



ENT No.: 22ENT-0013

CITY OF SANTA MONICA – CITY PLANNING DIVISION
SB 330 Preliminary Application Form

Applications must be submitted at the City Planning public counter at City Hall, on the first floor of City Hall East. City Hall is located at 1685 Main Street, Santa Monica, CA 90401. An appointment is required to submit this application. If you have any questions about completing this application or to schedule an appointment, please call City Planning at (310) 458-8341 or email planning@smgov.net.

Site Address: 2601-2645 Lincoln Boulevard, Santa Monica, CA 90405

Project Description: The proposed project is a mixed-use housing project, including 521 residential apartments (including 53 on-site very-low income affordable units), disbursed in buildings with heights of up to 5 stories/65 feet, 36,000 SF of street-fronting neighborhood-serving retail/restaurant space including a grocery store and approx. 880 vehicular parking spaces and 816 total bicycle parking spaces.

By applying for a permit, I understand and agree that contact information, including but not limited to, email addresses and telephone numbers, will become part of a disclosable public record pursuant to the California Public Records Act and that the City may elect not to redact contact information contained in this application prior to disclosing a copy of this application to the public. I further agree that I do not object to the City's disclosure of contact information contained in this application in response to public records requests.

APPLICANT (Note: All correspondences will be sent to the contact person if different)
Name: SanMon, Inc., a California Corporation
Address: 11611 San Vicente Boulevard, Suite 900, Los Angeles, CA Zip: 90049
Phone: 310-496-4135 Email: n/a

CONTACT PERSON (if different from Applicant)
Name: Alison Warner
Address: 11611 San Vicente Boulevard, Suite 900, Los Angeles, CA Zip: 90049
Phone: 310-496-4145 Email: Alison@balboaretail.com

Relation to Applicant: Owner's Representative

PROPERTY OWNER (Not tenant or business owner)
Name: SanMon Inc., a California Corporation By: Joseph Fahey, President / CEO and Vice President
Address: 11611 San Vicente Boulevard, Suite 900, Los Angeles, CA Zip: 90049
Phone: 310-496-4135 Email: n/a

I hereby certify that I am the owner of the subject property and that I have reviewed the subject application and authorize the applicant or applicant's representative (contact person) to make decisions that may affect my property as it pertains to this application.

Joseph Fahey
Property Owner's Name (PRINT)

[Signature] 1-2-2022
Property Owner's Signature / Date

This section to be completed by City staff
Received By: Scott Albright Is the Project Site Listed on the HRI? [ ] Yes [X] No
Date Received: 01/13/2022 Amount Paid: \$338.24

GENERAL INFORMATION

**REQUIRED SUBMITTAL ATTACHEMENTS**

**COMPLETED APPLICATION AND PAYMENT OF FEE**

The payment of an application fee is required. Please see current list of fees in Room 111 of City Hall. **A check payable to 'the City of Santa Monica' or credit card will be required at the time of submittal of all planning permit applications to the Permit Coordinator.**

**A SITE PLAN (Plans shall be one-half size, e.g. 11" x 17") Two (2) copies** showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied. Please include the location of any recorded public easement, such as for storm drains, water lines, and other public rights of way.

**PROJECT INFORMATION**

**(All requested information MUST be provided. Applications containing incomplete information will not be accepted.)**

The specific location:

Parcel number(s): 4285-001-030

Legal description (attach as needed): See attachment B.

Existing use(s) on the project site: See attachment C.

Please identify any major physical alterations to the property on which the project is to be located:  
See attachment D.

For existing residential uses, list the number of existing units on the project site that will be demolished and whether each unit is occupied or unoccupied: There are no existing residential uses.

Proposed land uses: Multi-family residential, commercial and parking.

Total Square Footage: See attachment A square feet  
Commercial Square Footage: See attachment A square feet  
Residential Square Footage: See attachment A square feet  
No. of Stories: 5  
Building Height: 65 ft  
No. of Parking Spaces: 880  
No. of Residential Units: 521  
Unit Mix:  
# Studio 91  
# 1 bedroom 229  
# 2 bedroom 203  
# 3 bedroom 0

**Affordable Housing (Chapter 9.64):** Fee Option  Yes  No  
[Please indicate affordability level(s): Extremely Low, Very Low, Low, or Moderate]

On-site units:  
# Studio \_\_\_\_\_ Level \_\_\_\_\_  
# 1 bedroom 41 Level Very-low  
# 2 bedroom 12 Level Very-low  
# 3 bedroom \_\_\_\_\_ Level \_\_\_\_\_

Off-site units: Location: \_\_\_\_\_  
# Studio \_\_\_\_\_ Level \_\_\_\_\_  
# 1 bedroom \_\_\_\_\_ Level \_\_\_\_\_  
# 2 bedroom \_\_\_\_\_ Level \_\_\_\_\_  
# 3 bedroom \_\_\_\_\_ Level \_\_\_\_\_

PROJECT INFORMATION

**PROJECT INFORMATION (CONTINUED)**

Please list any bonus units, incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.

Yes, density bonus, incentives, concessions, waivers, and parking reduction are being pursued. See attachment E.

**Is any portion of the property located within any of the following?**

- (A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.  Yes  No
- (B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).  Yes  No
- (C) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.  Yes  No
- (D) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.  Yes  No
- (E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.  Yes  No
- (F) A stream or other resource, including creeks and wetlands, that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.  Yes  No

If yes, a site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency is required.

**Any proposed point sources of air or water pollutants?**  Yes  No

If yes, please explain: \_\_\_\_\_

**Any species of special concern known to occur on the property?**  Yes  No

If yes, please explain: \_\_\_\_\_

**Any historic or cultural resources known to exist on the property.**  Yes  No

If yes, please explain: \_\_\_\_\_

**Are any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, being requested?**  Yes  No

PROJECT INFORMATION

## PROJECT INFORMATION (CONTINUED)

**For a housing development project proposed to be located within the coastal zone:**

**Is any portion of the property located within any of the following?** Not applicable

- (A) Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.  Yes  No
- (B) Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.  Yes  No
- (C) A tsunami run-up zone.  Yes  No
- (D) Use of the site for public access to or along the coast.  Yes  No

### **Demolition Permit Acknowledgement (For Structures 40 Years or Older)**

A demolition permit is required for demolition of any building or structure on the property (primary or accessory structure.) The Landmarks Commission must review demolition permit applications for structures that are 40 years or older. The Landmarks Commission may exercise its authority to nominate the property for Landmark Designation, and/or designate the property (structure and or parcel) as a Landmark, Landmark Parcel, or Structure of Merit in accordance with and based on findings established in Chapters 9.56 and 9.58 of the Santa Monica Municipal Code.

- My property contains a structure (or structures) 40 years old or older and the proposed development of this property will require a demolition permit.
- My application for a demolition permit has been reviewed by the Santa Monica Landmarks Commission and the 75-day review period has expired.

## Attachment A – Project Description

Tier 1 plus State Density Bonus project consisting of a mixed-use housing project, including 521 residential apartments (including 53 on-site very-low income affordable units), disbursed in buildings with heights of up to 5 stories/65 feet, 36,000 SF of street-fronting neighborhood-serving retail/restaurant space including a grocery store and approximately 880 vehicular parking spaces and 816 total bicycle parking spaces.

1. **Total Square Footage:** 894,385 sq. ft. (as measured by the California Building Code)
2. **Total Zoning Floor Area, per SMMC Section 9.04.080:** 814,330 sq. ft. (includes basement area otherwise exempt from FAR calc)
  - a. **Total Zoning Floor Area included in FAR Calc, per SMMC Section 9.04.090:** 457,330 sq. ft.
    - i. **Total Zoning Commercial FAR:** 36,000 sq. ft.
    - ii. **Total Zoning Residential FAR:** 421,330 sq. ft.
  - b. **Total Zoning Floor Area excluded from FAR Calc:** 357,000 sq. ft. (not included in FAR per SMMC 9.04.080 and 9.04.090)

## Attachment B: Legal Description

The Land referred to herein below is situated in the City of Santa Monica, County of Los Angeles, State of California, and is described as follows:

LOT 30, IN BLOCK 33, OF EAST SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 17, PAGES 95 TO 98](#) INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT 30 BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 30; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE THEREOF TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE THEREOF TO A LINE PARALLEL WITH THE DISTANT 20 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM SAID SOUTHWESTERLY LINE; THENCE ALONG SAID PARALLEL LINE NORTH 48 DEGREES 44 MINUTES 28 SECONDS WEST TO A POINT DISTANT SOUTH 48 DEGREES 44 MINUTES 28 SECONDS EAST THEREON 15 FEET FROM THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHWESTERLY LINE OF SAID LOT; THENCE NORTH 2 DEGREES 53 MINUTES 32 SECONDS EAST 18.62 FEET TO SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY LINE, 35.55 FEET TO THE POINT OF BEGINNING.

For conveyancing purposes only: APN 4285-001-030

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### **Attachment C – Existing Uses on the Project Site**

Four (4) commercial buildings totaling 60,228 SF and a surface parking lot serving the following commercial uses:

- 42,982 sf Grocer
- 17,246 sf Restaurants/Retail/Office

**Attachment D – Identify any major physical alterations to the property**

The property began to be improved in 1955/1956 with the existing supermarket, south wing of retail stores, retaining wall, and restaurant. The 2-story north wing of the existing stores and offices was added in 1963. The existing small kiosk structure was added in 1978.

## Attachment E – Bonus Units, Waivers, Incentives, Etc.

The Tier 1 plus State Density Bonus mixed-use housing project includes 173 bonus units (50% density bonus) based on 15% very-low income units per Gov't Code Section 65915(f)(2).

### Incentives/concessions:

- (1) Increase in maximum building footprint;
- (2) Relief from the AHPP requirement (SMMC Section 9.64.050.E) to provide all 2 bedroom affordable units (project applies SMMC Tier 2 requirement); and
- (3) Increase in maximum ground floor commercial height to accommodate residential and market loading.

### Waivers of development standards:

- (1) Increase in height in feet from 36 to 65 feet; and
- (2) Increase in number of permitted stories from 3 to 5.



Application No.: \_\_\_\_\_

CITY OF SANTA MONICA – CITY PLANNING DIVISION  
**ADMINISTRATIVE APPROVAL APPLICATION**  
(100% AFFORDABLE HOUSING PROJECTS  
AND CODE COMPLIANT TIER 2 HOUSING PROJECTS)

*Applications must be submitted at the City Planning public counter. City Hall is located at 1685 Main Street, Santa Monica, CA 90401.  
If you have any questions completing this application you may contact City Planning at (310) 458-8341 or [planning@smgov.net](mailto:planning@smgov.net).*

**PROJECT ADDRESS:** 2601-2645 Lincoln Boulevard, Santa Monica, CA 90405

**APPLICANT** (Note: All correspondences will be sent to the contact person)

Name: SanMon, Inc., a California Corporation  
Address: 11611 San Vicente Boulevard, Suite 900, Los Angeles, CA Zip: 90049  
Phone: 310-496-4135 Email: n/a

**CONTACT PERSON** (if different)

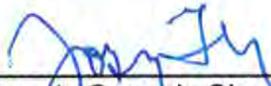
Name: Alison Warner  
Address: 11611 San Vicente Boulevard, Suite 900, Los Angeles, CA Zip: 90049  
Phone: 310-496-4145 Email: alison@balboaretail.com  
Relation to Applicant: Owner's Representative

**PROPERTY OWNER**

Name: SanMon Inc., a California Corporation By: Joseph Fahey, President / CEO and Vice President  
Address: 11611 San Vicente Boulevard, Suite 900, Los Angeles, CA Zip: 90049  
Phone: 310-496-4135 Email: n/a

*I hereby certify that I am the owner of the subject property and that I have reviewed the subject application and authorize the applicant or applicant's representative (contact person) to make decisions that may affect my property as it pertains to this application.*

Joseph Fahey  
Property Owner's Name (PRINT)

 3/7/22  
Property Owner's Signature / Date

GENERAL INFORMATION

*This part completed by City staff:*

Received By: \_\_\_\_\_ Is the Project Site Listed on the HRI?  Yes  No  
Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_  
Assigned Planner: \_\_\_\_\_ Date Approved: \_\_\_\_\_

**PROJECT INFORMATION**

Proposed Use(s):

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Total Square Footage: \_\_\_\_\_ square feet

No. of Stories: \_\_\_\_\_

Building Height: \_\_\_\_\_

Commercial Square Footage: \_\_\_\_\_ square feet

Residential Square Footage: \_\_\_\_\_ square feet

No. of Parking Spaces: \_\_\_\_\_

No. of Residential Units: \_\_\_\_\_

Unit Mix:

- # Studio \_\_\_\_\_
- # 1 bedroom \_\_\_\_\_
- # 2 bedroom \_\_\_\_\_
- # 3 bedroom \_\_\_\_\_

Affordable Housing (Chapter 9.64):

Fee Option (Y/N): \_\_\_\_\_

On-site units:

- # Studio \_\_\_\_\_
- # 1 bedroom \_\_\_\_\_
- # 2 bedroom \_\_\_\_\_
- # 3 bedroom \_\_\_\_\_

Off-site units:

- Location: \_\_\_\_\_
- # Studio \_\_\_\_\_
  - # 1 bedroom \_\_\_\_\_
  - # 2 bedroom \_\_\_\_\_
  - # 3 bedroom \_\_\_\_\_

## PLANNING APPLICATION – SUBMITTAL REQUIREMENTS

### Application Form

- One original and 6 copies of application form. All the information requested on the application must be provided.

### Community Meeting (See page 6)

- Signed declaration certifying that a community meeting with property owners and tenants within a 750-foot radius of the proposed project has been conducted prior to submittal of this application, pursuant to Interim Zoning Ordinance No. 2633 and the 12th Supplement to the Executive Order of the Director of Emergency Services Declaring the Existence of a Local Emergency issued on April 24, 2020.

**\*\*Application will not be accepted until this requirement is complete. \*\***

### Project Plans

- Seven (7) full size (not to exceed 24" x 36") sets of plans, folded to a maximum size of 10" x 14", of the following, as applicable:
1. Plot Plan for Planning Permits (see Plot Plan Requirements attachment). At plan check, a more detailed Site Plan will be required.
  2. Project plans must include:
    - Dimensioned exterior elevations of the proposed project and adjacent existing buildings. Exterior elevations must show the height of each building dimensioned from Average Natural Grade (ANG), Segmented Average Natural Grade (SANG), or Theoretical Grade (TG), as applicable. Height calculation methodology must be shown. Check with the City Planning Division for height and method of calculation relevant to your project. Elevation measurements, accompanied by a survey of existing site conditions, must be certified by a licensed surveyor or engineer. In the case of additions to existing buildings, all exterior elevations of both the addition and the existing building are required.
    - Fully dimensioned floor plans indicating square feet and interior layout. Please show floor area calculations. In the case of remodeling, existing and proposed dimensioned floor plans, as well as a demolition plan, are required.
    - Cross-section and longitudinal sections calling out building heights, roof projections, and all building levels in relation to Average Natural Grade, Segmented Average Natural Grade, or Theoretical Grade.
    - Show size and location of any exterior mechanical equipment on both site plan and elevations. Indicate existing buildings on adjacent parcels and their zoning and use (commercial, residential, etc.)
    - Other such information, drawings, plans, and renderings that may be helpful.

### Application Fees

- The payment of an application fee is required. Please contact City Planning for current list of fees. **A check payable to the City of Santa Monica or credit card will be required at the time of submittal of all planning permit applications to the Permit Coordinator.**

**Demolition Permit Waiting Period Required (For Structures 40 Years or Older)**

- A demolition permit is required for demolition of any building or structure on the property (primary or accessory structure.) My property contains a structure (or structures) 40 years old or older and the proposed development of this property will require a demolition permit. A demo permit application has been filed with the City and no historic designation application has been filed on the property during the 75-day waiting period.

**\*\*Application will not be accepted until this requirement is complete.\*\***

**Affordable Housing Production Program Acknowledgement**

In accordance with Chapter 9.64, all multi-family projects involving the construction of two or more market rate units shall comply with the affordable housing obligations as set forth in Santa Monica Municipal Code (SMMC) Section 9.64.040. From the options listed below, please indicate how the project will comply with the provisions of SMMC 9.64.040:

- On-site compliance
- Affordable Housing fee
- Off-site compliance
- Land option

**Acknowledgement Regarding Use of Rental Units**

- In accordance with Interim Zoning Ordinance No. 2633, prior to issuance of building permit a deed restriction for all rental units within the proposed project shall be recorded with Los Angeles County requiring the following:
  - i. All leases shall be made only to a tenant who is a natural person or to tenants who are natural persons;
  - ii. All leases shall be made only to a tenant or tenants who, regardless of the term of occupancy, intend to make the rental unit the tenants’ domicile as defined in California Elections Code Section 349(b);
  - iii. All prospective tenants shall be offered a written lease which has a minimum term of one (1) year; and
  - iv. All units shall be leased as unfurnished units.

**Transportation Demand Management**

- Two (2) Copies of a draft Transportation Demand Management (TDM) Plan, if applicable, in accordance with the requirements of SMMC Chapter 9.53

*A draft TDM Plan is required if the Project meets the requirements of its respective Project Type:*

- *Nonresidential projects: 7,500 square feet or more.*
- *Residential projects: 16 or more residential units.*
- *Mixed-use projects: 16 or more residential units with any associated nonresidential floor area or 7,500 sf or more of nonresidential floor area with any number of residential units.*



## EXAMPLE OF REQUIRED SITE POSTING

4'

**NOTICE OF PENDING ADMINISTRATIVE APPROVAL**

Site Address: \_\_\_\_\_

Application Number: \_\_\_\_\_

Proposed Project: *(In this space, using as many lines as needed, describe the project including uses, size, number of stories, number of units, number of parking spaces, and any requested variances and/or modifications)* \_\_\_\_\_

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Information: *(Phone number & email address)* \_\_\_\_\_

Project Website: \_\_\_\_\_

Date/Time of Virtual Community Meeting: \_\_\_\_\_

Meeting Link: \_\_\_\_\_

Timeframe to Comment: \_\_\_\_\_

**Attach Rendering  
of Project Here**

For further information, contact the City of Santa Monica City Planning Division, (310) 458-8341; [planning@smgov.net](mailto:planning@smgov.net)

Para informacion sobre este Permiso de Desarrollo, favor de llama (310) 458-8341

3'



**DECLARATION CERTIFYING VIRTUAL COMMUNITY MEETING HELD  
DURING COVID-19 EMERGENCY  
FOR 100% AFFORDABLE HOUSING PROJECTS  
AND CODE COMPLIANT TIER 2 HOUSING PROJECTS**

Pursuant to Interim Zoning Ordinance No. 2633 and the 12th Supplement to the Executive Order of the Director of Emergency Services Declaring a Local Emergency, prior to submittal of an Administrative Approval application, applicant shall conduct a virtual community meeting with property owners and tenants within a 750-foot radius of the proposed project. At this meeting, applicant shall present one or more schematic design options for the proposed project and provide two (2) weeks for public comment on a project website established by the applicant. To the extent feasible, applicant shall incorporate comments from the virtual meeting into the proposed project design.

Project Address: 2601-2645 Lincoln Blvd, Santa Monica, CA 90405

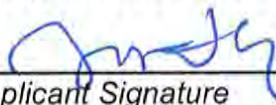
The following information must be provided to show proof of the community meeting:

- Project website: https://www.lincolncenterproject.info/
- Virtual community meeting information:
  - Date: February 17, 2022
  - Time: 7:00pm-10:30pm
  - Meeting link: https://us02web.zoom.us/j/82892453793
- Photo of site posting to include: *(See page 7)*
  - Contact Information for person who can answer questions about the project
  - Link to project website
  - Date and time of virtual community meeting
- Address list of all property owners and tenants within a 750-radius of the proposed project
- Copy of written notice sent to property owners and tenants.
- Schematic design option(s) presented at virtual community meeting.
- Written summary of all comments received at virtual community meeting.
- Narrative of how and if comments were addressed in the proposed project.

In addition to the above information, please sign the following declaration:

*I certify (or declare) under penalty of perjury that the foregoing is true and correct.*

Joseph Fahey  
Applicant Name (Print)  
3/7/22  
Date

  
Applicant Signature  
Los Angeles, CA  
Place

PERMIT APPLICATION SUBMITTAL REQUIREMENTS

## Attachment A

### Proposed Uses

Tier 1 plus State Density Bonus project consisting of a mixed-use housing project, including 521 residential apartments (including 53 on-site very-low income affordable units), disbursed in buildings with heights of up to 5 stories/65 feet, 36,600 SF of street-fronting neighborhood-serving retail/restaurant space including a grocery store and approximately 850 vehicular parking spaces and 822 total bicycle parking spaces.

### Area Summary

1. **Total Square Footage:** 955,120 sq. ft. (as measured by the California Building Code)
2. **Total Zoning Floor Area, per SMMC Section 9.04.080:** 503,460 sq. ft. (includes outdoor dining and basement areas otherwise exempt from FAR calc)
  - a. **Total Zoning Floor Area included in FAR Calc, per SMMC Section 9.04.090:** 457,330 sq. ft.
    - i. **Total Zoning Commercial FAR:** 30,870 sq. ft.
    - ii. **Total Zoning Residential FAR:** 426,460 sq. ft.
  - b. **Total Zoning Floor Area excluded from FAR Calc:** 46,130 sq. ft. (not included in FAR per SMMC 9.04.080 and 9.04.090)

Attachment B – Bonus Units, Waivers, Incentives, Etc.

The Tier 1 plus State Density Bonus mixed-use housing project includes 173 bonus units (50% density bonus) based on 15% very-low income units calculated on the base density (i.e., pre density bonus) per Gov't Code Section 65915(f)(2).

Incentives/concessions:

- (1) Increase in maximum building footprint;
- (2) Relief from the AHPP requirement (SMMC Section 9.64.050.E) to provide all 2 bedroom affordable units (project applies SMMC Tier 2 requirement); and
- (3) Increase in maximum ground floor commercial height to accommodate residential and market loading.

Waivers of development standards:

- (1) Increase in height in feet from 36 to 65 feet; and
- (2) Increase in number of permitted stories from 3 to 5.

**Please be advised that the Applicant reserves the right to modify, add, delete and/or substitute the requested density bonus incentives/concessions and waivers based on feedback from the Planning Department and/or future project changes.**

## NOTICE OF PENDING ADMINISTRATIVE APPROVAL

SITE ADDRESS: 2601 - 2645 LINCOLN BLVD., SANTA MONICA, CA 90405

APPLICATION(S) NUMBER: AA No. TBD

PROPOSED PROJECT: THE PROPOSED PROJECT CONSISTS OF A MIXED-USE HOUSING PROJECT, INCLUDING 521 RESIDENTIAL APARTMENTS (INCLUDING 53 ON-SITE VERY-LOW INCOME AFFORDABLE UNITS) DISBURSED IN BUILDINGS WITH HEIGHTS OF UP TO 5 STORIES/65 FEET, 43,400 SF OF STREET-FRONTING NEIGHBORHOOD-SERVING RETAIL/ RESTAURANT SPACE INCLUDING A GROCERY STORE, AND APPROX. 510 VEHICULAR PARKING SPACES AND 828 TOTAL BICYCLE PARKING SPACES.



APPLICANT: SanMon Inc.

ADDRESS: 11611 San Vicente Blvd., Ste. 900, Los Angeles, Ca 90049

CONTACT INFORMATION: (310) 496-4132 [LincolnCenterProject@gmail.com](mailto:LincolnCenterProject@gmail.com)

PROJECT WEBSITE: [LincolnCenterProject.info](http://LincolnCenterProject.info)

DATE / TIME VIRTUAL

COMMUNITY MEETING: THURSDAY, FEBRUARY 17, 2022 7:00 - 8:30 PM

MEETING LINK: <https://us02web.zoom.us/j/82892453793>

TIMEFRAME TO COMMENT: Through Thursday March 3, 2022

For further information, contact the City of Santa Monica Planning Division, (310) 458-8341; [planning@smgov.net](mailto:planning@smgov.net)  
Para informacion adicional, contacte el Departamento de Planeamiento de Desarrollo Urbano de Santa Monica, (310) 458-8341

NOTICE OF PENDING CONSTRUCTION PERMIT  
PUBLIC NOTICE IS HEREBY GIVEN THAT THE OWNERS OF THIS PROPERTY INTEND TO DEMOLISH STRUCTURES ON THE PROPERTY.  
Address: 2601 - 2645 Lincoln Blvd., Santa Monica, CA 90405  
Date of Posting: November 8, 2021  
Contact: GenWal Inc., a California Corporation  
Phone: (310) 496-4132  
Email: [LincolnCenterProject@gmail.com](mailto:LincolnCenterProject@gmail.com)  
City Council: City of Santa Monica Planning and Public Works, 200444 8333  
For further information, contact the City of Santa Monica Planning Division, (310) 458-8341; [planning@smgov.net](mailto:planning@smgov.net)  
Para informacion adicional, contacte el Departamento de Planeamiento de Desarrollo Urbano de Santa Monica, (310) 458-8341

Postage Summary

|  |   |  |   |   |   |              |       |
|--|---|--|---|---|---|--------------|-------|
| <b>Account Holder:</b>   | ADDRESSERS<br>15700 TEXACO AVE<br>PARAMOUNT, CA 90723 -3924<br><br>Contact: LUCY ZAVALA<br>(562) 232 - 1800<br>Ext. 101<br>LUCY@THEADDRESSERS.COM | <b>Mailing Agent:</b>                      | ADDRESSERS<br>15700 TEXACO AVE<br>PARAMOUNT, CA 90723 -3924 | <b>Mail Owner:</b>                            | EUMENIDES CONSULTING<br>1515 7TH ST # 183<br>SANTA MONICA, CA 90401 -2605 |              |       |
| <b>Account Number:</b>   | 9000032988  |  |   |   |   |              |       |
| <b>Permit:</b>   | Permit Imprint 2112   |  |   | <b>Processing Category:</b>                   | Letters (may include postcards)   |              |       |
|  | CRID: 3760952   |  | CRID: 3760952   |   | CRID: 28213128  |              |       |
| <b>Statement FS Fee Waiver %:</b>  | 100%  |  |   |   |   |              |       |
| <b>Post Office Of Mailing:</b>   | LOS ANGELES CA 90052-9998   | <b>Mailer's Mailing Date:</b>              | 02/02/2022  |   |   |              |       |
| <b>Post Office of Permit:</b>  | LOS ANGELES CA 90052-9998   |  |   |   |   |              |       |
| <b>Mailer Declared Weight of Single Piece:</b>                                     | 0.0250 lbs.   | <b>Mailer Declared Total Pieces:</b>       | 1,261 pcs.  | <b>Mailer Declared Total Weight:</b>          | 31.5250 lbs.  |              |       |
| <b>USPS Determined Weight of Single Piece:</b>                                     | 0.0250 lbs.   | <b>USPS Determined Total Pieces:</b>       | 1,261 pcs.  | <b>USPS Determined Total Weight:</b>          | 31.5250 lbs.  |              |       |
|  |   |  |   | <b>Total Postage:</b>                         | \$ 385.77   |              |       |
| <b>Sequencing Date:</b>  |   | <b>Address Matching Date - Automation:</b> | 01/31/2022  | <b>Address Matching Date - Carrier Route:</b> | 01/31/2022  |              |       |
| <b>No of Containers:</b>   | 1' MM Trays<br>3  | 2' MM Trays                                | 2' EMM Trays<br>1   | Flat Trays                                    | Sacks   | Pallets<br>1 | Other |
| <b>Customer Reference ID.:</b>   | EUMENIDES 57153   |  |   |   |   |              |       |
| <b>Move Update Method:</b>   | NCOALink  | <b>NSA:</b>                                | NO  |   |   |              |       |
| <b>Political Mail:</b>   | NO  |  | <b>Official Election Mail:</b> NO                           |   |   |              |       |
| <b>Mailpieces contain Only contents that are not required to be mailed FCM:</b> NO |   |  | <b>Round Trip Only:</b> 1 DVD/CD or other Disk: NO          |   |   |              |       |
| <b>Incentive/Discount Claimed:</b> NO  | <b>AB Testing Claimed:</b> NO   |  | <b>Type of Fee:</b> N/A                                     |   |   |              |       |
| <b>Mail Arrival Date and Time:</b> 02/02/2022 11:49                                |   |  | <b>Payment Date and Time:</b> 02/02/2022 11:49              |   |   |              |       |
| <b>Comments:</b>   |   |  |   |   |   |              |       |
| <b>Container Grouping ID:</b>  |   |  |   |   |   |              |       |
| <b>Copal Mailing Type:</b>   |   |  |   |   |   |              |       |
| <b>SSF TID Number:</b>   |   |  |   |   |   |              |       |

Part A: Automation Prices

| Line Number | Title      | Description | Price | Quantity | Subtotal Postage                | Discount Total* | Fee Total | Postage     |
|-------------|------------|-------------|-------|----------|---------------------------------|-----------------|-----------|-------------|
| A1          | 5-Digit    | Postcards   | 0.306 | 1117pcs. | \$ 341.8020                     | \$ -3.3510      | \$ 0.0000 | \$ 338.4510 |
| A2          | AADC       | Postcards   | 0.318 | 73pcs.   | \$ 23.2140                      | \$ -0.2190      | \$ 0.0000 | \$ 22.9950  |
| A3          | Mixed AADC | Postcards   | 0.326 | 53pcs.   | \$ 17.2780                      | \$ -0.1590      | \$ 0.0000 | \$ 17.1190  |
|             |            |             |       |          | Part A Total (Add lines A1-A10) |                 |           | \$ 378.5650 |

DISPLAY ONLY

|     |  |                                      |       |          |           |           |           |            |
|-----|--|--------------------------------------|-------|----------|-----------|-----------|-----------|------------|
| A12 | Postcards - Number of pieces that comply | Full Service Intelligent Mail Option | 0.003 | 1243pcs. | \$ 3.7290 | \$ 0.0000 | \$ 0.0000 | \$ -3.7290 |
|-----|--|--------------------------------------|-------|----------|-----------|-----------|-----------|------------|

Part B: Nonautomation Prices

| Line Number | Title        | Description | Price | Quantity | Subtotal Postage                | Discount Total* | Fee Total | Postage   |
|-------------|--------------|-------------|-------|----------|---------------------------------|-----------------|-----------|-----------|
| B2          | Single-Piece | Postcards   | 0.400 | 18pcs.   | \$ 7.2000                       | \$ 0.0000       | \$ 0.0000 | \$ 7.2000 |
|             |              |             |       |          | Part B Total (Add lines B1-B20) |                 |           | \$ 7.2000 |

**Total Postage From All Parts \$ 385.77**

For Extra Services and Other Fees

Total From Attached Form 3540-S N/A

**Total Postage \$ 385.77**

\* May contain both Full Service Intelligent Mail and other discount - see Instructions page for additional information.

