



FRIENDS OF SUNSET PARK

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APRIL 2012 NEWSLETTER

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Santa Monica Airport Update

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COMMITTEE CHAIR

Airport Commission to Tackle Airport Visioning at Its Next Meeting on Monday, April 23, 7:30 PM, at City Hall

The Airport Commission has planned a workshop format discussion of future options for SMO. The workshop will include:

- A review of legal agreements, including how various Federal/City agreements impact potential future options for various parcels of land at the airport – this seems to indicate that the City has more power to control some portions of the airport land than others.
- An overview of the City's proprietary powers with regard to the City's jurisdiction over future airport uses.
- Economic analysis of SMO – For all of you who wanted to know if the airport is a money maker for the City, this will be your opportunity to find out.
- From Cal Poly Pomona's College of Environmental Design, a presentation of ideas on re-purposing airport land.
- Summary of results from CASMAT and OPA online Surveys.

This will be a VERY informative meeting. We encourage all who are interested in the Airport's future to attend.

City Completes Phase II of the Airport Visioning Process — City Council Presentation on May 8

Phase II consisted of discussion

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Development Update

This is a busy time for development in Santa Monica! At its April 10th meeting, the City Council approved the development agreement for a large hotel at 710 Wilshire and discussed two more new hotel projects at 5th and Colorado. To confirm the following meeting dates and locations, check the City of Santa Monica Event Calendar at <http://calendar.smgov.net/city/eventcalendar.asp>.

April 23 – Bergamot Mixed Use Creative District – Workshop – 6 PM– Civic Auditorium East Wing

April 24 – Fairmont/Miramar Hotel Development Agreement “float up” – City Council – 6:30 PM– City Hall

May 9 – Village Trailer Park Development Agreement – Planning Commission – 7PM– City Hall

May 15 – Bergamot Area Plan – Planning Commission – 7 PM– City Hall

May 23 – Bergamot Transit Village Development Agreement – Planning Commission – 7 PM– City Hall

May 30 – Village Trailer Park or Bergamot – Planning Commission – 7 PM– City Hall

June 6 – City zoning ordinance update – Planning Commission – 7 PM– City Hall

All of these meetings are open to the public and include Public Comment.

Development in the Bergamot Area

The City of Santa Monica applied for and was awarded a \$652,500 grant from HUD and DOT to develop a Master Plan for 140 acres of industrial land, including Bergamot Station, Bergamot Transit Village, and the Mixed-Use Creative District. This area includes parcels between Cloverfield and Centinela, and between the I-10 freeway and Colorado Avenue.

To put 140 acres in perspective, it would be roughly equivalent in size to the downtown area from Ocean Avenue to Lincoln, and from Wilshire to Pico. The streets and intersections in this area are already clogged with traffic at many hours of the day. The Master Plan has not yet been approved, and yet about 2 million sq ft of development is already either in the pipeline or under construction.

Meanwhile, the hospital district, Santa Monica College, and the Santa Monica

SAVE THE DATES!

April 23rd

Airport Commission, 7:30 PM, City Hall
“The Future of Santa Monica Airport”

May 8th

City Council, 6:30 PM, City Hall
“The Future of Santa Monica Airport”

June 9th

FOSP Annual Meeting,
1:30 PM, Mt. Olive Church

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Lincoln Boulevard Update

The future of Lincoln Blvd. – The FOSP Board of Directors recently wrote a letter in support of a city application to Caltrans for a planning grant for Lincoln Blvd.

“FOSP Board members envision a future Lincoln Blvd. that is safer for both drivers and pedestrians, a Lincoln Blvd. that allows traffic to flow and reduces harmful emissions from vehicles idling at traffic signals, while also allowing pedestrians to safely cross the street. We support improved public transit on Lincoln, while wanting to avoid any changes that would lead Lincoln Blvd. drivers to take short cuts on residential streets.

“We also envision a Lincoln Blvd. that is cleaner, looks better, and has improved landscaping, if that can be done without reducing or narrowing traffic lanes as that would lead to increased traffic congestion on an already congested street. It’s not clear to us, for example, that widening sidewalks would encourage more people to walk on a street that, according to a 2003 city document, had 60,000 daily car trips.

