



# FRIENDS OF SUNSET PARK

A California nonprofit corporation of Sunset Park residents • Box 5823, Santa Monica, California 90409-5823 • FriendsofSP@yahoo.com

## OCTOBER 2016 NEWSLETTER

Layout by Bill Josephs

### Local Election on November 8

<http://www.smvote.org/>

#### Candidates for Santa Monica City Council

Click on each candidate's photo to read the "candidate statement": <http://www.smvote.org/Candidates/>

#### Local ballot measures

To see the City Attorney's impartial analysis, the argument in favor, the argument against, and rebuttals go to: <http://www.smvote.org/BallotMeasures/>

**MEASURE GSH** – "...shall an ordinance be adopted to enact a Santa Monica one-half percent Santa Monica's transactions and use tax...raising approximately \$16 million annually, until ended by the voters? Read more here: <http://www.smvote.org/BallotMeasures/detail.aspx?id=53687094538>

**MEASURE GS** – ADVISORY VOTE ONLY: If a local transactions and use tax is enacted in Santa Monica, should half its revenue be used to improve and maintain local public schools...and half to help preserve and ensure housing in Santa Monica that is affordable...? Read more here: <http://www.smvote.org/BallotMeasures/detail.aspx?id=53687094541>

**MEASURE LV** – Shall the City's General Plan and Municipal Code be amended to require...voter approval of major development projects and development agreements...and voter approval of changes to City land use and planning policy

### Santa Monica Airport Update

CATHY LARSON, FOSP AIRPORT COMMITTEE CHAIR

#### City Hits a Home Run for Airport Park Expansion

**O**n September 27, the City Council voted unanimously to approve a 12-acre Airport Park Expansion concept plan that will add two full-sized multi-purpose playing fields, 60 community gardens plots, children's play spaces, picnic areas, two additional restrooms, and six pickle ball courts. It will also create pedestrian/bicycle access from Centinela Avenue and add 128 new parking spaces.

Next steps will be to return to Council with a final design plan, followed by an Environmental Impact Report (EIR). After funding and a contractor are approved, groundbreaking is projected to commence in early 2018.

### Santa Monica College Update

ZINA JOSEPHS

**T**he SMC Board of Trustees voted in July to place a \$345 million facilities bond measure on the November 2016 ballot. Previous SMC bond measures include:

- 2002: Measure U..... \$160 million
- 2004: Measure S ..... \$135 million
- 2008: Measure AA... \$295 million

If Measure V passes, it will cost taxpayers **\$722 million**, including interest. Tax obligations from all four bond measures could add up to **\$2 billion**, and they would have to be paid off solely by property owners and renters in Santa Monica and Malibu.

**Who attends SMC?** In Fall 2015, only 4% of SMC students listed Santa Monica High School as the last high school they had attended. 50% of SMC students listed California high schools outside Santa Monica and Malibu, 30% listed out-of-state high schools, and 17% listed high schools outside the United States.

**Is other funding available?** Also on the November ballot is the statewide Public Education Facilities Bond Initiative, which

### City Issues Vacate Notices to Atlantic Aviation and American Flyers

On August 23, the City Council gave direction to the City Manager to both establish a city-operated fixed based operator (FBO) and serve vacate notices to the two private FBOs at Santa Monica Airport (Atlantic Aviation and American Flyers).

On September 15, the City issued 30-day "notice to vacate" to Atlantic Aviation (which services jet planes) and to American Flyers (which services propeller planes and operates a flight school). The two private FBOs have been operating on "holdover" leases since their long-term leases expired in June 2015.

In response, Atlantic Aviation filed a Part 16 complaint with the FAA. A Part 16 is an FAA administration process in which an aviation entity or the FAA itself can file a complaint charging violation of FAA rules or regulations. The FAA then issues judgment on the complaint. It is a process that tends to favor aviation interests. In the case of the Santa Monica Airport, Part 16 complaints have been used repeatedly as a stalling tactic to prevent the City from exercising its proprietary rights.

On September 19, Atlantic Aviation also

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## Step Up on 26<sup>th</sup> Street

**S**tep Up on Second ([www.stepuponsecond.org](http://www.stepuponsecond.org)) has purchased three properties at 2621, 2622, and 2627 26<sup>th</sup> Street, which have a total of 12 one-bedroom apartments. The seven existing tenants will remain, one apartment will be used by an onsite property manager, and the four remaining apartments will be used to house Step Up clients. When the seven current tenants eventually leave, their apartments will also be used for Step Up clients.