USPS Use Only

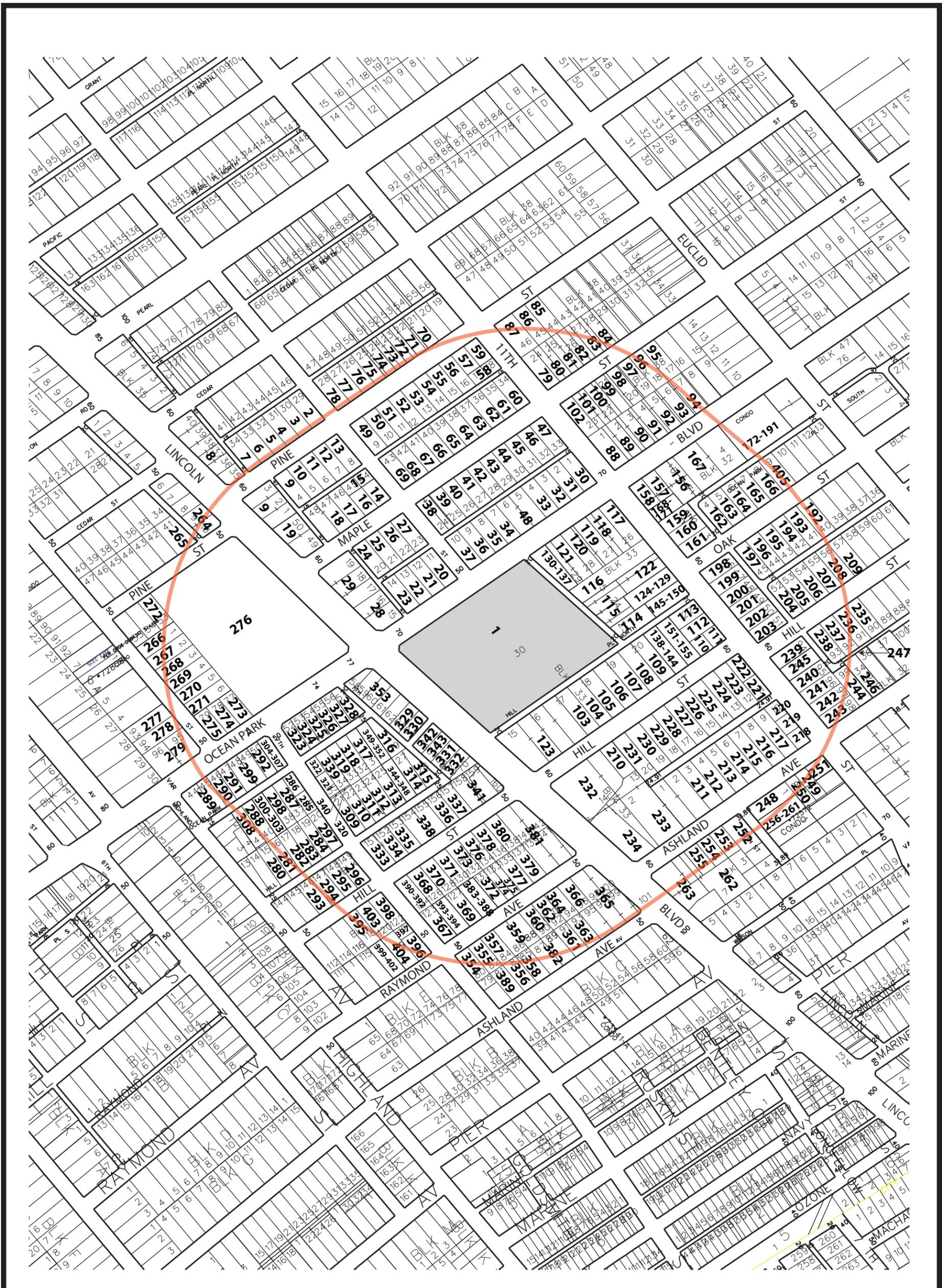
|                                       |   |                                   |         |
|---------------------------------------|---|-----------------------------------|---------|
| <b>Perform Verification:</b>          | Verification data not available at this time, |                                   |         |
| <b>One Pass/Two Pass Verification</b> |   |                                   |         |
| <b>Received:</b>                      | <b>Error Percentage:</b>                      | <b>Additional Postage:</b>        | \$ 0.00 |
| <b>A/R/C:</b>                         | <b>Cost Avoidance:</b>                        | <b>Verifying Employee's Name:</b> |         |
| <b>Total Additional Postage:</b>      | \$ 0.00                                       | <b>Number of Reworked Pieces:</b> |         |

This mailing has been inspected concerning:

- (1) eligibility for postage prices claimed;
- (2) proper preparation (and presort where required);
- (3) proper completion of postage statement; and
- (4) payment of annual fee (if required).

**This postage statement was verified and accepted under the PostalOne! program. No postal signature or round stamp is required.**

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# 750 FT. RADIUS MAP

2601-2645 LINCOLN BLVD



Quality Mapping Service

14549 Archwood St. Suite 301  
 Van Nuys, California 91405  
 Phone (818) 997-7949 - Fax (818) 997-0351  
 qmapping@quesqms.com

CASE NO:  
 DATE: 12-16-2021  
 SCALE: 1" = 300'

QMS 21-330



**QMS 21-330**  
**OCCUPANT LIST**  
**DECEMBER 16 2021**  
**PAGE 1**

1  
OCCUPANT  
2601 LINCOLN BLVD  
SANTA MONICA CA 90405

1  
OCCUPANT  
2611 LINCOLN BLVD  
SANTA MONICA CA 90405

1  
OCCUPANT  
2617 LINCOLN BLVD #201  
SANTA MONICA CA 90405

1  
OCCUPANT  
2617 LINCOLN BLVD #204  
SANTA MONICA CA 90405

1  
OCCUPANT  
2617 LINCOLN BLVD #207  
SANTA MONICA CA 90405

2  
OCCUPANT  
2424 10TH ST #C  
SANTA MONICA CA 90405

3  
OCCUPANT  
833 PINE ST  
SANTA MONICA CA 90405

6  
OCCUPANT  
817 PINE ST #3  
SANTA MONICA CA 90405

7  
OCCUPANT  
811 PINE ST #1  
SANTA MONICA CA 90405

1  
OCCUPANT  
2627 LINCOLN BLVD  
SANTA MONICA CA 90405

1  
OCCUPANT  
2619 LINCOLN BLVD  
SANTA MONICA CA 90405

1  
OCCUPANT  
2617 LINCOLN BLVD #202  
SANTA MONICA CA 90405

1  
OCCUPANT  
2617 LINCOLN BLVD #205  
SANTA MONICA CA 90405

2  
OCCUPANT  
2424 10TH ST #A  
SANTA MONICA CA 90405

2  
OCCUPANT  
2424 10TH ST #D  
SANTA MONICA CA 90405

6  
OCCUPANT  
817 PINE ST #1  
SANTA MONICA CA 90405

6  
OCCUPANT  
817 PINE ST #4  
SANTA MONICA CA 90405

7  
OCCUPANT  
811 PINE ST #2  
SANTA MONICA CA 90405

1  
OCCUPANT  
2605 LINCOLN BLVD  
SANTA MONICA CA 90405

1  
OCCUPANT  
2621 LINCOLN BLVD  
SANTA MONICA CA 90405

1  
OCCUPANT  
2617 LINCOLN BLVD #203  
SANTA MONICA CA 90405

1  
OCCUPANT  
2617 LINCOLN BLVD #206  
SANTA MONICA CA 90405

2  
OCCUPANT  
2424 10TH ST #B  
SANTA MONICA CA 90405

2  
OCCUPANT  
2424 10TH ST #E  
SANTA MONICA CA 90405

6  
OCCUPANT  
817 PINE ST #2  
SANTA MONICA CA 90405

6  
OCCUPANT  
817 PINE ST #5  
SANTA MONICA CA 90405

7  
OCCUPANT  
811 PINE ST #3  
SANTA MONICA CA 90405

**QMS 21-330**  
**OCCUPANT LIST**  
**DECEMBER 16 2021**  
**PAGE 2**

7  
OCCUPANT  
811 PINE ST #4  
SANTA MONICA CA 90405

9  
OCCUPANT  
2505 LINCOLN BLVD  
SANTA MONICA CA 90405

15  
OCCUPANT  
2452 1/2 10TH ST  
SANTA MONICA CA 90405

18  
OCCUPANT  
821 MAPLE ST #A  
SANTA MONICA CA 90405

18  
OCCUPANT  
821 MAPLE ST #D  
SANTA MONICA CA 90405

18  
OCCUPANT  
815 MAPLE ST #A  
SANTA MONICA CA 90405

18  
OCCUPANT  
815 MAPLE ST #D  
SANTA MONICA CA 90405

20  
OCCUPANT  
829 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

20  
OCCUPANT  
829 OCEAN PARK BLVD #6  
SANTA MONICA CA 90405

7  
OCCUPANT  
811 PINE ST #5  
SANTA MONICA CA 90405

10  
OCCUPANT  
822 PINE ST  
SANTA MONICA CA 90405

16  
OCCUPANT  
829 MAPLE ST  
SANTA MONICA CA 90405

18  
OCCUPANT  
821 MAPLE ST #B  
SANTA MONICA CA 90405

18  
OCCUPANT  
821 MAPLE ST #E  
SANTA MONICA CA 90405

18  
OCCUPANT  
815 MAPLE ST #B  
SANTA MONICA CA 90405

20  
OCCUPANT  
829 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

20  
OCCUPANT  
829 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

20  
OCCUPANT  
829 OCEAN PARK BLVD #7  
SANTA MONICA CA 90405

8  
OCCUPANT  
2411 LINCOLN BLVD  
SANTA MONICA CA 90405

14  
OCCUPANT  
833 1/2 MAPLE ST  
SANTA MONICA CA 90405

17  
OCCUPANT  
823 MAPLE ST #B  
SANTA MONICA CA 90405

18  
OCCUPANT  
821 MAPLE ST #C  
SANTA MONICA CA 90405

18  
OCCUPANT  
821 MAPLE ST #F  
SANTA MONICA CA 90405

18  
OCCUPANT  
815 MAPLE ST #C  
SANTA MONICA CA 90405

20  
OCCUPANT  
829 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

20  
OCCUPANT  
829 OCEAN PARK BLVD #5  
SANTA MONICA CA 90405

21  
OCCUPANT  
825 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

**QMS 21-330**  
**OCCUPANT LIST**  
**DECEMBER 16 2021**  
**PAGE 3**

21  
OCCUPANT  
825 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

22  
OCCUPANT  
819 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

22  
OCCUPANT  
819 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

23  
OCCUPANT  
815 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

23  
OCCUPANT  
815 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

23  
OCCUPANT  
815 OCEAN PARK BLVD #G  
SANTA MONICA CA 90405

25  
OCCUPANT  
824 MAPLE ST #1  
SANTA MONICA CA 90405

25  
OCCUPANT  
824 MAPLE ST #4  
SANTA MONICA CA 90405

26  
OCCUPANT  
830 MAPLE ST  
SANTA MONICA CA 90405

21  
OCCUPANT  
825 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

22  
OCCUPANT  
819 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

22  
OCCUPANT  
819 OCEAN PARK BLVD #5  
SANTA MONICA CA 90405

23  
OCCUPANT  
815 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

23  
OCCUPANT  
815 OCEAN PARK BLVD #E  
SANTA MONICA CA 90405

24  
OCCUPANT  
818 MAPLE ST #A  
SANTA MONICA CA 90405

25  
OCCUPANT  
824 MAPLE ST #2  
SANTA MONICA CA 90405

25  
OCCUPANT  
824 MAPLE ST #5  
SANTA MONICA CA 90405

26  
OCCUPANT  
830 1/2 MAPLE ST  
SANTA MONICA CA 90405

21  
OCCUPANT  
825 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

22  
OCCUPANT  
819 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

22  
OCCUPANT  
819 OCEAN PARK BLVD #6  
SANTA MONICA CA 90405

23  
OCCUPANT  
815 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

23  
OCCUPANT  
815 OCEAN PARK BLVD #F  
SANTA MONICA CA 90405

24  
OCCUPANT  
818 MAPLE ST #B  
SANTA MONICA CA 90405

25  
OCCUPANT  
824 MAPLE ST #3  
SANTA MONICA CA 90405

25  
OCCUPANT  
824 MAPLE ST #6  
SANTA MONICA CA 90405

26  
OCCUPANT  
832 MAPLE ST  
SANTA MONICA CA 90405

**QMS 21-330**  
**OCCUPANT LIST**  
**DECEMBER 16 2021**  
**PAGE 4**

27  
OCCUPANT  
834 1/2 MAPLE ST  
SANTA MONICA CA 90405

29  
OCCUPANT  
2545 LINCOLN BLVD  
SANTA MONICA CA 90405

30  
OCCUPANT  
1047 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

30  
OCCUPANT  
1047 OCEAN PARK BLVD #F  
SANTA MONICA CA 90405

31  
OCCUPANT  
1041 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

32  
OCCUPANT  
1037 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

32  
OCCUPANT  
1037 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

33  
OCCUPANT  
1031 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

34  
OCCUPANT  
1017 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

28  
OCCUPANT  
2555 LINCOLN BLVD  
SANTA MONICA CA 90405

30  
OCCUPANT  
1047 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

30  
OCCUPANT  
1047 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

30  
OCCUPANT  
1047 OCEAN PARK BLVD #G  
SANTA MONICA CA 90405

31  
OCCUPANT  
1041 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

32  
OCCUPANT  
1037 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

33  
OCCUPANT  
1031 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

33  
OCCUPANT  
1031 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

34  
OCCUPANT  
1017 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

29  
OCCUPANT  
2537 LINCOLN BLVD  
SANTA MONICA CA 90405

30  
OCCUPANT  
1047 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

30  
OCCUPANT  
1047 OCEAN PARK BLVD #E  
SANTA MONICA CA 90405

31  
OCCUPANT  
1041 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

31  
OCCUPANT  
1041 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

32  
OCCUPANT  
1037 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

33  
OCCUPANT  
1031 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

34  
OCCUPANT  
1017 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

34  
OCCUPANT  
1017 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

**QMS 21-330**  
**OCCUPANT LIST**  
**DECEMBER 16 2021**  
**PAGE 5**

34  
OCCUPANT  
1017 OCEAN PARK BLVD #5  
SANTA MONICA CA 90405

35  
OCCUPANT  
1013 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

35  
OCCUPANT  
1013 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

35  
OCCUPANT  
1013 OCEAN PARK BLVD #7  
SANTA MONICA CA 90405

35  
OCCUPANT  
1013 OCEAN PARK BLVD #10  
SANTA MONICA CA 90405

36  
OCCUPANT  
1007 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

36  
OCCUPANT  
1007 OCEAN PARK BLVD #6  
SANTA MONICA CA 90405

37  
OCCUPANT  
2523 10TH ST  
SANTA MONICA CA 90405

38  
OCCUPANT  
2509 10TH ST  
SANTA MONICA CA 90405

34  
OCCUPANT  
1017 OCEAN PARK BLVD #6  
SANTA MONICA CA 90405

35  
OCCUPANT  
1013 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

35  
OCCUPANT  
1013 OCEAN PARK BLVD #5  
SANTA MONICA CA 90405

35  
OCCUPANT  
1013 OCEAN PARK BLVD #8  
SANTA MONICA CA 90405

36  
OCCUPANT  
1007 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

36  
OCCUPANT  
1007 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

37  
OCCUPANT  
2519 10TH ST  
SANTA MONICA CA 90405

37  
OCCUPANT  
2525 10TH ST  
SANTA MONICA CA 90405

38  
OCCUPANT  
2511 10TH ST  
SANTA MONICA CA 90405

34  
OCCUPANT  
1017 OCEAN PARK BLVD #7  
SANTA MONICA CA 90405

35  
OCCUPANT  
1013 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

35  
OCCUPANT  
1013 OCEAN PARK BLVD #6  
SANTA MONICA CA 90405

35  
OCCUPANT  
1013 OCEAN PARK BLVD #9  
SANTA MONICA CA 90405

36  
OCCUPANT  
1007 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

36  
OCCUPANT  
1007 OCEAN PARK BLVD #5  
SANTA MONICA CA 90405

37  
OCCUPANT  
2521 10TH ST  
SANTA MONICA CA 90405

38  
OCCUPANT  
2501 10TH ST  
SANTA MONICA CA 90405

39  
OCCUPANT  
1008 MAPLE ST  
SANTA MONICA CA 90405

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**OCCUPANT LIST**  
**DECEMBER 16 2021**  
**PAGE 6**

40  
OCCUPANT  
1012 MAPLE ST  
SANTA MONICA CA 90405

42  
OCCUPANT  
1024 MAPLE ST #2  
SANTA MONICA CA 90405

42  
OCCUPANT  
1024 MAPLE ST #5  
SANTA MONICA CA 90405

45  
OCCUPANT  
1038 MAPLE ST  
SANTA MONICA CA 90405

47  
OCCUPANT  
2501 11TH ST  
SANTA MONICA CA 90405

47  
OCCUPANT  
1048 MAPLE ST  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #6  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #9  
SANTA MONICA CA 90405

41  
OCCUPANT  
1018 1/2 MAPLE ST  
SANTA MONICA CA 90405

42  
OCCUPANT  
1024 MAPLE ST #3  
SANTA MONICA CA 90405

43  
OCCUPANT  
1028 MAPLE ST  
SANTA MONICA CA 90405

46  
OCCUPANT  
1044 MAPLE ST  
SANTA MONICA CA 90405

47  
OCCUPANT  
2512 11TH ST  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #7  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #10  
SANTA MONICA CA 90405

42  
OCCUPANT  
1024 MAPLE ST #1  
SANTA MONICA CA 90405

42  
OCCUPANT  
1024 MAPLE ST #4  
SANTA MONICA CA 90405

44  
OCCUPANT  
1032 1/2 MAPLE ST  
SANTA MONICA CA 90405

46  
OCCUPANT  
1044 1/2 MAPLE ST  
SANTA MONICA CA 90405

47  
OCCUPANT  
2510 11TH ST  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #5  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #8  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #11  
SANTA MONICA CA 90405

**QMS 21-330  
OCCUPANT LIST  
DECEMBER 16 2021  
PAGE 7**

48  
OCCUPANT  
1023 OCEAN PARK BLVD #12  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #15  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #18  
SANTA MONICA CA 90405

57  
OCCUPANT  
1044 PINE ST  
SANTA MONICA CA 90405

74  
OCCUPANT  
1019 PINE ST  
SANTA MONICA CA 90405

81  
OCCUPANT  
1115 1/2 MAPLE ST  
SANTA MONICA CA 90405

88  
OCCUPANT  
1103 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

89  
OCCUPANT  
1107 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

89  
OCCUPANT  
1107 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #13  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #16  
SANTA MONICA CA 90405

49  
OCCUPANT  
2441 10TH ST  
SANTA MONICA CA 90405

58  
OCCUPANT  
2446 11TH ST  
SANTA MONICA CA 90405

77  
OCCUPANT  
1007 PINE ST  
SANTA MONICA CA 90405

85  
OCCUPANT  
1116 PINE ST  
SANTA MONICA CA 90405

88  
OCCUPANT  
1103 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

89  
OCCUPANT  
1107 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

90  
OCCUPANT  
1113 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #14  
SANTA MONICA CA 90405

48  
OCCUPANT  
1023 OCEAN PARK BLVD #17  
SANTA MONICA CA 90405

49  
OCCUPANT  
1004 PINE ST  
SANTA MONICA CA 90405

71  
OCCUPANT  
1029 1/2 PNE ST  
SANTA MONICA CA 90405

78  
OCCUPANT  
1001 1/2 PINE ST  
SANTA MONICA CA 90405

88  
OCCUPANT  
1103 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

88  
OCCUPANT  
1103 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

89  
OCCUPANT  
1107 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

90  
OCCUPANT  
1113 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

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90  
OCCUPANT  
1113 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

91  
OCCUPANT  
1117 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

92  
OCCUPANT  
1123 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

93  
OCCUPANT  
1127 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

93  
OCCUPANT  
1127 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

94  
OCCUPANT  
1201 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

96  
OCCUPANT  
1130 1/2 MAPLE ST  
SANTA MONICA CA 90405

103  
OCCUPANT  
825 HILL ST #C  
SANTA MONICA CA 90405

103  
OCCUPANT  
825 HILL ST #F  
SANTA MONICA CA 90405

91  
OCCUPANT  
1117 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

91  
OCCUPANT  
1117 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

92  
OCCUPANT  
1123 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

93  
OCCUPANT  
1127 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

94  
OCCUPANT  
1201 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

94  
OCCUPANT  
1201 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

103  
OCCUPANT  
825 HILL ST #A  
SANTA MONICA CA 90405

103  
OCCUPANT  
825 HILL ST #D  
SANTA MONICA CA 90405

104  
OCCUPANT  
829 HILL ST #A  
SANTA MONICA CA 90405

91  
OCCUPANT  
1117 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

92  
OCCUPANT  
1123 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

92  
OCCUPANT  
1123 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

93  
OCCUPANT  
1127 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

94  
OCCUPANT  
1201 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

96  
OCCUPANT  
1130 MAPLE ST  
SANTA MONICA CA 90405

103  
OCCUPANT  
825 HILL ST #B  
SANTA MONICA CA 90405

103  
OCCUPANT  
825 HILL ST #E  
SANTA MONICA CA 90405

104  
OCCUPANT  
829 HILL ST #B  
SANTA MONICA CA 90405

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104  
OCCUPANT  
829 HILL ST #C  
SANTA MONICA CA 90405

104  
OCCUPANT  
829 HILL ST #F  
SANTA MONICA CA 90405

105  
OCCUPANT  
835 HILL ST #3  
SANTA MONICA CA 90405

105  
OCCUPANT  
835 HILL ST #6  
SANTA MONICA CA 90405

106  
OCCUPANT  
1001 HILL ST #2  
SANTA MONICA CA 90405

106  
OCCUPANT  
1001 HILL ST #5  
SANTA MONICA CA 90405

107  
OCCUPANT  
1005 HILL ST #1  
SANTA MONICA CA 90405

107  
OCCUPANT  
1005 HILL ST #4  
SANTA MONICA CA 90405

107  
OCCUPANT  
1005 HILL ST #7  
SANTA MONICA CA 90405

104  
OCCUPANT  
829 HILL ST #D  
SANTA MONICA CA 90405

105  
OCCUPANT  
835 HILL ST #1  
SANTA MONICA CA 90405

105  
OCCUPANT  
835 HILL ST #4  
SANTA MONICA CA 90405

105  
OCCUPANT  
835 HILL ST #7  
SANTA MONICA CA 90405

106  
OCCUPANT  
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SANTA MONICA CA 90405

106  
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1001 HILL ST #6  
SANTA MONICA CA 90405

107  
OCCUPANT  
1005 HILL ST #2  
SANTA MONICA CA 90405

107  
OCCUPANT  
1005 HILL ST #5  
SANTA MONICA CA 90405

108  
OCCUPANT  
1011 HILL ST #A  
SANTA MONICA CA 90405

104  
OCCUPANT  
829 HILL ST #E  
SANTA MONICA CA 90405

105  
OCCUPANT  
835 HILL ST #2  
SANTA MONICA CA 90405

105  
OCCUPANT  
835 HILL ST #5  
SANTA MONICA CA 90405

106  
OCCUPANT  
1001 HILL ST #1  
SANTA MONICA CA 90405

106  
OCCUPANT  
1001 HILL ST #4  
SANTA MONICA CA 90405

106  
OCCUPANT  
1001 HILL ST #7  
SANTA MONICA CA 90405

107  
OCCUPANT  
1005 HILL ST #3  
SANTA MONICA CA 90405

107  
OCCUPANT  
1005 HILL ST #6  
SANTA MONICA CA 90405

108  
OCCUPANT  
1011 HILL ST #B  
SANTA MONICA CA 90405

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109  
OCCUPANT  
1017 HILL ST  
SANTA MONICA CA 90405

114  
OCCUPANT  
2704 11TH ST #1  
SANTA MONICA CA 90405

114  
OCCUPANT  
2704 11TH ST #4  
SANTA MONICA CA 90405

115  
OCCUPANT  
2633 10TH CT #1  
SANTA MONICA CA 90405

115  
OCCUPANT  
2633 10TH CT #4  
SANTA MONICA CA 90405

115  
OCCUPANT  
2627 10TH CT #2  
SANTA MONICA CA 90405

115  
OCCUPANT  
2627 10TH CT #5  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #2  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #5  
SANTA MONICA CA 90405

110  
OCCUPANT  
1035 HILL ST  
SANTA MONICA CA 90405

114  
OCCUPANT  
2704 11TH ST #2  
SANTA MONICA CA 90405

114  
OCCUPANT  
2704 11TH ST #5  
SANTA MONICA CA 90405

115  
OCCUPANT  
2633 10TH CT #2  
SANTA MONICA CA 90405

115  
OCCUPANT  
2633 10TH CT #5  
SANTA MONICA CA 90405

115  
OCCUPANT  
2627 10TH CT #3  
SANTA MONICA CA 90405

115  
OCCUPANT  
2627 10TH CT #6  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #3  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #6  
SANTA MONICA CA 90405

112  
OCCUPANT  
2714 11TH ST  
SANTA MONICA CA 90405

114  
OCCUPANT  
2704 11TH ST #3  
SANTA MONICA CA 90405

114  
OCCUPANT  
2704 11TH ST #6  
SANTA MONICA CA 90405

115  
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2633 10TH CT #3  
SANTA MONICA CA 90405