“Lincoln Boulevard is certainly deserving of attention and will require careful and thoughtful planning in order to serve the various roles the street plays – gateway to Santa Monica; regional artery; major bus route; one of only two “through” north-south streets in our neighborhood; pedestrian route for an adult education center, two high schools, two elementary schools, and three pre-schools (Santa Monica Adult Education Center, Olympic High School, Santa Monica High School, John Muir Elementary School, Santa Monica Alternative School House, Pine Street Pre-School, The First School, and the SmartStart Developmental Learning Center); and location of many neighborhood-serving and regional-serving businesses.”

FOSP and the Ocean Park Association will hold a joint meeting on **Monday, May 7th, 7 PM, at Joslyn Park, 633 Kensington**, to discuss the future of Lincoln Blvd. If you are interested, please attend.

Common Ground HIV – The Common Ground organization is relocating from 2012 Lincoln Blvd. (SW corner of Lincoln and Bay) to 2401 Lincoln Blvd. (SE corner of Lincoln and Cedar). While supporting the goals of the organization (HIV testing and prevention), nearby residents in Sunset Park were initially concerned about the free needle exchange program and became even more concerned when they spoke with residents and business owners/managers near 2012 Lincoln. The Police Department had held four community meetings to discuss problems at 2012 Lincoln, and an Information Item had been sent to the City Council in 2005 which included Common Ground’s request that the city help them find a new location for the Homeless Youth program that was not adjacent to residential neighborhoods.

A video posted online showed Common Ground staff recruiting homeless youth from Venice Beach to come to its Santa Monica location, where residents and businesses complained about their behavior (used syringes, condoms, and women’s underwear left outside; homeless encampments in the parking lot; public urination in front of children; harassment of residents and customers; burglary; a gun left on a nearby resident’s front lawn; and an incident in which a youth stole a hammer from a nearby business, threw it at a resident, and then hid in the Common Ground facility until he was arrested). In the last few years, the Fire Department sent paramedics 12 times to 2012 Lincoln, and the Police Department was called 26 times.

The LA County Department of Public Health declined to certify the county-funded needle exchange program at 2401 Lincoln because it’s located within a few hundred feet of schools (3 preschools, Olympic High School, and the Santa Monica Adult Education Center). Common Ground has agreed to relocate the Homeless Youth program to Venice as a result of ongoing pressure including meetings, petitions, and communication to City officials.

The FOSP Public Safety Committee is currently negotiating with Common Ground regarding a Good Neighbor Agreement, which is required by the City of Santa Monica because the organization receives city funding for homeless services. A community meeting will be held on **Wednesday, April 25th, 7 PM, at Olympic High School** to discuss the Good Neighbor Agreement. The entrance to the school parking lot is just west of Lincoln Blvd. off of Pine Street (one block north of Ocean Park Blvd.). If you are interested, please plan to attend.

Meanwhile, right behind 2401 Lincoln Blvd. is Cedar Place at 818 Cedar, an old 8-unit motel which seems to be used by OPCC to house clients. In the last 3 years, the Fire Department has sent paramedics there 18 times and the Police Department has been called to that location 130 times.

Walgreens – The Planning Commission has declined to approve a CUP for sale of alcoholic beverages and a parking variance for a proposed Walgreens on the SE corner of Lincoln and Pico. Nearby residents had been concerned about the 24/7 access plan for the project because, in order to reduce curb cuts on Lincoln Blvd., Planning Department staff had recommended that the only entrances/exits to the parking lot be located on the alley east of Lincoln (Lincoln Court), next to a multi-family residential building. The owner can appeal the Planning Commission decision to the City Council but, meanwhile, seems to be moving forward with remodeling the existing building(s) and creating a new parking lot on the NE corner of Lincoln and Bay.

Village Trailer Park Update

The Village Trailer Park, built in 1950, is located in the Pico neighborhood at 2930 Colorado Avenue (behind a tall hedge on the south side of Colorado, between Stewart/28th and Stanford).

For several years, the park has declined to accept new residents and, as residents have left or died, the owner has demolished trailers, leaving many vacant concrete pads. About fifty residents remain, including retired firefighters, teachers, professors, and actors, living in their Silver Streak, Streamline and Seaview trailers.



