

NOMA

AGENDA

February 7, 2019

Montana Branch Library

7:00 – 8:45

Board Member Attendance: Nancy Coleman, Danilo Bach, Jeff Brecht, Jeff Gordon, Evelyn Lauchenauer, Steve Lissik, Jim Williams, Todd James, Ann Greenspun  
Absent: Sonya Sultan, Victor Fresco, Derek Devermont

- I. Welcome
- II. Introduction of New Board Members and Officers for 2019
  - A. Ann Greenspun is spearheading a neighborhood preparedness initiative. More details can be found on [smnoma.org](http://smnoma.org).
- III. Acceptance of the January 10, 2019 Meeting Minutes
  - A. Danilo moves. Evelyn seconds. All are in favor.
- IV. “Santa Monica History: Frank Bundy Pioneer Santa Monica Developer” presented by Margaret Bach
  - A. This report was given to the Landmark’s Commission in August 2018.
  - B. Francis Eugene Bundy moved to Santa Monica in 1876. By 1908, Frank was recognized by Ingersoll, one of Santa Monica’s first historians. After starting in the jewelry business, by 1905, Frank moved into real estate. In 1912, Frank made front page news with his entrepreneurial ventures. He opened an office in the Santa Monica Canyon in 1915. He built a bath house at the mouth of Santa Monica Canyon in 1915 which was closed in 1927.
  - C. Civic campaigns included endorsing public ownership of the beach, a breakwater for a yacht harbor, municipal ownership of the water system, and a Santa Monica airport. He opposed oil drilling in the Ocean Park area.
  - D. Frank’s most influential brother was Charles Leroy Bundy. He was very involved in Brentwood. Bundy Drive is named after Charles.
  - E. In the late 1920s, Frank relocated to Huntington Beach where he became involved in oil drilling, business, and the chamber of commerce. This move may have been brought about by financial hardship.
  - F. He death at 73 years old made front page news. He is buried at Woodlawn Cemetery with other members of the Bundy family.
  - G. If anyone has further information about the Bundy family, please contact Margaret Bach.
- V. R 1 IZO Technical Working Group Update by Robert Pozek
  - A. Interim Ordinance for R1 districts was passed in February of 2018. The interim ordinance has been extended until November of 2019.
  - B. A technical working group is currently discussing the details of the final ordinance. Architects, developers, and residents are all involved in the conversation. A majority of

residents see overdevelopment as a problem and the interim ordinance has reduced both height and building size. ADU size is also a concern. The city plans to hold two or three meetings of the technical working group. The result of these meetings will be presented to the planning commission who will then vote on its passage.

- C. The process will take through this year.
- D. Bob encourages residents to participate in the outreach meetings. He will keep NOMA apprised of developments.
- E. Member Question: Does the ordinance apply to basement depth?
  - 1. Bob Answer: No. You could dig as deep as you want.
- F. Member Question: Can 800 square foot ADU (adjacent dwelling unit) have a second level?
  - 1. Bob Answer: It can have two stories, but the total square footage cannot exceed 800 square feet. The city is pro-ADU, the residents must strike a compromise to prevent overdevelopment.
- G. Member Question: Could the issue of ADUs ever be placed on the ballot?
  - 1. Nancy Answer: Some of the ADU choice took place at the state level. It is the responsibility of the city to determine ADU size rules.

VI. Tree Coverage: Exploration for a Santa Monica Ordinance – Volunteers needed to work on this issue

- A. There has been a 38% reduction in tree coverage North of Montana. Are there volunteers who would be willing to explore this trend? The group would look at similar cities which have ordinances in place to protect tree coverage on privately owned land. If interested, please contact Nancy.
- B. Member Question: Where can we find information on the 38% reduction?
  - 1. Nancy Answer: The study can be found on [smnoma.org](http://smnoma.org).
- C. Member Phil Brock response: This is a city wide issue. The recreation and parks commission saw this as a problem as early as 2010. Compared to similar cities, our tree coverage is very poor. The city needs to do much more to promote tree coverage.
- D. Margaret Bach and Elizabeth Lehrer are interested in volunteering.