115  
OCCUPANT  
2627 10TH CT #1  
SANTA MONICA CA 90405

115  
OCCUPANT  
2627 10TH CT #4  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #1  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #4  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #7  
SANTA MONICA CA 90405

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116  
OCCUPANT  
2620 11TH ST #8  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #11  
SANTA MONICA CA 90405

116  
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2620 11TH ST #14  
SANTA MONICA CA 90405

117  
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2602 11TH ST  
SANTA MONICA CA 90405

117  
OCCUPANT  
2608 11TH ST  
SANTA MONICA CA 90405

118  
OCCUPANT  
1044 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

119  
OCCUPANT  
1040 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

121  
OCCUPANT  
1026 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

121  
OCCUPANT  
1026 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #9  
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116  
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2620 11TH ST #12  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #15  
SANTA MONICA CA 90405

117  
OCCUPANT  
2604 11TH ST  
SANTA MONICA CA 90405

117  
OCCUPANT  
2610 11TH ST  
SANTA MONICA CA 90405

118  
OCCUPANT  
1044 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

119  
OCCUPANT  
1040 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

121  
OCCUPANT  
1026 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

122  
OCCUPANT  
2626 11TH ST #1  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #10  
SANTA MONICA CA 90405

116  
OCCUPANT  
2620 11TH ST #13  
SANTA MONICA CA 90405

116  
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2620 11TH ST #16  
SANTA MONICA CA 90405

117  
OCCUPANT  
2606 11TH ST  
SANTA MONICA CA 90405

117  
OCCUPANT  
2612 11TH ST  
SANTA MONICA CA 90405

118  
OCCUPANT  
1044 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

120  
OCCUPANT  
1034 OCEAN PARK BLVD  
SANTA MONICA CA 90405

121  
OCCUPANT  
1026 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

122  
OCCUPANT  
2626 11TH ST #2  
SANTA MONICA CA 90405

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122  
OCCUPANT  
2626 11TH ST #3  
SANTA MONICA CA 90405

122  
OCCUPANT  
2626 11TH ST #6  
SANTA MONICA CA 90405

123  
OCCUPANT  
2715 LINCOLN BLVD  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #101  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #104  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #107  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #202  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #205  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #208  
SANTA MONICA CA 90405

122  
OCCUPANT  
2626 11TH ST #4  
SANTA MONICA CA 90405

122  
OCCUPANT  
2626 11TH ST #7  
SANTA MONICA CA 90405

123  
OCCUPANT  
2717 LINCOLN BLVD  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #102  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #105  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #108  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #203  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #206  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #209  
SANTA MONICA CA 90405

122  
OCCUPANT  
2626 11TH ST #5  
SANTA MONICA CA 90405

123  
OCCUPANT  
2723 LINCOLN BLVD  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #103  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #106  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #201  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #204  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #207  
SANTA MONICA CA 90405

123  
OCCUPANT  
817 HILL ST #210  
SANTA MONICA CA 90405

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123  
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817 HILL ST #211  
SANTA MONICA CA 90405

129  
OCCUPANT  
2630 11TH ST #6  
SANTA MONICA CA 90405

133  
OCCUPANT  
1020 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

149  
OCCUPANT  
2702 11TH ST #S  
SANTA MONICA CA 90405

153  
OCCUPANT  
1029 HILL ST #A  
SANTA MONICA CA 90405

161  
OCCUPANT  
1111 OAK ST  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #103  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #106  
SANTA MONICA CA 90405

123  
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817 HILL ST #212  
SANTA MONICA CA 90405

130  
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1020 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

137  
OCCUPANT  
1020 OCEAN PARK BLVD #8  
SANTA MONICA CA 90405

151  
OCCUPANT  
1027 HILL ST  
SANTA MONICA CA 90405

154  
OCCUPANT  
1029 HILL ST #C  
SANTA MONICA CA 90405

163  
OCCUPANT  
1121 OAK ST  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #101  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #104  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #107  
SANTA MONICA CA 90405

126  
OCCUPANT  
2630 11TH ST #3  
SANTA MONICA CA 90405

131  
OCCUPANT  
1020 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

143  
OCCUPANT  
1021 HILL ST #6  
SANTA MONICA CA 90405

152  
OCCUPANT  
1029 HILL ST #D  
SANTA MONICA CA 90405

156  
OCCUPANT  
1112 OCEAN PARK BLVD  
SANTA MONICA CA 90405

165  
OCCUPANT  
1133 OAK ST  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #102  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #105  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #108  
SANTA MONICA CA 90405

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167  
OCCUPANT  
1128 OCEAN PARK BLVD #109  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #112  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #115  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #203  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #206  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #209  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #212  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #215  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #303  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #110  
SANTA MONICA CA 90405

167  
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SANTA MONICA CA 90405

167  
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1128 OCEAN PARK BLVD #201  
SANTA MONICA CA 90405

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1128 OCEAN PARK BLVD #204  
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167  
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1128 OCEAN PARK BLVD #207  
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167  
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1128 OCEAN PARK BLVD #210  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #213  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #301  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #304  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #111  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #114  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #202  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #205  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #208  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #211  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #214  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #302  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #305  
SANTA MONICA CA 90405

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167  
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1128 OCEAN PARK BLVD #306  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #309  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #312  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #315  
SANTA MONICA CA 90405

178  
OCCUPANT  
1212 OCEAN PARK BLVD #7  
SANTA MONICA CA 90405

198  
OCCUPANT  
2701 11TH ST  
SANTA MONICA CA 90405

210  
OCCUPANT  
828 HILL ST #A  
SANTA MONICA CA 90405

211  
OCCUPANT  
835 ASHLAND AVE #2  
SANTA MONICA CA 90405

211  
OCCUPANT  
835 ASHLAND AVE #5  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #307  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #310  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #313  
SANTA MONICA CA 90405

170  
OCCUPANT  
2611 11TH ST #3  
SANTA MONICA CA 90405

186  
OCCUPANT  
1212 OCEAN PARK BLVD #15  
SANTA MONICA CA 90405

204  
OCCUPANT  
1115 HILL ST  
SANTA MONICA CA 90405

210  
OCCUPANT  
828 HILL ST #B  
SANTA MONICA CA 90405

211  
OCCUPANT  
835 ASHLAND AVE #3  
SANTA MONICA CA 90405

211  
OCCUPANT  
835 ASHLAND AVE #6  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #308  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #311  
SANTA MONICA CA 90405

167  
OCCUPANT  
1128 OCEAN PARK BLVD #314  
SANTA MONICA CA 90405

171  
OCCUPANT  
2611 11TH ST #4  
SANTA MONICA CA 90405

191  
OCCUPANT  
1212 OCEAN PARK BLVD #20  
SANTA MONICA CA 90405

210  
OCCUPANT  
828 HILL ST  
SANTA MONICA CA 90405

211  
OCCUPANT  
835 ASHLAND AVE #1  
SANTA MONICA CA 90405

211  
OCCUPANT  
835 ASHLAND AVE #4  
SANTA MONICA CA 90405

211  
OCCUPANT  
835 ASHLAND AVE #7  
SANTA MONICA CA 90405

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211  
OCCUPANT  
835 ASHLAND AVE #8  
SANTA MONICA CA 90405

212  
OCCUPANT  
1003 ASHLAND AVE #A  
SANTA MONICA CA 90405

212  
OCCUPANT  
1005 ASHLAND AVE #A  
SANTA MONICA CA 90405

212  
OCCUPANT  
1003 ASHLAND AVE  
SANTA MONICA CA 90405

213  
OCCUPANT  
1009 ASHLAND AVE #B  
SANTA MONICA CA 90405

214  
OCCUPANT  
1015 ASHLAND AVE #1  
SANTA MONICA CA 90405

214  
OCCUPANT  
1015 ASHLAND AVE #4  
SANTA MONICA CA 90405

216  
OCCUPANT  
1023 ASHLAND AVE #1  
SANTA MONICA CA 90405

216  
OCCUPANT  
1023 ASHLAND AVE #4  
SANTA MONICA CA 90405

211  
OCCUPANT  
835 ASHLAND AVE #9  
SANTA MONICA CA 90405

212  
OCCUPANT  
1003 ASHLAND AVE #B  
SANTA MONICA CA 90405

212  
OCCUPANT  
1005 ASHLAND AVE #B  
SANTA MONICA CA 90405

212  
OCCUPANT  
1005 ASHLAND AVE  
SANTA MONICA CA 90405

213  
OCCUPANT  
1009 ASHLAND AVE #C  
SANTA MONICA CA 90405

214  
OCCUPANT  
1015 ASHLAND AVE #2  
SANTA MONICA CA 90405

214  
OCCUPANT  
1015 ASHLAND AVE #5  
SANTA MONICA CA 90405

216  
OCCUPANT  
1023 ASHLAND AVE #2  
SANTA MONICA CA 90405

216  
OCCUPANT  
1023 ASHLAND AVE #5  
SANTA MONICA CA 90405

211  
OCCUPANT  
835 ASHLAND AVE #10  
SANTA MONICA CA 90405

212  
OCCUPANT  
1003 ASHLAND AVE #C  
SANTA MONICA CA 90405

212  
OCCUPANT  
1005 ASHLAND AVE #C  
SANTA MONICA CA 90405

213  
OCCUPANT  
1009 ASHLAND AVE #A  
SANTA MONICA CA 90405

214  
OCCUPANT  
1015 ASHLAND AVE  
SANTA MONICA CA 90405

214  
OCCUPANT  
1015 ASHLAND AVE #3  
SANTA MONICA CA 90405

214  
OCCUPANT  
1015 ASHLAND AVE #6  
SANTA MONICA CA 90405

216  
OCCUPANT  
1023 ASHLAND AVE #3  
SANTA MONICA CA 90405

216  
OCCUPANT  
1023 ASHLAND AVE #5A  
SANTA MONICA CA 90405

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217  
OCCUPANT  
1027 ASHLAND AVE  
SANTA MONICA CA 90405

222  
OCCUPANT  
1038 HILL ST  
SANTA MONICA CA 90405

224  
OCCUPANT  
1028 HILL ST #C  
SANTA MONICA CA 90405

225  
OCCUPANT  
1024 HILL ST #K  
SANTA MONICA CA 90405

226  
OCCUPANT  
1018 HILL ST  
SANTA MONICA CA 90405

226  
OCCUPANT  
1018 HILL ST #C  
SANTA MONICA CA 90405

227  
OCCUPANT  
1014 HILL ST #1  
SANTA MONICA CA 90405

227  
OCCUPANT  
1014 HILL ST #4  
SANTA MONICA CA 90405

227  
OCCUPANT  
1014 HILL ST #7  
SANTA MONICA CA 90405

218  
OCCUPANT  
2838 11TH ST  
SANTA MONICA CA 90405

223  
OCCUPANT  
1036 1/2 HILL ST  
SANTA MONICA CA 90405

224  
OCCUPANT  
1028 HILL ST #D  
SANTA MONICA CA 90405

225  
OCCUPANT  
1024 HILL ST #L  
SANTA MONICA CA 90405

226  
OCCUPANT  
1018 HILL ST #A  
SANTA MONICA CA 90405

226  
OCCUPANT  
1018 HILL ST #D  
SANTA MONICA CA 90405

227  
OCCUPANT  
1014 HILL ST #2  
SANTA MONICA CA 90405

227  
OCCUPANT  
1014 HILL ST #5  
SANTA MONICA CA 90405

228  
OCCUPANT  
1008 HILL ST  
SANTA MONICA CA 90405

219  
OCCUPANT  
2830 11TH ST  
SANTA MONICA CA 90405

224  
OCCUPANT  
1028 HILL ST #B  
SANTA MONICA CA 90405

225  
OCCUPANT  
1024 HILL ST #J  
SANTA MONICA CA 90405

225  
OCCUPANT  
1024 HILL ST #M  
SANTA MONICA CA 90405

226  
OCCUPANT  
1018 HILL ST #B  
SANTA MONICA CA 90405

227  
OCCUPANT  
1012 HILL ST  
SANTA MONICA CA 90405

227  
OCCUPANT  
1014 HILL ST #3  
SANTA MONICA CA 90405

227  
OCCUPANT  
1014 HILL ST #6  
SANTA MONICA CA 90405

228  
OCCUPANT  
1010 HILL ST #A  
SANTA MONICA CA 90405

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228  
OCCUPANT  
1010 HILL ST #B  
SANTA MONICA CA 90405

230  
OCCUPANT  
912 1/2 HILL ST  
SANTA MONICA CA 90405

231  
OCCUPANT  
830 HILL ST #C  
SANTA MONICA CA 90405

232  
OCCUPANT  
2809 LINCOLN BLVD  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #111  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #130  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #133  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #212  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #222  
SANTA MONICA CA 90405

228  
OCCUPANT  
1010 HILL ST #C  
SANTA MONICA CA 90405

231  
OCCUPANT  
830 HILL ST #A  
SANTA MONICA CA 90405

231  
OCCUPANT  
830 HILL ST #D  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #112  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #131  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #210  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #220  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #232  
SANTA MONICA CA 90405

229  
OCCUPANT  
1002 HILL ST  
SANTA MONICA CA 90405

231  
OCCUPANT  
830 HILL ST #B  
SANTA MONICA CA 90405

231  
OCCUPANT  
830 HILL ST #E  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #110  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #113  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #132  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #211  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #221  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #310  
SANTA MONICA CA 90405

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233  
OCCUPANT  
815 ASHLAND AVE #311  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #321  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #331  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #421  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #431  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #511  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #514  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #532  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #611  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #312  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #322  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #332  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #422  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #432  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #512  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #515  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #534  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #612  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #320  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #330  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #420  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #430  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #510  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #513  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #530  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #610  
SANTA MONICA CA 90405

233  
OCCUPANT  
815 ASHLAND AVE #630  
SANTA MONICA CA 90405

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233  
OCCUPANT  
815 ASHLAND AVE #632  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #102  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #105  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #108  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #111  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #201  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #204  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #207  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #210  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #103  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #106  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #109  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #112  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #202  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #205  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #208  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #211  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #101  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #104  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #107  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #110  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #113  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #203  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #206  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #209  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #212  
SANTA MONICA CA 90405

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234  
OCCUPANT  
2807 LINCOLN BLVD #213  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #303  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #306  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #309  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #312  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #402  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #405  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #408  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #411  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #301  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #304  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #307  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #310  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #313  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #403  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #406  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #409  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #412  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #302  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #305  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #308  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #311  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #401  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #404  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #407  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #410  
SANTA MONICA CA 90405

234  
OCCUPANT  
2807 LINCOLN BLVD #413  
SANTA MONICA CA 90405

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243  
OCCUPANT  
2827 11TH ST  
SANTA MONICA CA 90405

248  
OCCUPANT  
1000 ASHLAND AVE #2  
SANTA MONICA CA 90405

248  
OCCUPANT  
1000 ASHLAND AVE #5  
SANTA MONICA CA 90405

252  
OCCUPANT  
836 ASHLAND AVE #1  
SANTA MONICA CA 90405

252  
OCCUPANT  
836 ASHLAND AVE #4  
SANTA MONICA CA 90405

252  
OCCUPANT  
836 ASHLAND AVE #7  
SANTA MONICA CA 90405

256  
OCCUPANT  
2909 10TH ST #1  
SANTA MONICA CA 90405

262  
OCCUPANT  
810 AHSLAND AVE  
SANTA MONICA CA 90405

262  
OCCUPANT  
810 AHSLAND AVE #201  
SANTA MONICA CA 90405

245  
OCCUPANT  
2805 11TH ST  
SANTA MONICA CA 90405

248  
OCCUPANT  
1000 ASHLAND AVE #3  
SANTA MONICA CA 90405

248  
OCCUPANT  
1000 ASHLAND AVE #6  
SANTA MONICA CA 90405

252  
OCCUPANT  
836 ASHLAND AVE #2  
SANTA MONICA CA 90405

252  
OCCUPANT  
836 ASHLAND AVE #5  
SANTA MONICA CA 90405

253  
OCCUPANT  
828 ASHLAND AVE  
SANTA MONICA CA 90405

257  
OCCUPANT  
2909 10TH ST #2  
SANTA MONICA CA 90405

262  
OCCUPANT  
810 AHSLAND AVE #101  
SANTA MONICA CA 90405

262  
OCCUPANT  
810 AHSLAND AVE #202  
SANTA MONICA CA 90405

248  
OCCUPANT  
1000 ASHLAND AVE #1  
SANTA MONICA CA 90405

248  
OCCUPANT  
1000 ASHLAND AVE #4  
SANTA MONICA CA 90405

248  
OCCUPANT  
1000 ASHLAND AVE #7  
SANTA MONICA CA 90405

252  
OCCUPANT  
836 ASHLAND AVE #3  
SANTA MONICA CA 90405

252  
OCCUPANT  
836 ASHLAND AVE #6  
SANTA MONICA CA 90405

254  
OCCUPANT  
824 ASHLAND AVE  
SANTA MONICA CA 90405

259  
OCCUPANT  
2909 10TH ST #4  
SANTA MONICA CA 90405

262  
OCCUPANT  
810 AHSLAND AVE #102  
SANTA MONICA CA 90405

262  
OCCUPANT  
810 AHSLAND AVE #301  
SANTA MONICA CA 90405

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262  
OCCUPANT  
810 AHSLAND AVE #302  
SANTA MONICA CA 90405

267  
OCCUPANT  
2521 1/2 7TH ST  
SANTA MONICA CA 90405

268  
OCCUPANT  
2525 7TH ST #C  
SANTA MONICA CA 90405

270  
OCCUPANT  
2535 7TH ST #C  
SANTA MONICA CA 90405

271  
OCCUPANT  
2539 7TH ST #B  
SANTA MONICA CA 90405

272  
OCCUPANT  
714 PINE ST #A  
SANTA MONICA CA 90405

272  
OCCUPANT  
714 PINE ST #D  
SANTA MONICA CA 90405

273  
OCCUPANT  
711 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

274  
OCCUPANT  
709 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

266  
OCCUPANT  
2515 7TH ST  
SANTA MONICA CA 90405

268  
OCCUPANT  
2525 7TH ST #A  
SANTA MONICA CA 90405

270  
OCCUPANT  
2535 7TH ST #A  
SANTA MONICA CA 90405

270  
OCCUPANT  
2535 7TH ST #D  
SANTA MONICA CA 90405

271  
OCCUPANT  
2539 7TH ST #C  
SANTA MONICA CA 90405

272  
OCCUPANT  
714 PINE ST #B  
SANTA MONICA CA 90405

273  
OCCUPANT  
711 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

273  
OCCUPANT  
711 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

274  
OCCUPANT  
709 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

267  
OCCUPANT  
2521 7TH ST  
SANTA MONICA CA 90405

268  
OCCUPANT  
2525 7TH ST #B  
SANTA MONICA CA 90405

270  
OCCUPANT  
2535 7TH ST #B  
SANTA MONICA CA 90405

270  
OCCUPANT  
2535 7TH ST #E  
SANTA MONICA CA 90405

271  
OCCUPANT  
2539 7TH ST #D  
SANTA MONICA CA 90405

272  
OCCUPANT  
714 PINE ST #C  
SANTA MONICA CA 90405

273  
OCCUPANT  
711 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

274  
OCCUPANT  
709 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

275  
OCCUPANT  
701 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

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275  
OCCUPANT  
701 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

276  
OCCUPANT  
721 OCEAN PARK BLVD  
SANTA MONICA CA 90405

277  
OCCUPANT  
2534 7TH ST #3  
SANTA MONICA CA 90405

278  
OCCUPANT  
2540 7TH ST #2  
SANTA MONICA CA 90405

278  
OCCUPANT  
2540 7TH ST #5  
SANTA MONICA CA 90405

278  
OCCUPANT  
2540 7TH ST #8  
SANTA MONICA CA 90405

279  
OCCUPANT  
649 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

279  
OCCUPANT  
649 OCEAN PARK BLVD #6  
SANTA MONICA CA 90405

281  
OCCUPANT  
648 COPELAND CT  
SANTA MONICA CA 90405

275  
OCCUPANT  
701 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

277  
OCCUPANT  
2534 7TH ST #1  
SANTA MONICA CA 90405

277  
OCCUPANT  
2534 7TH ST #4  
SANTA MONICA CA 90405

278  
OCCUPANT  
2540 7TH ST #3  
SANTA MONICA CA 90405

278  
OCCUPANT  
2540 7TH ST #6  
SANTA MONICA CA 90405

279  
OCCUPANT  
649 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

279  
OCCUPANT  
649 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

279  
OCCUPANT  
649 OCEAN PARK BLVD #7  
SANTA MONICA CA 90405

283  
OCCUPANT  
654 COPELAND CT  
SANTA MONICA CA 90405

275  
OCCUPANT  
701 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

277  
OCCUPANT  
2534 7TH ST #2  
SANTA MONICA CA 90405

278  
OCCUPANT  
2540 7TH ST #1  
SANTA MONICA CA 90405

278  
OCCUPANT  
2540 7TH ST #4  
SANTA MONICA CA 90405

278  
OCCUPANT  
2540 7TH ST #7  
SANTA MONICA CA 90405

279  
OCCUPANT  
649 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

279  
OCCUPANT  
649 OCEAN PARK BLVD #5  
SANTA MONICA CA 90405

280  
OCCUPANT  
642 1/2 COPELAND CT  
SANTA MONICA CA 90405

284  
OCCUPANT  
658 COPELAND CT  
SANTA MONICA CA 90405

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285  
OCCUPANT  
661 COPELAND CT  
SANTA MONICA CA 90405

289  
OCCUPANT  
632 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

289  
OCCUPANT  
632 OCEAN PARK BLVD #6  
SANTA MONICA CA 90405

289  
OCCUPANT  
632 OCEAN PARK BLVD #9  
SANTA MONICA CA 90405

289  
OCCUPANT  
632 OCEAN PARK BLVD #12  
SANTA MONICA CA 90405

290  
OCCUPANT  
642 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

291  
OCCUPANT  
646 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

291  
OCCUPANT  
648 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

292  
OCCUPANT  
660 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

289  
OCCUPANT  
632 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

289  
OCCUPANT  
632 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

289  
OCCUPANT  
632 OCEAN PARK BLVD #7  
SANTA MONICA CA 90405

289  
OCCUPANT  
632 OCEAN PARK BLVD #10  
SANTA MONICA CA 90405

290  
OCCUPANT  
642 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

290  
OCCUPANT  
642 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

291  
OCCUPANT  
646 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

291  
OCCUPANT  
648 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

292  
OCCUPANT  
660 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

289  
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632 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

289  
OCCUPANT  
632 OCEAN PARK BLVD #5  
SANTA MONICA CA 90405

289  
OCCUPANT  
632 OCEAN PARK BLVD #8  
SANTA MONICA CA 90405

289  
OCCUPANT  
632 OCEAN PARK BLVD #11  
SANTA MONICA CA 90405

290  
OCCUPANT  
642 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

291  
OCCUPANT  
646 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

291  
OCCUPANT  
648 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

291  
OCCUPANT  
648 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

293  
OCCUPANT  
643 HILL ST #A  
SANTA MONICA CA 90405

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293  
OCCUPANT  
643 HILL ST #B  
SANTA MONICA CA 90405

293  
OCCUPANT  
643 HILL ST #E  
SANTA MONICA CA 90405

294  
OCCUPANT  
647 HILL ST #2  
SANTA MONICA CA 90405

294  
OCCUPANT  
647 HILL ST #5  
SANTA MONICA CA 90405

295  
OCCUPANT  
651 HILL ST #3  
SANTA MONICA CA 90405

296  
OCCUPANT  
2652 7TH ST  
SANTA MONICA CA 90405

297  
OCCUPANT  
2632 7TH ST  
SANTA MONICA CA 90405

297  
OCCUPANT  
2638 7TH ST  
SANTA MONICA CA 90405

298  
OCCUPANT  
655 COPELAND CT #C  
SANTA MONICA CA 90405

293  
OCCUPANT  
643 HILL ST #C  
SANTA MONICA CA 90405

293  
OCCUPANT  
643 HILL ST #F  
SANTA MONICA CA 90405

294  
OCCUPANT  
647 HILL ST #3  
SANTA MONICA CA 90405

295  
OCCUPANT  
651 HILL ST #1  
SANTA MONICA CA 90405

295  
OCCUPANT  
651 HILL ST #4  
SANTA MONICA CA 90405

296  
OCCUPANT  
2654 7TH ST  
SANTA MONICA CA 90405

297  
OCCUPANT  
2634 7TH ST  
SANTA MONICA CA 90405

297  
OCCUPANT  
2640 7TH ST  
SANTA MONICA CA 90405

298  
OCCUPANT  
655 COPELAND CT #D  
SANTA MONICA CA 90405

293  
OCCUPANT  
643 HILL ST #D  
SANTA MONICA CA 90405

294  
OCCUPANT  
647 HILL ST #1  
SANTA MONICA CA 90405

294  
OCCUPANT  
647 HILL ST #4  
SANTA MONICA CA 90405

295  
OCCUPANT  
651 HILL ST #2  
SANTA MONICA CA 90405

295  
OCCUPANT  
651 HILL ST #5  
SANTA MONICA CA 90405

296  
OCCUPANT  
2656 7TH ST  
SANTA MONICA CA 90405

297  
OCCUPANT  
2636 7TH ST  
SANTA MONICA CA 90405

298  
OCCUPANT  
655 COPELAND CT #B  
SANTA MONICA CA 90405

298  
OCCUPANT  
655 COPELAND CT #E  
SANTA MONICA CA 90405

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299  
OCCUPANT  
650 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

299  
OCCUPANT  
650 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

299  
OCCUPANT  
650 OCEAN PARK BLVD #7  
SANTA MONICA CA 90405

304  
OCCUPANT  
2602 7TH ST  
SANTA MONICA CA 90405

309  
OCCUPANT  
2643 7TH ST  
SANTA MONICA CA 90405

310  
OCCUPANT  
706 COPELAND CT #C  
SANTA MONICA CA 90405

312  
OCCUPANT  
710 COPELAND CT #A  
SANTA MONICA CA 90405

313  
OCCUPANT  
712 1/2 COPELAND CT  
SANTA MONICA CA 90405

315  
OCCUPANT  
726 COPLEAND CT #B  
SANTA MONICA CA 90405

299  
OCCUPANT  
650 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

299  
OCCUPANT  
650 OCEAN PARK BLVD #5  
SANTA MONICA CA 90405

299  
OCCUPANT  
650 OCEAN PARK BLVD #8  
SANTA MONICA CA 90405

309  
OCCUPANT  
2635 7TH ST  
SANTA MONICA CA 90405

310  
OCCUPANT  
706 COPELAND CT #A  
SANTA MONICA CA 90405

310  
OCCUPANT  
706 COPELAND CT #D  
SANTA MONICA CA 90405

312  
OCCUPANT  
710 COPELAND CT #B  
SANTA MONICA CA 90405

314  
OCCUPANT  
724 COPELAND CT  
SANTA MONICA CA 90405

315  
OCCUPANT  
726 COPLEAND CT #C  
SANTA MONICA CA 90405

299  
OCCUPANT  
650 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

299  
OCCUPANT  
650 OCEAN PARK BLVD #6  
SANTA MONICA CA 90405

302  
OCCUPANT  
649 COPELAND CT #3  
SANTA MONICA CA 90405

309  
OCCUPANT  
2637 7TH ST  
SANTA MONICA CA 90405

310  
OCCUPANT  
706 COPELAND CT #B  
SANTA MONICA CA 90405

311  
OCCUPANT  
708 1/2 COPELAND CT  
SANTA MONICA CA 90405

312  
OCCUPANT  
710 COPELAND CT #C  
SANTA MONICA CA 90405

314  
OCCUPANT  
724 1/2 COPELAND CT  
SANTA MONICA CA 90405

316  
OCCUPANT  
721 COPELAND CT  
SANTA MONICA CA 90405

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318  
OCCUPANT  
711 COPELAND CT #1  
SANTA MONICA CA 90405