Step Up on Second is a social service agency. It receives hundreds of thousands of dollars in grant funding each year from the City of Santa Monica to serve individuals with severe and persistent mental illness.

In addition to a city Human Resources grant of \$225,000 for 2015-16, Step Up on Second applied for a loan from the city's Housing Division and received \$6,356,000 (for acquisition and renovation of the properties). This was approved by Housing staff in February 2016 and signed off on by the City Manager in April 2016. Following current City Council policy, there was no prior public notification, no public hearing, and the loan is not posted online.

There will be no trained staff onsite 24/7 at Step Up on 26<sup>th</sup>. The Step Up CEO wrote on August 8<sup>th</sup>, "We have on site security protocols for all our facilities." Despite that, a man was stabbed to death at Step Up on 5<sup>th</sup> in April 2016.

### Man Stabbed to Death at Step Up on 5<sup>th</sup>

4/7/16 – *Santa Monica Mirror*

<http://www.smmirror.com/articles/News/Man-Stabbed-to-Death-at-Step-Up-on-5th-Santa-Monica/45313>

"....Officers responded to a homicide call at 1548 5<sup>th</sup> Street, Apt. 408, Step Up on 5<sup>th</sup>, at 4:30 AM on Tuesday, April 5, according to SMPD. An unidentified adult male was found inside an apartment with a stab wound to the chest. Paramedics were called to the scene at 4:34 AM and transported an adult male to UCLA Westwood Trauma Center in critical condition....The man was pronounced dead approximately one hour after arriving at the emergency room, according to SMFD...."

### First Homicide of the Year Remains Unsolved

5/2/16 – *Santa Monica Lookout*

[http://www.surfsantamonica.com/ssm\\_site/the\\_lookout/news/News-2016/May-2016/05\\_02\\_2016\\_First\\_Santa\\_Monica\\_Homicide\\_of\\_the\\_Year\\_Remains\\_Unsolved.html](http://www.surfsantamonica.com/ssm_site/the_lookout/news/News-2016/May-2016/05_02_2016_First_Santa_Monica_Homicide_of_the_Year_Remains_Unsolved.html)

"...several people entering and leaving the secured building...who identified themselves as tenants, all said they knew nothing about the homicide. One resident walked from the building wearing a sign asking for spare change. He stared blankly and mumbled unintelligibly when asked if he knew about the fatal stabbing in his building. The building's office was closed, as was an adjacent community room....Built by the nonprofit homeless services and housing provider Step Up on Second, Step Up on 5th opened in February 2009. The three-story, 30,000-square-foot building provides affordable housing for chronically homeless and homeless mentally ill people, who also receive supportive services through Step Up...."

### Arrest in 5th Street Murder Case

5/5/16 – *Santa Monica Daily Press*

<http://smdp.com/arrest-in-5th-street-murder-case/155045>

"A homeless man has been arrested and charged with murder for the stabbing death of a man in early April. Delshone Tyrell Busby Jr., 27 was arrested on April 29 in connection with a stabbing death that occurred at Step Up on 5<sup>th</sup> (1548 5<sup>th</sup> St.)...."

### College Update, cont'd from page 1

would allocate \$2 billion for acquiring, constructing, renovating, and equipping community college facilities.

**Marketing and Recruitment** The SMC Board of Trustees also voted in July to spend more than \$1 million this year on marketing and recruiting, plus \$300,000 specifically to recruit international students. The SMC Main Campus is less than 50% larger than the Santa Monica High School Campus, yet SMC enrollment is more than 30,000, thanks to the large marketing/recruitment budget.

**Satellite Campuses** To house the growing enrollment, SMC has added satellite campuses, including the Airport Arts Campus on Airport Avenue, the Bundy Campus on Bundy Drive, the Center for Design and Media on Stewart Street, the Performing Arts Center and Music Academy on Santa Monica Blvd., the Emeritus College building on 2<sup>nd</sup> Street, the Malibu Campus, and the college district's Administration Building on Pico and 27<sup>th</sup>.

Measure V ballot language includes the possibility of acquiring additional property, such as the YWCA.

