



**Minutes- NOMA Meeting Thursday, March 5, 2015**

**Social- 6:30 PM; Meeting 7- 8:55 PM**

**Montana Branch Library**

1. The February 5, 2015 NOMA Meeting was called to order at 7:05 PM.  
A quorum was present. Attending were Board members: Danilo Bach, Nancy Coleman, Albin Gielicz, Jeff Gordon, Todd James, Jane Koehler, Carol Landsberg, Evelyn Lauchenauer, and Caryn Marshall. Absent was Meyera Robbins.
2. Approval of the Minutes from the Annual Meeting February 5, 2015: The minutes were unanimously approved as written: Albin Gielicz- moved; Jane Koehler - seconded.
3. We have approximately \$4,700 in our account- *via* email.
4. Introduction of Debbie Lee- Did not attend
5. Mayor, Kevin McKeown: current City issues:
  - a. Height limit on Montana Ave. He said that the Planning Commission (4 to 2 vote) said they weren't recommending the extra 3 feet for Montana Ave- as of last night, their March 4<sup>th</sup> meeting.
  - b. New City Manager: The City has hired a consultant to help in the nation-wide search for a new City Manager. The job description was created with input from City groups including residents. Assistant City Manager, Elaine Polachek is now acting City Manager.
  - c. City Council meeting, March 24, 2015: Airport lease issues will be considered.
  - d. Zoning Code: This document will establish the quality of life in Santa Monica for 20 years- worked on for over a year and is almost 600 pages. The City Council can reverse/change what the Planning Commission has recommended. There will be a series of meeting where the City Council goes over the document. The Land Use and Circulation Element was passed 5 years ago and the Zoning Ordinance implements it. It needs to be in place by July 24. Since it takes 30 days to go into effect, it must be passed by June 23 to meet the deadline. So June 23 will be the Second Reading. There will be study sessions with public input on April 14 and 15. The Council will look at overall policy decisions; they will not go through it line by line. There needs to be good resident attendance at these meetings. Paid land use attorneys will be there to speak for their clients.
  - e. Q and A session: Affordable Housing issues: all people who move into SM, regardless of status, increase the load on resources such as water. SM is a built-out city; the compliance of benefits from DA's; ratio of office space to housing;
6. S.M.a.r.t.- Ron Goldman, Architect, Mario Fonda-Bonardi, architect, and Phil Brock, Chair, Recreation and Parks Commission.  
There is no architect on the Planning Commission and this is a problem.  
Past history of development in SM - area developers held onto projects and followed the tenet of good design = good economics. Now non-area developers syndicate with hedge

funds, pension funds or other financial entities focusing on the return on investment. We must review DA's legally but we do not have to approve them. We can set our own standards for extraordinary projects. The defeated Hines project projected 4,000 employees. Now 1,500 people will work at the site.

We have far exceeded our requirements for affordable housing.

There is no inventory of the buildings we have now in downtown or the boulevards. About 67% of the buildings are now 1-story- not built out to the current zoning codes. The current Zoning code allows an additional 13 million new square feet. Thus, leaving 1/3 of 1-story and 2-story buildings and limiting height to 4 stories, we could still expand downtown by 4million square feet.

A plan of 2-story residential, 3-story boulevards and 4-story downtown allows the city to grow responsibly. There is a finite amount of water, good air, sunshine, space, transit space, fire, police, etc. There are about 28 garden apartments on San Vicente. We are losing them to more density. We must keep what we treasure about SM. We can live within our means- fiscal balancing of the tax base. Sustain our quality of life here.

The inexcusably complicated Zoning Ordinance Update will have a huge effect on every aspect of the City. This creation has been consolidated into only 2 years instead of 5 and is proposed to be reviewed by the City Council in 2 only public sessions.

You are welcome to attend a Smart meeting- Fridays at 10 AM. Contact [ron@gfarchitects.com](mailto:ron@gfarchitects.com) or [commissionerbrock@Gmail.com](mailto:commissionerbrock@Gmail.com)

#### 7. Committee Reports:

a. Membership: Evelyn Lauchenauer Bring a friend to the next NOMA meeting to sign up and receive a gift! April is membership month. The NOMA newsletter sent out by the City will arrive sometime in April. Please complete the survey! It is important that we have current opinions and information from our residents.

b. Land Use: Danilo Bach:

1) Bergamot Art – NOMA is very active- NOMA's representative on the Committee is Diana Gordon.

2) Working very hard on the Zoning Ordinance as the Planning Commission completes its public hearings and recommendations to City Council. The Zoning Ordinance does not include the downtown area. There is a Downtown Specific Plan that will be coming up for review.

#### 8. Santa Monica Airport Leasing Issues: David Goddard, Chair, SM Airport Commission.

On July 1, 2015, the 1984 agreement between the City and the FAA expires and the City has the right to close the Western parcel of the runway. At the same time all airport leases will expire. SM residents passed Measure LC for reducing Airport operations and restricting development to parks and playing fields.

a. City of SM can take over these leases and begin to receive market rate rents.

Currently, the City receives about \$2million in rent from the leases while the lease holders who have been subletting this space to non-aviation businesses, have been receiving about \$8million.

b. Month-to-month leases at market rates are best.. A. big tenant is willing to stay on a month-to-month basis. After July 1, 2015, the City is not required to lease to aviation tenants or sell fuel. Also, there is no requirement for a specific runway length.

c. There has been a 3-year resident visioning process and 1,000 responses to a flier indicating that the majority of respondees (80%) want the airport reduced or closed. 20% want it to stay open. Approximately 500 people are using 200 acres. The land

was bought in 1926 with a Parks Bond.

Airport2Park organization has all the information. Visit the web site

<http://airport2park.org/>

9. Announcements: Danilo Bach

a. LA Marathon: Sunday, March 15, 2015:

b. How-To-Festival: Saturday, May 30, 2015

c. Airport Art Walk- Saturday, March 14, 2015

d. Intersection closure: 11th Street and Colorado- March 16-24, 2015 from 8 AM to 10 PM

e. CA Incline and Esplanade Closure Open Houses, Thursdays, March 12- May 21, 2015. from 5 to 7 PM at the Ken Edwards Center

f. Make Music- June 21- more next time.

10. Public Comment:

Jule Lamm: A working group is forming to look at City Council term limits, district representation and a pool to equalize candidate spending.

11. The meeting was adjourned at 7:55 PM.

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Carol Landsberg, Secretary

Join us for the next NOMA Meeting: Thursday, April 2, 2015!