

**Friends of Sunset Park
City Council Candidate Questionnaire 2012**

Response from Gleam Davis:

1) *In the 1984 Agreement between the City of Santa Monica and the FAA, the City agreed to operate the Santa Monica Airport until 2015. In addition, when the 1984 Agreement expires, all the leases at the airport (short and long term) will expire giving the city enormous parameters in changing the character of the airport property.*

A) When this Agreement expires, how do you envision the future of the 227-acre airport property?

In 2015, if we have not been able to significantly reduce airport operations and their negative effect on the surrounding communities, the City will have the opportunity to try and close the airport. If the airport is closed, then I think that there should be an inclusive public process that explores many different options for future use of the land. There have been many interesting suggestions for the land but I would prefer to hear from the community before deciding how the land might be utilized.

B) Whom do you feel your future vision would benefit? (100 words maximum)

I hope that any future use of the airport land will benefit the immediate neighbors (who have been forced to live with the negative impacts of the airport for such a long time) as well as the community as a whole.

C) What kind of process do you feel should be involved in the decision? (100 words maximum)

I think it should be as inclusive as possible. There should be some brainstorming sessions to get out as many ideas as possible as well as some focus groups and surveys to gauge support for various options. Obviously, the City should contact the various neighborhood organizations and see what uses they might favor. Once the options are winnowed down to the most popular, each should be fully studied for environmental impact and economic viability. The results of those studies along with and a full report on the community's desires should be presented to the Council for decision.

2) *Results of community surveys (CASMAT and OPA) and the City's own Phase II visioning discussion groups show that 80% of participants support either substantial reduction in operations at SMO or closure of SMO.*

A) City Staff has repeatedly shown their reluctance to study either closure or reduction in operations. How would you deal with directing staff to pursue a full study of these options and their benefits/drawbacks? (100 words maximum)

It may appear that staff is not studying reductions in operations or closure but both of those options repeatedly have been discussed with the Council in closed session. Unfortunately, for legal and strategic reasons, the majority of the

Until 2015, the City's hands are partially tied with regard to what it can or cannot do at the airport. As a result, the City's ability to make the airport self-sustaining is limited. The Council will address this issue on October 23, 2012 when it considers raising landing fees.

B) If you support "subsidization," please explain why. (100 words maximum)

I don't support subsidization but I recognize that we currently might not be able to fully address the issue. Subsidization will be an issue to be considered in 2015 when the 1984 Agreement expires.

C) If you support "self-sustaining," how would you change the fee/lease structure to make airport operations self-sustaining? (100 words maximum)

We will be considering landing fees at the City Council meeting on October 23. There may be some other fees that we can impose that will not jeopardize our long term strategy of dealing with the airport.

6) *The residents of Sunset Park, Ocean Park, Venice, Mar Vista, and West LA complain of the impacts of pattern flying over their neighborhoods.*

A) What is your position on the following statement?

I would oppose granting additional flight school Commercial Operations Permits (COP's), and I would oppose renewing flight school leases that expire.

Strongly Agree

Strongly Disagree

1

2

3

4

5

My position is (1) (Strongly Agree). The City Manager has the authority to refuse to allow new flight school permits at the airport and, in the last year, he has refused at least two applications for new permits. Although I am not opposed to recreational flying, I believe that the proximity of SMO to a dense neighborhood makes SMO an inappropriate location for flight schools.

B) If you rated the previous statement 3, 4, or 5, please explain your reasons for supporting the continuation of permits and leases for flight schools. (100 words)

7) Any additional commentary you wish to share on Santa Monica Airport issues is welcome.

My goal is to find a solution to the problem of SMO that "sticks." The City Council voted to close the airport in 1981, the City was sued, and, in order to settle that litigation, the City entered into the 1984 Agreement. I do not want to see that scenario played out again. Whatever action the City takes should be the option that has the best chance of providing permanent and meaningful relief to the airport's neighbors.

LAND USE & CIRCULATION

8) Will you accept donations from developers, land use attorneys, or architects whose projects the City Council will be voting on? (YES OR NO)

I accept campaign contributions from many people including, residents, businesses, friends, and family members.

If yes, will you recuse yourself from voting on any of their projects that come before the City Council? (YES OR NO)

The City Attorney has informed us that the acceptance of a campaign contribution does not create a conflict of interest. The fact that someone has or has not contributed to one of my campaigns has never influenced my votes on the Planning Commission or City Council. In fact, on numerous occasions, I have voted against the interests of campaign contributors.

Background: The FOSP Board took a position in 2005 to oppose any large development project who traffic impacts on residential neighborhoods could not be mitigated.

Although the federally funded Bergamot Area Plan has not yet been adopted by the City Council, 2 million square feet of development is currently in process and will generate 10's of thousands of new daily car trips in the Pico and Sunset Park neighborhoods (Agensys, Bergamot Transit Village, Colorado Creative Studios, Paseo Nebraska, Roberts Business Center, and Village Trailer Park).

In Sunset Park, the proposed Pico/Centinela project would include 300 apartments and possibly generate 2,000 new daily car trips. It's a block from Trader Joe's, a few blocks from the SMC Main Campus (with more than 30,000 students enrolled), and on a section of Pico that already has more than 26,000 daily car trips.

