



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

Winter 2008

Large Development Proposed for NE Corner of 17th/Montana Planning Commission Hearing Scheduled for March 19

The owners of the property on the Northeast corner of 17th and Montana are proposing a new development for the site, which currently has five apartment units on it. **The new proposal calls for a senior day-care center large enough to accommodate 40-48 people daily, seven new apartments (with only half a parking space per apartment) and three new luxury condos.**

The owners envision using shuttle buses or vans on a daily basis to drop off and pick up many of the seniors using the day-care center. Buses, vans and cars would access this new development from Montana, via a semicircular driveway. There would also be a separate driveway (located on Montana) leading to a subterranean garage, which would provide 19 parking spaces.

Many area residents are concerned about the size of this project and the impact it would have on traffic and safety. Last October, the city sponsored a meeting with the developer and residents to discuss the project details. More than 80 area residents attended the meeting,

with the majority expressing opposition to the project and concerns about its impact on the neighborhood.

Recently, the city issued an environmental impact report (EIR) on the project. It says the proposed project would have "significant and unavoidable" impact on traffic and that "no mitigation measures exist that would fully eliminate the addition of significant traffic volumes to the affected street segments."

Based on the feedback NOMA has received from residents, as well as the findings in the EIR, NOMA is opposed to this project. We are very concerned about its impact on increased traffic, pedestrian and public safety, parking and its inappropriate scale for our neighborhood.

Residents are urged to read the EIR at: www.smgov.net/planning/planningcomm/environmental-reports.html

The developers have applied for both a Conditional Use Permit and a General Plan Amendment, without which the project as proposed can not go forward.

A hearing on this proposal has been tentatively scheduled for March 19. (Log onto <http://www.smgov.net/planning/planningcomm/planning-agendas.html> to confirm.) NOMA urges anyone interested in making his or her opinions known to contact the Planning Commission or attend the hearing (in City Council chambers).

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If you have concerns and would like to join with other neighbors, please contact Sonya Sultan at sonyafox71@aol.com and/or Ron Goldman at ron@gfarchitects.com.

Neighborhood Crime Update

In November and December of last year, there were 10 residential burglaries (or attempted burglaries) and 10 vehicle burglaries in our neighborhood. The Police Department urges residents to do the following:

- **Keep doors/windows locked, even when you're home.**
- **If you have an alarm, set it when you leave the house.**
- **Alert your neighbors or the Police about any suspicious or unknown vehicles/people on your street.**
- **Do not open the door to solicitors; call the Police and they will come out and check if the vendor has a solicitation license.**
- **To start a Neighborhood Watch program or for help with long-term problems, contact our Neighborhood Resource Officer Adam Gwartz at 424-200-0685 or adam.gwartz@smgov.net.**

Fighting Traffic

A group of Santa Monica residents has filed the **“Residents’ Initiative to Fight Traffic.”** Volunteers are collecting signatures from registered SM voters to place the measure on the November ballot. The measure is aimed at controlling traffic by establishing an annual limit on commercial development, which typically generates at least 3-4 times the amount of traffic as residential. Residential development would not be affected. For more information, go to www.smrift.com or call **310-395-8044**.

It's Membership Renewal Time!

Do you love living in our neighborhood?

Then join or renew your membership to NOMA and make sure our community has a voice at City Hall. (UNLESS YOU ARE A LIFETIME MEMBER, ALMOST ALL NOMA MEMBERSHIPS ARE ABOUT TO EXPIRE.)

NOMA is a non-profit volunteer group of residents working to improve life in our neighborhood and in Santa Monica. NOMA is bounded by Montana Ave., Ocean Ave., the northern City Limits and 26th St., an area comprising approximately 5,200 residences.

NOMA Membership & Renewal Application

Fees are tax deductible. Each membership comprises a family or group of persons at the same mailing address. All of our income is from membership fees and related donations. All income goes directly to expenses, mainly costs of printing newsletters and insurance. All work is performed by volunteers.

Suggested membership donation \$30 \$50 \$100 \$150

NAME _____

ADDRESS _____

PHONE _____

EMAIL _____

Please return membership form and dues in the postage paid reply envelope enclosed.

Don't forget to include your e-mail address.

NOMA Activities

Based on our neighborhood survey results and periodic resident feedback, NOMA is doing the following:

- **Voicing concerns about new developments** that are inappropriate for the character of our neighborhood.
- **Helping residents preserve** landmark/historic buildings.
- **Keeping residents updated** about crime in our neighborhood.
- **Advocating for a large and old-growth tree canopy** for our city.
- **Working with other neighborhood organizations** to foster community and preserve the character of our city.