VII. Updates and Announcements

- A. 401 Montana
  - 1. The owners of this property visited our last meeting. Their goal is to develop the land into a children's gardening learning center.
  - 2. An appeal has been submitted by a group of neighbors. They have many concerns about the logistics of this type of development (e.g. events, lights, parking, wall/fence height, etc).
  - 3. Member Comment: There is no mandate which limits the types of events that the ownership may hold at 401 Montana. The neighbors are concerned with the lack of restrictions on these events. There are also no mandates for alley, parking, or bus use. Similar schools exist in Santa Monica neighborhoods and are problematic. Further, it is concerning that there is a complete lack of logistical planning around school operations. The CUP does little to protect the neighborhood. It is the goal of the appeal to support the education project while addressing concerns of the neighborhood.
    - a) Member needs a group of people to sign on as a group of appellants. Also needs more signatures for the petition.

4. Member Comment: I believe that this project is a placeholder for a different type of development.
  5. Member Comment: I have experience with schools connected to neighborhood alleys. It is consistently problematic and prohibits access to residential property.
  6. Danilo Comment: There is a concern that if the city doesn't approve the school project, then the owners may build something else such as an apartment complex.
- B. 4th & Arizona Plaza at Santa Monica
1. Comments are due on the EIR by 2/13/2019.
  2. Phil Brock Reporting on:
    - a) Other Development Projects
      - (1) SM & Ocean: 12 story building.
      - (2) Bergamont: reduction of arts space and addition of 6 story apartment building.
      - (3) Miramar: this will not be developed until 2020 as the EIR process has not begun.
    - b) 4th & Arizona ("Plaza at Santa Monica") land is owned by the public. This means that residents have a lot of influence over what will become of this space. Reports show that there will be over 4,000 car trips per day from this project. The property is planned for 12 stories (offices, hotel, housing) with all of the outdoor space on the second story and above.
      - (1) [rachel.kwok@smgov.net](mailto:rachel.kwok@smgov.net) Rachel Kwok is the Senior Planner assigned to this project. All letters re the DEIR must be sent to her by the close of business on 2/13/2019.
      - (2) S.M.A.R.T. recommended that buildings there cover 25% of the lot and not be any higher than 4 stories. This would leave 1.5 acres for the public. They would like to see an urban park in this area. It could house the farmer's market or a water feature/ice skating rink. It could add to our tree cover. This will be last opportunity for public space between Palisades Park and Lincoln Blvd.
      - (3) Interested NOMA Members will receive detailed information. Please pick a few talking points to share with the city ([rachel.kwok@smgov.net](mailto:rachel.kwok@smgov.net)).
      - (4) Margaret Bach Comment: My understanding is that the city has not adequately considered the breadth of options for the use of this area. Can we suggest that the city consider this issue more broadly?
        - (a) Phil Answer: Yes.
      - (5) Jeff Gordon Question: I want to emphasize Margaret's point that the Draft EIR did not fulfill their legal mandate to review a broad list of options. This is required of public land being converted to private use.
      - (6) Member Comment: How do we account for the parking that the proposed development will add given the massive amount of people that travel to Santa Monica every day?
        - (a) Phil Answer: The city has already signaled that they are anticipating a shortfall of revenues and will need to find new sources. Public lands such as these are certainly in danger. Downtown has already expanded from 5th street to Lincoln. An open space at 4th & Arizona, however, will open up Santa Monica's already cramped space.

- (7) Member Comment: If the property is public, then will there be any accommodations for the homeless? (e.g. restrooms, showers, and park and sleep spaces).
  - (a) Nancy Answer: Santa Monica is exploring the use of these types of strategies. Multiple churches and synagogues are being considered.
  - (b) Phil Answer: Santa Monica's answers to homeless issues have not worked. Adding more facilities to the downtown area has not worked.
- (8) Member Comment: There is such a sense that the residents no longer control the actions of our own city. What concerns me about sending feedback about the EIR is that the city is not listening.
  - (a) Phil Answer: I'm still fighting. We need to fight together. There is support citywide to stop development on this land.
  - (b) Jeff Gordon Answer: It looks bleak, I agree. I urge people to send in comments urging that the S.M.A.R.T. proposal be studied.
- (9) Member Comment: Are other neighborhood organizations involved?
  - (a) Phil Answer: Yes. We are visiting all neighborhood groups.
- (10) Nancy Comment: The goal is to have many individuals send in comments.

#### VIII. Public Comment

IX. The NOMA Annual Celebration will be at the Aero Theatre Saturday February 23<sup>rd</sup> 2 – 4 pm. State Senator Ben Allen will be the featured speaker. Mayor Gleam Davis will be there and other Council Members have been invited. There will also be music, a film, and a history of Santa Monica. Join NOMA for an afternoon of food and information. All are invited.