



FRIENDS OF SUNSET PARK

A California nonprofit corporation of Sunset Park residents • Box 5823, Santa Monica, California 90409-5823 • www.friendsofsunsetpark.org

MAY 2021 NEWSLETTER

Layout by Bill Josephs

Stay Informed: Join Friends of Sunset Park

Friends of Sunset Park is a city-recognized non-profit neighborhood organization working to improve the quality of life for renters and homeowners in Sunset Park. It's a great way to connect with neighbors and surprisingly affordable! Visit FriendsofSunsetPark.org to join or use the form on the reverse side.

City Council Proposes Zoning Changes: New 4-story Apartment Buildings Next Door to Single Family Homes?

The city is in the process of updating its "Housing Element," an 8-year plan for increasing housing which is required by the state legislature: www.santamonica.gov/housing-element-update

On March 30, the City Council directed staff to "support affordable housing and address historic exclusionary zoning practices" by expanding housing site locations in new areas, including Ocean Park Blvd. and the **Santa Monica Business Park** (south side of Ocean Park Blvd. from 28th to Centinela – it currently has 1 million sq ft of office space).

Also, four of the City Council members directed staff to create a 100% affordable housing "overlay zone" to allow **100% affordable apartment buildings with a minimum of 4 stories in all residential districts, including single-family R1 districts.** (Previously redlined zones in the Ocean Park and Pico neighborhoods will not be included in this overlay zone).

Meanwhile, while incentivizing additional multi-family housing in the Sunset Park neighborhood, the City Council has still not restored funding for implementation of the Sunset Park Neighborhood Traffic Management Plan.

If this is of interest, you can email comments to City Council members at Council@smgov.net or leave phone messages at (310) 458-8201.

State Legislators Apparently Want to Take over Local Zoning

Seven bills that are quickly moving through State Senate Committees, and will soon head to the Assembly for approval, could end local control over zoning statewide.

SB 6 jettisons local planning, letting developers wipe out your business and shopping areas to wedge in MORE market-rate apartments. It targets businesses that have had vacancy problems for 3 years, which kill stores just starting to recover from the pandemic.

SB 8 reduces public hearings, muzzles communities, empowers luxury housing developers to override city votes, and encourages "future residents" to sue taxpayers for \$50,000 for each luxury unit rejected by a city.

SB 9 allows 4 to 6 market-rate homes where 1 now stands. It requires NO affordable units, and it opens all single-family streets to the investor speculation pouring into the single-family-home market today.

SB 10 allows City Councils to overturn voter-approved ballot measures that protect open space (such as Measure LC in Santa Monica, which protects Santa Monica Airport from development when it closes) and allows City Councils to rezone almost any parcel to allow 10-unit luxury apartments, plus 2 to 4 ADUs (granny flats), overriding all zoning including single-family and commercial. This will invite the demolition and gentrification of older, diverse, multi-family and single-family areas. It requires NO affordable units.

SB 478 lets developers build 3-unit to 10-unit luxury buildings on new tiny lots in existing multi-unit neighborhoods.

AB 1322 empowers City Councils to "commence proceedings" to determine whether a local voter-approved initiative conflicts with state law.

AB 1401 severely reduces parking requirements in new buildings nowhere near transit, (unless you are able to walk ½ mile with groceries, work materials, and/or children).

A 2-minute video showing the impact of SB 9 and SB 10 on single-family neighborhoods can be found at: youtube.com/watch?v=YpBmRgTFAbo

SB 15 (Portantino) is a bill you might want to support as it rewards rather than punishes cities. It gives cities grants for 7 years if they voluntarily rezone idled big box buildings for affordable and workforce housing. It repays cities for lost retail taxes. It doesn't invade existing neighborhoods. It doesn't target small mom-and-pop businesses.

Additional info: LivableCalifornia.org, click on "Act Now" or UnitedNeighbors.net

What Would YOU Like to See in the City's FY 2021–23 Budget?

On Tuesday, May 25, the City Council will hold a study session to discuss the proposed budget drafted by staff. The final budget will be approved on June 22.

The proposed FY 2021–23 budget is posted online at santamonica.gov

The May 25 agenda is posted at smgov.net/council

The staff report is listed under agenda item 4-A: "Financial Status Update, FY 2021–23 proposed budget, and FY 2021–22 exception-based Capital Improvement Project Budget." Pages 14 to 20 list some specific budget items.

Budget suggestions from staff:

- Increase street sweeping frequency;
- Hire Senior Park Planner for two years.