Village Trailer Park mailbox

The proposal by Village Trailer Park owner James Muramatsu and his partners would involve closing the park; demolishing the swimming pool, clubhouse, and library; removing dozens of mature trees; and building a nearly 400,000 sq ft mixed-use project with 166 apartments and 227 condos, 105,334 sq ft of “creative” office space and 11,710 sq ft of retail businesses in four-story and five-story buildings.

A Santa Monica filmmaker has made a film of the Village Trailer Park which includes some residents talking about the park and their lives there. It has been posted on YouTube at <http://www.youtube.com/playlist?list=PL93740BB55F6D6650>

A book of photographs – “Village Trailer Park...A Love Letter” is posted at <http://village trailer park.shutterfly.com/pictures/8>

Comments at a recent Landmarks Commission hearing are at posted at <https://www.facebook.com/#!/profile.php?id=100003141865002>.

In accordance with CEQA, a Draft Environmental Impact Report (DEIR) for the project was prepared, and the comment deadline was December 2, 2011. The Planning Commission is scheduled to hold a public hearing regarding the Final Environmental Impact Report (FEIR) on **Wednesday, May 9th, at 7 PM at City Hall**. If you are interested in this project, you can attend the meeting and speak during Public Comment. You can also email comments to the city’s Special Projects Manager at jing.yeo@smgov.net and “copy” to council@smgov.net.

If the Planning Commission votes to recommend certification of the FEIR, there will be a public hearing at the City Council to decide whether the city should sign a Development Agreement with the developer. You can email City Council members at Council@smgov.net

Airport Update, continued from page 1

groups, which commenced in January and ended on March 24. Participants included residents from Santa Monica and Los Angeles, as well as pilots from as far away as Temecula. The results of these discussion groups will be presented to the City Council by consultant Daniel Iacafano on May 8.

Considerable negative feedback was expressed by the community after consultant presentations to City Council in October 2011. These presentations consisted of a summary of Point C interviews with airport stakeholders, an Economic Impacts Analysis by HR&A, and a report on “Options for the Future” by The RAND Corporation. The consultant presentations can be viewed on the airport web site: <http://www.smgov.net/departments/airport/>

Needless to say, there was skepticism going into Phase II. Off to a slow start, with no shows and scant sign-ups for weekday sessions, FOSP requested that the City add more discussion groups on the weekends and evenings to accommodate potential participants’ work schedules. FOSP outreach consisted of door step flyers, group email contacts and, finally, personal emails, phone calls, and in-person invitations.

FOSP has received mixed reviews of residents’ experiences in the group discussions. There were significant complaints that pro-aviation attendees had the same “talking points” at every meeting, as if their comments were planned ahead of time. Some participants felt there was not enough time spent on discussion of future options at the airport. Others felt they had a positive experience in their discussion groups.

For more information regarding the city’s Airport Visioning process visit: <http://smovisioning.org/>

CASMAT Survey Results Posted

CASMAT (Community Against Santa Monica Airport Traffic) conducted an online survey regarding options for the Santa Monica Airport (SMO) future from November 2011 to March 2012. Over 1000 questionnaires were completed. Results are posted on the CASMAT web site at <http://www.casmat.org/>. The results indicated an overwhelming desire for the operations at SMO be eliminated or reduced, in spite of an attempt by part of the aviation community to skew results by claiming to be residents despite the fact that their submittals were coming from far flung locations around the world (Germany, Guatemala, Israel, Italy, Spain, United Arab Emirates, United Kingdom, etc.). Most people from Santa Monica, Venice, Mar Vista, and West Los Angeles who took the survey indicated that SMO’s continuing to operate “as is” in 2015 would not be acceptable.

Development Projects, continued from page 1

Business Park have already created terrible traffic congestion in Sunset Park, while jamming up the I-10 freeway on- and off-ramps at Cloverfield.

