

To: Planning Commission Members

cc David Martin; Jing Yeo, Ross Fehrman, and Tony Kim

From: NOMA Board of Directors

Date: August 7, 2019

Re: Item item 8-B -- Proposed Amendments to Zoning Ordinance Related to the R1 (Single-Unit Residential) Zoning District Development Standards.

NOMA has been working with other neighborhood organizations for more than two years on reducing the envelope of new homes in R1 areas of the City. We appreciate the City Council, the Planning Commission, and the staff for their efforts in considering this issue. NOMA members have participated in the Technical Working Group and the stakeholder meetings that have taken place in spring of this year.

The LUCE set out the goal of preserving our neighborhoods for their unique characteristics that are disappearing as the new homes grow so large as to block sunlight, breezes and privacy.

The NOMA Board requests that the Planning Commission take the following actions in the redline:

- Limit lot coverage to 45%.
- Include ADU's in lot coverage if it is limited to 50%. If it is excluded then lot coverage will go beyond the 61% allowed by the Interim Zoning Ordinance (IZO). The interim IZO now limits lot coverage to 50% but excludes up to 800 square feet for ADUs.
- Require that new houses in R1 replace trees removed in demolition. Currently in R1 neighborhoods there has been a 30% reduction in private tree coverage. In multiple unit housing and commercial areas of the City developers are required to replace trees.
- Heights should be limited to 28 feet throughout the City of Santa Monica. Those houses with flat roofs should be no more than 23 feet.
- The City should develop incentives for those homeowners who remodel rather than level homes.

Respectfully,

**The NOMA Board**

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