

## Minutes of NOMA August 1. 2019, Meeting

6:30 - 7:00 Social Time

7:00 Call to Order

### Board Members

Present: Nancy, Danilo, Jim, Evelyn, Ann, Jeff B, Sonya, Phillis, Steve

Absent: Jeff G, Todd, Derek, Victor

### I. Announcements

- A. National Night Out is on Tuesday, August 6th. Volunteers welcome.
- B. Information on the sports fields at the Civic Center can be found at [santamonica.gov/civiccenter](http://santamonica.gov/civiccenter)
- C. Recent council meeting discussed parklets on Montana Ave. Could this lead to parking overflow into North of Montana? Should we have a position?
- D. Make Music Day Update by Phillis. Thanks to Evelyn and everyone else who helped. Over 200 people attended throughout the event. There is a great article with many photos on the NOMA website.
  1. MMD in Paris by Danilo. Paris is the center of MMD. Everyone was in the streets and the music genre was heavy metal.
- E. R1 Interim Zoning Ordinance with Bob Posek: Update number 11! The R1 ordinance will be completed by the end of this year at the latest. Next Wednesday in City Council chambers, the planning commission will decide on which recommendations that will be sent to City Council. Everyone is encouraged to speak at the planning commission meeting. The results of this meeting will have a significant impact on our neighborhood and they are not likely to change for 20 years. The staff report is available online.
  1. Member Question: Is the overcrowding of our city being considered?
    - a) Bob Answer: More ADUs are being built in other parts of the city for rental purposes.
  2. Nancy Additional Points: 30% reduction of tree coverage in R1 zones. R2 and R3 have a replacement requirement for private trees. Should we have the same requirements for R1?
- F. On Saturday, August 24th from 1-3PM, the Human Resources dept. of the city will be reaching out to residents to understand their

position on the condition of the city regarding homelessness and other issues.

- G. Comment on scooters via the city's survey. The link can be found on [www.smnoma.org](http://www.smnoma.org)

## II. Treasurer's Report

## III. Approval of Minutes of June 6th Meeting

- A. Evelyn moves. Danilo seconds. All board members approve.

## IV. City's Five-Year Water and Wastewater Rate Study.

- A. Alfredo Gonzalez, Thomas Poon, Sunny Wang, Alex Nazarchuk presenting.
- B. Santa Monica Water Resources Division  
<https://www.smgov.net/departments/publicworks/water.aspx>
- C. The rate structure, implemented over the next five years, is planned to ensure a long-term, safe, reliable and affordable water supply for Santa Monica residents and businesses. It is also a key component to eliminating our City's reliance on imported water supplies and delivering water self-sufficiency by 2023. A background on our City's water system, how our rates are calculated, and information on the findings of the rate study findings will be presented (deleted).
- D. A primary goal is to achieve a sustainable community. This would cut imported water and add alternative water supply & conservation by 2023. Alternatives include storm water capture and recycled water.
- E. Rate Study
  1. Conducted every 5 years. Currently projecting a \$9M shortfall per year without changes to water rates. Shortfall is due to investments in water self-sufficiency, increased operational costs, increasing construction costs, and decreasing water usage.
  2. Impact on Customers: Average annual increases per year of: Single family home \$13-\$18/month. Multi-family buildings \$1-\$3/unit/month. Commercial \$29-\$43/month. 5-year increase for a single family home would be \$780-\$1,080/year.
  3. Similar communities are more heavily reliant on imported water. They are subject to the fluctuations of imported water prices. Communities like Beverly Hills pay higher water prices.
  4. Nancy Question: Will there be any debt involved in this plan?
    - a) Team's Answer: The plan includes \$56M to be borrowed over 30 years. It will be borrowed in the form of a low interest loan

from the city from a dedicated water fund, not a bond. These funds will be used to improve our city's water infrastructure.

5. Sonya Statement: A self sufficient water supply has a great value to us.
6. Member Question: Has a tiered water usage and cost plan been considered.
  - a) Team's Answer: Yes. A tiered cost structure is currently in place.
7. Member Question: Waste is included on the water bill. A friend in Los Angeles had a second meter installed to measure water types separately. The cost was \$850. In Santa Monica, the cost is over \$4,000. Why?
  - a) Team's Answer: Unfamiliar with other city's practice; uncertain.
  - b) Member statement: A neighbor had this done and the city had to dig up the street in front of the home.
8. Evelyn Question: How many aquifers are there in Santa Monica?
  - a) Team's Answer: 2.
9. Member Question: \$56M projected loan. Is this the amount needed to complete these projects?
  - a) Team's Answer: Yes. The projected loan includes contingency expenses.
10. Member Question: Part of the projected expenses includes sustainability. What does that mean?
  - a) Team's Answer: This includes various programs including turf replacement, high efficient toilet programs, and other means to reduce water usage.

#### V. NOMA topics for discussion

- A. AirBnB on Adelaide: In a recent article by the Santa Monica Daily Press, there is a story about a landmarked house in an R1 area on Adelaide that is being used as an AirBnB which can house 36 people per night. It is advertised online and bedrooms have as many as 8 queen size bunk beds each. The city has allowed the business to operate even though its license has not been approved yet. Resident and neighbor, George Preonas, presents the problems and questions this poses and our city agencies' "lack of enforcement energy" in dealing with it.
  1. Nancy Comment: The city manager should be contacted about this. He is not responsive to emails. Someone should speak with him about this at a City Council meeting.

- a) Are private businesses allowed in single family homes (e.g. psychiatrist, doctor)? Member response is “Yes.”
  2. Member Comment: A great way to get a response from the city is to hire a lawyer to contact the city with a strong statement. Also, a paper trail is important. If they are violating a fire code, submit a complaint. Continue submitting complaints when appropriate to bolster your case in the long term.
  3. Phillis Comment: We could organize a protest.
  4. Danilo Comment: There was once a “party house” on Adelaide. Neighbors were able to complain and eventually have the partying shut down. Individuals do have the power to have an impact on these issues.
  5. Jim Comment: If the city manager said that it should be enforced, then the city would do it. The way to achieve this is to speak with Rick Cole.
- B. Postponed Topics
1. EV Charging Stations in R1 neighborhoods. Should they be considered? If so, in what places?
  2. The City's changes in the Senior/Disability mobility system. (The price per trip has been increased and there is now a limit on the number of trips each person can take each month.)
  3. Preparation for disasters: see the NOMA website on points to be considered: [smnoma.org](http://smnoma.org)

VI. Public Comments

VII. Adjournment at 8:50.

Next Meeting: September 5, 2019 at Montana Ave Library.