



# FRIENDS OF SUNSET PARK

A California nonprofit corporation of Sunset Park residents • Box 5823, Santa Monica, California 90409-5823 • [www.friendsofsunsetpark.org](http://www.friendsofsunsetpark.org)

## MAY 2024 NEWSLETTER

Layout by Bill Josephs

### Santa Monica Airport Conversion Project

Proyecto de Transformación del  
Aeropuerto de Santa Mónica



**Let's shape the future of the Santa  
Monica Airport site together.**

*Formemos juntos el futuro del Aeropuerto de Santa Mónica.*

**Join us for the first community events of the  
planning process and contribute your ideas!**

**¡Únete a nosotros en los primeros eventos comunitarios  
de planificación y contribuye con tus ideas!**

**First Community Open House:  
PREPARING FOR TAKEOFF**  
Sunday, 5/19: 11am-3pm at Clover Park

**Primera Jornada de Puertas Abiertas de la Comunidad:  
PREPARÁNDOSE PARA DESPEGAR**  
Domingo, 19 de Mayo: 11am-3pm en el Parque de Clover

**Pop-up Events:**

**Wednesday Farmers' Market**  
Wednes, 5/29: 8am-1pm at Downtown Santa Monica

**Eventos Emergentes:**

**Mercado Agrícola del día Miércoles**  
Miércoles, 29 de Mayo: 8am-1pm en el Centro de Santa Mónica

**Saturday Farmers' Market**  
Saturday, 6/1: 8am-1pm at Virginia Avenue Park

**Mercado Agrícola del día Sábado**  
Sábado, 1 de Junio: 8am-1pm en el Parque de Virginia Avenue

**Pancakes in the Park**  
Saturday, 6/15: 9am-11am at Ishihara Park

**Panqueques en el Parque**  
Sábado, 15 de Junio: 9am-11am en el Parque de Ishihara

**Juneteenth Celebration**  
Sunday, 6/16: 2pm-7pm at Virginia Avenue Park

**Día de la Emancipación**  
Domingo, 16 de Junio: 2pm-7pm en el  
Parque de Virginia Avenue



[www.SMACproject.com](http://www.SMACproject.com)

## Future of Santa Monica Airport Community Kick-Off Event May 19<sup>th</sup> – 11 AM to 3 PM Clover Park

(near BBQ area #1)

Followed by Pop-Up Events  
**Mark your calendars now!!!**  
The official planning process  
to replace Santa Monica Airport  
with a Great Park has begun and,  
at long last, you can finally give  
input on what kind of park  
**YOU WANT.**

This is a very important event  
to attend, as it will be your first  
opportunity to REQUEST that a  
GREAT PARK (in keeping with  
Measure LC) replace the Santa  
Monica Airport when it closes!

Sign up for updates here:  
<https://www.smacproject.com/>  
Or scan the QR code

A City Council Information  
Item with a "Santa Monica Air-  
port Closure" update posted  
on April 29 can be found here:  
<https://www.smgov.net/Departments/council/infoitems.aspx>

## Santa Monica Airport

On April 14, 1926 — 98 years ago — Santa Monica residents overwhelmingly voted for a Parks Bond to purchase Clover Field and create our city's largest park, Clover Field Park. The federal government took over Clover Field Park at the start of World War II because it was next to the Douglas Aircraft Company manufacturing plant, leaving the city park poor. The current 227-acre Santa Monica Airport property represents nearly 5% of the city's total land area.

Opened in 1928, Clover Field Park included an 18-hole golf course used for PGA tournaments, tennis courts, lawn bowling, horseshoes, trap and pistol shooting, archery, a clubhouse, picnic grounds, and a football field. It was described in a local newspaper as "The Brightest Jewel in Santa Monica's Crown."

In 2017, the City obtained authorization to close the Airport

for aviation uses after December 31, 2028, and passed a resolution codifying that plan. The property is subject to voter-approved Measure LC, which restricts development on the airport property to only allow parks, public open spaces, and public recreational facilities, and the maintenance and replacement of existing cultural, arts, and educational uses.

In December 2023, the City signed a contract with Sasaki Inc. and is moving forward on the post airport closure planning process. Sasaki will assess the existing Airport site conditions, gather public input, and propose options for the future of the Airport land, centered around a "Great Park" consistent with Measure LC. Sasaki will lead research and public outreach efforts, ideally wrapping up with a preferred alternative going to City Council at the end of 2025.

**Stay informed through [www.friendsofsunsetpark.org](http://www.friendsofsunsetpark.org) – Facebook: Friends of Sunset Park**

## The Measure GS Exemption Petition

Paid signature gatherers are asking Santa Monica residents to help qualify a November 2024 ballot initiative that will carve out special tax savings for developers. They have been heard telling potential signers, “This will make Santa Monica more affordable.” No, it won’t.

In 2022, Santa Monica voters passed Measure GS, which added a new “transfer tax” when properties are sold for more than \$8 million. This transfer tax provides funding for *homeless services, affordable housing, and schools*.

Anti-GS campaign filings show that the effort is led by the head of Cypress Realty, which has a number of market-rate developments pending, including the Gelson’s teardown project.

**This ballot initiative would give them an exemption** so they wouldn’t have to pay the GS transfer tax, thus increasing their profits and making it easier for them to acquire and sell properties.