318  
OCCUPANT  
711 COPELAND CT #4  
SANTA MONICA CA 90405

323  
OCCUPANT  
702 OCEAN PARL BLVD  
SANTA MONICA CA 90405

323  
OCCUPANT  
2607 7TH ST  
SANTA MONICA CA 90405

325  
OCCUPANT  
710 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

326  
OCCUPANT  
714 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

326  
OCCUPANT  
714 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

331  
OCCUPANT  
2640 LINCOLN BLVD #1A  
SANTA MONICA CA 90405

333  
OCCUPANT  
701 HILL ST #2  
SANTA MONICA CA 90405

318  
OCCUPANT  
711 COPELAND CT #2  
SANTA MONICA CA 90405

318  
OCCUPANT  
711 COPELAND CT #5  
SANTA MONICA CA 90405

323  
OCCUPANT  
2601 7TH ST  
SANTA MONICA CA 90405

324  
OCCUPANT  
706 OCEAN PARK BLVD  
SANTA MONICA CA 90405

325  
OCCUPANT  
710 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

326  
OCCUPANT  
714 OCEAN PARK BLVD #B  
SANTA MONICA CA 90405

330  
OCCUPANT  
2626 LINCOLN BLVD  
SANTA MONICA CA 90405

331  
OCCUPANT  
2640 LINCOLN BLVD #1B  
SANTA MONICA CA 90405

333  
OCCUPANT  
701 HILL ST #3  
SANTA MONICA CA 90405

318  
OCCUPANT  
711 COPELAND CT #3  
SANTA MONICA CA 90405

321  
OCCUPANT  
2627 7TH ST  
SANTA MONICA CA 90405

323  
OCCUPANT  
2605 7TH ST  
SANTA MONICA CA 90405

324  
OCCUPANT  
706 1/2 OCEAN PARK BLVD  
SANTA MONICA CA 90405

325  
OCCUPANT  
710 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

326  
OCCUPANT  
714 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

331  
OCCUPANT  
2640 LINCOLN BLVD  
SANTA MONICA CA 90405

333  
OCCUPANT  
701 HILL ST #1  
SANTA MONICA CA 90405

333  
OCCUPANT  
701 HILL ST #4  
SANTA MONICA CA 90405

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334  
OCCUPANT  
707 HILL ST #A  
SANTA MONICA CA 90405

335  
OCCUPANT  
711 HILL ST #A  
SANTA MONICA CA 90405

337  
OCCUPANT  
733 HILL ST #1  
SANTA MONICA CA 90405

337  
OCCUPANT  
733 HILL ST #4  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST #101  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST #104  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST #107  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST #110  
SANTA MONICA CA 90405

339  
OCCUPANT  
707 COPELAND CT #B  
SANTA MONICA CA 90405

334  
OCCUPANT  
707 HILL ST #B  
SANTA MONICA CA 90405

335  
OCCUPANT  
711 HILL ST #B  
SANTA MONICA CA 90405

337  
OCCUPANT  
733 HILL ST #2  
SANTA MONICA CA 90405

337  
OCCUPANT  
733 HILL ST #5  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST #102  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST #105  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST #108  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST #111  
SANTA MONICA CA 90405

339  
OCCUPANT  
707 COPELAND CT #C  
SANTA MONICA CA 90405

334  
OCCUPANT  
707 HILL ST #C  
SANTA MONICA CA 90405

335  
OCCUPANT  
711 HILL ST #D  
SANTA MONICA CA 90405

337  
OCCUPANT  
733 HILL ST #3  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST #103  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST #106  
SANTA MONICA CA 90405

338  
OCCUPANT  
721 HILL ST #109  
SANTA MONICA CA 90405

339  
OCCUPANT  
707 COPELAND CT #A  
SANTA MONICA CA 90405

339  
OCCUPANT  
707 COPELAND CT #D  
SANTA MONICA CA 90405

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341  
OCCUPANT  
2660 LINCOLN BLVD  
SANTA MONICA CA 90405

352  
OCCUPANT  
717 COPELAND CT #4  
SANTA MONICA CA 90405

354  
OCCUPANT  
2809 7TH ST  
SANTA MONICA CA 90405

358  
OCCUPANT  
715 ASHLAND AVE  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #3  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #6  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #9  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #12  
SANTA MONICA CA 90405

361  
OCCUPANT  
731 ASHLAND AVE  
SANTA MONICA CA 90405

348  
OCCUPANT  
722 COPELAND CT #5  
SANTA MONICA CA 90405

353  
OCCUPANT  
2602 LINCOLN BLVD  
SANTA MONICA CA 90405

355  
OCCUPANT  
708 RAYMOND AVE  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #1  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #4  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #7  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #10  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #13  
SANTA MONICA CA 90405

362  
OCCUPANT  
732 RAYMOND AVE  
SANTA MONICA CA 90405

349  
OCCUPANT  
717 COPELAND CT #1  
SANTA MONICA CA 90405

354  
OCCUPANT  
2803 1/2 7TH ST  
SANTA MONICA CA 90405

257  
OCCUPANT  
714 1/2 RAYMOND AVE  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #2  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #5  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #8  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #11  
SANTA MONICA CA 90405

359  
OCCUPANT  
720 RAYMOND AVE #14  
SANTA MONICA CA 90405

363  
OCCUPANT  
737 ASHLAND AVE  
SANTA MONICA CA 90405

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365  
OCCUPANT  
2800 LINCOLN BLVD  
SANTA MONICA CA 90405

370  
OCCUPANT  
714 HILL ST #2  
SANTA MONICA CA 90405

370  
OCCUPANT  
714 HILL ST #5  
SANTA MONICA CA 90405

371  
OCCUPANT  
720 HILL ST #B  
SANTA MONICA CA 90405

372  
OCCUPANT  
723 RAYMOND AVE #B  
SANTA MONICA CA 90405

373  
OCCUPANT  
722 HILL ST #C  
SANTA MONICA CA 90405

377  
OCCUPANT  
731 RAYMOND AVE #A  
SANTA MONICA CA 90405

377  
OCCUPANT  
731 RAYMOND AVE #D  
SANTA MONICA CA 90405

378  
OCCUPANT  
734 HILL ST #A  
SANTA MONICA CA 90405

366  
OCCUPANT  
740 RAYMOND AVE  
SANTA MONICA CA 90405

370  
OCCUPANT  
714 HILL ST #3  
SANTA MONICA CA 90405

371  
OCCUPANT  
718 HILL ST  
SANTA MONICA CA 90405

371  
OCCUPANT  
720 HILL ST #C  
SANTA MONICA CA 90405

373  
OCCUPANT  
722 HILL ST #A  
SANTA MONICA CA 90405

373  
OCCUPANT  
722 HILL ST #D  
SANTA MONICA CA 90405

377  
OCCUPANT  
731 RAYMOND AVE #B  
SANTA MONICA CA 90405

377  
OCCUPANT  
731 RAYMOND AVE #E  
SANTA MONICA CA 90405

378  
OCCUPANT  
734 HILL ST #B  
SANTA MONICA CA 90405

368  
OCCUPANT  
708 HILL ST  
SANTA MONICA CA 90405

370  
OCCUPANT  
714 HILL ST #4  
SANTA MONICA CA 90405

371  
OCCUPANT  
720 HILL ST #A  
SANTA MONICA CA 90405

372  
OCCUPANT  
723 RAYMOND AVE #A  
SANTA MONICA CA 90405

373  
OCCUPANT  
722 HILL ST #B  
SANTA MONICA CA 90405

373  
OCCUPANT  
722 HILL ST #E  
SANTA MONICA CA 90405

377  
OCCUPANT  
731 RAYMOND AVE #C  
SANTA MONICA CA 90405

377  
OCCUPANT  
731 RAYMOND AVE #F  
SANTA MONICA CA 90405

378  
OCCUPANT  
734 HILL ST #C  
SANTA MONICA CA 90405

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378  
OCCUPANT  
734 HILL ST #D  
SANTA MONICA CA 90405

380  
OCCUPANT  
738 HILL ST #D  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #2  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #5  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #8  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #11  
SANTA MONICA CA 90405

389  
OCCUPANT  
707 ASHLAND AVE #1  
SANTA MONICA CA 90405

389  
OCCUPANT  
707 ASHLAND AVE #4  
SANTA MONICA CA 90405

391  
OCCUPANT  
702 HILL ST #2  
SANTA MONICA CA 90405

380  
OCCUPANT  
738 HILL ST #A  
SANTA MONICA CA 90405

381  
OCCUPANT  
2720 LINCOLN BLVD  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #3  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #6  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #9  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #12  
SANTA MONICA CA 90405

389  
OCCUPANT  
707 ASHLAND AVE #2  
SANTA MONICA CA 90405

389  
OCCUPANT  
707 ASHLAND AVE #5  
SANTA MONICA CA 90405

392  
OCCUPANT  
702 HILL ST #3  
SANTA MONICA CA 90405

380  
OCCUPANT  
738 HILL ST #B  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #1  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #4  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #7  
SANTA MONICA CA 90405

382  
OCCUPANT  
727 ASHLAND AVE #10  
SANTA MONICA CA 90405

387  
OCCUPANT  
717 RAYMOND AVE #5  
SANTA MONICA CA 90405

389  
OCCUPANT  
707 ASHLAND AVE #3  
SANTA MONICA CA 90405

390  
OCCUPANT  
702 HILL ST #1  
SANTA MONICA CA 90405

395  
OCCUPANT  
648 HILL ST #A  
SANTA MONICA CA 90405

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395  
OCCUPANT  
648 HILL ST #B  
SANTA MONICA CA 90405

396  
OCCUPANT  
657 RAYMOND AVE  
SANTA MONICA CA 90405

403  
OCCUPANT  
654 HILL ST  
SANTA MONICA CA 90405

395  
OCCUPANT  
648 HILL ST #C  
SANTA MONICA CA 90405

398  
OCCUPANT  
2710 7TH ST  
SANTA MONICA CA 90405

404  
OCCUPANT  
653 RAYMOND AVE  
SANTA MONICA CA 90405

395  
OCCUPANT  
648 HILL ST  
SANTA MONICA CA 90405

398  
OCCUPANT  
2712 7TH ST  
SANTA MONICA CA 90405

404  
OCCUPANT  
655 RAYMOND AVE  
SANTA MONICA CA 90405

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1  
SANMON INC LESSOR  
11611 SAN VICENTE BLVD #900  
LOS ANGELES CA 90049

4  
BARKLEY YEUNG IAN A  
827 PINE ST  
SANTA MONICA CA 90405

7  
PARK JOSEPH  
811 PINE ST  
SANTA MONICA CA 90405

10  
DURAND RAYMOND (TE) & EVA M (T  
3315 MOUNTAIN VIEW AVE  
LOS ANGELES CA 90066

13  
ST PIERRE DANIEL (TE) & JULIA  
840 PINE ST  
SANTA MONICA CA 90405

16  
RUNDLE CARLA F  
1339 PACIFIC ST  
SANTA MONICA CA 90405

19  
SHAFIGHI INVESTMENTS LLC  
2515 LINCOLN BLVD  
SANTA MONICA CA 90405

22  
819 OCCAN PK BLVD II LLC  
PO BOX 1685  
MANHATTAN BEACH CA 90267

25  
DONNELLY LAWRENCE J (TE)  
1513 72ND ST SE  
AUBURN WA 98092

2  
LIGHT LINDA  
22 ANCHORAGE ST  
MARINA DEL REY CA 90292

5  
DANE ERIK  
823 PINE ST  
SANTA MONICA CA 90405

8  
HALBERN M F & J K 2020 TRUST  
833 CONIFER LN  
AUBURN CA 95602

11  
GOLD MARK  
828 PINE ST  
SANTA MONICA CA 90405

14  
LEVY ELLEN (TE)  
833 MAPLE ST  
SANTA MONICA CA 90405

17  
SYKES JOHN S LIVING TRUST  
823 MAPLE ST #A  
SANTA MONICA CA 90405

20  
829 OCEANPARK LLC  
PO BOX 2198  
MANHATTAN BEACH CA 90267

23  
GROMMES SILVIA P  
8150 CHASE AVE  
LOS ANGELES CA 90045

26  
BASKAUSKAS VYTAS  
524 OCEAN PARK BLVD #A  
SANTA MONICA CA 90405

3  
BITNER FAMILY TRUST  
2465 FITZGERALD RD  
SIMI VALLEY CA 93065

6  
BARNES GEORGE E FAMILY TRUST  
851 11TH ST #202  
SANTA MONICA CA 90403

9  
LINCOLN PACIFIC LLC  
2530 WILSHIRE BLVD #2NDFLR  
SANTA MONICA CA 90403

12  
ASCHEBRENNER MATTHIAS  
834 PINE ST  
SANTA MONICA CA 90405

15  
KA NEUNG H  
2452 10TH ST  
SANTA MONICA CA 90405

18  
UNION BANK TR  
PO BOX 13519  
ARLINGTON TX 76094

21  
TAKENAMI KENSETSU CO LTD  
11TH #10-1GINZA6-CHOME

24  
LOEFFLER CARL E  
818 MAPLE ST  
SANTA MONICA CA 90405

27  
DOONER HUGO  
834 MAPLE ST  
SANTA MONICA CA 90405

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28  
BEST CALIFORNIA GAS LTD  
13116 IMPERIAL HWY  
SANTA FE SPRINGS CA 90670

31  
POPTSIS CHRISTOS S (TE)  
1457 7TH ST  
SANTA MONICA CA 90401

34  
1017 OCEAN PARK BLVD LLC  
1716 S CREST DR  
LOS ANGELES CA 90035

37  
OCEAN PARK PROPERTY LLC  
11150 W OLYMPIC BLVD #920  
LOS ANGELES CA 90064

40  
GETTINGER DONALD I  
1014 MAPLE ST  
SANTA MONICA CA 90405

43  
LUCAS HARMONY  
10866 WILSHIRE BLVD #300  
LOS ANGELES CA 90024

46  
FREEDMAN MICHAEL G (TE)  
5666 JED SMITH RD  
HIDDEN HILLS CA 91302

49  
KARR MICHAEL C  
5335 BALLONA LN  
CULVER CITY CA 90230

52  
CHEN-BURTON TRUST  
1020 PINE ST  
SANTA MONICA CA 90405

29  
KARNEY DAVID V (TE)  
3029 WILSHIRE BLVD #200  
SANTA MONICA CA 90403

32  
POPTSIS GEORGE  
1457 7TH ST  
SANTA MONICA CA 90401

35  
1013 OCEAN PARK LLC  
11500 W OLYMPIC BLVD #385  
LOS ANGELES CA 90064

38  
MAYNE MICHAEL  
2505 10TH ST  
SANTA MONICA CA 90405

41  
COTSEN THOMAS  
1018 MAPLE ST  
SANTA MONICA CA 90405

44  
RUUD JOHN & KARA FAMILY TRUST  
1032 MAPLE ST  
SANTA MONICA CA 90405

47  
KUBENDRAN LAGUDUVA R  
802 JANNEYS LN  
ALEXANDRIA VA 22302

50  
RUBIN RONALD (TE) & MARGARET (  
1006 PINE ST  
SANTA MONICA CA 90405

53  
BARIL MAX K  
1024 PINE ST  
SANTA MONICA CA 90405

30  
KRAVETSKY ALEXANDER A III (TE)  
40580 CHARLESTON ST  
TEMECULA CA 92591

33  
BAYVIEW FINANCIAL PLANNING LLC  
2805 3RD ST #4  
SANTA MONICA CA 90405

36  
REX ENTERPRISES LLC  
2008 OLYMPIC BLVD #100  
SANTA MONICA CA 90404

39  
KARABELNIK SERAFIMA (TE)  
1033 12TH ST #307  
SANTA MONICA CA 90403

42  
XYZ RENT 7 LLC  
2800 OLYMPIC BLVD  
SANTA MONICA CA 90404

45  
IBARGUEN BOUTIN CLAUDIA  
772 MARLESTA RD  
PINOLE CA 94564

48  
STEPHENSON RONALD (TE) & PAMEL  
1002 VIA SORRENTO  
THOUSAND OAKS CA 91320

51  
LONG JOHN M  
1012 PINE ST  
SANTA MONICA CA 90405

54  
KEITH DANA (TE) & JEANNE (TE)  
1028 PINE ST  
SANTA MONICA CA 90405

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55  
NICKMAN ROBERT (TE) & BROOKE (  
1034 PINE ST  
SANTA MONICA CA 90405

58  
WANG EVELYN  
2024 PIER AVE  
SANTA MONICA CA 90405

61  
BISKAR DANIEL  
1043 MAPLE ST  
SANTA MONICA CA 90405

64  
SHAICH LINDA G  
1027 MAPLE ST  
SANTA MONICA CA 90405

67  
GORE STEVEN R  
1013 MAPLE ST  
SANTA MONICA CA 90405

70  
BRUNO PATRICIA A  
1033 PINE ST  
SANTA MONICA CA 90405

73  
OLSON RYAN  
1021 PINE ST  
SANTA MONICA CA 90405

76  
ALLEN WARREN M (TE) & SARAH J  
1011 PINE ST  
SANTA MONICA CA 90405

79  
COHEN CHARLES  
1103 MAPLE ST  
SANTA MONICA CA 90405

56  
AMARAL SONENSHEIN LIVING TRUST  
1038 PINE ST  
SANTA MONICA CA 90405

59  
SILVERS MITCHELL D  
1048 PINE ST  
SANTA MONICA CA 90405

62  
RAKFELDT GERALD  
1037 MAPLE ST  
SANTA MONICA CA 90405

65  
GREIFF DOUGLAS  
1023 MAPLE ST  
SANTA MONICA CA 90405

68  
CHIAPPE LUIS  
1007 MAPLE ST  
SANTA MONICA CA 90405

71  
PAKES RUTH E  
1029 PINE ST  
SANTA MONICA CA 90405

74  
RINALDI ZORINE  
1019 1/2 PINE ST  
SANTA MONICA CA 90405

77  
KAPLAN KEITH A (TE) & SALLY A  
1736 MAPLE ST  
SANTA MONICA CA 90405

80  
SO AMY M  
1109 MAPLE ST  
SANTA MONICA CA 90405

57  
GUISS LEWIS W JR (TE) & MARY L  
1 LA CERRA CIR  
RANCHO MIRAGE CA 92270

60  
HAMMER MARK L  
1047 MAPLE ST  
SANTA MONICA CA 90405

63  
SHIELL DEREK J  
1033 MAPLE ST  
SANTA MONICA CA 90405

66  
BARAJAS ARNULFO (TE) & SOCORRO  
1017 MAPLE ST  
SANTA MONICA CA 90405

69  
SOLOMON KATHY  
1001 MAPLE ST  
SANTA MONICA CA 90405

72  
GREEN ALEC S (TE) & STEPHANIE  
1025 PINE ST  
SANTA MONICA CA 90405

75  
GARVEY CAROLINE M  
1017 PINE ST  
SANTA MONICA CA 90405

78  
UREN FAMILY TRUST  
1001 PINE ST  
SANTA MONICA CA 90405

81  
SCRIBNER JOSHUA S & KATHRYN C  
1115 MAPLE ST  
SANTA MONICA CA 90405

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CHATOWSKI JOHN (TE) & KATHERIN  
1119 MAPLE ST  
SANTA MONICA CA 90405

85  
KIM JOHN (TE)  
5040 WOODBINE DR SW  
OLYMPIA WA 98502

88  
LEW LAURENCE C  
271 BEMIS ST  
SAN FRANCISCO CA 94131

91  
VAN TREES VICTORIA (TE)  
1117 OCEAN PARK BLVD #8  
SANTA MONICA CA 90405

94  
1201 OCN PK INVS LLC  
2717 11TH ST  
SANTA MONICA CA 90405

97  
CHEN DIANA  
1126 MAPLE ST  
SANTA MONICA CA 90405

100  
DEKONINCK PIETER J (TE)  
1112 MAPLE ST  
SANTA MONICA CA 90405

103  
VIRANI AZAD A (TE) & NIAMAT A  
1033 CHANTILLY RD  
LOS ANGELES CA 90077

106  
UDEWITZ ROSALIE  
1511 18TH ST  
SANTA MONICA CA 90404

83  
GIBSON JONATHAN D (TE)  
1121 MAPLE ST  
SANTA MONICA CA 90405

86  
LIPARI JOANNA TRUST  
1110 PINE ST  
SANTA MONICA CA 90405

89  
SALARKIA MAHMOUD LIVING TRUST  
14412 HAMLIN ST  
VAN NUYS CA 91401

92  
VAN TREES VICTORIA  
PO BOX 18496  
BEVERLY HILLS CA 90209

95  
LENKIN ALAN  
1204 MAPLE ST  
SANTA MONICA CA 90405

98  
VISSER RANDOLPH C (TE) & LINDA  
1122 MAPLE ST #43RDFL  
SANTA MONICA CA 90405

101  
GRIFFITH FAMILY LIVING TRUST  
1108 MAPLE ST  
SANTA MONICA CA 90405

104  
KITTIYACHAVALIT SUPATRA  
1832 LINCOLN BLVD  
SANTA MONICA CA 90404

107  
G S G PROPERTIES  
1204 OZONE AVE  
SANTA MONICA CA 90405

84  
KAHAN THEODORE F  
1129 MAPLE ST  
SANTA MONICA CA 90405

87  
IKEGAMI KAZUYO  
1102 PINE ST  
SANTA MONICA CA 90405

90  
BATLINER MICHAEL  
1113 OCEAN PARK BLVD #D  
SANTA MONICA CA 90405

93  
VERMEULEN JOSEPH T  
1457 7TH ST  
SANTA MONICA CA 90401

96  
ROCHE AUDREY  
826 OXFORD AVE  
MARINA DEL REY CA 90292

99  
HOROWITZ KENNETH L  
1114 MAPLE ST  
SANTA MONICA CA 90405

102  
RISCH ALAN M (TE) & RACHEL N (TE)  
1102 MAPLE ST  
SANTA MONICA CA 90405

105  
KANAN CHERYEL L  
1046 HARTZELL ST  
PACIFIC PALISADES CA 90272

108  
LOTAN ASSAF & SHULI  
1011 HILL ST  
SANTA MONICA CA 90405

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HUGHES VINCE  
1019 HILL ST  
SANTA MONICA CA 90405

112  
ROTHERING SANDRA (TE)  
PO BOX 108096486  
SIOUX FALLS SD 57186

115  
RIEGER JOAN  
1315 DE LA VINA ST  
SANTA BARBARA CA 93101

118  
AMANAT AMEEN M  
1419 FRANKLIN ST #A  
SANTA MONICA CA 90404

121  
HAN LUCY (TE)  
7025 TROLLEYWAY  
PLAYA DEL REY CA 90293

124  
BEN EZRA SHARONE  
2630 11TH ST #1  
SANTA MONICA CA 90405

127  
SPEVACK DIANE L  
2630 11TH ST #4  
SANTA MONICA CA 90405

130  
NASSER KIARANG  
1317 FEDERAL AVE #5  
LOS ANGELES CA 90025

133  
BRADLEY M & T W LIVING TRUST  
4076 LYCEUM AVE  
LOS ANGELES CA 90066

110  
GRAVES FREDERICK L  
12752 WHEELER PL  
SANTA ANA CA 92705

113  
KHOE JAN T (TE) & KIM T (TE)  
2708 11TH ST  
SANTA MONICA CA 90405

116  
GK HOUSING LLC &  
2633 LINCOLN BLVD #805  
SANTA MONICA CA 90405

119  
CAMERON SCOTT  
1040 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

122  
ADBJ ENTS LP  
5805 WHITE OAK AVE #16744  
ENCINO CA 91416

125  
JOHNSON JOHN D  
2630 11TH ST #2  
SANTA MONICA CA 90405

128  
MCVEY GARY  
2630 11TH ST #5  
SANTA MONICA CA 90405

131  
AL ZAHAWI REEM  
2113 HILL ST  
SANTA MONICA CA 90405

134  
GOULEV DIMITAR  
1020 OCEAN PARK BLVD #5  
SANTA MONICA CA 90405

111  
BIGLEY JOY  
1037 HILL ST  
SANTA MONICA CA 90405

114  
BALANIS GEORGE N  
16735 CHARME LN  
PACIFIC PALISADES CA 90272

117  
ROBINSON ODILE C  
7232 ZELZAH AVE  
RESEDA CA 91335

120  
HERBERTSON CHARLES D  
1032 OCEAN PARK BLVD  
SANTA MONICA CA 90405

123  
FMF LINCOLN PROPERTIES LLC  
533 22ND ST  
SANTA MONICA CA 90402

126  
KAGEL DAVID B (TE) & LINDA C (  
23443 PARK COLOMBO  
CALABASAS CA 91302

129  
HU ALBERT & T H  
2625 N LINCOLN ST #J  
BURBANK CA 91504

132  
KRAYNIK JEFFREY  
1020 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

135  
WHITCOME TIMOTHY J  
1020 OCEAN PARK BLVD #6  
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CIRULLI KATHERINE C  
1020 OCEAN PARK BLVD #7  
SANTA MONICA CA 90405

139  
HEFNER SHARRON A  
1021 HILL ST #2  
SANTA MONICA CA 90405

142  
SCHERER JOHN S  
1021 HILL ST #5  
SANTA MONICA CA 90405

145  
GLEGG JULES  
2702 11TH ST #1  
SANTA MONICA CA 90405

148  
LIGNELL ANTTI A  
2702 11TH ST #4  
SANTA MONICA CA 90405

151-155  
STILLER DAVID L  
1029 HILL ST #B  
SANTA MONICA CA 90405

158  
SHANKS ANDREW J  
1100 OCEAN PARK BLVD  
SANTA MONICA CA 90405

161  
YAPLE KIM F  
2627 11TH ST  
SANTA MONICA CA 90405

164  
YEE JOSEPH K  
1125 OAK ST  
SANTA MONICA CA 90405

137  
KELLY JACQUELINE D  
2107 OCEAN AVE #509  
SANTA MONICA CA 90405

140  
BOREHAM NICOLE  
1021 HILL ST #3  
SANTA MONICA CA 90405

143  
DOUGLAS FAMILY TRUST  
1828 PEARL ST  
SANTA MONICA CA 90405

146  
GUENEAU CATHERINE S  
2702 11TH ST #2  
SANTA MONICA CA 90405

149  
EBERT ANJA P  
2702 11TH ST #5  
SANTA MONICA CA 90405

156  
GEE ANNA  
2461 SANTA MONICA BLVD #410  
SANTA MONICA CA 90404

159  
EVANGELISTA JOSE S  
2617 11TH ST  
SANTA MONICA CA 90405

162  
DILLON KATHLEEN  
1117 OAK ST  
SANTA MONICA CA 90405

165  
IKEDA TRUST  
423 10TH ST  
SANTA MONICA CA 90402

138  
ANDERSON PARKS FAMILY TRUST  
1021 HILL ST #1  
SANTA MONICA CA 90405

141  
BRODKIN AARON F  
1021 HILL ST #4  
SANTA MONICA CA 90405

144  
GRAVES ADAM  
1021 HILL ST #7  
SANTA MONICA CA 90405

147  
MISRA GAUTAM  
2702 11TH ST #3  
SANTA MONICA CA 90405

150  
BURY VELMA C  
2702 11TH ST #6  
SANTA MONICA CA 90405

157  
DENNIS MICHAEL D  
1108 OCEAN PARK BLVD  
SANTA MONICA CA 90405

160  
MAHLER TUCKER KAJA  
2621 11TH ST  
SANTA MONICA CA 90405

163  
MECHUR RALPH  
1109 CENTINELA AVE  
SANTA MONICA CA 90403

166  
GOLICK ROBERT B (TE)  
1203 OAK ST  
SANTA MONICA CA 90405

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167  
1128 OCEAN PARK BLVD LLC  
1428 SAN VICENTE BLVD  
SANTA MONICA CA 90402