Some of what's missing:

- Re-open the Fairview Branch Library;
- Restore funding to implement the Sunset Park Neighborhood Traffic Management Plan;
- Restore annual mailing of membership appeal letters and return envelopes for the city-recognized neighborhood organizations (including FOSP);
- Increase Code Enforcement staffing to support 24/7 availability;
- Restore Crossing Guards to pre-pandemic level;
- Restore Playground Access after school on weekdays;
- Restore quarterly paper shredding and electronics recycling events.

How to tell the Council members what you want included in the budget:

Send email to councilmtgitems@smgov.net – Written public comment submitted before 2 PM on the day of the meeting will be available for online viewing. Please

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Legislators, continued from page 1

If you would like to voice your opinion on these zoning laws, here's how to contact your state legislators and governor:

Assemblymember Richard Bloom:
<https://a50.asmdc.org/> – to post comments, click on “About” and “Contact”.

Sacramento office: (916) 319-0050
 Santa Monica office: (310) 450-0041

State Senator Ben Allen:
<https://sd26.senate.ca.gov/> – to post comments, click on “Contact” and “Send Message”.

Sacramento office: (916) 651-4126
 Redondo Beach office: (310) 318-6994

Governor Gavin Newsom: gov.ca.gov
 To post comments, click on “Contact”
 Phone: 916-445-2841

Community Policing

Santa Monica Police Department

www.SantaMonicaPD.org

**Report an in-Progress, Life-Threatening
 Emergency** – Dial 9-1-1

**Request Non-Emergency Police
 Service** – Dial 310-458-8491

SMPD Neighborhood Resource Officers

Edgar.Navarro@smgov.net
 310-458-2201 ext 4137

Robert Galvan@smgov.net

Crime Prevention Coordinator

Halima.Barreto@smgov.net
 310-458-8618

City Budget, continued from page 1

note the agenda item number (4-A) and “Budget” in the subject line.

You can also email individual Councilmembers at phil.brock@smgov.net, gleam.davis@smgov.net, oscar.delatorre@smgov.net, sue.himmelrich@smgov.net, kristin.mccowan@smgov.net, kevin.mckeown@smgov.net, christine.parra@smgov.net,

If you don't have a computer, you can leave a phone message for the Council members with Stephanie Venegas at (310) 458-8201.

Watch the Council meeting on CityTV Channel 16, live stream (smgov.net/video) or on YouTube at

youtube.com/user/Citytv16santamonica
 To provide Public Comment by phone during the meeting, call (310) 312-8173. The queue for the budget item will “open” when agenda item 4-A is called. You'll get 2 minutes.

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Planning Commission Discusses Housing Element

smgov.net/departments/pcd/agendas/Planning-Commission/2021/20210512/s20210512-10As.pdf

The May 12 staff report included direction from City Council: “Pursue 100% affordable housing overlay zone...Explore options to densify areas that historically excluded diverse populations and affordable housing, to increase equitable and affordable housing access, including but not limited to voluntary lot splits/duplexes with affordability covenants.”

Discussion topics included incentivizing housing – Adding multi-unit housing in areas as a permitted use in selected zones such as the **Santa Monica Business Park**. Studying development incentives necessary to make housing competitive to commercial projects in neighborhood commercial zones (**Ocean Park Blvd. between 16th and 18th Streets**).

Also, Densifying R1 (single family) zones – How many units can fit? How many units are needed to support at least one inclusionary affordable housing unit on an average 7,500 sf lot?

If this is of interest, you can email comments to City Council members at Council@smgov.net or leave phone messages at (310) 458-8201.

JOIN FRIENDS OF SUNSET PARK

2021 MEMBERSHIP FORM

Name _____

Address _____

Zip _____ Phone _____

Email _____

Additional Household Member Name (s):

Additional Household Member Email (s):

Today's date _____

What I like best about living in Sunset Park: _____

My greatest concerns are: _____

Membership Dues:

_____ \$30 Regular Household Dues

_____ \$50 or \$100 for Sponsor

_____ \$10 Minimum Household Dues

_____ \$50 Business

_____ Additional Donation

I am interested in:

___ Crime/Safety/Graffiti

___ Controlling Development

___ Emergency Preparedness

___ Neighborhood Watch

___ Santa Monica Airport

___ Santa Monica College

___ Traffic, Pedestrian Safety, Parking

Please make check payable to
 “Friends of Sunset Park,”
 and mail to:
 FOSP, P.O. Box 5823, Santa Monica, CA 90409



Membership dues and contributions to FOSP, a 501(c)(4) organization, are **NOT** tax deductible.