



NORTH OF MONTANA ASSOCIATION
A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION

NOMA Membership Meeting June 11, 2007

Minutes

I. Welcome

- Elizabeth Riel, NOMA Chair, welcomes members and reviews evening's agenda

II. Neighborhood Crime Update

- Introduction of Suzie Kim, SMPD
- Nanny 'baby-buying' story not confirmed, police not giving it a lot of credibility
- Beat maps available (for police reporting) – NOMA's in 4a&c or 5 a&c
- Residential burglaries:
 - ½ without forced entry (open window/door)
 - use alarm system & do not leave doors/windows open
 - 21 burglaries this year to date
 - last year 17 to date (Jan-May)
 - 7 residences open; 11 locked
 - call police for any suspicious activity/person
 - dogs thought to be a deterrent
 - occur primarily during day and when owners on vacation
- Auto theft – 8 this year to date; last year 30 total
- One aggravated assault to date
- Crime rate does go up with construction nearby
- No burglaries with people at home; good to make home appear inhabited
- Suzie Kim will come to evaluate your home on a one-on-one basis for security issues
- Neighborhood block parties – can request Fire and Police Depts.
- Debbie Anderson – sex crimes specialist in SMPD; will get us info about Jack McClelland (pedophile in area seen photographing children for his website)

III. Proposed Development at Montana/17th

- Regina Szilak, City Planning Dept. not available to speak tonight
- City Planning Dept. will hold special meeting toward latter part of July for residents about status of 17th & Montana development, hear concerns, answer questions

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- Ron Goldman, NOMA resident and architect who lives on Montana near 17th, spoke to inform group about project
- NE corner 17th & Montana
- U-shaped project, north side has 3, 2-story condos: 1 detached, 2 attached
- 2nd floor: 7 efficiency apts for elderly (60 & older) – combo bedroom/lv rm area
- 1st floor: kitchen, storage, community room for 40 seniors, brought in each day (unclear if it's 40 in the morning and another 40 in the afternoon OR 40 total per day)
- 19 spaces below in subterranean parking
- 3 parking spaces dedicated for each of the condos; 6 dedicated for staff; 1-2 for van pool, ½ space for each efficiency apartment
- 4 driveways on the 150 ft of frontage on Montana (in/out subterranean & in/out turnout); plus there is a bus stop currently located there
- All traffic will flow through 17th & Montana b/c of configuration of driveways (right hand in and right hand out turns)
- Entitled to 12 units on property and they're using 10; they need conditional use permit for the elder care
- Traffic analysis may not represent actual traffic patterns b/c they just pick/choose individual times vs. doing 24 hour study
- City not planning to assess traffic on neighboring streets, only Montana avenue
- NOMA will send letter requesting full-day study (until 9 pm) and assessing full area (at least 4 blocks surrounding)
- The developers apparently have two other centers of this sort on the east coast
- If you're concerned about the project, contact city staff (regina.szilak@smgov.net) to voice those concerns; additionally, attend the July meeting
- Villa Adventures is name of the project
- Eliz has copies of letters from Sonya Fox if people want to view them for talking points
- Essentially, the CUP requires that it's not to the detriment of the community – what does the statute actually say?

IV. Preservation of Tree Canopy

- Sherril Kushner to present
- Tree benefits: shade, decrease pollution, decrease water run-off, etc.
- Trees on residential property being lost to development
- Two facets of an ordinance:
 - educate public about pruning, selection, etc.
 - incentives for tree retention, preservation
- Currently there is no count of trees on private property; this is needed
- Councilmember Kevin McKeown stated will cost \$700K to remove the trees on 2nd and 4th
- Hopes tree preservation will come back to the council
- This neighborhood has a wonderful tree canopy compared to other areas in Santa Monica. McKeown raised the issue 7 years ago to the council and made no progress. The canopy of the trees is part of the commonwealth of the community, although the trunk is on private property. Often land is clear-cut simply to aid construction process, removing trees that would be fine in the final development. A staff report

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will go to the planning commission in July. Domestic birdways are impacted by the loss of trees.

- Resident concerned about undue penalties; could city place a value on a tree and pay in an amount for bulldozing trees, providing an incentive for preserving the tree
- Kevin wanted to know what other incentives would appeal to the public.
- Alt idea: different standards for those who've owned homes more or less than one year, thereby targeting developers
- Some mature trees are at the end of their lifespan and may actually need to be replaced. Moreover, some mature trees were not idea choices and replacement by more appropriate trees might be preferable.
- This will be heard by the planning commission July 18th

V. Neighborhood Updates

A. Teriton Apartments

- Louis Scaduto, architect and tenant of Teriton
- Teriton has been landmarked; owner is appealing the landmark at tomorrow night's council meeting
- Plan for 22 unit condo w/synagogue
- 59 parking spaces subterranean
- Origin of the bldg can be traced back to Bauhaus beginning,
- Tenants are being evicted under Ellis Act
- Rosario Perry is attorney representing the group
- Tomorrow night (6/12) need people to show up to council meeting; someone from NOMA read their letter and go on record to support the landmark status

B. Macerich/Mall

- New mall, same footprint, but remove roof, more upscale development w/landscaping, open space, eating areas, open to the promenade (one limitation is not integrating it with the new civic center development)

C. 4th of July Parade

- To be held on Main St.; NOMA is partnering w/ OPA to sponsor
- Old fashioned family event with Police Dept, Fire Dept, WWII vets, kids on bikes
- Jerry Harris, retiring principal of Roosevelt, will be Grand Marshall
- All residents welcome to attend or watch!

VI. Solar Opportunities

- Laura Berland-Shane – Solar City
- Offering bulk rate prices on solar if they reach 50 KW goal by July 1st
- Rebates offered by utility companies and tax credits available
- Electric bills rising 6.7% per year in last 30 years
- Solar can help shave off the highest tier of electrical cost
- Net metering allows homeowners to sell excess power back to utility
- Takes 8-10 years to payback
- Workshop on the 18th at 7pm at main library, another on the 30th in the morning

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- She has cards and can send someone for a site eval for your home (focused on solar electric)
 - 100 square feet for 1 KW, Spanish tile more difficult to work with (typically add \$500 per KW for tile roof)
 - Minimum size 1.5 KW (very small home, low usage)
 - Takes 1.5 days for typical installation
 - Rinse off panels every 3-4 months
 - Panels warranted for 25 years
 - If power goes out you'll need a battery back-up system
 - Required to disconnect when the grid is down
 - 4Ksf house had a 60K\$ system, 2K fed tax credit, 20-30% discount
 - If meet goal, would save about 1K per KW
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- Susan Munves – Solar Santa Monica
 - Energy & green bldg administrator
 - Long-term energy plan for the city
 - 50 bldg demonstration project
 - Four solar contractors involved
 - Recommends getting multiple bids
 - SolarSantaMonica.com will connect you with one of their four contractors and will streamline the rebates, purchasing, tax credits; hope to help with arranging financing
 - Code issues exist and SSM is working with bldg & safety to address
 - Will propose a city incentive to the council in September, but state rebates are high now, so they will lower by then
 - City's goal is to facilitate
 - Send someone to your house, evaluate your feasible space, give an estimated cost based on your current utility bills
 - Price is 980 per AC watt (she says is somewhat higher than what solar city charges) and no extraneous charges
 - All the same service whether you're part of the 50 or not
 - Currently is a conflict in the code – solar does currently count toward the code's height limit, but they are working to change that

VII. Adjourn