Large Development Projects East of 26th Between the Freeway & Colorado

- **Agensys, Inc.** – 1800 Stewart (between the 10 freeway and Olympic) – a 153,000 sq ft biotechnology facility with 300 parking spaces (currently under construction). The FEIR estimates 1,395 daily car trips.
- **Bergamot Transit Village Center** – Olympic between 26th & 28th (the former Paper Mate factory site) – 766,094 sq ft, including 494,927 sq ft of “creative office,” whatever that means. According to the DEIR section 4.16-42, it will have approximately 1,800 parking spaces and is expected to generate 7,755 daily car trips. Go to www.smclc.net for more information on this project.
- **Paseo Nebraska** – a 3.5 acre development between Olympic and Nebraska (between Stewart/28th & Centinela), with 58-foot heights, 356,000 sq ft, and 1,000 parking spaces. This could possibly generate 4,000 daily car trips.
- **New Roads School** (aka Herb Alpert Educational Village)

– 3131 Olympic – The 2003 FEIR included adding to the existing facility (Pre-12) for a total of 65,481 sq ft and 213 parking spaces. In December 2009, the ARB review and documents referred to 116,957 sq ft. The 2.9 acre property extends from Olympic to Nebraska, and is adjacent to Paseo Nebraska.

- **SMC Academy of Entertainment and Technology** – 1660 Stewart St. (between Olympic and Colorado). According to the SMC Master Plan (2010 Update) Draft EIR, this 63,608 sq ft expansion will include 2-story expansion, a new 3-story building for KCRW, and a 7-story parking structure with 450 parking spaces. According to the DEIR, this will generate 1,482 new weekday car trips
 - **2834 Colorado Creative Studio Project** – a 5-story 191,892 sq ft post production facility with 640 maximum parking spaces. The EIR trip generation estimate is 2,092 new daily car trips.
 - **Roberts Business Center** – 2849-2912 Colorado Avenue – The proposed project would result in the construction of approximately 304,368 sq ft of building area within four buildings. Under Option 1, a maximum of approximately 95,151 sq ft of creative office uses, 22,050 sq ft of retail, 22,468 sq ft of amenity/open space, and 169 residential units would be located on the site. It could possibly generate 1,800 daily car trips.
 - **Village Trailer Park** – 2930 Colorado – Demolish the 3.85 acre Village Trailer Park, built in 1950, with its swimming pool and mature trees, change the zoning from R-MH (Residential-Mobile Home), and build 399,581 sq ft and 778 parking spaces. The DEIR Section 4.15-39 estimates 2,360 net new daily car trips. **This adds up to 2,351,500 sq ft of development and possibly 20,854 additional daily car trips.**
- CEQA** – The California Environmental Quality Act prohibits piecemeal environmental review of projects. All of the developments in the 140-acre Bergamot Area Plan area will have a cumulative impact that won't be apparent if each individual project does a separate EIR in isolation from the whole.
- Another new development** – In addition, a new 198,000 sq ft “Pico/Centinela” Development Agreement for 3402 Pico has recently been proposed for the Sunset Park neighborhood. With 300 apartments and 554 parking spaces, it could possibly generate another 2,000 daily car trips right at the I-10 on-ramps and off-ramps on Centinela Avenue. The community “float-up” meeting was held on January 26, 2012 at Fairview Library. Attendees expressed concern that such a large project will cause additional traffic congestion in our neighborhood and make it more difficult for residents to get in and out of Santa Monica.

If you have comments about any of these projects, you can email council@smgov.net and “copy” jing.yeo@smgov.net (be sure to put the name of the project in the subject line).

24-Hour Traffic Counts (2006)

North/South Streets

- 26th Street, Wilshire to Olympic – 17,752
- Cloverfield, Santa Monica Blvd. to Olympic – 42,937
- Cloverfield, Olympic to 10 freeway – 29,458
- Cloverfield, 10 freeway to Pico – 28,496
- 20th Street, Wilshire to Pico – 25,427

East/West Streets

- Wilshire Blvd., 17th to Centinela – 39,806
- Colorado, 20th to Centinela – 17,749
- Olympic, 20th to 26th – 28,577
- Olympic, 26th to Centinela – 33,880
- Pico Blvd., 20th to Centinela – 26,663
- Ocean Park Blvd., 23rd to Centinela – 27,189

Intersection Level of Service Ratings (2004)

“A” is good, “F” is bad.

The following intersections were rated D, E, or F:

- 20th & Olympic, 20th & Pico Blvd., 20th & Pearl,
- 23rd & Ocean Park Blvd., Cloverfield & Olympic,
- Cloverfield & Ocean Park Blvd., 26th & Santa Monica Blvd.,
- Stewart/28th & Olympic, and
- Centinela & WB I-10 freeway.