**There’s no guarantee that it would make rents “more affordable.”** Signature gatherers are currently getting \$16 per signature, which means that more than \$100,000 is being spent to place the measure on the local November ballot. **Please make an informed decision about signing the petition.**

## Gelson’s Teardown Project

Cypress Equity plans to build twelve 5- and 6-story apartment buildings on the Gelson’s site at Lincoln and Ocean Park Blvd. The project has been approved by the Architectural Review Board and will have no further public hearings. Thanks to “density bonus” laws for housing projects passed by the California state legislature, it will include 521 apartments, of which only 10% will have to be set aside for low income tenants. The current retail space will also be reduced by half.

Representatives from the Santa Monica Coalition for a Livable City, Friends of Sunset Park, and the Ocean Park neighborhood recently met with the Chief Operating Officer of Cypress Equity. They asked for the height to be lowered to 4 stories, to reduce both the visual impact and the impact on traffic at the 2<sup>nd</sup> most dangerous intersection in Santa Monica.

They also asked for a larger percentage of affordable apartments, for the 53 affordable apartments to include more 2-bedroom units (only 12 are planned) plus some 3-bedroom units, and for the neighborhood-serving retail to be preserved (full-service grocery store, pharmacy, dentist, optometrist, dry cleaners, hair salon, and UPS store).

The response from the Chief Operating Officer was that, while all of the concerns the residents expressed were valid, Equity has investors, so the 521 apartments must be built exactly as planned (i.e., in order to maximize profit).

## California Density Bonus Laws

Originally enacted in 1979, California’s Density Bonus Law allows a developer to increase density on a property above the maximum set under a city’s General Plan land use plan. In exchange, a certain number of the new affordable dwelling units must be reserved at below market rate rents. The law also provides three provisions that require local governments to grant qualifying projects: 1) incentives (or concessions) that provide cost reductions; 2) waivers of development standards that would physically preclude the development of a project at the density permitted and with the incentives granted, and; 3) reductions in parking requirements.

As of January 2021, **Assembly Bill 2345** amended State Density Bonus Law to provide *additional incentives* for real estate development projects that include affordable housing, allowing a developer to obtain a maximum density bonus of up to **50%** if at least 15% of all units are reserved for “very low income” housing.

As of January 2024, **Assembly Bill 1287** further amended State Density Bonus Law by requiring cities to award *an additional density bonus* for projects that have already allocated the maximum amount of affordable housing for very-low income, low-income, or moderate-income units.

In a **100-unit** example, if a project first allocates 15% of the maximum allowable residential density for very-low income households, that project will be eligible for a 50% increase in density. This would allow for a total of **150 units**, with 15 units set aside for very-low income households.

If the same project *also* sets aside 15% of the 100-unit base for moderate-income units, it would be eligible for an additional 50% bonus. This would allow for a total of **200 units** (with 15 units set aside for very-low income households, and 15 units set aside for moderate-income households). As a result, the developer would be awarded a total bonus of up to **100%** over the maximum allowable residential density.

## Saving the Civic Auditorium

In January 2024, the City began seeking qualified suitors to lease, restore, and operate the Civic Auditorium, calling for experienced entertainment and operating entities to submit letters of intent by January 31st. The Revitalization Partners Group stepped forward with a plan.

It includes the following: 1) public land should not be privatized, 2) publicly-owned cultural facilities should be maintained, 3) the original purpose of the Civic should be maintained, and 4) the City will not be asked for funding. The City Council will soon decide whether to enter into an exclusive negotiation agreement with Revitalization Partners Group. To receive updates, visit the website [savethecivic.org](http://savethecivic.org).

## Santa Monica Can Implement Housing Law Ruled Unconstitutional, City Attorney Says

5/3/2024 – SANTA MONICA LOOKOUT  
[SURFSANTAMONICA.COM](http://SURFSANTAMONICA.COM)

“Despite being ruled unconstitutional by a Superior Court judge, Santa Monica can continue implementing a State law that allows multi-family buildings on single family lots, City Attorney Doug Sloan said Friday. While the April 22 ruling by Los Angeles County Superior Court Judge Curtis A. Kin applies to charter cities like Santa Monica, it ‘is not binding on any other party except those involved in the litigation,’ Sloan wrote in an update on Senate Bill 9 (SB9).

The ruling [according to Sloan] also does not prevent Santa Monica from continuing to implement the law, which allows lots zoned for a single-family home to be split into two lots with two homes each without requiring a public process. ‘Further,’ Sloan wrote, ‘the ruling does not prevent the City from following City Council’s direction to allow for additional units on parcels 10,000 square feet or greater to provide more housing opportunities in the R-1 single family zones....’”

## Bob’s Market Owner, Who Kept the Spirit of Neighborhood Grocery Stores Alive, Dead at 92

4/9/2024 – SANTA MONICA LOOKOUT  
[SURFSANTAMONICA.COM](http://SURFSANTAMONICA.COM)

“Bob Rosenbloom, owner of one of the last independent neighborhood markets on the Westside, died Friday, leaving behind the legacy of a simpler time that is rapidly vanishing in Santa Monica. Rosenbloom was 92 and had been battling congestive heart failure for the past two months, his family said.

Bob’s Market, which has been a Sunset Park landmark on the corner of 17th Street and Ocean Park Boulevard since 1979, has drawn a loyal following over generations who cherished its old-time feel and neighborhood coziness. ‘We’re a neighborhood market,’ he told Mayor Phil Brock on a podcast in 2017. ‘We try to cater to the neighborhood, try to get you what you want. It’s simple. You buy what they want and sell it to them.’”

## FOSP Board Members

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