170  
CATTELL NANCY G  
3386 TRUMAN AVE  
MOUNTAIN VIEW CA 94040

173  
STROCK JUSTIN  
1212 OCEAN PARK BLVD #2  
SANTA MONICA CA 90405

176  
CAI YINGHUA WEI  
1212 OCEAN PARK BLVD #5  
SANTA MONICA CA 90405

179  
KOVAC MICHAEL E  
1212 OCEAN PARK BLVD #8  
SANTA MONICA CA 90405

182  
CRAIL ROBERT D II  
1212 OCEAN PARK BLVD #11  
SANTA MONICA CA 90405

185  
WAIN ADEN  
1212 OCEAN PARK BLVD #14  
SANTA MONICA CA 90405

188  
GOLDMAN GENE  
1212 OCEAN PARK BLVD #17  
SANTA MONICA CA 90405

191  
CUMMINGS CRAIG & BEVERLY  
PO BOX 83755  
LOS ANGELES CA 90083

168  
DAMERELL MICHAEL  
2611 11TH ST #1  
SANTA MONICA CA 90405

171  
LUCKENBACH NANCY G  
3386 TRUMAN AVE  
MOUNTAIN VIEW CA 94040

174  
GRAND CLAUDETTE  
1212 OCEAN PARK BLVD #3  
SANTA MONICA CA 90405

177  
LIBER JACOB  
1212 OCEAN PARK BLVD #6  
SANTA MONICA CA 90405

180  
KERSEY ROBERT C  
1212 OCEAN PARK BLVD #9  
SANTA MONICA CA 90405

183  
FANOUS CHRISTINE J  
1212 OCEAN PARK BLVD #12  
SANTA MONICA CA 90405

186  
KLEIN STUART L  
1890 WESTRIDGE RD  
LOS ANGELES CA 90049

189  
NOONAN LINDSAY G  
1212 OCEAN PARK BLVD #18  
SANTA MONICA CA 90405

192  
ABRAMS FAMILY TRUST  
1206 OAK ST  
SANTA MONICA CA 90405

169  
GROSS DIANE M (TE)  
2611 11TH ST #2  
SANTA MONICA CA 90405

172  
MAZUREK EDWARD S  
1212 OCEAN PARK BLVD #1  
SANTA MONICA CA 90405

175  
RUPRECHT JONATHON C  
1212 OCEAN PARK BLVD #4  
SANTA MONICA CA 90405

178  
HUANG CYNTHIA Y  
2502 SAN ANDRES WAY  
CLAREMONT CA 91711

181  
MUCCIONE JAMES  
1212 OCEAN PARK BLVD #10  
SANTA MONICA CA 90405

184  
DALAL PAMELA  
1212 OCEAN PARK BLVD #13  
SANTA MONICA CA 90405

187  
BENOIST WENDY M TRUST  
1212 OCEAN PARK BLVD #16  
SANTA MONICA CA 90405

190  
BASSETT BARBARA A  
1212 OCEAN PARK BLVD #19  
SANTA MONICA CA 90405

193  
GOLDEN THOMAS J (TE) & CAROL A  
1202 OAK ST  
SANTA MONICA CA 90405

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CAMERON LORNE  
1130 OAK ST  
SANTA MONICA CA 90405

197  
MANGUM MARTHA  
1116 OAK ST  
SANTA MONICA CA 90405

200  
WOOD MICHAEL  
2711 11TH ST  
SANTA MONICA CA 90405

203  
SHEN SUSIE  
2727 11TH ST  
SANTA MONICA CA 90405

206  
MILES ALAN A (TE) & NINA F (TE)  
1125 HILL ST  
SANTA MONICA CA 90405

209  
SIEGEL KAREN J TRUST  
1207 HILL ST  
SANTA MONICA CA 90405

212  
ASHLAND PROPERTIES LLC  
637 STRAND ST  
SANTA MONICA CA 90405

215  
MATSUZAKI ALICE  
1019 ASHLAND AVE  
SANTA MONICA CA 90405

218  
TRENT JOAN F  
8503 FAUST AVE  
WEST HILLS CA 91304

195  
CONTRERAS SITARA R  
1126 OAK ST  
SANTA MONICA CA 90405

198  
HOWROYD BERNARD (TE) & JANICE  
327 W BROADWAY  
GLENDALE CA 91204

201  
SHEN SUSIE TRUST  
2717 11TH ST  
SANTA MONICA CA 90405

204  
SKOLA TRUST  
PO BOX 5576  
SANTA MONICA CA 90409

207  
HAUSMAN CLAIRE  
1131 HILL ST  
SANTA MONICA CA 90405

210  
MCPHERSON ERIN L  
57 THOMPSON ST #4E  
NEW YORK NY 10012

213  
LUERBKE FAMILY TRUST  
158 WADSWORTH AVE  
SANTA MONICA CA 90405

216  
RP JOCAS FAMILY TRUST  
1023 ASHLAND AVE  
SANTA MONICA CA 90405

219  
HILL ALAN W  
348 SPRINGER DR  
REDDING CA 96003

196  
KNIGHT MARY K  
1122 OAK ST  
SANTA MONICA CA 90405

199  
MEVASSE FAMILY TRUST  
2707 11TH ST  
SANTA MONICA CA 90405

202  
FICKBOHM DAVID J  
2723 11TH ST  
SANTA MONICA CA 90405

205  
BAER KIMBERLY  
1121 HILL ST  
SANTA MONICA CA 90405

208  
ELKEN ROBERT  
1201 HILL ST  
SANTA MONICA CA 90405

211  
HADJIAN FARROKH F  
835 ASHLAND AVE #4  
SANTA MONICA CA 90405

214  
HAYNES ELEANOR 2020 TRUST  
PO BOX 5442  
SANTA MONICA CA 90409

217  
ASHLAND 1027 LLC  
520 PACIFIC ST #5  
SANTA MONICA CA 90405

220  
ALTMAN MATTHEW  
2822 11TH ST  
SANTA MONICA CA 90405

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LEWIS PATRICIA Y  
2816 11TH ST  
SANTA MONICA CA 90405

224  
JORDAN JONATHAN D  
1028 HILL ST #A  
SANTA MONICA CA 90405

228  
CHIEN CHRISTINE  
1625 MID VALLEY DR #1  
STEAMBOAT SPRINGS CO 80487

231  
CORRAL JAVIER  
2405 29TH ST  
SANTA MONICA CA 90405

234  
SANTA MONICA VOA ELDERLY HOUSING  
1660 DUKE ST  
ALEXANDRIA VA 22314

237  
LEAVITT CHARLES (TE)  
1124 HILL ST  
SANTA MONICA CA 90405

240  
BRODE ROBERT  
2811 11TH ST  
SANTA MONICA CA 90405

243  
NAITO NAOMI TRUST  
2320 OAK ST #4  
SANTA MONICA CA 90405

246  
HICKS L WESTCOTT JR  
1121 ASHLAND AVE  
SANTA MONICA CA 90405

222  
GRAVES FREDERICK L  
12751 WHEELER PL  
SANTA ANA CA 92705

225-226  
HECTOR DE LA PUENTE 1990 TRUST  
2118 NAVY ST  
SANTA MONICA CA 90405

229  
RISHIK RAFAEL & SUSAN TRUST  
1004 HILL ST  
SANTA MONICA CA 90405

232  
MCDONALD S CORP  
PO BOX 66207  
CHICAGO IL 60666

235  
MORDOH CRAIG  
1202 HILL ST  
SANTA MONICA CA 90405

238  
1118 HILL STREET LLC  
1118 HILL ST  
SANTA MONICA CA 90405

241  
REED JERRY L  
2817 11TH ST  
SANTA MONICA CA 90405

244  
RAEBURN PETER  
1115 ASHLAND AVE  
SANTA MONICA CA 90405

247  
SANTA MONICA CITY S BY S  
1685 MAIN ST  
SANTA MONICA CA 90401

223  
GRAVES FREDERICK L  
1036 HILL ST  
SANTA MONICA CA 90405

227  
1012 HILL ST LLC  
8231 DE LONGPRE AVE #12  
WEST HOLLYWOOD CA 90046

230  
MCNEAL LUCINDA  
912 HILL ST  
SANTA MONICA CA 90405

233  
815 ASHLAND LIMITED PTNSHP  
1423 2ND ST  
SANTA MONICA CA 90401

236  
DWORKIN IRA M  
1128 HILL ST  
SANTA MONICA CA 90405

239  
MINIUM RICHARD (TE) & JAN (TE)  
2801 11TH ST  
SANTA MONICA CA 90405

242  
DENECOUR WILLIAM P (TE)  
2823 11TH ST  
SANTA MONICA CA 90405

245  
GOFF VAN W  
2252 CECELIA TER  
SAN DIEGO CA 92110

248  
EISLER RUDY  
1315 DE LA VINA ST  
SANTA BARBARA CA 93101

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ESPARZA VINCENT  
1028 ASHLAND AVE  
SANTA MONICA CA 90405

252  
BRESSLER LA VONNE S  
8575 ELIZABETH LAKE RD  
LEONA VALLEY CA 93551

255  
PRICE CASEY (TE)  
812 ASHLAND AVE  
SANTA MONICA CA 90405

258  
BLOCK JEROLD  
2909 10TH ST #3  
SANTA MONICA CA 90405

261  
HUMBLE JOHN K  
2909 10TH ST #6  
SANTA MONICA CA 90405

264  
BAKSHANDEH FARHAD (TE)  
2452 LINCOLN BLVD  
SANTA MONICA CA 90405

267  
WEAGLEY MARY E  
2519 7TH ST  
SANTA MONICA CA 90405

270  
FRANCO JAMIE K  
2980 CHAMPION WAY #409  
TUSTIN CA 92782

273  
LOEFFLER C TRUST  
818 MAPLE ST  
SANTA MONICA CA 90405

250  
DOYLE BRIAN (TE)  
1024 ASHLAND AVE  
SANTA MONICA CA 90405

253  
PUGH DAVID G (TE)  
2800 28TH ST #171  
SANTA MONICA CA 90405

256  
NGO LILLIAN  
7857 W 83RD ST  
PLAYA DEL REY CA 90293

259  
HIGH CAPITAL RETURN LLC  
2909 10TH ST #3  
SANTA MONICA CA 90405

262  
LINCOLN LOT 7 LLC  
4700 WILSHIRE BLVD  
LOS ANGELES CA 90010

265  
731 PINE STREET LLC  
731 PINE ST  
SANTA MONICA CA 90405

268  
MORRIS RACHEL  
2525 7TH ST  
SANTA MONICA CA 90405

271  
FIALA RONALD J  
2539 7TH ST #A  
SANTA MONICA CA 90405

274  
SMYTKA NANCY E  
709 OCEAN PARK BLVD  
SANTA MONICA CA 90405

251  
OLSON STEVEN (TE)  
2902 11TH ST  
SANTA MONICA CA 90405

254  
CASTILLO JOSE A  
8539 W SUNSET BLVD #108  
WEST HOLLYWOOD CA 90069

257  
DEEP BLUE INVESTORS GROUP LLC  
2909 10TH ST #3  
SANTA MONICA CA 90405

260  
DOBBINS PAULA  
2909 10TH ST #5  
SANTA MONICA CA 90405

263  
CORNER OF ASHLAND SM LLC  
2903 LINCOLN BLVD  
SANTA MONICA CA 90405

266  
STARBOARD 2515 LLC  
PO BOX 2021  
SANTA MONICA CA 90406

269  
HSLAO KELLY  
2527 7TH ST  
SANTA MONICA CA 90405

272  
KR TRUST  
4335 MARINA CITY DR #144  
MARINA DEL REY CA 90292

275  
NELSON THEODORE J  
701 OCEAN PARK BLVD #C  
SANTA MONICA CA 90405

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|  |   |   |
|--|---|---|
| 276<br>SANTA MONICA UNIFIED SCHOOL DIST<br>1651 16TH ST<br>SANTA MONICA CA 90404 | 277<br>ZAMBAS WALTER N (TE) & JANET L<br>PO BOX 5735<br>SANTA MONICA CA 90409 | 278<br>GARVIN ALEX M<br>182 AVE ARISTIDE BRIAND MULHOUSE #<br>68200 FRA FRANCE                |
| 279<br>SIMONIAN TRUST<br>1333 26TH ST<br>SANTA MONICA CA 90404                   | 280<br>ZEBKER ALAN J<br>642 COPELAND CT<br>SANTA MONICA CA 90405              | 281-282<br>BALDWIN PETER M<br>650 COPELAND CT<br>SANTA MONICA CA 90405                        |
| 283<br>DYSART KATHRYN J<br>16633 VENTURA BLVD #815<br>ENCINO CA 91436            | 284<br>WOLFF LAURA (TE)<br>656 COPELAND CT<br>SANTA MONICA CA 90405           | 285<br>BROWN LEAH<br>4053 EAST BLVD<br>LOS ANGELES CA 90066                                   |
| 286<br>HANRAHAN FAMILY TRUST<br>2618 7TH ST<br>SANTA MONICA CA 90405             | 287<br>ABRAMSON CHRISTOPHER D<br>659 COPELAND CT<br>SANTA MONICA CA 90405     | 288<br>BLANEY TIMOTHY P<br>647 COPELAND CT<br>SANTA MONICA CA 90405                           |
| 289<br>WU PIN Z II 2012 TRUST<br>2188 PINE ST<br>SOUTH PASADENA CA 91030         | 290<br>642 OP BLVD LLC<br>2695 E DOMINGUEZ ST<br>CARSON CA 90895              | 291<br>1M1Y OC LLC<br>1111 BAYSIDE DR #212<br>CORONA DEL MAR CA 92625                         |
| 292<br>DONIGER STEPHEN<br>658 OCEAN PARK BLVD<br>SANTA MONICA CA 90405           | 293<br>WOOLSEY THOMAS D<br>8632 VENICE BLVD<br>LOS ANGELES CA 90034           | 294<br>LINDA KAMBERG DE MARTINE TRUST<br>523 PALISADES DR<br>PACIFIC PALISADES CA 90272       |
| 295<br>ABERGE IGAL<br>10116 SORREL AVE<br>POTOMAC MD 20854                       | 296<br>SOUTHWEST LAND GROUP LLC<br>119 EMERALD BAY<br>LAGUNA BEACH CA 92651   | 297<br>KAMRANY DENNIS LIVING TRUST<br>17366 W SUNSET BLVD #303B<br>PACIFIC PALISADES CA 90272 |
| 298<br>LEIFER MYRNA<br>655 COPELAND CT #A<br>SANTA MONICA CA 90405               | 299<br>EISLER RUDY<br>1315 DE LA VINA ST<br>SANTA BARBARA CA 93101            | 300<br>DOW JAMES P JR<br>649 COPELAND CT #1<br>SANTA MONICA CA 90405                          |
| 301<br>LABRIE RICHARD<br>649 COPELAND CT #2<br>SANTA MONICA CA 90405             | 302<br>HILL MICHAEL E<br>2528 BAY ST<br>BAKERSFIELD CA 93301                  | 303<br>NAKATANI LALIDA P<br>649 COPELAND CT #4<br>SANTA MONICA CA 90405                       |

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304  
GLOWACKI JEFF J  
1430 GEORGINA AVE  
SANTA MONICA CA 90402

307  
BOHANNON PAULINE G  
2614 7TH ST  
SANTA MONICA CA 90405

310  
PARRISH ROSEMARY  
2800 NEILSON WAY #301  
SANTA MONICA CA 90405

313  
LAPADURA JASON M (TE)  
712 COPELAND CT  
SANTA MONICA CA 90405

316  
BARNES ABIDIA NANCY  
719 COPELAND CT  
SANTA MONICA CA 90405

319  
CALOYERAS JOHU P  
709 COPELAND CT  
SANTA MONICA CA 90405

322  
LAIRD STEVEN W  
2617 7TH ST  
SANTA MONICA CA 90405

325  
TSAI RAYMOND C  
19661 FALCON RIDGE LN  
PORTER RANCH CA 91326

328  
TAYLOR ROBERT H  
724 OCEAN PARK BLVD  
SANTA MONICA CA 90405

305  
BOHANNON PAULINE G  
2606 7TH ST  
SANTA MONICA CA 90405

308  
VARADY 2019 FAMILY TRUST  
641 COPELAND CT  
SANTA MONICA CA 90405

311  
MORRISON ESTHER  
708 COPELAND CT  
SANTA MONICA CA 90405

314  
KAPLAN KENNETH J  
1609 WINDY RIDGE DR  
BRENTWOOD TN 37027

317  
NORWICK STEPHEN P  
715 COPELAND CT  
SANTA MONICA CA 90405

320  
MARTIN DIANE L  
385 S LOS ROBLES AVE #16  
PASADENA CA 91101

323  
ARAB MOHAMMAD R H  
2603 7TH ST  
SANTA MONICA CA 90405

326  
MAHMOUD SALARKIA  
2600 COLBY AVE  
LOS ANGELES CA 90064

329  
2624 LINCOLN BLVD LLC  
2622 LINCOLN BLVD  
SANTA MONICA CA 90405

306  
MAGANA R & A LIVING TRUST  
2610 7TH ST  
SANTA MONICA CA 90405

309  
NASAVIC LLC  
11306 CHALON RD  
LOS ANGELES CA 90049

312  
ROCCO DEBRA  
710 COPELAND CT  
SANTA MONICA CA 90405

315  
BUCHANAN THOMAS T 2018 TRUST  
726 COPELAND CT #A  
SANTA MONICA CA 90405

318  
BALTER FAMILY LIVING TRUST  
1147-16TH ST  
SANTA MONICA CA 90403

321  
KOERS ELIZABETH P  
2625 7TH ST  
SANTA MONICA CA 90405

324  
RAYMOND DEBORAH  
29331 LAKE VISTA DR  
AGOURA HILLS CA 91301

327  
CORDOVA DONNA  
720 OCEAN PARK BLVD  
SANTA MONICA CA 90405

330  
MAHMOUD SALARKIA  
2632 LINCOLN BLVD  
SANTA MONICA CA 90405

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331  
HUGHES RICHARD  
853 22ND ST  
SANTA MONICA CA 90403

334  
DELSING DENNIS J  
707 HILL ST #D  
SANTA MONICA CA 90405

337  
KOALA PROPERTIES LLC  
PO BOX 6048  
OXNARD CA 93031

340  
SAVANT CLEMENT J JR  
PO BOX 49370  
LOS ANGELES CA 90049

343  
2636 LINCOLN BLVD LLC  
2636 LINCOLN BLVD  
SANTA MONICA CA 90405

346  
CORNELL RICHARD  
722 COPELAND CT #3  
SANTA MONICA CA 90405

349  
KOZLOWSKI DIANA A  
943 9TH ST  
MANHATTAN BEACH CA 90266

352  
PIERCE BERTON  
TEMPELHERREN STR 3  
10961 BERLIN GERM GERMANY

355  
FLINT JONATHAN  
708 RAYMOND AVE  
SANTA MONICA CA 90405

332  
Z FOUR PROPERTIES LLC  
16975 W SUNSET BLVD  
PACIFIC PALISADES CA 90272

335  
JOHNSON CHRISTOPHER A  
711 HILL ST #C  
SANTA MONICA CA 90405

338  
EISLER RUDY  
1315 DE LA VINA ST  
SANTA BARBARA CA 93101

341  
Z FOUR PROPERTIES LLC  
16975 W SUNSET BLVD  
PACIFIC PALISADES CA 90272

344  
WARREN STACEY  
722 COPELAND CT #1  
SANTA MONICA CA 90405

347  
FLYCKT TANNER  
722 COPELAND CT #4  
SANTA MONICA CA 90405

350  
WONG JOHN T  
717 COPELAND CT #2  
SANTA MONICA CA 90405

353  
MARK LEEVAN SANTA MONICA LLC  
PO BOX 3000  
GALESBURG IL 61402

356  
SHERMAN ROGER  
713 ASHLAND AVE  
SANTA MONICA CA 90405

333  
DUPPEL EVA M LIVING TRUST  
701 HILL ST #1-4  
SANTA MONICA CA 90405

336  
BORDAL JAN C  
727 HILL ST  
SANTA MONICA CA 90405

339  
GOLDSTEIN TRUDIE E  
707 COPELAND CT  
SANTA MONICA CA 90405

342  
2632 LINCOLN LLC  
2632 LINCOLN BLVD  
SANTA MONICA CA 90405

345  
ALEXANDROV ALEXANDER  
722 COPELAND CT #2  
SANTA MONICA CA 90405

348  
DIAMOND JACQUELINE  
2225 COLDWATER CANYON DR  
BEVERLY HILLS CA 90210

351  
PACIELLO KEITH  
717 COPELAND CT #3  
SANTA MONICA CA 90405

354  
SAVAGE GOLDA  
2803 7TH ST  
SANTA MONICA CA 90405

357  
BAGACINA PATRICK F (TE)  
714 RAYMOND AVE  
SANTA MONICA CA 90405

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358  
FREYER CORNELIA G  
763 WOODS HAVEN RD  
EVERGREEN CO 80439

361  
KRAMER ROBERT  
1112 MONTANA AVE #323  
SANTA MONICA CA 90403

364  
ANITA L DE FRANTZ TRUST  
736 RAYMOND AVE  
SANTA MONICA CA 90405

367  
MORIN DAVID  
701 RAYMOND AVE  
SANTA MONICA CA 90405

370  
DIAZ FAMILY TRUST  
714 HILL ST #1  
SANTA MONICA CA 90405

373  
OCEAN PARK PARTNERS LLC  
2811 WILSHIRE BLVD #400  
SANTA MONICA CA 90403

376  
DE LA ROSA TRUST  
728 HILL ST  
SANTA MONICA CA 90405

379  
ZESTAR-POSTRK JESSICA  
737 RAYMOND AVE  
SANTA MONICA CA 90405

382  
KILLIAN PAUL M  
6483 CASSELBERRY WAY  
SAN DIEGO CA 92119

359  
EISLER RUDY  
1315 DE LA VINA ST  
SANTA BARBARA CA 93101

362  
GELLER FAMILY 2021 TRUST  
449 BAY ST #6  
SANTA MONICA CA 90405

365  
PRINCE INVESTMENT INC  
1008 17TH ST #1  
SANTA MONICA CA 90403

368  
CHAVEZ ELIZABETH K  
710 HILL ST  
SANTA MONICA CA 90405

371  
AVESAR DANIEL  
15915 VENTURA BLVD #302  
ENCINO CA 91436

374  
MUNOZ CARMEN D  
727 RAYMOND AVE  
SANTA MONICA CA 90405

377  
RAYMOND AVENUE INVESTORS LLC  
15332 ANTIOCH ST #336  
PACIFIC PALISADES CA 90272

380  
MARTINEZ RONALD A  
738 HILL ST #C  
SANTA MONICA CA 90405

383  
ZEMAITIS PAULUS  
717 RAYMOND AVE #1  
SANTA MONICA CA 90405

360  
EISLER RUDY (TE) & WENDY L (TE)  
1315 DE LA VINA ST  
SANTA BARBARA CA 93101

363  
BEJAR FRANCISCO  
4260 MCCONNELL BLVD  
LOS ANGELES CA 90066

366  
ALI SHAFEIK (TE) & ZOBEEDA (TE)  
PO BOX 5005  
SANTA MONICA CA 90409

369  
TAYLER KLUMP FAMILY TRUST  
713 RAYMOND AVE  
SANTA MONICA CA 90405

372  
ALTSHCULER PETER (TE) & CHERIE  
723 RAYMOND AVE  
SANTA MONICA CA 90405

375  
FRINGER PEI  
729 RAYMOND AVE  
SANTA MONICA CA 90405

378  
DE LA ROSA NICOLAS J  
734 HILL ST #B  
SANTA MONICA CA 90405

381  
SANTA MONICA AUTO PLAZAS LLC  
2633 LINCOLN BLVD #537  
SANTA MONICA CA 90405

384  
LOPEZ RAFAEL M  
717 RAYMOND AVE #2  
SANTA MONICA CA 90405

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385  
ORNA AVITAL  
717 RAYMOND AVE #3  
SANTA MONICA CA 90405

388  
FUNKE BENJAMIN  
717 RAYMOND AVE #6  
SANTA MONICA CA 90405

391  
ROBINS STANTON J  
1100 BROOKHOUSE LN  
GAHANNA OH 43230

394  
CALABRO RICHARD N JR  
709 RAYMOND AVE  
SANTA MONICA CA 90405

397  
YANG PAI SUNG  
2716 7TH ST  
SANTA MONICA CA 90405

400  
BRIGHT BRADFORD L & CARMEN L  
647 RAYMOND AVE #2  
SANTA MONICA CA 90405

403  
KARLIN BENJAMIN M  
250 W 57TH ST  
NEW YORK NY 10107

JENNIFER L JOHNSON  
HARDING LARMORE KITCHER & KOZAL LLP  
1250 SIXTH ST #200  
SANTA MONICA CA 90401

386  
STANEK MARIA J  
717 RAYMOND AVE #4  
SANTA MONICA CA 90405

389  
HADEN DONALD D (TE)  
7945 LULU GLEN DR  
LOS ANGELES CA 90046

392  
RIOS GIORDANO LUCAS  
702 HILL ST #C  
SANTA MONICA CA 90405

395  
ERLICH JEREMY TRUST  
640 HILL ST  
SANTA MONICA CA 90405

398  
LIN STEPHANIE MOO TZE  
658 HILL ST  
SANTA MONICA CA 90405

401  
TOWSON CHRISTOPHER M & HOLLY M  
647 RAYMOND AVE #3  
SANTA MONICA CA 90405

404  
RAYMOND AVENUE LLC  
1038 BAY ST #1  
SANTA MONICA CA 90405

387  
KANG DAVID H  
4470 W SUNSET BLVD #107  
LOS ANGELES CA 90027

390  
MACAYA LUIS A  
702 HILL ST #A  
SANTA MONICA CA 90405

393  
PINCKARD JANE (TE)  
707 RAYMOND AVE  
SANTA MONICA CA 90405

396  
FIELD LARISSA V  
PO BOX 4057  
MADERA CA 93638

399  
BRIGHT BRADFORD L & CARMEN L  
647 RAYMOND AVE #1  
SANTA MONICA CA 90405

402  
BRIGHT BRADFORD L & CARMEN L  
647 RAYMOND AVE #4  
SANTA MONICA CA 90405

405  
APTER ANDREW H  
1207 OAK ST  
SANTA MONICA CA 90405

# 2601 Lincoln Blvd



# hi!

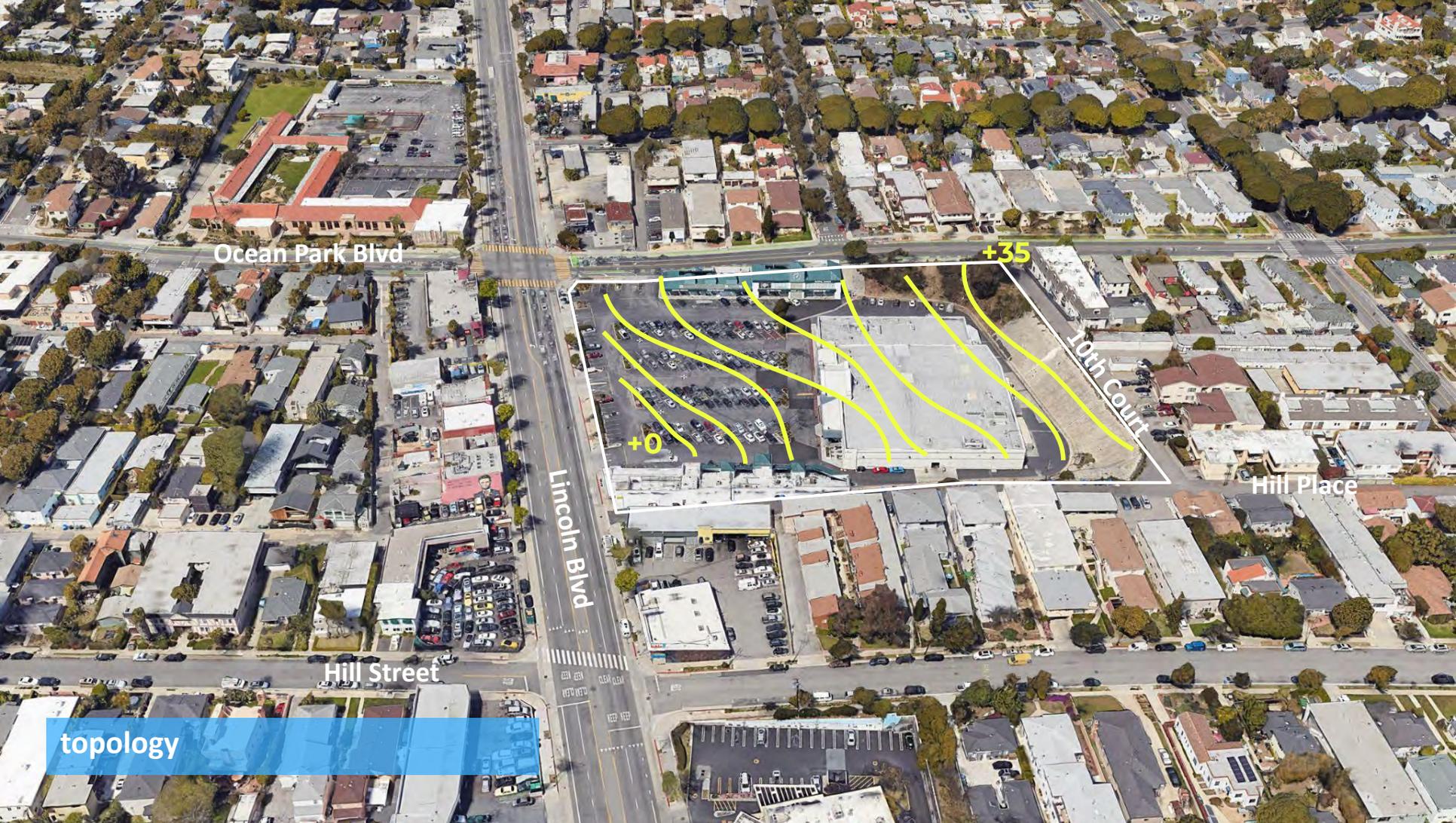
## **agenda**

- why this meeting?
- the retail vision
- 2601 lincoln blvd. design vision
- application process
- q&a