On the NE corner of Pico and Centinela, in West LA, a 95-unit apartment building is under construction. At Pico and Sepulveda, more than 750,000 sq ft of commercial/residential development is planned.

9) If elected, how would you decide which development agreements in the Pico and Sunset Park neighborhoods to support? (100 words or less)

My criteria for supporting any development project (in any area of the City) are whether the development will have a net positive impact on the surrounding community and whether it provides benefits to the City as a whole. In analyzing projects, I always try to be mindful that we are a built-out City with traffic and parking issues that need to be addressed.

In making your decisions, would you take into account the traffic impacts of West LA development projects on Santa Monica neighborhoods? (YES OR NO)

Yes, just as I expect that Los Angeles will take into account the impact proposed developments in Santa Monica will have on its ability to develop projects. We need to be careful that everybody plays by the same rules; otherwise we will be

surrounded by development in West LA and bear all its burdens and get none of its benefits.

VILLAGE TRAILER PARK

Background: The Village Trailer Park has been described as an irreplaceable neighborhood, with historic roots, that has enabled affordable home ownership for low-income residents of Santa Monica for more than 50 years. If the city allows it to be destroyed, it can never be replicated. In the November 2007 Memorandum of Understanding, it states that "Village Trailer Park agrees that the Development Agreement Application review shall require the preparation of an Environmental Impact Report (EIR), which would review a reasonable range of alternatives including, but not limited to, a resident owned mobile home park subdivision, and alternative rezones and projects (including reduced scale projects that would avoid or substantially lessen potentially significant environmental impacts as required by CEQA)."

10) If elected, would you direct City staff and the Village Trailer Park developer to seriously consider alternative projects along the lines of the Ron Goldman proposal to the Planning Commission and City Council, a "reduced scale" project that would allow current residents to remain in place? (YES OR NO)

I was one of the council members who requested that staff seek a revised proposal. Although the revised proposal does not preserve the same number of mobile homes as the Goldman proposal, it is a step in a better direction.

If no, why not? (100 words or less)

11) EXPO LINE -- What policies would you support to enable the city to cope, logistically and financially, with the influx of daily visitors in 2016 when the Expo Light Rail Line goes into operation? (100 words maximum)

I support infrastructure improvements such as the Colorado Esplanade that will improve automobile, bicycle, and pedestrian circulation around the stations and throughout the City. I also believe that the City should implement a system of local circulation routes (akin to the DASH in downtown LA), that will help Expo riders (and others) move throughout the City without the need for a car.

SOCIAL SERVICE AGENCIES & PUBLIC SAFETY)

Background: Social service agencies such as Common Ground are considered "general office use" in the current Zoning Ordinance. In the last few years, Common Ground (then located at 2012 Lincoln) and 818 Cedar (located directly behind 2402 Lincoln and used to house OPCC clients) generated 186 Calls for Service to the Fire and Police Departments. This had a negative effect on residents in adjacent residential neighborhoods.

The FOSP Board has recommended that in the updated Zoning Ordinance, social service agencies be required to get Conditional Use Permits (CUP's), as they do in other cities.

12) Would you support a CUP requirement for Social Service agencies? (YES OR NO)

If we imposed a CUP requirement on social service agencies, it would make it more difficult for them to provide services in Santa Monica. I support monitoring of social service agency operations throughout the City to ensure that they are not creating problems for neighbors. Apparently, this was not done at Common Ground's prior location, but I believe it will be done at Common Ground's new location.

13) CITY BUDGET -- The City of Santa Monica spent \$583 million in FY 2011-12. What strategies would you support in order to control city expenditures? (100 words maximum)

The City has adopted a two-year budget cycle that has saved money by creating efficiencies and providing incentives for each department to reduce costs. The City's new budget format is more user-friendly which allows council persons and residents to better understand how the City spends its money and where there might be potential savings.

SANTA MONICA COLLEGE

Background: According to the California Community College Chancellor's Office Data Mart -- http://datamart.cccco.edu/Students/Enrollment_Status.aspx -- Fall semester enrollment at Santa Monica College increased from 22,393 in 1994 to 35,229 in 2009, a 57% increase. About 85% of the SMC students live in the Los Angeles Community College District (9 campuses) or come from out-of-state or from other countries.

Despite the increase of online classes and the recent "Any Time Any Line" Big Blue Bus program, the traffic and parking impacts on Pico and Sunset Park neighborhood residents remain substantial.

14) What can the city do to reduce the increasing traffic and parking impacts of the SMC Main Campus on residents? (100 words maximum)

The budget crisis that has engulfed the entire California Community College system probably will cause reduced enrollment at SMC. For example, SMC recently had to cancel its entire winter session. The City should evaluate the effect, if any, that these unfortunate cutbacks have on traffic. That might give it insight as to additional measures that SMC or the City could take to mitigate traffic if programs are restored. In addition, the City should streamline the preferential parking process so that it doesn't take years to get a new area added to a preferential parking zone or to change the restrictions.