**Traffic impacts** The Environmental Impact Report (EIR) for the SMC Master Facilities Plan 2010 Update included **a net increase of 5,678 daily weekday car trips**. Among the 36 intersections with "significant and unavoidable impact" are:

- Pico at Lincoln, 18<sup>th</sup>, 23<sup>rd</sup>, and Centinela
- Pearl at 20th, 23<sup>rd</sup>, and Cloverfield
- Ocean Park Blvd. at Lincoln, 18<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, and 23<sup>rd</sup>
- Santa Monica Freeway entrances and exits.

**Current Election Campaign** The PAC supporting the SMC facilities bond measure, Measure V, has raised \$520,447 to date and posted a website at [www.VoteYesforSMC.com](http://www.VoteYesforSMC.com).

Opponents have not formed a committee but have posted a website at [www.StopBondGreed.com](http://www.StopBondGreed.com).

# FRIENDS OF SUNSET PARK

## **Local Election continued from page 1**

documents? Read more here: <http://www.smvote.org/BallotMeasures/detail.aspx?id=53687092663>

**MEASURE SM** – Shall the City Charter be amended to...expand the prohibition against kickbacks as rewards for certain official actions, create an exemption for volunteers serving certain City-funded non-profits, clarify...the City Attorney's authority and enforcement responsibilities? Read more here: <http://www.smvote.org/BallotMeasures/detail.aspx?id=53687094664>

**SANTA MONICA COLLEGE: MEASURE V** – "...shall Santa Monica Community College District issue \$345,000,000 in bonds at legal rates, with citizens oversight/ annual audits, to repair, upgrade, construct, modernize, equip facilities...? Read more here: <http://www.smvote.org/BallotMeasures/detail.aspx?id=53687094798>

## **Campaign Finance Disclosure Reports ("Follow the Money")**

Local election campaign committees are required to file reports with the City Clerk that disclose contributions and expenditures. Those reports are posted here: <http://nf4.netfile.com/pub2/Default.aspx?aid=CSM>

For example, "**Yes on LV by Residocracy**" has reported total contributions of \$49,956 as of September 24. Two campaign committees that oppose Measure LV ("No on LV, HOME" and "Santa Monica Forward Issues Committee") have reported total contributions of \$783,719 as of September 24.

Contributions to "**No on LV, HOME**" include the following:

- \$225,000 – NMS Properties
- \$150,000 – Century West Partners LLC
- \$100,000 – Mass Equities

Contributions to "**Santa Monica Forward Issues Committee**," which opposes Measure LV, include the following:

- \$53,100 – Attorneys and family members connected with Harding Larmore Kutcher & Kozal, LLP, a law firm representing developers, property owners and institutional lenders in land use and real estate transactions
- \$49,000 – Belle Vue Plaza
- \$49,000 – Hudson Pacific Properties
- \$49,000 – Ocean Avenue LLC (Miramar)
- \$25,000 – Seritage SRC Finance LLC
- \$25,000 – Neptune's Walk LLC (Edward Thomas)
- \$25,000 – FelCor (Wyndham Hotel)
- \$20,000 – By the Sea LLC (Shutters)
- \$10,000 – Le Meridien Delfina
- \$10,000 – CW Hotels, KY (Le Merigot)
- \$9,950 – Signet Plaza II, LLC
- \$9,900 – LaSalle Hotel Lessee
- \$9,500 – ETC Bayside LLC
- \$5,025 – Koning/Eizenberg Architecture
- \$5,000 – RMS Realty
- \$5,000 – Metropolitan Pacific Capital (4<sup>th</sup>/5<sup>th</sup> & Arizona)

## **Airport Update, continued from page 1**

requested that the FAA issue a "cease and desist" order to the City to prevent it from terminating their lease until the Part 16 complaint is resolved.

Meanwhile, airport neighbors continue to complain about the increase in jet landings/takeoffs and the resulting increase in noise and air pollution. Jet traffic at SMO rose 28% between 2012 and 2015.

## **Neighborhood Council Candidate Forum**

On September 28, the city-recognized neighborhood organizations which make up the Santa Monica Neighborhood Council (FOSP, MCN, NEN, NOMA, PNA, OPA, and Wilmont) sponsored a City Council Candidate Forum at the Main Library. A videotape of the event is posted here: <http://tinyurl.com/j4d3jt4>

## **Leaf Blower Ban**

Santa Monica Municipal Code 4.08.270 **"No person shall operate any leaf blower (gas, electric, or battery powered) within the City of Santa Monica."** Leaf blowers pose multiple health risks due to air pollution in the form of unburned fuel from the inefficient combustion process, and from fine particles blown into the air that can go deep into the lungs. Violators can be charged with a misdemeanor punishable by a \$1,000 fine. The Santa Monica ban has been in place since 1991.