# 2601 Lincoln Blvd

Santa Monica | 521 units; 36,600 sf retail/restaurant





Ocean Park Blvd

+35

+0

10th Court

Hill Place

Lincoln Blvd

Hill Street

topology



bbb bus

bike lane

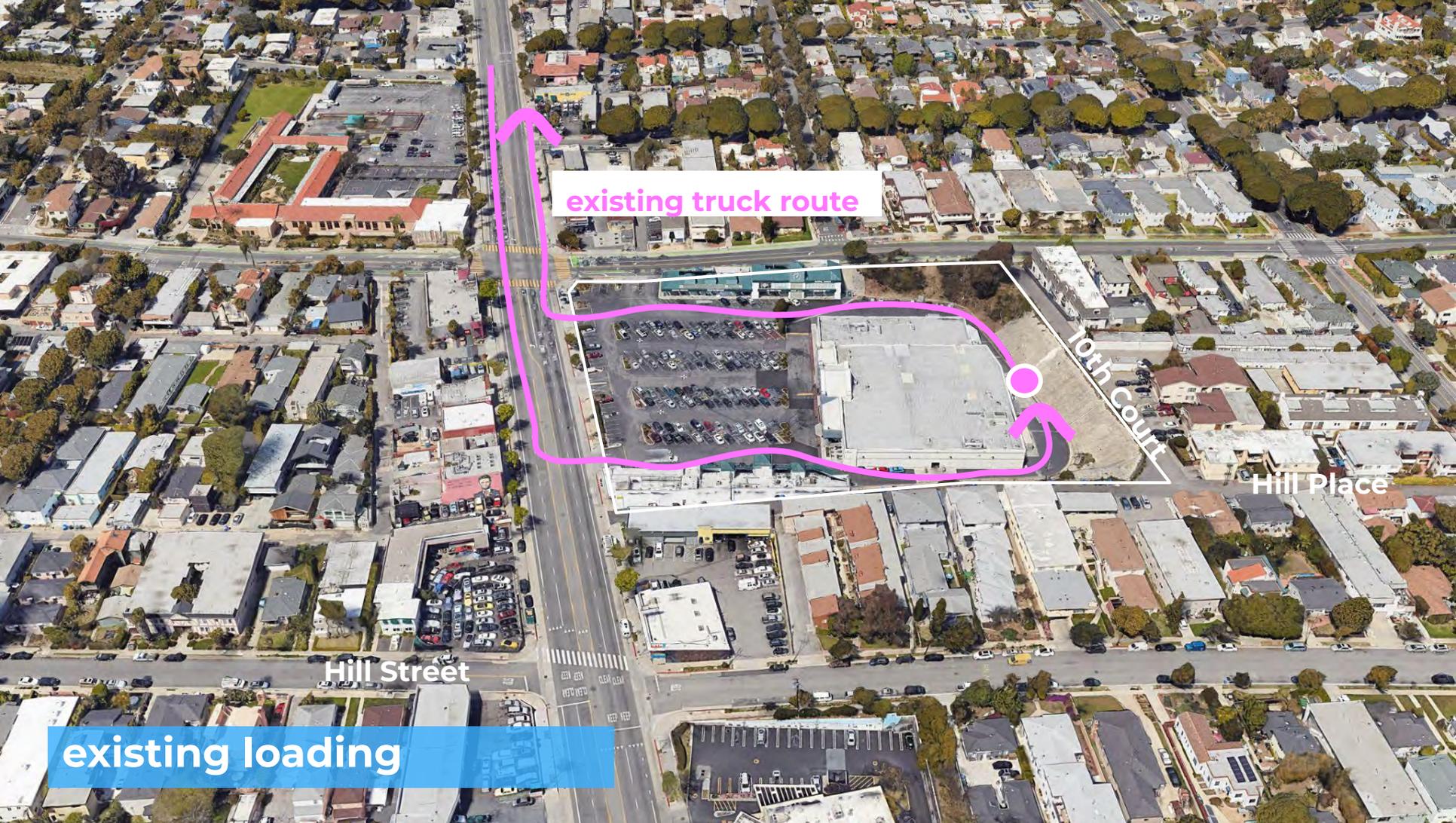
mobility hub

10th Court

Hill Place

Hill Street

mobility infrastructure



existing truck route

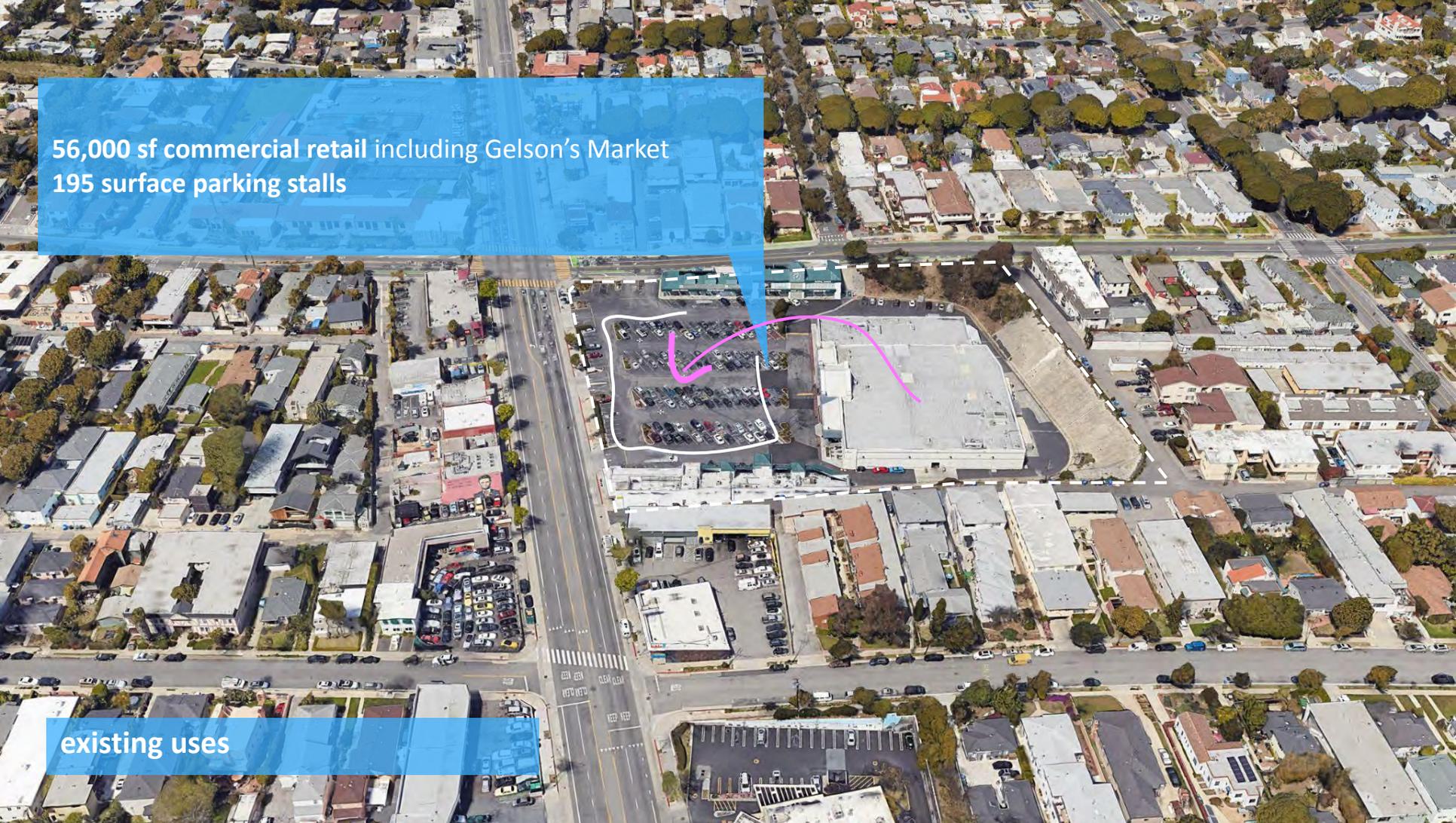
10th Court

Hill Place

Hill Street

existing loading

56,000 sf commercial retail including Gelson's Market  
195 surface parking stalls



existing uses

ocean park blvd



ground level



hill place north

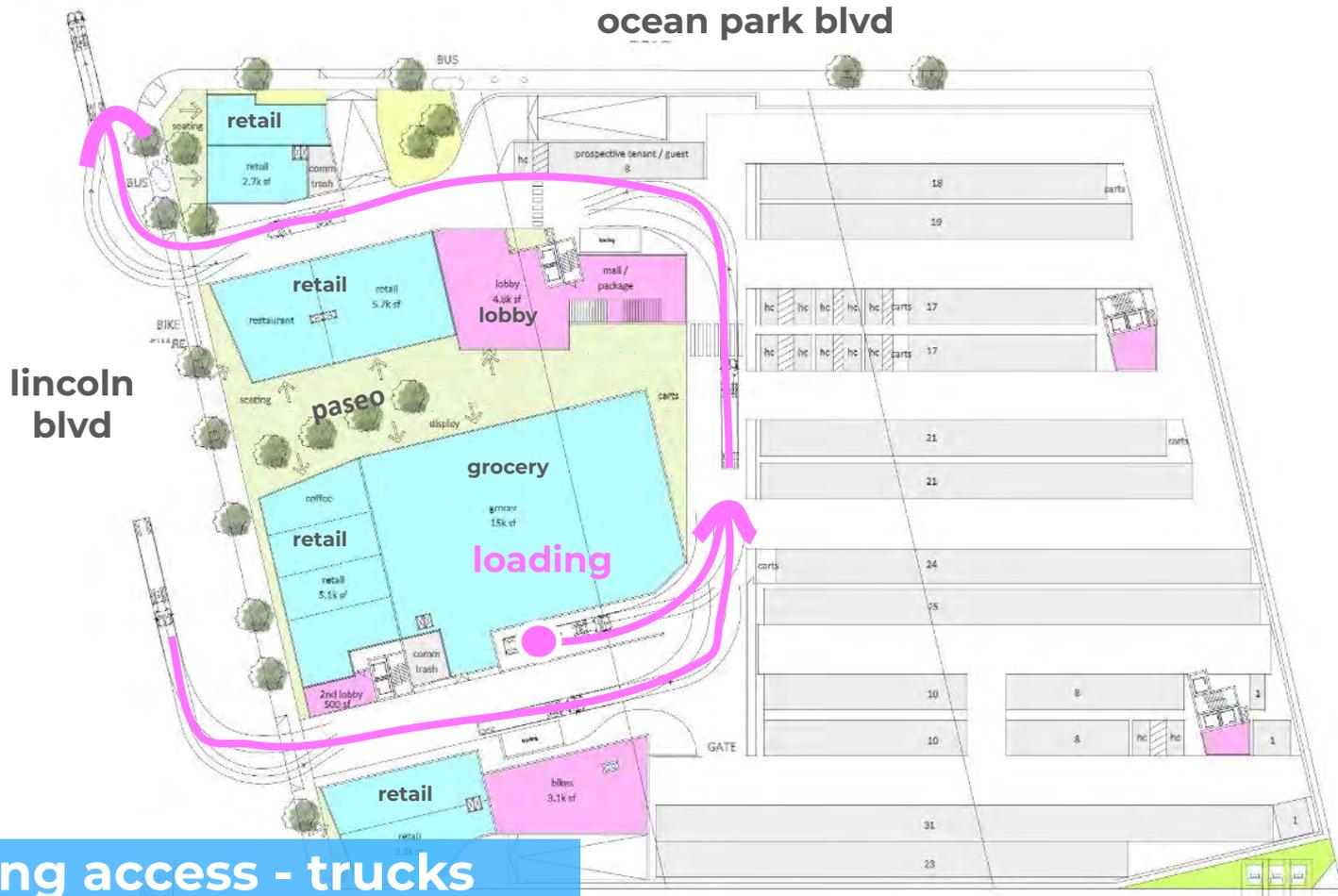


a place for gathering









**loading access - trucks**



a place for gathering





Lincoln Blvd

Ocean Park Blvd

figure / ground

ocean park blvd

lincoln blvd

site plan



R3

R3

R2

R2

R2

10th ct

hill place

MUBL

R2

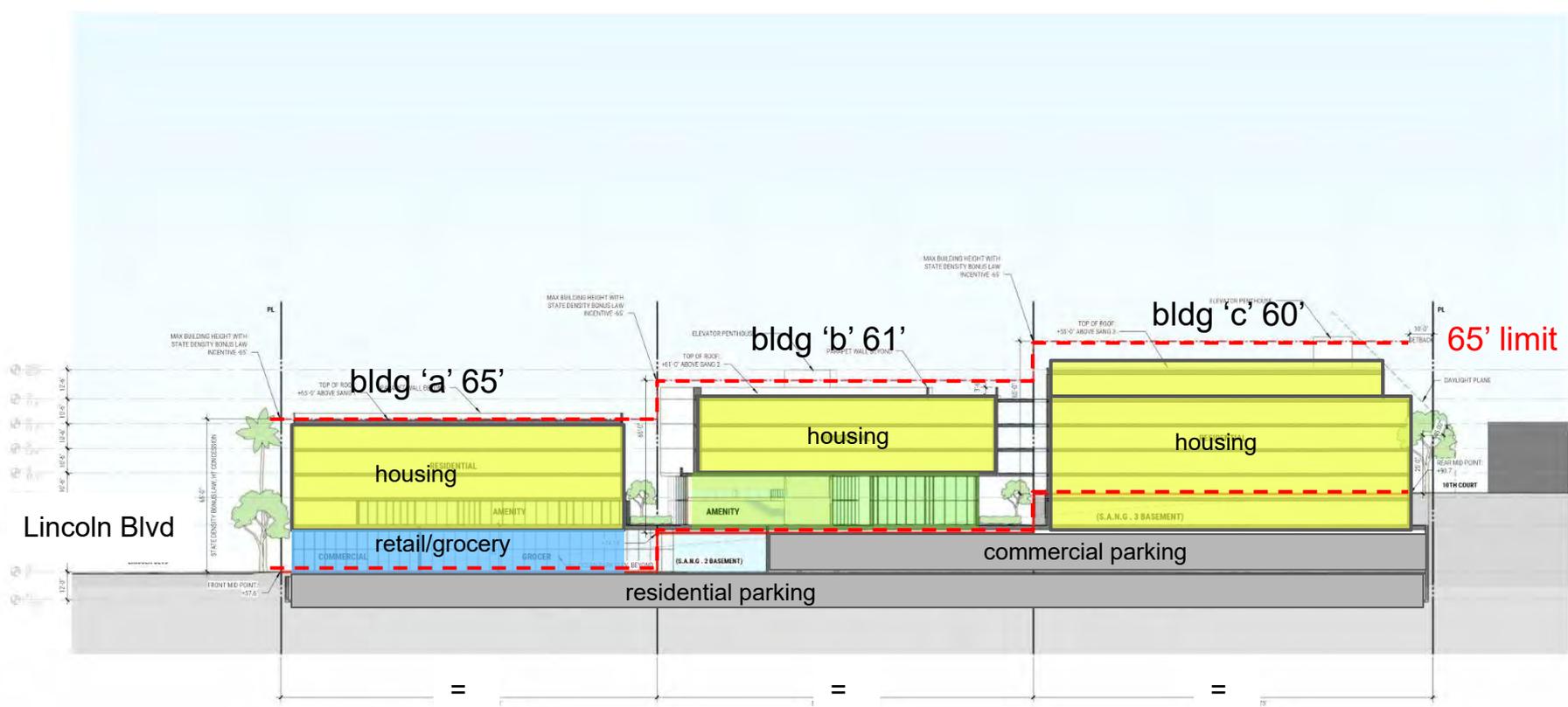
R2

R2

R2

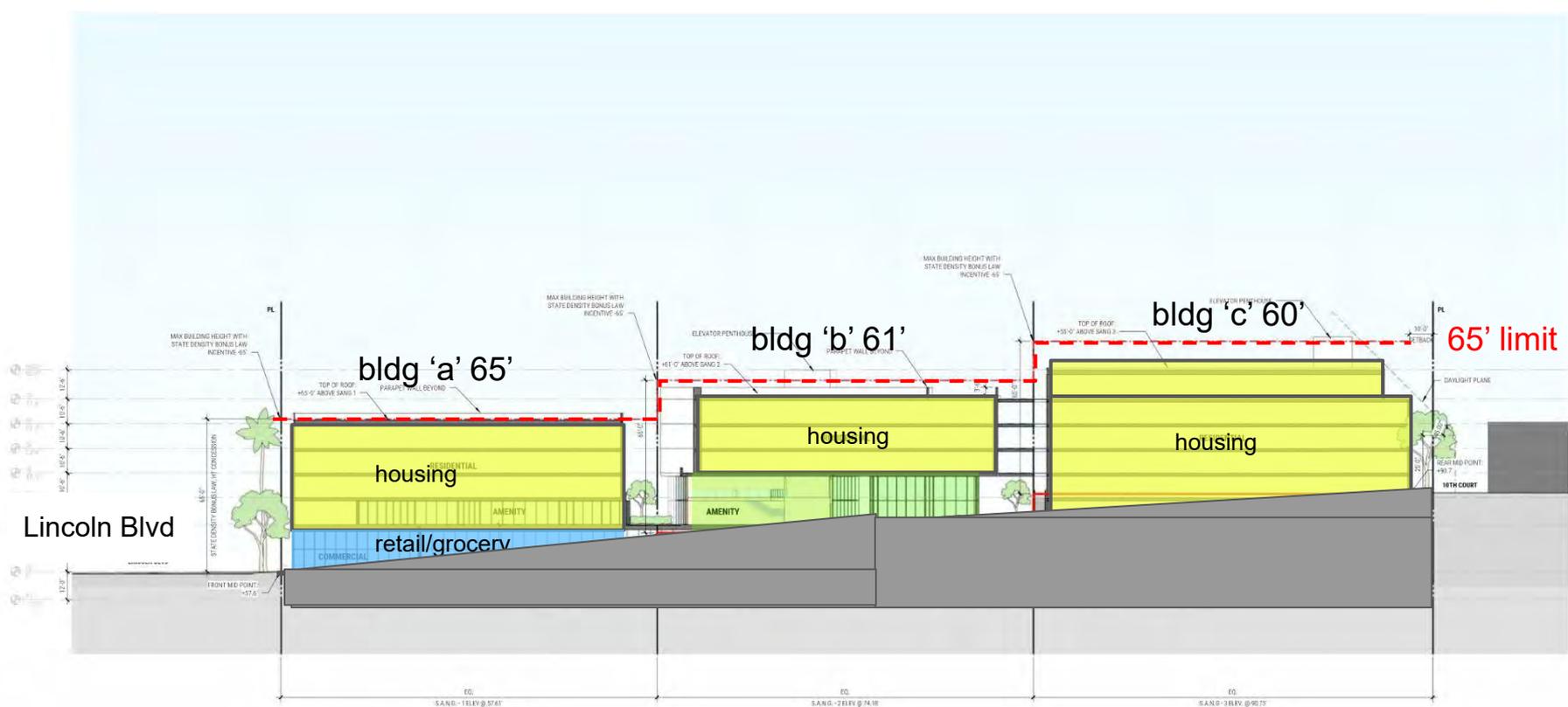
R2

R2



**Per Zoning Ordinance heights are measured from SANG on sloping sites**

**building form**



Slope of Ocean Park Blvd and Hill Place North Alley

building form



the corner

lincoln &  
ocean park

retail

parkin



visible life





ocean park courtyard





10th court alley





Thanks :) <http://LincolnCenterProject.info>

SanMon Inc.  
11611 San Vicente Blvd.  
Suite 900  
Los Angeles, CA 90049

# **Community Meeting**

## **Thursday, February 17, 2022**

### **7:00 pm - 8:30 pm**

You are invited to a virtual community meeting to learn about a new residential mixed-use development project proposed for the property located at 2601-2645 Lincoln Boulevard. The meeting will consist of a project presentation followed by a Q & A. The meeting will be held via Zoom at this link: [\*\*https://us02web.zoom.us/j/82892453793\*\*](https://us02web.zoom.us/j/82892453793)

The proposed project consists of a mixed-use housing project, including 521 residential apartments (including 53, on-site very-low income affordable units) disbursed in buildings with heights of up to 5-stories/65 feet, 49,400 square feet of street-fronting neighborhood-serving retail/restaurant space including a grocery store, and approximately 910 vehicular parking spaces and 829 total bicycle parking spaces.

### **Project address:**

2601-2645 Lincoln Boulevard,  
Santa Monica 90405

### **Meeting Date:**

Thursday, February 17, 2022

### **Meeting Time:**

7:00 PM - 8:30 PM

### **Link to Zoom meeting:**

<https://us02web.zoom.us/j/82892453793>

**Scan the QR code for a direct  
link to the meeting:**



**For more information about the meeting,** contact us  
by email at [lincolncenterproject@gmail.com](mailto:lincolncenterproject@gmail.com)  
[\*\*www.LincolnCenterProject.info\*\*](http://www.LincolnCenterProject.info)

**2601-2645 Lincoln Blvd**  
**Virtual Community Meeting**  
**February 17, 2022, 7:00-10:30pm**

**A. Attendees**

Project Team

1. Applicant: SanMon Inc
  - a. Owners Representative: Alison Warner
2. Architect: Koning Eisenberg Architects
  - a. Hank Koning, KEA
3. Property Owner: SanMon Inc

**B. Narrative of how and if Comments were/addressed in the Project**

The Project team reviewed all comments received for the project. Comments concerning site access, vehicular parking, bike parking, bike lane safety, setbacks, building height and screening mechanical equipment have been incorporated as much as possible.

Site access was addressed by providing multiple potential access points for vehicles, bicycles and pedestrians. Vehicle parking has been addressed by providing separate areas for commercial and residential uses. Bike parking has been addressed by providing several areas for short and long term bike parking. Bike lane safety is a shared concern of the project team and additional safety options will be reviewed. Setbacks have been designed per the zoning code and in some cases are more generous than prescribed. The building height is stepped down over the site and influenced by the sites topography. Mechanical equipment screening will be addressed as the projects design progresses.

**C. Summary of Comments Received**

18:50:46 From P Donald to Hosts and panelists : I am logged on with no sound/video. Thoughts?  
18:50:56 From Natalya Zernitskaya to Hosts and panelists : I was gonna say 42 too  
18:51:13 From Karen Croner to Hosts and panelists : Will star nine reduce the number of stories?  
18:51:32 From Sheelagh : So we won't see participants?  
18:51:32 From Karen Croner to Hosts and panelists : :)  
18:52:25 From Kevin McKeown to Hosts and panelists : Yes, the waiting room seems open, as I was able to connect.  
18:52:36 From Neal to Hosts and panelists : When will meeting begin?  
18:52:40 From Sheelagh : Several screens come up, 25 per slide  
18:52:49 From Santa Monica - Tricia Crane : Dave - you should display speakers when they ask questions. Speaker view.  
18:52:58 From Kate Schlesinger to Hosts and panelists : I'll come back  
18:53:02 From William Waddell to Hosts and panelists : It goes to multiple screens with more participants if you would care to do video.

18:53:56 From GB to Hosts and panelists : Can you see the participants? But we can't see each other? I see only the 4 panelists.

18:53:59 From Cris Mac : you set the number of participants to 100 per screen

18:54:09 From Mary Marlow to Hosts and panelists : Did you do a second design option?

Are any of the comments from the January virtual meeting addressed in this current design?

When do you expect to file an application with the City for its approval?

Do you have a timeline for when you expect to get approval and then to build?

What is the actual sq footage of the type of units in this?

521 Residential Units:

Unit Mix and square footage for each:

# Studio \_\_\_\_\_ # 1 bedroom \_\_\_\_\_ # 2 bedroom \_\_\_\_\_ # 3 bedroom \_\_\_\_\_

How many people do you calculate will live in the project if 521 units are built?

Have you calculated the daily water usage for the project at 521 units? Can you do that and have it posted on project website?

Why is this being called Lincoln "Center?" Are you just using the current name of the site for this project even though it's mostly residential?

Why isn't there more neighborhood-serving retail here to reduce the need for residents to go elsewhere to get the goods and services that are there now?

18:54:20 From Richard Orton to Hosts and panelists : Hi Everybody

18:54:23 From P Donald to Hosts and panelists : Still audio or video. Can hear audio but not my voice.

18:54:25 From Kevin McKeown to Hosts and panelists : Is it possible to toggle on the participant list?

18:54:39 From William Waddell to Hosts and panelists : Maybe 30 per screen

18:54:53 From CJF to Hosts and panelists : Hi - I don't see a mute button on my end so I wanted to confirm we are on mute? I have the Olympics on...no need for everyone to hear that :)

18:55:05 From GB to Hosts and panelists : Please set this as a meeting for us all to see each other, not as a lecture where only the panelists can be seen.

18:55:34 From Ellen Hannan to Hosts and panelists : Hi Melissa I am here.

18:55:55 From Kelly Hsiao to Hosts and panelists : i think we want to see all the participants

18:55:56 From Jeremy Bamberger : hi folks. first time joining a community meeting for this project. live just down the way on Pier and Lincoln. Huge supporter of this project and more like it! We need housing and we need tons of it. Cheers.

18:56:02 From Margaret Bach to Hosts and panelists : No list is visible

18:56:03 From Brian Stecher : I cannot see my own face or tell whether my audio is muted or not. Can you let us see ourselves?

18:56:09 From Peter Altschuler to Hosts and panelists : Your company cites SB330 in claiming a "density bonus," but the project does not meet the minimum requirements for such an increase in the number of units. It does not provide the required number of low income residences and does not adhere to existing or proposed changes to MUBL zoning. How did your company calculate its qualification for a density bonus?

