



Minutes - Regular Meeting Thursday, June 2, 2016

Social – 6:30 pm Meeting 7:05 – 8:55 pm

Montana Branch Library

1. The June 2, 2016 meeting was called to order at 7:05 pm. A quorum was present. Attending Board members were Danilo Bach, Evelyn Lauchenauer, Jane Koehler, Jim Williams, Todd James, Phillis Dudick, and Nancy Coleman. Absent were: Caryn Marshall, Victor Fresco, Jeff Gordon, Sonya Sultan and Meyera Robbins.
2. Approval of the Minutes from the May 5, 2016 meeting. Moved by Phillis Dudick and seconded by Evelyn Lauchenauer, unanimously approved as written.
3. Treasurer's Report by Chair Danilo Bach in lieu of treasurer's excused absence: The bank balance is \$12,200.
4. Neighborhood safety was not ignored, and our local Beat officer, Capri Redondo, gave us an update on the "Hot Prowl" incidents of April. The prowler was caught soon after the initial report and is now in custody of the Beverly Hills Police Department, Officer Redondo reported. August 2 was also announced as the date for this year's National Night Out, the nationwide celebration of police and emergency services. Local events will soon be announced, so mark your calendars.
5. Coming of the Expo: What it means for the neighborhood and the city so far. Andrew Crane of the Aero Theatre, American Cinematheque, on Montana Ave is working on a plan to connect patrons of the Egyptian Theatre and the Aero via the Metro. He tested it out by taking the Metro Red Line (as well as BBB#41/42) from the Egyptian theatre to the Aero and then walking over to our meeting at the Montana Branch Library. It took him under two hours to make the trip.
6. An open discussion on the newly-opened Expo line followed and a show of hands indicated there are still a few people who have not taken the Expo line to or from Santa Monica.
7. Bergamot Arts Station and findings of the working-group were presented by Diana Gordon and co-chair Mary Marlow. They discussed and showed a Power Point presentation of plans for the Bergamot Arts Station before the report goes to City Council.  
Bergamot area consists of two parts -- one section owned by the city of Santa Monica and the other section owned by Wayne Blank, a Bergamot co-founder. The plan for development was narrowed to three developers, with the Worthe Group being chosen.

No underground parking is one of the stipulations. Under consideration is a parking garage to be built on the city yard site where city employees currently park. There will be more room for landscaping without parking on site. 350 spaces have been allocated for the parking garage.

A community center and no bike storage are proposed. Office space is decreased by 10,000 sq. ft; to be two stories and art-related on the second floor, galleries at the bottom. Those on the committee wanted more galleries and the current galleries to be able to stay at subsidized market rates. They want it to feel more like an urban arts campus. At the end, the committee could not reach a consensus. Some voted yes for a hotel while others voted no for a hotel. This includes two participants representing North of Montana neighborhood. The site remains city property, with a 55-year lease to Bergamot, after which it reverts back to the city.

Construction timeline Phase I - 2018-2020 is the parking structure comes first then building a new restaurant then a bike center. Phase 2021– 2022.

Outstanding issues: Is a seven-story Hotel appropriate for city land? Parking: how much is needed? Will it be fee? Validation for the parking structure? (Parking is now free.) Improving Bergamot access to/from: maybe Michigan should go through to Stewart. Unify Bergamot 1 & 2. We were told the entire project cost would be over \$80 million.

8. The return of 'Monster Mansions' in R-1 Zoning? Variances and 101 Foxtail Drive – Owner/builder is requesting multiple variances for this address. Items discussed: 3,000 sq ft terrace with pool jutting out from slope. Neighbors are unhappy with this plan. Problem of lot that is largely slope with 60% grade drop. The whole property is in Santa Monica -- present plan to build a new 10,000 sq. ft. house significantly on slope. The old house has already been torn down. The builder came up with new plans presented right before Planning Commission without giving sufficient notice of changes. At end of June, owner's revised plan is scheduled to return to Planning Commission.

Because the city doesn't have a proper hillside ordinance the owner has to ask for variances because the present code doesn't apply to a hillside house. The neighbors say the new house is greater than three times the size of the original house. Planning commission could not go forward initially because of late submission of revised plan.

Lot coverage has not been dealt with in a long time. NOMA founded on issue of 'McMansions' – maybe there will be more of these. There needs to be a study of hillside and R1 lot size and maybe proposed changes to the newly adopted Zoning Code. Developers are getting creative.

9. 4<sup>th</sup> of July Main Street Parade – NOMA is participating in the 4<sup>th</sup> of July parade sponsored by the City of Santa Monica and Ocean Park Neighborhood Association for the fifth year in a row. NOMA is looking for participants to join us in the parade with a 1927 Bagatti sports racer and a Lexus convertible. The parade starts at 9:30 am and lasts for about an hour and marches along Main Street from Pico to Barnard Way. Invite your family, friends and neighbors. If interested in participating contact Evelyn Lauchenauer at [evelyn.nomaboard@gmail.com](mailto:evelyn.nomaboard@gmail.com)
  
10. Announcements: Make Music Day – June 21, 2016. Join NOMA at Palisades Park. Watch for details via email.  
California Incline is planned to open July 4<sup>th</sup>, 2016.  
"Coast" event is Sunday, June 5, 2016. Ocean Avenue (between Wilshire and Colorado) will be closed to cars, no driving but instead ride your bike, skateboard. 9-3 pm
  
11. Committee Reports: San Vicente Historic District Committee, a newly-formed NOMA committee, consists of Phillis Dudick, Steve Lissik. They will keep us updated on changes to the historic district. Do jointly with the Landmarks Committee to preserve as much as possible. Procedures and design guidelines are coming together soon.
  
12. The Downtown Community Plan discussed by Nancy Coleman: "What's Included, What's Missing, and What to Look for." The new draft EIR the DCP has lots of cumbersome issues. Downtown is bound by Ocean Ave on the west to the east side of Lincoln Blvd on the east, and from Wilshire (including the Miramar) on the north to the freeway on the south. It is a very large part of the city, 3,000 residents today and going up to 9,000 residents in the future because of the planned the development. The city wants pathways to link up and wind around the entire area and to do this through private development. There is no place for parks, schools or any green space in the current DCP. Reed Park, Palisades, Tongva are parks on the edges. You can't create parks without the use of public land. There's the enclosed garden in the library area but only open when the library is open. The city-owned parcels at 4<sup>th</sup> and Arizona are planned to be a large hotel with open space on the mezzanine level, on top and hard space on the ground level.

No public school is planned by the DCP and the assumption is that students will go to Roosevelt, Lincoln Middle School and Samohi. Samohi can handle the extra students, but will Roosevelt have the space? What about the 186 affordable housing units being built at Lincoln near the freeway entrance and the additional 64 units? Can our current schools handle the increased population? Developers are not required to calculate classroom space. Nancy says Downtown Santa Monica relies on development agreements to build things. Also, "Traffic for housing is not measured" by the plan.

13. Public comment (no time).

14. Adjournment @ 8:55 pm.