## **Santa Monica Airport 2 Park Foundation Community Meeting**

OCTOBER 14 AT 6:30 PM,  
MOOSE LODGE, 1600 OCEAN PARK BLVD.

This is an opportunity to celebrate Phase I of the expansion of Airport Park, view the approved plan (new playing fields, community gardens, children's play spaces, and a picnic area), and hear about L.A. County Ballot Measure A, which includes park funding.

RSVP to [airport2park@gmail.com](mailto:airport2park@gmail.com)

# FRIENDS OF SUNSET PARK

## Land Use Update

ZINA JOSEPHS

**Major Development Project planned for 2903-2931 Lincoln Blvd.** Lincoln Lot 7 LLC (The CIM Group) is proposing a large mixed-use project on the east side of Lincoln, stretching from Ashland Avenue to Wilson Place (this includes the old Lincoln Pipe property). The project will be 4 stories high, with the height calculated at 36 feet (because the lot is not level, this calculation is a bit complicated). With a total of 68,244 total square feet, it will include 46 residential units (46,978 square feet), 21,266 square feet of retail on Lincoln, and 145 underground parking spaces. If any of the retail spaces are leased to businesses that plan to sell alcohol, a CUP (conditional use permit) will be required. Other than that, the project requires only Development Review rather than a Development Agreement.

Representatives from the developer did a presentation at the September FOSP meeting. One concern of attendees is that because the Planning Department has told the developer that there should be no curb cuts on Lincoln, **the only vehicle access for residents and for deliveries will be on Ashland Avenue east of Lincoln**. Ashland is a narrow street (29 feet wide), essentially side enough for a one-way street but with 2-way traffic. The traffic is heavy due to the signal at Lincoln and Ashland, the block east of Lincoln on Ashland is very steep, and it's been designated as a bicycle route, with a dedicated bike lane to be painted on the eastbound lane as part of the Lincoln Neighborhood Corridor Plan. All of this seems like a recipe for disaster on Ashland Avenue between Lincoln and 10th Street.

**OP Café** – The OP Café at 3117 Ocean Park Blvd. successfully applied to the California Alcohol Beverage Control for a Type 41 license to sell beer and wine until 11 pm. The Planning Department approved an alcohol exemption, without public notification, on the assumption that the restaurant had less than 50 seats. This is currently being reviewed.

**2901 Ocean Park Blvd.** – Resolution has not yet been reached regarding the missing tire spikes on the 29th Street side of the parking lot behind the retail center which are supposed to prevent vehicles from exiting onto 29th Street.

**Pending Projects List** – About 40 projects are on the Planning Department's "Pending Projects" list, awaiting City Council approval. <https://www.smgov.net/Departments/PCD/Plans-Projects/> They add up to about **4 million square feet**, of which about 3 million are commercial projects. All told, they could result in about **50,000 additional daily car trips**. The last development agreement approved by the City Council was for 500 Broadway, on the old Fred Segal site. It will replace a one-story building with four 7-story buildings (84 feet tall), including 262 apartments and a grocery store. Even though it's near the Expo Line, according to the EIR it will generate more than 5,500 daily car trips. It will total 330,344 square feet, i.e., about  $\frac{2}{3}$  the size of Santa Monica Place on a parcel about  $\frac{1}{6}$  the size of Santa Monica Place.

The "community benefit" will be 64 affordable apartments on Lincoln Blvd. (50,000 daily car trips) between Colorado and the Santa Monica freeway (250,000 daily car trips) i.e., seemingly a location with poor air quality.

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## Public Safety Update

On September 12, the Santa Monica Police Department began a 6-month pilot program to test Body-Worn Cameras (BWC). Volunteer police officers and uniformed civilian personnel will test up to 30 body-worn audio/video cameras.

At the August FOSP meeting, our Neighborhood Resource Officer, Erik Milosevich, reported that after many years of declining, residential burglaries are up 9%, stolen vehicles are up 14%, and vehicle burglaries are up 23% citywide. See CrimeMapping.com for more information.

### Sunset Park Crime Mapping: January through September 2016



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