18:56:15 From Philip Schwartz to Hosts and panelists : W  
18:56:18 From Santa Monica - Tricia Crane : You should definitely show the participants  
18:56:24 From Yolande de Renesse to Hosts and panelists : I'm on a iPad. Can you hear us,  
18:56:25 From Natalya Zernitskaya to Hosts and panelists : this is a webinar, not a meeting so people will not be able to see themselves  
18:56:34 From John Mirisch : I think this project looks great! Santa Monica could use 10 of them  
18:56:34 From Kelly Hsiao : or we should be able to see a list of all the participants  
18:56:35 From dorsogna@csun.edu to Hosts and panelists : Indeed, you should show the participants.  
18:56:37 From Philip Schwartz to Hosts and panelists : Please allow the participants to be shown in the meeting. Thanks  
18:56:48 From Peter Altschuler to Hosts and panelists : California is experiencing and expects to continue to suffer for years from drought conditions. How will you be able to provide water to the residents when there is no surplus available?  
18:56:49 From 18D to Hosts and panelists : Commo check  
18:56:49 From Michèle Vice-Maslin to Hosts and panelists : Hi Everyone I'm by Ocean Park and 14th. Super important issue!  
18:56:54 From John Mirisch : So that you can harass and dox them, Tricia?  
18:56:56 From Cris Mac : have you never had a zoom meeting before?  
18:56:58 From Jeremy Bamberger : you could present first and then open it to a more traditional zoom call  
18:57:04 From Karen Croner to Hosts and panelists : Yes, we need housing, but there are 4,000 empty apartments already. We need affordable housing .  
18:57:09 From Jeremy Bamberger : relax cris  
18:57:14 From Natalya Zernitskaya to Hosts and panelists : there's an option when setting up a webinar to allow or disallow non-panelists to see a list of participants. there is no way to turn a webinar into a meeting  
18:57:18 From P Donald to Hosts and panelists : Mic is not working. No video. Can't tekll if I am logged ton.  
18:57:29 From Judith Rose to Hosts and panelists : I am a long time resident of Santa Monica and I cannot  
18:57:30 From Tim Blaney to Hosts and panelists : I think this project is waaaay too big.  
18:58:08 From bea nemlaha : This is not a proper community meeting unless we can see and hear participants.  
18:58:14 From cathy karol-crowther to Hosts and panelists : do you all live in Santa Monica?  
18:58:28 From Karen Croner to Hosts and panelists : My household and neighbors would like to know if our input tonight will have any impact on the final vision. We are adamantly opposed to the size and height and elimination of neighborhood walkability to shops we all use.  
18:58:42 From Lois Bostwick : I don't see my usual zoom screen. Are we muted with video screens off during meeting? How do we participate?  
18:58:43 From sheri silverton to Hosts and panelists : Agreed. I can only see 4 people  
18:58:44 From Jeremy Bamberger : sounds like that will ensue after the presentation  
18:58:44 From Judith Rose to Hosts and panelists : Express firmly enough the sad state of over development in inappropriate places such as the corner of Lincoln & Ocean Park. Judith Rose  
18:58:52 From Yolande de Renesse to Hosts and panelists : Do you have everyone muted,  
18:58:55 From Michèle Vice-Maslin : Hi everyone I'm by Ocean Park and 14th st. Super

important issue. I too wish we were in regular mode where we can at least see the participants if not see them in screen. This format of zoom is so impersonal

18:59:05 From GB to Hosts and panelists : Agreed.

18:59:20 From GB to Hosts and panelists : It's more like a lecture we are attending, not a meeting.

18:59:23 From P Donald to Hosts and panelists : Cannot see myself or other participants and my mic is not going online.

18:59:24 From Robin Swicord to Hosts and panelists : Lets make the best of an unwanted situation.

18:59:32 From Elizabeth Van Denburgh : I have several questions I'd like answered tonight.

18:59:51 From sheri silverton to Hosts and panelists : Where is the presentation?

18:59:53 From Judith Rose to Hosts and panelists : I oppose this development Judith Rose

18:59:53 From Elizabeth Van Denburgh : 1. Do you have a second design option?

18:59:55 From Kate Bransfield : as do I

18:59:55 From Peter Spelman : One question: Are you open to making ANY changes in the design based on what you heard at the first meeting and tonight?

18:59:55 From cathy karol-crowther to Hosts and panelists : I am wondering if the panelists also live in Santa Monica

18:59:57 From John Mirisch : Considering the track record of antidevelopment people harassing and doxing people they disagree with I say keep the participants list off

19:00:05 From Philip Schwartz to Hosts and panelists : Is there a particular reason why you have not set this up as a traditional zoom meeting, where we can all see each other, and still be able to ask questions via the "hand raise function"??

19:00:12 From Randolph Visser to Hosts and panelists : Why are you not having this meeting in person. And don't use the covid excuse. We just had 70,000 people at a football game

19:00:15 From jesse zwick to Hosts and panelists : I am so excited that this development will expand affordable options for more people to live in this wonderful and walkable community

19:00:21 From John Mirisch : Peter, I agree, they should be open to doubling the number of units!

19:00:23 From sheri silverton : Hello? Where is the presentation?

19:00:23 From Cris Mac : who is Jeremy bamburger

19:00:26 From Philip Schwartz to Hosts and panelists : Unless you do not wish to be asked any questions....

19:00:28 From Roberta Levitow to Hosts and panelists : The parcel is zoned Mixed-Use Boulevard Low. The MUBL code requires commercial on the ground floor on both boulevards, i.e., Ocean Park Blvd., as well as Lincoln. Why doesn't your design show commercial uses on Ocean Park Blvd.?

19:00:29 From Michael Cahn : Do you all remember "Stinkin' Lincoln" - SATURDAY, NOVEMBER 2, 2013 AT 9:30 AM – 12 PM

Harvest the Litter. We cleaned up the entire site (Albertsons) then - It was a horrible site then, and all our clean-ups did not help much. Hope that this development will get rid of this car-attracting eyesore

19:00:35 From Tom Beaulieu to Hosts and panelists : The admin needs to turn list of attendees and video

19:00:35 From Mitch Greenhill to Hosts and panelists : Here's my question: have you conducted a traffic study and if so, what is the projection for Lincoln Boulevard?

19:00:39 From Bo Oppenheim : Is the env impact (on traffic and on small businesses) been published?

19:00:44 From Larry Arreola : Boo to anyone that supports this ridiculous project. We need market rate housing like we need a whole in the head

- 19:00:47 From Elizabeth Van Denburgh : 2. Are any of the comments from the January 11th virtual meeting addressed in this current design?
- 19:00:54 From timtunks to Hosts and panelists : I hope you guys designed better accommodation for vehicular management than the 2903 Lincoln project did. Only one lane each in and out with all deliveries and disabled drop-offs in the basement/
- 19:01:03 From Philip Schwartz to Hosts and panelists : There has not been an EIR or Traffic Impact report
- 19:01:06 From Roberta Levitow to Hosts and panelists : Why isn't more neighborhood-serving retail included in the project, to reduce the need for residents to go elsewhere to get the goods and services that are located there now?
- 19:01:08 From Philip Schwartz to Hosts and panelists : sadly
- 19:01:14 From Mitch Greenhill to Hosts and panelists : First meeting that I've heard of
- 19:01:17 From Elizabeth Van Denburgh : 3. When do you expect to file an application with the City for its approval?
- 19:01:20 From Kate Bransfield : Have you calculated the daily water usage for the project at 521 units?  
Will you post that on the project website?  
Have you calculated if the existing waste lines are sufficient for the increased use of 521 additional units?  
Have you calculated if the existing electrical capacity is sufficient for the increased use of 521 additional units?
- 19:01:34 From Michael Cahn : Beautify Lincoln
- 19:01:38 From Elizabeth Van Denburgh : Do you have a timeline for when you expect to get approval and then build?
- 19:01:51 From Art to Hosts and panelists : Jeremy Bamberger as an Architect from Oakland how much are you paid for your comments.
- 19:02:02 From Kelly Hsiao : Of the 521 total units, how many will be studios, 1-bedroom, 2-bedroom, and 3-bedroom?
- 19:02:06 From Tamra raven to Hosts and panelists : No to Lincoln Project!
- 19:02:13 From Kelly Hsiao : What is the actual square footage of each type of unit in this project, i.e., studio, 1-bedroom, 2-bedroom, and 3-bedroom?
- 19:02:37 From Roberta Levitow to Hosts and panelists : "Cities are not buildings; cities are people." Why don't you hold community meetings? And why haven't you solicited community meetings from BEFORE you designed this project?
- 19:02:51 From Susan Cope to Hosts and panelists : Where are the exits?
- 19:02:56 From Elizabeth Van Denburgh : 5. Of the 521 total units, how many will be studios, 1-bedroom, 2-bedroom and 3-bedroom?
- 19:02:58 From bea nemlaha : Why have you reduced commercial space by approximately 1/3?
- 19:03:06 From Anita Famili : Will the presenters be introduced? Who from the City is present?
- 19:03:06 From Tom Beaulieu to Hosts and panelists : Is there a master list of people on the meeting
- 19:03:12 From T i m : Why was Melissa sniggering at us?
- 19:03:18 From Gavin to Hosts and panelists : Are you going to have vehicles from 910 parking spaces entering from, and exiting onto, the bus lane on Lincoln Blvd.?
- 19:03:20 From Steven Schwartz : Can you limit the new tenants to people who work in Santa Monica or Venice?
- 19:03:30 From Melissa Sweeney to Hosts and panelists : Welcome to the chat.
- 19:03:32 From terri s : I found answers to some of the basic questions on this website.

<https://www.lincolncenterproject.info>

19:03:40 From Gavin to Hosts and panelists : The Gelson's site has adjacent residential on 3 sides: south across Hill Place, east across 10th Court, and north across Ocean Park Blvd., yet you don't show the required "setbacks" on all three sides of the project. Why not?

19:03:45 From Roberta Levitow to Hosts and panelists : What kind of traffic study have you done demonstrating the impact of 521 units on our neighborhood?

19:03:46 From Elizabeth Van Denburgh : 6. What is the actual square footage of each type of unit this project, i.e., studio, 1-bedroom, 2-bedroom and 3-bedroom?

19:03:49 From Susan Cope to Hosts and panelists : When is this project planned to break ground?

19:03:57 From Gavin to Hosts and panelists : The parcel is zoned Mixed-Use Boulevard Low. The MUBL code requires commercial on the ground floor on both boulevards, i.e., Ocean Park Blvd., as well as Lincoln. Why doesn't your design show commercial uses on Ocean Park Blvd.?

19:04:04 From Liz Hanrahan to Hosts and panelists : What politicians or political action committees have received donations of any amount from the developers, contractors, or architects behind this project?

19:04:07 From Mike Bone to Hosts and panelists : I thought Phil Brock was going to stop this sort of over development? THAT is what he ran on. Mike Bone

19:04:08 From Kat to Hosts and panelists : How can Lincoln Blvd and Ocean Park Blvd possible handle all this additional traffic - it is already a nightmare.

19:04:12 From Gavin to Hosts and panelists : Why isn't more neighborhood-serving retail included in the project, to reduce the need for residents to go elsewhere to get the goods and services that are located there now?

19:04:15 From Melissa Sweeney to Hosts and panelists : How to raise your hand electronically:

Locate the REACTIONS button on your zoom screen. Click it, then click the RAISE HAND button. We'll see your raised hand. We'll call on you sequentially.

19:04:16 From Mario Fonda-Bonardi to Hosts and panelists : What percent will the project produce of its energy demand?

19:04:19 From Jay : Is there enough electric power available for 500 units - and the neighborhood?

19:04:25 From Gavin to Hosts and panelists : Why is this being called Lincoln "Center?" Are you just using the current name of the site for this project, even though it's mostly residential?

19:04:28 From Elizabeth Van Denburgh : 7. Will the market-rate apartments be under rent control? If so, for how long, and how will rent increases be determined?

19:04:29 From Melissa Sweeney to Hosts and panelists : Please limit your comments or questions to 2 minutes. We'll call on you in sequence. Keep in mind – you'll have a single opportunity to speak. Thanks for your input.

19:04:32 From Melissa Sweeney to Hosts and panelists : The project website is <http://LincolnCenterProject.info>

19:04:33 From Stephen Martin : He had mentioned that chat was for comments and hand raise qas the way to ask a question

19:04:37 From Tamra raven to Hosts and panelists : Is there enough water in the area?

19:04:38 From Jeff : I'm appalled that our city keeps allowing overbuilding in what was once a nice small town beachside community. Stop all this overbuilding!!

19:04:41 From Gavin to Hosts and panelists : Have you calculated the daily water usage for the project at 521 units? Will you post that on the project website?

19:04:43 From oscar de la Torre to Hosts and panelists : Great turnout! Glad to see SM residents are paying attention. -Oscar de la Torre, SM City Council

19:04:45 From Kate Schlesinger to Hosts and panelists : We should look at the vacancy

rate of the apartments built along Lincoln north of the freeway- they don't seem to be fully leased.

19:04:45 From Karen Croner to Hosts and panelists : It is the 2nd most dangerous intersection. We demand a traffic study. We would assume you are decent people who would want to do the same. Please don't prove us wrong. From Sunset ark residents.

19:04:53 From Bradley Ewing : Thank you Dave!

19:04:55 From Elizabeth Van Denburgh : 8. How many people do you calculate will live in the project if all 521 units are built?

19:04:56 From April Rocha to Hosts and panelists : This should NOT be built. Way too many units and way too much for this corner. I believe this would be detrimental to the neighborhood and our City.

19:04:58 From Gavin to Hosts and panelists : How many people do you calculate will live in the project, if all 521 units are built?

19:05:00 From Jane Dempsey : How do you expect to build the Center without blocking the traffic and parking lanes on Lincoln Blvd. and Ocean Park Blvd.? The current " smaller project" at Lincoln and Ashland blocks lanes often on Lincoln Blvd.

Where will all the workers park?

19:05:01 From Robin Derby to Hosts and panelists : I am concerned that you are taking away a public commons and the structure as planned has nothing for the public no green space nothing for the community and its density resembles a prison. We already have terrible traffic on Lincoln and with the new apartment complex on Ashland this will be a night mare

19:05:02 From Larry to Hosts and panelists : Has there been an analysis of traffic at this congested intersection?

19:05:13 From Larry Arreola : Do the developers care about how the community feels about this project. Obviously NO!

19:05:13 From Gavin to Hosts and panelists : Will the market-rate apartments be under rent control? If so, for how long, and how will rent increases be determined?

19:05:16 From Susan Cope to Hosts and panelists : What are the hoops you must jump through to get to the actual development?

19:05:20 From Melissa Sweeney to Hosts and panelists : How to raise your hand electronically:

Locate the REACTIONS button on your zoom screen. Click it, then click the RAISE HAND button. We'll see your raised hand. We'll call on you sequentially.

19:05:22 From norakayfoster to Hosts and panelists : How many of the people proposing this development live in our community?

19:05:24 From Gavin to Hosts and panelists : What is the actual square footage of each type of unit in this project, i.e., studio, 1-bedroom,

2-bedroom, and 3-bedroom?

19:05:27 From Elizabeth Van Denburgh : 9. Have you calculated the daily water usage for the project at 521 units? Will you post that on the project website?

19:05:38 From ajay to Hosts and panelists : What is the purpose or end-goal of this development? Why is this development necessary today? In what way is this development a plus for the Sunset park residents?

19:05:39 From April Rocha to Hosts and panelists : Please. Your justification for this project is ridiculous

19:05:40 From Gavin to Hosts and panelists : Of the 521 total units, how many will be studios, 1-bedroom, 2-bedroom, and 3-bedroom?

19:05:41 From Karen Campbell : Is this the legacy you want to leave for your life?

19:05:43 From Melissa Sweeney to Hosts and panelists : Please limit your comments or questions to 2 minutes. We'll call on you in sequence. Keep in mind – you'll have a single opportunity to speak. Thanks for your input.

- 19:05:49 From Mei Lisa to Hosts and panelists : We have empty "retail" on Main St. Don't think we need more.
- 19:05:50 From Melissa Sweeney to Hosts and panelists : The project website is <http://LincolnCenterProject.info>
- 19:05:53 From Kerry k cline to Hosts and panelists : We are vehemently opposed to this project
- 19:05:55 From Jane Dempsey : How much water will run down Lincoln Blvd. on Fridays and Saturdays like we have now from the Lincoln Ashland Project?
- 19:05:55 From Gavin to Hosts and panelists : Do you have a timeline for when you expect to get approval and then build?
- 19:05:56 From Jeremy Bamberger : larry sounds like you're in a pretty deep echo chamber. this is GOOD for the community. give it a rest
- 19:05:57 From John Mirisch : I'm part of the community and I think we need a ton more projects like this!
- 19:06:00 From agreenfire to Hosts and panelists : Why hasn't a traffic study been done or planned?
- 19:06:03 From Leslee M to Hosts and panelists : How is this serving us?!
- 19:06:04 From Jeremy Bamberger : go john
- 19:06:05 From L. Flaten : I can not believe such a dense building area is being proposed for this corner. Nor that there has been no traffic study.
- 19:06:13 From Mario Fonda-Bonardi to Hosts and panelists : Why isn't there commercial along Ocean Park Blvd.
- 19:06:13 From norakayfoster to Hosts and panelists : How will you deal with the terrible traffic into and out of the area? The north-south routes are limited and always jammed up with traffic.
- 19:06:14 From Debbie : What is "by-right" approval and why does this development have the opportunity to bypass City Council and Planning Commission approval???
- 19:06:15 From Shanna BLANEY : Right size?
- 19:06:15 From April Rocha to Hosts and panelists : This does NOT meet the needs of our community
- 19:06:16 From Brian O'Neil : Retail? We're talking removing a grocery store. Where are elderly and others who live by supposed to shop for their weekly groceries?
- 19:06:17 From Karen Croner to Hosts and panelists : Sunset Park uses the retail right now at Ocean Park and Lincoln that you are talking about tearing down.
- 19:06:18 From Gavin to Hosts and panelists : When do you expect to file an application with the City for its approval?

When do you expect to file an application with the City for its approval?

- 19:06:19 From Elizabeth Van Denburgh : 10. Why is this being called Lincoln "Center"?" Are you just using the current name of the site for this project, even though it's mostly residential?
- 19:06:23 From Tim to Hosts and panelists : POPULATION IS DOWN IN SANTA MONICA
- 19:06:25 From Jennifer Field : This project is too big. You are putting profits over community.
- 19:06:27 From Roberta Levitow to Hosts and panelists : Daily needs for me include a grocery store, a dry cleaner and a UPS store. What right-size do you mean by destroying those services and replacing them with apartments?
- 19:06:27 From Kate Schlesinger to Hosts and panelists : So retail can invest in upgrading the existing Gelsons and other stores/restaurants
- 19:06:30 From John Mirisch : It keeps the grocery store
- 19:06:32 From Karen Campbell : Yes, this is to line your pockets not think we are that

stupid?

19:06:36 From Mike Gastaldo to Hosts and panelists : Who stands to become wealthy from this project? Why should they be allowed to destroy our neighborhood with this unnecessary and unwanted monstrosity?

19:06:36 From Gavin to Hosts and panelists : Are any of the comments from the January 11th virtual meeting addressed in this current design?

19:06:39 From John Mirisch : Facts people, they're easily available

19:06:39 From Stephen Martin : I hope people who want answers to their questions remember to raise your hand. This chat is just for comments.

19:06:40 From norakayfoster to Hosts and panelists : That means 500 plus additional cars that need to get in and out of this area.

19:06:40 From Jeremy Bamberger : this project isn't big enough!

19:06:42 From Roberta to Hosts and panelists : Why would you design this project before speaking to the community

19:06:43 From Philip Schwartz to Hosts and panelists : I can hardly wait to spend two hours driving from the 10 to Washington blvd.....

19:06:44 From Kana : Our water rates continue to climb supposedly due to our water drought. There should be a building moratorium until our drought is over. All commute streets out of the area are chocked as is (Walgrove, ocean park, pico, Santa Monica Blvd and of course Lincoln) Adding 500 + units, what is the traffic expected to look like then? We really need to be able to see all the studies.

19:06:50 From Richard Bresler : So this is for us? What about all the traffic and congestion now?

19:06:52 From Liz Bell to Hosts and panelists : I'll be interested in learning why the proponents believe this kind of density is appropriate for Santa Monica. We are not interested in becoming Miami Beach.

19:06:55 From Elizabeth Van Denburgh : 11. Why isn't more neighborhood-serving retail included in the project, to reduce the need for residents to elsewhere to get the goods and services that are located there now?

19:06:55 From JJDFB : test

19:06:58 From norakayfoster to Hosts and panelists : Why would anyone want to go to this apartment complex to do shopping.

19:06:59 From Kate Schlesinger to Hosts and panelists : Will the retail leases allow for family businesses like the local Lincoln cleaner?

19:07:00 From Bradley Ewing : Happy to hear that this preserves the grocery store while adding hundreds of desperately needed homes in our community!

19:07:02 From John Given to Hosts and panelists : I am John Given, a 40 year resident of Ocean Park. I am in favor of the project. Rather than paste my remarks into the chat, I will provide them to the record.

19:07:03 From bea nemlaha : The site has adjacent residential on 3 sides but you don't show required setbacks on all 3 sides of the project. Why not?

19:07:04 From Ann Hoover : Are you planning to help existing tenants re-locate or will they be offered space in the proposed project, at favorable rental rates?

19:07:06 From Amy Elizabeth to Hosts and panelists : More overdevelopment in OUR community

19:07:06 From Candy Arnold : There are thousands of vacant apartments in Santa Monica, we do not need this horrendous project

19:07:07 From Jennifer Field : Have you done a traffic study?

19:07:08 From Karen Croner to Hosts and panelists : Not full service grocer enough for our community. You are tearing down our local supermarket.

19:07:11 From Leslee M to Hosts and panelists : Oh please ... what about the already

gridlock traffic we experience on a daily basis?! No way!!!!

19:07:12 From Gavin to Hosts and panelists : Why is this project so big? And so out of scale with the locality?

19:07:13 From Robin Derby to Hosts and panelists : Have you ever taken Lincoln at rush hour? Already 11th is a nightmare

19:07:13 From John Mirisch : Gotta have dense housing near transit if you don't like traffic!

19:07:14 From Lou to Hosts and panelists : Do not build this monster. It is not beneficial for SM. It destroys small retail stores that have served our community.

19:07:15 From Kelly Hsiao : this project makes me considered for the healthy and safety of my family as this is the 2nd most dangerous intersection. a few weeks ago i saw a mom with a stroller almost get run over. this will only add more traffic and of course accidents

19:07:15 From Michèle Vice-Maslin : There are soooo many apartment complexes in Santa Monica it is insane! Lincoln Blvd is already over overcrowded with so much traffic north of the freeway and this will be a complete mess!

19:07:17 From Karen Campbell : I am embarrassed that you can say that you are bettering the community. I am so outraged at your goals?

19:07:19 From Joanne Leslie to Hosts and panelists : I am upset that there are not more affordable units. I understand we need more housing but it is not right to limit the affordable housing to the minimum required. This makes me disappointed in Santa Monica.

19:07:20 From Brian O'Neil : Serve the community? Or serve the profit margins of the developers?

19:07:22 From dorsogna@csun.edu to Hosts and panelists : This project will destroy this community, traffic, pollution, congestion, ugliness, overdevelopment.

19:07:23 From Gavin to Hosts and panelists : Why is it so ugly?

19:07:23 From Roberta to Hosts and panelists : Why are all these projects being done on the south side of Santa Monica

19:07:24 From Tamra raven to Hosts and panelists : Why are they allowed to do so if they haven't done a traffic report? Since, Waze and other driving apps - we have seen an increase in traffic on highland ave from 4-7pm. You can't even get through the traffic light from ocean park/Lincoln

19:07:28 From 18D to Hosts and panelists : Alison is really excited about her profit opportunity \$\$\$\$\$

19:07:29 From Jeff : Way too many people and vehicles on one of the busiest (already) intersections.

19:07:31 From Bradley Ewing : Yes sir

19:07:34 From Caleb Smalls : Yes we can see

19:07:34 From Jim Bernstein to Hosts and panelists : If there are 521 units, that means somewhere between 500 to over 1000 new residents in a one block area. The increase in traffic will be tremendous. The traffic on Ocean Park and Lincoln is already very bad. If this project, as currently conceived, is implemented the traffic in this area will be insane. I strongly object. Why not have a much smaller number of apartments?

19:07:40 From John Mirisch : Daytime population 250k, nighttime population 90k, people who live here aren't causing the traffic

19:07:41 From Kate Schlesinger to Hosts and panelists : Boo Hiss boo his

19:07:49 From Mei Lisa to Hosts and panelists : OMG. we really need more boxes of people

19:07:52 From Mitch Greenhill to Hosts and panelists : God that looks awful!

19:07:54 From Gavin to Hosts and panelists : How many other projects do you have in Santa Monica?

19:07:56 From norakayfoster to Hosts and panelists : I have lived here on Ashland Ave since 1977 and traffic has never been worse. This development will totally tie up traffic in the

neighborhood.

19:07:56 From April Rocha to Hosts and panelists : Lincoln Blvd has been ruined by all this new development.

19:08:02 From C. Gibson to Hosts and panelists : that is as big as santa monica place!

19:08:03 From Anita Famili : John, who do you work for?

19:08:09 From Randolph Visser to Hosts and panelists : What are the greenhouse gas impacts of construction? Will construction be zero emissions?

19:08:10 From janetheinle : How dare you say we need housing, what are those 5 monstrosities already on Lincoln> This is BS!

19:08:13 From Michèle Vice-Maslin : OMG that is huge! How awful! Santa Monica is completely overcrowded now. Insane!

19:08:14 From Leslee M to Hosts and panelists : Every vein is clogged at 3pm heading south and east, after this it will be gridlock going west and north.. where is the traffic study?

19:08:19 From Randolph Visser to Hosts and panelists : Will you an EIR?

19:08:25 From Robin Derby to Hosts and panelists : It will block our view of the ocean

19:08:27 From Santa Monica - Tricia Crane : To protect local control over land us please sign the petition for <https://ourneighborhoodvoices.com/>

19:08:28 From Elizabeth Van Denburgh : 12. The parcel is zoned Mixed-Use Boulevard Low. The MUBL code requires commercial on the ground floor on both boulevards, i.e., Ocean Park Blvd., as well as Lincoln. Why doesn't your design show commercial uses on Ocean Park Blvd.?

19:08:29 From Karen Croner to Hosts and panelists : She did not explain any retail vision...

19:08:29 From Anita Famili : Clearly, people have been planted to advance the developer's agenda.

19:08:30 From Susan Cope to Hosts and panelists : It looks like Playa del Rey. That's not a compliment

19:08:32 From Michele Bury to Hosts and panelists : Exactly Jennifer: The project is too big. You are putting PROFIT over community!!!

19:08:33 From Mike Gastaldo to Hosts and panelists : Does anyone remember how Ocean Park Blvd collapsed into a giant sinkhole several years ago. Is this site strong enough to support all this weight, or will in become a disaster scene when the next major earthquake strikes?

19:08:34 From Kevin McCarthy to Hosts and panelists : There needs to be a traffic study on the intersection at Ocean Park and Lincoln blvd where there is a constant buildup of cars that back up from all directions and is also the 2nd most dangerous intersection in Santa Monica.

Where those units residents will enter and leave that development promise to make this intersection and the surround neighborhood a bigger nightmare than it already is. this project will not add anything to our community but problems that are not being anticipated or addressed!!!!

19:08:34 From Richard Bresler : Your rendering is missing all the traffic

19:08:34 From Mei Lisa to Hosts and panelists : My kids saw this rendering and said, "Ew."

19:08:37 From norakayfoster to Hosts and panelists : This is a totally bad idea. We don't need additional housing to be built here.

19:08:38 From John Mirisch : Beverly Hills city council Anita!

19:08:45 From janetheinle : I am so sick of all this mixed use crap.

19:08:46 From bea nemlaha : Will these 521 units count towards the almost 9,000 units Santa Monica must build by 2029? If not, why not?

19:08:46 From Josephine Wallace to Hosts and panelists : I'm not sure how a grotesquely inappropriately scaled project "serves" the community but I would like to know if you have a second option for the design that might be more appropriate

19:08:50 From dorsogna@csun.edu to Hosts and panelists : Everybody I have spoken to,

that lives here and does not have a vested interest hates this project.

19:08:51 From Tamra raven to Hosts and panelists : Yes - Richard! Traffic!!! Ugly! Looks like a prison! How dare you call it Lincoln Center!

19:08:53 From Gavin to Hosts and panelists : Are you worried about wrecking local traffic? At one of the city's most dangerous intersections?

