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