated by Art and Light" installation.

Recently opened: *Ame Salon* and *Orchid Republic*, a *Floral Boutique*, both at 734 17th St.; *McCall's Meat & Fish*, 1426 Montana. I had the pleasure of great customer service from one of the salespersons, Maksim when I purchased a roast beef sandwich to go. *Brooklinen* on the SW corner of 14th and Montana; *The Brother's Sushi* at 1008 Montana, and *Salvida Bar*, a rawfish/oyster bar at 1303 Montana.

Coming soon: A coffee shop called *Go Get Em Tiger* is moving in at 930 Montana Ave next to Ogden's Cleaners on the corner of 10th St. (they have a second location on Main Street). *Perspire Sauna Studio* is also moving in at 930 Montana Ave. *Clinique* will open soon at 1314 Montana Ave. And, get ready for *Sogno Toscano*, the newest Italian restaurant coming to 1512 Montana next to *Rangoni Firenze* shoes. One can enjoy a fine Italian dinner and buy a fine pair of Italian shoes next door to each other!

Montana Avenue is certainly worth taking a stroll. www.montanaave.com



One of the new art and light installations (at 15th Street) on Montana Avenue.

Tribute to a Founder

Doris Sosin, who passed away this January, leaves a lasting legacy for the benefit of all Santa Monicans. Her contributions to our neighborhood and city span many arenas -- historic preservation, involvement in municipal government, maintenance of the character of our unique beach community, protection of our urban forest, and promotion of arts programming.

In the late 1990's, Doris founded NOMA in response to the threat of the "mansionization" of our neighborhood, the potential loss of historic homes, and destruction of city character. She provided the inspiration and direction for the formation of the Santa Monica Conservancy and through her positive spirit and perseverance found the volunteers and co-workers needed for the successful operation of these and other city organizations.

Her passion and concern for our city also extended to active participation in city-appointed positions, as a member of the Urban Forest Task Force and as a Commissioner on SM's Recreation and Parks Commission. Through all these efforts, she mastered the intricate workings of our local government and how to effect change for the benefit of the residents of our city.

To her, this issue is fondly dedicated.

Take Our Resident Survey

Please help us understand what issues you would like NOMA to pursue. Complete the survey online by visiting our website at www.smnoma.org or complete this form and mail it to NOMA, 1112 Montana Ave #516, Santa Monica, CA 90403

1. What are your top three concerns for Santa Monica residents?

2. How can NOMA better serve your interests or concerns?

3. What do you want to see changed in our City government and policies?

4. Have you attended a NOMA neighborhood meeting? If not, what would inspire you to do so? Suggest meeting topics.

MEMBERSHIP FORM

Name _____

Address _____

Phone # _____

E-mail _____

NOMA does not share or sell email addresses.

If you do not wish to receive further USPS mail from NOMA, please notify us of your street address for removal from the list.

ANNUAL DUES

NOMA is the City-recognized organization that represents the interests of our neighborhood. If you paid your dues in January 2022 you need not pay now.

- \$30 Household
 \$50 Supporter/business
 \$100 Sponsor
 \$250 Partner
___ New ___ Renewal

Dues can be paid online:
<http://www.smnoma.org/join-noma.html>

Please make check payable to "NOMA" and mail to:

NOMA
1112 Montana Ave., #516
Santa Monica, CA 90403

(NOMA is a 501(c)(4) organization; dues and contributions are not tax-deductible)