



OPA Minutes – 11-4-2013

Joslyn Park, 633 Kensington Rd, Santa Monica, CA 90405

Jim Lawson, President, called the meeting to order at 7:00.

Members in Attendance (Enough for a quorum)

Jim Lawson, David Auch, Jodi Summers, Mary Marlow, Andrew Gledhill, Thane Roberts, Jeff Jarow, Sadat Huq, Pauline Bohannon, Lori Nafshun, Roger Swanson,

Noticed Members Absent: Patty Godon-Tann, Evan Meyer, Jan Ludwinski, Michele Perrone, David Tann, Marcy Winograd, Bob Taylor

1. INTRODUCTION TO OPA – Jim Lawson

2. ANNOUNCEMENTS

- a. PIO Nov 19 at the Sheraton at 5:30
- b. Need new secretary
- c. Kaline: Lincoln blvd clean up manager to get honorary membership
- d. Jodie appointment to civic center board
- e. Heather Rosalyn from expo. Reaching a milestone to install track
 - i. 11th street and 14th street closures
- f. Andrew: street lights and fountains at City hall not working

3. JODI - OPA FIELD TRIP TO CIVIC CENTER

- a. Meet at civic center and walk perimeter
- b. What is the future of the area
- c. How we would like to see it impact Ocean Park
- d. Can include zoning discussions and pedestrian
- e. 1-2 hours
- f. Will target a Saturday

4. BOARD ELECTION

- a. Board Meeting on 12/2
- b. Party and election on 12/7

5. ACTIONS TAKEN SINCE PRIOR MEETING

- a. Palisades Park letter from NOMA: trainers in palisades park
 - i. OPA crafted an alternative letter on reducing fitness classes in any park;
 1. EMail MOTION: David T moved to approve Mary's alternative letter.
 2. Second: Lori N
 3. EMail Motion PASSED: 13 Yes; 1 No; 4 abstentions



- ii. Three neighborhood groups joined our letters
- iii. Other groups joined NOMA's letter
- iv. A 1-yr. trial was enacted by City Hall
 - 1. Does not affect the beach but the park by the beach
- v. David A. recommend a 48-hour discussion period for motions in the future

b. Mary asked Hines developers to meet with neighborhood groups

- i. October 30th meeting took place. Follow up being planned for December
- ii. Mary feels that concerned residents have their attention

6. APPROVAL OF MINUTES

- a. October 2013 OPA Board Meeting Minutes to be approved by eMail MOTION

7. TREASURY REPORT

- a. \$2858.06 general
- b. \$6271.10 special accounts

8. OCT NEIGHBORHOOD COUNCIL MEETING

- a. Letter was sent to Hines
- b. Professor at SM College Public Policy Institute
 - i. Interns to do community service work
 - ii. Need project ideas. E.g., to support citizens oversight committee for community benefits
- c. Workforce housing standards

9. COMMITTEE REPORT – OP ZONING

- a. Proposed Letter to City can be taken off the agenda
 - i. A lot of changes in LUCE will be rescinded
- b. Met with Jodi on Main Street issues
- c. Concerned about incidental food uses
 - i. E.g., a retail establishment that serves food
 - ii. Urth and Starbucks are incidental. Only requires parking for a retail establishment. E.g. 3 vs. a restaurant that may have many more parking spots
 - iii. Staff recommendation is to take a square footage method to calculate parking and effect on businesses on Main Street.
 - iv. Zoning group feels current rules are better
 - v. Letter was sent to rod Gould as a draft.
- d. Also looking at how to activate north Main St. for the new housing by city hall
- e. Committee to revisit the letter to focus on restaurants and incidental use provisions:



- i. The character of the neighborhood is important
- ii. OP rules have been unique and took place with property owners and business and residents.
- iii. If staff wants to standardize Citywide that is ok, but leave OP out of it.

10. TIER 2 COMMUNITY BENEFITS

- a. Tier 2 benefits: Development project up to 60'
 - i. Benefits should go first to the most effected parties neighborhood
 - 1. Written report asking neighborhood groups to sign off on
 - 2. Childcare, parks and rec, affordable housing, downtown parking, cultural arts, transportation impact and other fees.
 - ii. Whatever extra you get above the base level of zoning, you should pay 50% higher fee for the increase you are gaining.
 - iii. Add a new fee for historic preservation if you build new
 - iv. Add a human services fee
- b. It should be predictable
- c. Currently a nexus study is being done to set base fees. This is statewide.
- d. Need to add a discussion of the negative.
- e. Site amenities are not benefits and code requirements are not benefits.
 - i. E.g., fees are not benefits, site amenities such as wider sidewalks, reversed traffic mitigation is not a community benefit,
- f. Ron: if you incentivize lower building heights you will likely lose open space
 - i. If you can take height up you might be able to have more open space.
- g. Floor area ratio is important.
- h. Design standards are important.
- i. We have asked for: more open space, more setbacks and don't tear down if we can keep existing and improve.
- j. Lori comment: if architecturally significant there should be a benefit for preservation. Should be a carrot and not a stick
- k. Lori comment: a tier 1 building should get the same building inspector the entire project
- l. Jodi comment: encourage them to take advantage of tax benefits
- m. Mary presented a letter to approve
 - i. MOTION: Jodi motion to approve letter
 - ii. Second: Roger
 - iii. Motion PASSES 7-0, with one abstention
- n. Question: Who does oversight to make sure the fees go to their intended purposes?



- o. Transportation is the big issue for community benefits.

11. OTHER COMMITTEE REPORTS

A. AIRPORT COMMITTEE

- a. City has sued the FAA (!)
- b. Airport2park event, with stimulating discussion. OPA members should get involved

B. SPECIAL EVENTS

- a. Holiday party
 - i. December 7 @ Church of Ocean Park
 - ii. Insurance is being purchased
 - iii. Up to 100 people. Would like more
 - iv. Budget \$2655
 - 1. Same budget as last year
 - 2. MOTION TO APPROVE BUDGET: Pauline
 - 3. Second: Jodi
 - 4. Motion PASSES: 8-0

C. COMMUNICATIONS

- a. 4th of July poster contest

D. LINCOLN BOULEVARD

- a. Peter James: Streetscape work will not start until first quarter of next year.
 - i. 6 month slip
- b. Having little successes with code compliance
- c. Business outreach with new business moving
 - i. Property values should increase
- d. Whole Foods looking at new site
- e. Transportation and pedestrian not happening until Streetscape design

E. BEACH TREES

- a. New Urban Forrester identified but not announced
- b. Needs to happen first before beach tree progress

F. MEMBERSHIP

- a. Mailer
- b. Feedback from email blast that will go out
- c. Holiday party membership presence
- d. PIO mixer