

Kyle Ferstead

From: Tricia Crane <1triciacrane@gmail.com>
Sent: Wednesday, February 19, 2020 10:29 AM
To: Nina Fresco; Jim Ries; Mario Fonda-Bonardi; Nina Fresco; Shawn Landres; Leslie Lambert; Richard McKinnon; Elisa Paster; Kyle Ferstead
Subject: NE Neighbors Opposes Staff Recommendation in Agenda Item 6-A

EXTERNAL

To: Santa Monica Planning Commission
From: Northeast Neighbors
Re: Agenda Item 6-A, Feb. 19, 2020

Dear Planning Commissioners,

The Board of Northeast Neighbors opposes the removal of the existing oversight and public process for large housing projects that Staff is recommending in Agenda Item 6-A.

This Staff proposal is an affront to the community members who engaged in the long public process that resulted in the Land Use and Circulation Element (LUCE), Bergamot Area Plan, and Downtown Community Plan.

Currently, the LUCE requires development taller than two stories to undergo a discretionary review process that includes several public hearings at the Planning Commission and Architectural Review Board.

Housing projects of 100% affordable units are exempt from that process if they have 50 or fewer units and are deed-restricted to households earning less than 80% of the area median income. In all areas of the city except for Downtown, 100% affordable housing projects containing more than 50 units must go through discretionary review.

City Staff is proposing to change this process.

The stated goal in the staff report is to “streamline” the approval process for housing projects in anticipation of the state mandated housing production.

Further, the City Staff maintain that no oversight is needed for large housing development because “these projects are *typically* code compliant.”

We insist that oversight and a public process is needed to be sure that *all* such large developments are code compliant.

The existing requirements for large housing projects larger should not be removed.

We support continued Planning Commission review.

The Planning Commission oversight serves an important role to be sure that larger and more impactful developments are not destructive to our community.

Thank you

Sincerely,

The Board of Northeast Neighbors

City Clerk - Please include this letter in the Public Record for Agenda Item 6-A, Feb. 19, 2020

Kyle Ferstead

From: Patricia Hoffman <phoffmansm@gmail.com>
Sent: Wednesday, February 19, 2020 11:55 AM
To: Jim Ries; Mario Fonda-Bonardi; Nina Fresco; Shawn Landres; Leslie Lambert; Richard McKinnon; Elisa Paster; Kyle Ferstead
Subject: Item 6-A

EXTERNAL

Please support changes that allow more affordable housing in our City. While housing availability is critical, the crisis is in affordability.

Santa Monica needs more permanently deed restricted affordable housing. Building market rate units will not increase affordability. If it did, Manhattan, NY, would be among the most affordable locations in the United States.

Easing some of the building and zoning requirements on non-profit 100% affordable, permanently deed restricted projects, could facilitate the production of such buildings.

It is also important to see that real people, not corporations and businesses, reside in the housing units. This requires some restrictions on things like furnishing and duration of stay.

Thank you for your attention to both the big picture and the details.
Patricia Hoffman.



Community Corp.
of SANTA MONICA

February 19, 2020

VIA EMAIL

Planning Commission
City of Santa Monica
1685 Main Street
Santa Monica, CA 90401

**Re: Agenda Item 6A – Proposed amendments to the LUCE, Bergamot Area Plan
and DCP**

Dear Planning Commissioners:

Community Corporation of Santa Monica (“Community Corp”) is a nonprofit organization dedicated to improving lives and neighborhoods by providing quality affordable housing. Community Corp. is pleased to be a partner with the City in meeting its affordable housing objectives. Since 1982, we have provided over 1,800 affordable homes for the City of Santa Monica. We have two properties under construction, with two more starting later this year, and several more next year. Our robust production pipeline is thanks in large part to the policies created by policymakers to encourage affordable housing production, but more is needed to meet the Regional Housing Needs Assessment requirements that will soon be solidified.

We hope you will continue to demonstrate strong leadership for affordable housing production here in the City by supporting the barrier-reducing amendments recommended herein by staff. The administrative/ministerial review process in particular has been highly successful in helping Community Corp. get affordable housing completed more quickly and efficiently.

We strongly encourage you to supporting policies such as this one that make Santa Monica a more inclusive City.

Regards,

Tara Barauskas
Executive Director

cc: David Martin, Roxanne Tanemori, Jing Yeo

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Equal Housing Opportunity



Kyle Ferstead

From: Anastasia Foster <arfoster888@gmail.com>
Sent: Wednesday, February 19, 2020 5:48 PM
To: Nina Fresco; Jim Ries; Mario Fonda-Bonardi; Nina Fresco; Shawn Landres; Leslie Lambert; Richard McKinnon; Elisa Paster; Kyle Ferstead
Subject: Late note

EXTERNAL

Apologies for the late email.

As a Rent Board Commissioner, I can tell you that one of the biggest threats to the livability and affordability of our city is the loss in ever-increasing numbers of units of our housing stock to owners and management companies who are furnishing and letting them as de facto hotel rooms for medium term visitors of all types and purposes of visit.

A popular argument I've heard is that visitors need a furnished place to stay. To that I would say it's a matter of priorities. I am not willing to prioritize visitors over those who would make Santa Monica their home.

The harassment I've witnessed firsthand in an effort to empty our already affordable units is not to be taken lightly.

See this recent press release from Washington DC where their AG is stopping this type of conversion in its tracks. This management company is also operating furnished units in Santa Monica.

<https://oag.dc.gov/release/attorney-general-racine-secures-restitution-0>

I would ask you to consider:

1. 12-month minimum initial lease terms in units of housing
2. Matching our RCB regulation that says only a natural person may rent a unit of housing
3. Not permitting furnished units in housing
4. Defining housing as exactly that. Housing.

Thank you for your co side ration.

Anastasia Foster

Kyle Ferstead

From: SM Renters Rights <smrrinfo@gmail.com>
Sent: Wednesday, February 19, 2020 5:54 PM
To: Jim Ries; Mario Fonda-Bonardi; Shawn Landres; Leslie Lambert; Richard McKinnon; Elisa Paster; Kyle Ferstead; Nina Fresco
Subject: Item 6-A

EXTERNAL

Dear Planning Commissioners:

Santa Monicans for Renters' Rights agrees that the Planning Commission should recommend to City Council amendments to the text of the LUCE, Bergamot Area Plan and Downtown Plan to modify the application process thresholds for 100% affordable housing projects. However, we object to amending the application process thresholds for all other housing projects compliant with the HAA.

We support finding ways to create permanently deed restricted affordable housing to alleviate our affordable housing shortage, such as increasing the threshold to 75 units for 100% affordable housing projects. Modifying process thresholds that would incentivize the production of market rate, for-profit rental units will unnecessarily drive up land prices, make it more difficult to produce affordable housing, contribute to gentrification and rising rental costs overall.

Sincerely,

Denny Zane
Co-Chair Santa Monicans for Renters' Rights