19:08:55 From richard mccann : WE NEED A MORATORIUM!!

19:08:57 From Graham Rigby : Some people here seem to be misinformed - more apartments next to a bus line means less traffic, actually, which is a good thing!

19:08:58 From Liz Hanrahan to Hosts and panelists : Has anyone behind this project actually tried to drive west on Ocean Park Bl through the Lincoln intersection now?

19:09:03 From Justina amd Liucija Baskauskas to Hosts and panelists : Have you ever seen bikes on Lincoln?

19:09:05 From marilyn elias to Hosts and panelists : It is WAY, WAY too big, will make for a nightmare traffic scene, use a humongous amount of water and degrade the quality of life of our community.

19:09:11 From RobinM to Hosts and panelists : Nightmarish/claustrophobic

19:09:11 From norakayfoster to Hosts and panelists : NO more new residents. And no more cars.

19:09:14 From janetheinle : WE NEED TO END THIS NOW!

19:09:15 From Marc Verville : What, exactly is the unit composition of the project? Is it still

206 x Studio 206 x 1-Bedroom 412 Studio & 1-Bedroom (79%) 33 x 2-Bedroom 26 x 3-Bedroom 59 2 & 3-Bedroom (11%) 471 Total Market rate (90%) Affordable: 53 x 2 Bedroom – All VLI 524 Total (3) Diff 521 per description

19:09:17 From steve to Hosts and panelists : you people are a bunch of nimbies

19:09:18 From Patricia Mayer : How many parking spaces on grade for commercial retail and how many parking spaces for the 521 residences?

19:09:18 From Sheelagh : Yes plants, already decided, just like a mtg I attended in Santa Monica .....we have no power to stop this.

19:09:18 From Larry to Hosts and panelists : Nobody uses bikes on Lincoln. Too dangerous.

19:09:19 From JON MITCHELL : less traffic with 521 units?

19:09:19 From Mary Hubbell to Hosts and panelists : When I first heard about this I thought it was a joke! The joke is on our community. There is nothing beneficial to the community in this monstrosity.

19:09:19 From Leslee M to Hosts and panelists : I live around the corner, where do you all live, we like it the way it is!!!! No thank you !!!!!

19:09:20 From Michèle Vice-Maslin : No one uses the bus hardly

19:09:23 From John Mirisch : Yes, a moratorium on lawsuits that block new development!

19:09:25 From barbara chiavelli : This project is out of scale for the community. The community does not require this amount of retail

19:09:36 From steve to Hosts and panelists : traffic? we live La

19:09:39 From Leslee M to Hosts and panelists : I love it, I shop there everyday!!!!

Stop!!!

19:09:39 From Jackie Stansbury : Half the size is too big. We like the suburban model.

19:09:43 From Elizabeth Van Denburgh : 13.The Gelson's site has adjacent residential on 3 sides: south across Hill Place, east across 10th Court, and north across Ocean Park Blvd., yet you don't show the required "setbacks" on all three sides of the project. Why not?

19:09:45 From Tim : And the site was leveled WITH respect to existing community members. This project shows no respect for longstanding residents.

19:09:48 From John Mirisch : Barbara I thought people are unhappy this removes retail,

which is it?

- 19:09:50 From Brian O'Neil : Will this webinar be recorded and made available to the public?
- 19:09:51 From Lawrence to Hosts and panelists : Another monstrosity for the rich! Take away a community market, clog my neighborhood with thousands more people and cars!
- 19:09:55 From norakayfoster to Hosts and panelists : I will never go to this grocery store.
- 19:09:55 From Jodi Summers : Please explain the traffic mitigation plan.
- 19:09:56 From Candy Arnold : The 9000 are probably supposed to be affordable housing, so may not count.
- 19:09:56 From Tara Barauskas : Would you consider making than 10% of the units affordable housing?
- 19:09:58 From R Malloy to Hosts and panelists : Nobody minds walking through the parking lot.
- 19:10:00 From Roberta Levitow to Hosts and panelists : Do you believe that this project fits with the low-scale character of this neighborhood?
- 19:10:06 From Robin Derby to Hosts and panelists : Agreed its way too big its out of scale for the neighborhood
- 19:10:07 From Michael to Hosts and panelists : Mmm all those cars. Still burning fossil fuels.
- 19:10:07 From Larry to Hosts and panelists : More Congested. Bad idea.
- 19:10:11 From Tara Barauskas : More than 10%
- 19:10:12 From John Mirisch : Tim, if you don't like it then buy it yourself and keep it a parking lot
- 19:10:24 From gnahass001 : Alison quoted # parking for retail. Did not mention for 521 units
- 19:10:25 From Mei Lisa to Hosts and panelists : Poor Main St...SM...and USA
- 19:10:25 From Elizabeth Van Denburgh : Are you going to have vehicles from 910 parking spaces entering from, and existing onto, the bus lane on Lincoln Blvd.?
- 19:10:26 From Leslee M to Hosts and panelists : WE ALL HATE IT! WONDER WHERE YOU FOLKS LIVE! LINCOLN GRIDLOCK
- 19:10:27 From karin pally to Hosts and panelists : Where's the play area for children?
- 19:10:28 From janetheinle : I can't wait to hang out at an apt building AND grocery store?? What is wrong with you people!
- 19:10:34 From Marc Verville : If the 206 studio is still current, what is driving that? How does it benefit the community? How does befit the need for family housing in Santa Monica?
- 19:10:35 From Ferris Gluck to Hosts and panelists : There needs to disclosure of any affiliation with the project by those in favor of it.
- 19:10:38 From Stephanie Leah to Hosts and panelists : funny how we can't see how many people are on here.
- 19:10:38 From norakayfoster to Hosts and panelists : It takes 50 minutes on a Friday night for me to get from my house on Ashland to Venice or Marina del Rey.
- 19:10:42 From Nancy Hyland to Hosts and panelists : What is the size of the new proposed market in comparison to the current Gelsons?
- 19:10:42 From Larry to Hosts and panelists : Will back up more cars on Lincoln. Really bad use
- 19:10:44 From Graham Rigby : Building density next to transit IS a traffic mitigation plan.
- 19:10:45 From Mike Bone to Hosts and panelists : You think it's noisy now, just wait till you add 900 more cars!
- 19:10:45 From Ed McCann to Hosts and panelists : Is there still a grade at the east end of the site?
- 19:10:46 From Ann Hoover : Have you thought of re-planning and re-financing this as an

80-20 rule project? That way you'd double the affordable housing component. In terms of meeting the 6th cycle RHNA, as of a year ago, SM only had to build 890 more market rate units to meet the SCAG requirement for 2021-2029. Market rate projects have been approved since, so that number is even smaller now. So the only housing SM really needs is affordable at this point. We do not need market rate.

19:10:46 From David to Hosts and panelists : This project is overwhelmingly large. This will severely stress all the infrastructure. This project needs to be slowed down dramatically to allow much more complete analysis.

19:10:51 From Larry to Hosts and panelists : Need bigger curb cuts.

19:10:53 From gnahass001 : Hank mentioned 192 parking places. Did not mention for what

19:10:55 From C. Gibson to Hosts and panelists : five stories people!

19:10:55 From Justina amd Liucija Baskauskas to Hosts and panelists : Will the Paseo be similar to Tongva Park? A homeless space

19:10:59 From R Malloy to Hosts and panelists : No, these units won't count towards the 9000. Only the 50 low income count towards that number.

19:11:00 From Roberta to Hosts and panelists : oh great, send all the traffic up Ocean Park

19:11:11 From Mara to Hosts and panelists : Too big. Way too big. Must have green space included and fewer stories. 🗨️

19:11:13 From Karen Croner to Hosts and panelists : Make sure you do the traffic studies during rush hour during the week.

19:11:15 From Jeff : The artist's rendering make it look so peaceful and small amount of traffic. Totally UNREAL

19:11:16 From John Mirisch : You know it Graham!

19:11:17 From Melissa Sweeney to Hosts and panelists : We invite you to ask your questions in the live meeting, too.

19:11:19 From gnahass001 : The right hand turning off Hill is the only entrance

19:11:21 From Ferris Gluck to Hosts and panelists : We are saturated already in this area. There is complete gridlock several hours a day.

19:11:22 From Jane Dempsey : Not friendly for handicapped people going to the retail and grocery - long walk

19:11:23 From Leslee M to Hosts and panelists : ITS THE MOST DANGEROUS INTERSECTION IN THE CITY

19:11:29 From RYAN BRODE : yea the retail right on Lincoln so people can steal more stuff smh

19:11:37 From Stephen Martin : @ann and @tara...yes!!

19:11:39 From gnahass001 : What is the traffic flow report on Hill Street ?

19:11:40 From janetheinle : More underground parking ...soon we will self implode!

19:11:44 From steve to Hosts and panelists : boo hoo all of u

19:11:50 From John Mirisch : Yes, the current setup is terrible for handicapped people who can't drive

19:11:50 From karin pally to Hosts and panelists : Not nearly enough affordable housing. It should be doubled. Just a mile from this project is the office of one of the most capable financial consultants for affordable housing. You should work with her to get funding for another 50 affordable units.

19:11:53 From Leslee M to Hosts and panelists : WE WILL STOP THE PROJECT!

19:11:56 From Art to Hosts and panelists : Jeremy Bamberger are you a sub contractor? Ocean Park is currently gridlock. Where do you live???

19:12:02 From 18D to Hosts and panelists : Stop this nonsense!

19:12:09 From Susan Cope to Hosts and panelists : Is there an option to carry out this plan on a significantly smaller scale?

19:12:10 From Mei Lisa to Hosts and panelists : Will the homeless be using this facility too?

19:12:10 From Roberta Levitow to Hosts and panelists : Traffic mitigation? It's the 2nd most dangerous corner in the City and we have increasingly dense traffic on Lincoln Blvd. What does traffic "mitigation" mean to you?

19:12:15 From Tamra raven to Hosts and panelists : The bus stop is rarely used

19:12:17 From Michael to Hosts and panelists : With impending sea levels rising, what is the current elevation above sea level? And the water table depth?

19:12:19 From Anita Famili : Is the developer a contributor to your campaign John?

19:12:19 From jesse zwick : Really excited about this project expanding desperately needed opportunities to live affordably in this beautiful walkable place!

19:12:26 From janetheinle : Grid is over loaded now, what is your RESPONSE FOR THAT?

19:12:27 From steve to Hosts and panelists : you all act like the Gelsons is great

19:12:27 From Ferris Gluck to Hosts and panelists : Why are we bothering to conserve water when a project is forced upon us. There is not enough water or street clearance for this travesty.

19:12:28 From Justina amd Liucija Baskauskas to Hosts and panelists : Traffic mitigation on Hill Street?

19:12:29 From Karen Croner to Hosts and panelists : Please drive there at rush hour tomorrow. And you will see your parking plan will never work.

19:12:29 From Chris : This ridiculous. Waaay too many apartments and too many people to add to this neighborhood. We are already maxed out on traffic and noise pollution

19:12:31 From dorsogna@csun.edu to Hosts and panelists : Sirs, how can you say all this BS with a straight face? We all know this is a farce and the only thing you care about is greed.

19:12:32 From Roberta to Hosts and panelists : Stop saying its the same as today

19:12:34 From Jeremy Bamberger : that's not even true john...front loading the retail on the street makes in more accessible, not less

19:12:36 From Jennifer Field : Where will you provide parking for the workers?

19:12:38 From ANDREW APTER : "Serving the community" is infelicitous. The developers are entitled to make their profits, but shouldn't package this in terms of serving us. There must be a tipping point where the costs on public life, traffic conditions, water demands, etc. outweighs the "gains" of residences provided. I would like to know if the developers have a way of calculating this tipping point, do they care about it, and if so, what is it? Because to those of us within 200 yards of this proposed study, this proposed project is a disaster.

19:12:39 From Caleb Smalls : Bike parking is really important. Thanks.

19:12:46 From norakayfoster to Hosts and panelists : Hey, no one cares about this building features. We want to know how the traffic will be impacted by the addition of 500 plus units./

19:12:48 From jonathan : Let's just make it like the Marina-Sterile

19:12:51 From concerned to Hosts and panelists : What is the traffic impact to 11th st ?

19:12:53 From Karen Campbell : Nothing wrong with retail and apt. mix. It's just the size of your expectations, without doing a traffic study first. Pictures are pretty, but do the math.

19:12:54 From Larry to Hosts and panelists : Try taking the bike out on Lincoln. It would be suicide.

19:12:56 From Peter Flood to Hosts and panelists : "What sort of traffic mitigations to make that intersection safer . . ." is a joke, as is the claim that this development serves the existing community.

19:13:04 From Nikki Kolhoff : Did you do a second design option?

19:13:06 From John Mirisch : Hopefully lots of SECURE bike parking

19:13:07 From Mara to Hosts and panelists : Market rate for a large percentage of rent \$?

19:13:07 From Graham Rigby : Thank you for making Lincoln more bike-friendly! We need it badly.

19:13:08 From norakayfoster to Hosts and panelists : Agree with Karen

19:13:10 From Hilary Lambert : One of the things that's nice about our neighborhood is that it isn't like downtown SM. So shouldn't we able to vote on this?

19:13:10 From janetheinle : Do you have a clue on how hard it is now to get to the freeway? DO YOU HAVE ANY IDEA??

19:13:18 From Chris : Stick with retail space and leave the apartments and condos OUT!

19:13:23 From Brian O'Neil : The City of Santa Monica has a very poor record of doing traffic studies and figuring out ways to mitigate the inevitable bottlenecks forthcoming. Because of overdevelopment and poor planning, Lincoln Blvd is already bumper to bumper most of the time.

19:13:26 From jonathan : FIGHT

19:13:27 From concerned to Hosts and panelists : These alleyways aren't streets

19:13:31 From Jamie Yarow-Marchis to Hosts and panelists : Traffic is already a mess on that corner. This will only make it worse.

19:13:32 From Candy Arnold : 551 more toilets flushing, 400 - 500 more cars, this is the South side shaft for those on the south side of Santa Monica. So much traffic, there will be many that will have respiratory problems due to the traffic, more fatalities likely on Lincoln and Ocean Park Blvd. More trash in the landfills as well. Santa Monica does not have a recycling center so much more trash.

19:13:34 From timtunks to Hosts and panelists : Amazing that Hank is just now getting around to checking in with a traffic engineer. In today's world, traffic management must be considered at the beginning of the project.

19:13:35 From gnahass001 : So within 12 minutes of presentation, this team has hidden the inequities this presents to the existing community. The Hill Street and Ashland community are being discriminated against.

19:13:36 From janetheinle : YES we NEED to VOTE ON THIS HUGE PROJECT!

19:13:37 From steve to Hosts and panelists : fight what??

19:13:38 From Josephine Wallace to Hosts and panelists : Not sure how "affordable" is defined ...?

19:13:40 From Nikki Kolhoff : Are any of the comments from the January 11th virtual meeting addressed in this current design?

19:13:41 From Robin Derby to Hosts and panelists : It looks like a penitentiary with shrubs

19:13:43 From JON MITCHELL : bike friendly means more traffic

19:13:44 From John Mirisch : Jeremy I was talking about the current parking crater

19:13:46 From Arlene Vaillancourt : too big , we don't have solution for water needs, where are our city representatives ? Stop pretending that you are doing this for our good, it is just for your profit, we don't need all this added traffic, not impressed. Enough building, lets see if all existing construction actually sells. This is crazy.

19:13:47 From norakayfoster to Hosts and panelists : No one should be able to propose this kind of city damaging project who doesn't live in the neighborhood.

19:13:48 From dorsogna@csun.edu to Hosts and panelists : What if all of Lincoln was developed in this way? We would turn into the stepchild of Manhattan.

19:13:51 From kara : No more apartments in Santa Monica

19:13:52 From Jane Dempsey : Walk thru a lobby to go to the grocery and retail from the Ocean Park bus stop?

19:13:53 From Bradley Ewing : Love this design, huge improvement over the ugly lot that's there today

19:13:55 From Patricia Mayer : what are the projected rents for each of the unit types and for the affordable housing?

19:13:57 From Roberta to Hosts and panelists : What happened to reducing our urban footprint! More is not better

19:14:02 From Roberta Levitow to Hosts and panelists : This looks like Playa Vista. It's a behemoth scale.

19:14:04 From Anita Famili : Please elaborate on Hill and Ashland impacts.

19:14:05 From Richard Bresler : They just want to build, they do NOT care about the traffic

19:14:09 From Mike Gastaldo to Hosts and panelists : (seems that there are lot of chat-room cheer-leaders here, posting positive comments, trying to make it look like this project is a good thing.... I'm not buying their BS . . .

19:14:10 From RJ to Hosts and panelists : Who's the developer and who's the design team?

19:14:13 From Justina amd Liucija Baskauskas to Hosts and panelists : Is there a kids playground?

19:14:15 From John Mirisch : Counterpoint: 18000 more apartments in Santa Monica!

19:14:15 From Susan Cope to Hosts and panelists : Do we have any say-so? Who approves this gigantic neighborhood changing neighborhood?

19:14:16 From Mei Lisa to Hosts and panelists : Funny how developers in SM have been building "affordable housing" for years now...and yet, so many people living on the streets

19:14:17 From Caleb Smalls : Housing – yes. Jobs/housing balance is a massive problem. Tons of young earners work in SM but cant live here.

19:14:19 From Candy Arnold : The Democrats and Gavin Newsom passed the law that allows this massive project, dump them all in the next election

19:14:21 From bea nemlaha : Where is park and play space for children? 3 BR and possibly 2 BR units will have kids.

19:14:21 From Graham Rigby : "Keep Santa Monica prohibitively expensive forever" ~Kara

19:14:26 From Tom Beaulieu : UGLY

19:14:30 From Leslee M to Hosts and panelists : WILL YOU ALSO BE STUDYING THE CUT THROUGH TRAFFIC THROUGH OUR RESIDENTIAL NEIGHBORHOODS, WHERE OUR CHILDREN PLAY!?

19:14:35 From nine : This is only a good project if it brings in WELL PA

19:14:36 From Caleb Smalls : Not ugly at all. The opposite.

19:14:36 From John Mirisch : Damm right Graham

19:14:37 From Michèle Vice-Maslin : Yes very ugly

19:14:39 From Justina amd Liucija Baskauskas to Hosts and panelists : Is the gated pool also for lowest income housing?

19:14:40 From Randolph Visser to Hosts and panelists : What are the proposed rents? Why only 40+ affordable units out of 540????

19:14:41 From jwilson@gmpaarchitects.com : Hank, what about breaking down the volume along Lincoln to humanize the scale. and then do the same at the paseao and at the south and east perimeters to reduce the impact.

19:14:41 From Jim Bernstein to Hosts and panelists : An extra thousand people leaving for work in the morning and returning in the evening to a one block area. There will be total gridlock.

19:14:43 From norakayfoster to Hosts and panelists : Residents don't want to addition.

19:14:45 From Jamie Yarow-Marchis to Hosts and panelists : 20% reduction on a high rent is not affordable!

19:14:47 From Jeff : Pool off Lincoln is perfect for the 'unhoused'!

19:14:49 From Z : This is a DISASTER IN THE MAKING

19:14:49 From Nadine Courtney to Hosts and panelists : Agreed, lack of park/play space is extremely disappointing.

19:14:53 From Karen Campbell : Yes, it's a lovely picture and story. It's just not reality. I am

guessing that you are not going to live here. Your not going to be impacted by the traffic.

19:14:55 From richard mccann : A GROSSLY VULGAR MONSTROSITY!!

19:14:55 From janetheinle : Oh yea you are surely going to eliminate traffic problems???

Are you insane??

19:14:56 From Debra Jacobs : The people of SM should be able to vote on this. Try getting to the beach area or picking up your child on a summer day at the schools or the beach. Already ridiculous traffic jams. C'mon!!!!

19:14:57 From Elizabeth Van Denburgh : 15, "Existing grade" is the grade on the certified survey submitted with the project application. Probably 95% of the Gelson's parcel is at the Lincoln Blvd. elevation, not at the 10th Court elevation, and has been since around 1956!

However, your drawings show the buildings being "stepped up" in rows, so that the 3rd row of buildings will tower over the 3-story multi-family building at 1020 Ocean Park Blvd. (next to 10th Court). With 18-foot rooftop structures atop 55- or 65-foot buildings, the rooftops of the 3rd row seems to be about 100 feet above Lincoln Blvd. What in the municipal code allows 100-foot tall buildings on Lincoln Blvd., which is zoned "Mixed-Use Boulevard Low" on the Gelson's site?

19:15:05 From Candy Arnold : Just what we need more ugly box like buildings

19:15:05 From Michael to Hosts and panelists : Who are the biggest fiscal beneficiaries of this?

19:15:07 From jonathan : A lawsuit awats

19:15:12 From janetheinle : LEAVE IT BE!

19:15:14 From Zina Josephs : Existing grade is the grade on the certified survey submitted with the project application. Probably 95%of the Gelson's parcel is at the Lincoln Blvd. elevation., not at the 10th Court elevation, and has been since around 1956. however, your drawings show the buildings being "stepped up" in rows, so that the 3rd tier of buildings will tower over the 3-story multi-family building at 1020 Ocean Park Blvd. (next to 10th Court). With 18-foot rooftop structures atop 55- and 65-foot buildings, the rooftops of the 3rd row seem to be about 100 feet above Lincoln Blvd. What in the municipal code allows 100-foot tall buildings on Lincoln Blvd., which is zoned Mixed-Use Blvd. Low at the Gelson's site?

19:15:15 From RYAN BRODE : it is going to make even more traffic now traffic will go through other side streets!!

19:15:22 From Robin Derby to Hosts and panelists : Grossly vulgar is right

19:15:24 From davidgarden to Hosts and panelists : Will there be composting toilets?

19:15:25 From Margaret Sweeney : NO MORE APARTMENTS HERE!! IT'S BUILT UP ENOUGH AND TRAFFIC IS ALREADY HORRENDOUS!!!

19:15:25 From janetheinle : Yes let's SUE!

19:15:29 From norakayfoster to Hosts and panelists : No no no. Not a good idea no matter how hard you try to sell it.

19:15:29 From John Mirisch : lol enjoy losing that lawsuit jonathan

19:15:31 From Leslee M to Hosts and panelists : It's a monster that will definitely impact our neighborhoods

19:15:32 From TN to Hosts and panelists : Do the developers live in the neighborhood? Or will they take the money and run? Will they bring their own water for their high paying customers?

19:15:33 From R Malloy to Hosts and panelists : Hank Koning - how much are you/your company contributing to the already strained infrastructure in this area of Santa Monica?

19:15:33 From Graham Rigby : Actually Ryan, building dense housing near transit reduces traffic.

19:15:34 From Susan Cope to Hosts and panelists : From several directions, I've heard the architects have a fine firm. However the sheer size of this project makes me wonder.

19:15:34 From jonathan : We will

19:15:34 From steve to Hosts and panelists : where am I going to smoke a j?

- 19:15:37 From Lois Bostwick : The density, height, and potential traffic are all too much for the neighborhood. We need housing, but more moderate, with a higher percentage of affordable and low income to satisfy the requirements of the state, but balanced with the good of the surrounding neighborhoods.
- 19:15:38 From John Mirisch : HCD is laying down the law, finally
- 19:15:41 From Bruce Feldman : Just what Santa Monica needs. More density. More traffic. More congestion. Another development disaster waiting to unfold.
- 19:15:47 From Candy Arnold : Certain of the lawsuit and an election this year, dump al of the legislators in Sacramento
- 19:15:48 From agreenfire to Hosts and panelists : We are already experiencing gridlock on Lincoln. With this project we won't be able to enter or leave Santa Monica due to overwhelming traffic.
- 19:15:50 From 18D to Hosts and panelists : Stop Greedy Developers raping our city!
- 19:15:50 From Kevin McCarthy to Hosts and panelists : It sounds obvious Hank Koning has spent no time observing the day to day activity of this extremely congested and already gridlocked intersection so this is a pipe dream that it will elevate our current residents quality of life. Put the brakes on this please.
- 19:15:51 From JON MITCHELL : terrible for residents, but obviously no concern for people who live here
- 19:15:54 From Ellen Mark to Hosts and panelists : What is your timeline from when you get approval and start to build?
- 19:15:54 From RYAN BRODE : who wants to take transit
- 19:15:56 From Hilary Lambert : This is depressing
- 19:15:56 From Jeremy Bamberger : right on john
- 19:15:57 From Soumya Naidu : It would be nice if you could superimpose this with live traffic on Lincoln at 9:00am, 12:00pm and 5:00pm. People need to be able to see the traffic on Lincoln when you are presenting
- 19:15:57 From Nikki Kolhoff : When do you expect to file an application with the City for its approval?
- 19:15:59 From Mei Lisa to Hosts and panelists : LOL. The mental gymnastics to think that the community needs or wants this
- 19:16:00 From janetheinle : END THE TRAFFIC NIGHTMARE...end more huge projects like this!
- 19:16:01 From Roberta Levitow to Hosts and panelists : People already use 7th Street, speeding down our street to avoid the density of Lincoln Blvd. It is very naive to assume there will be minimal traffic impact on side streets.
- 19:16:02 From Jennifer Field : What will you be charging in rents for the open market units? We don't need more "luxury" housing. They can't fill all the overpriced construction downtown.
- 19:16:03 From Mara to Hosts and panelists : Note. Ocean Park has only one lane each way. Already crowded.
- 19:16:06 From jwilson@gmpaarchitects.com : 65' is not a human scale. Step the upper floors back and allow more sky to be visible along the street and the paseo.
- 19:16:06 From RYAN BRODE : especially nowadays
- 19:16:07 From Karen Croner to Hosts and panelists : Where are the friggin cars?
- 19:16:08 From steve to Hosts and panelists : med men an anchor tenant?!
- 19:16:09 From Michael to Hosts and panelists : The Venus Project this isn't.
- 19:16:10 From jonathan : Design is irrelevant. Impact is everything
- 19:16:10 From Candy Arnold : White boxes how ugly
- 19:16:11 From Roberta to Hosts and panelists : where do we grocery shop while they build this
- 19:16:12 From Patricia Mayer : Do these developers live in Santa Monica or are they

outsider coming in to pull the income out of our city. do they really care about the quality of life in Santa Monica? how many similar successful developments have they actually done? where do the owners of the development company actually live? what is the projected development period?

19:16:14 From Graham Rigby : Bruce, you seem to be mistaken as well - it's a lack of density that contributes to traffic. More density and more transit is the solution.

19:16:16 From R Malloy to Hosts and panelists : Ocean Park Santa Monica is the densest area in the city. This project will be devastating for the community

19:16:17 From Jim Bernstein : Very nice drawings. How can this one intersection possibly accommodate this huge amount of increase in residents? This is a terrible idea.

19:16:18 From Tim to Hosts and panelists : How do you plan to ensure privacy and safety? 1020 Ocean Park Blvd is covered with skylights over beds and toilets! The only windows/source of light in those rooms!

19:16:18 From Nikki Kolhoff : Do you have a timeline for when you expect to get approval and then build?

19:16:21 From Peter Flood to Hosts and panelists : None of these people live in the community, nor will they be selling units to people living in the community. The result is simply more density in Santa Monica.

19:16:24 From Stephanie Leah to Hosts and panelists : ew...it's so ugly.

19:16:25 From Leslee M to Hosts and panelists : I can barely look at it! Averting my eyes in horror!

19:16:26 From MHarwood : This is a monster project that is going to increase congestion and get rid of more convenient and affordable stores - it will have a strong negative impact on the area. Don't forget the other monster project that is happening on the old Bowling Alley lot.....

19:16:27 From Richard Bresler : Remember OceanPark is one lane each way!!

19:16:35 From Karen Campbell : Vote on something when the impact of environmental and traffic and density has been studied and then give us a real presentation. Don't sell this to people with pretty picture.

19:16:37 From norakayfoster to Hosts and panelists : It's ugly and awful. The impact on residents is going to be a nightmare.

19:16:40 From janetheinle : HIDEOUS!!!!

19:16:42 From RYAN BRODE : if you live behind the building and want SOLAR YOU CANT there goes your sun

19:16:43 From janetheinle : UGLY

19:16:48 From Nikki Kolhoff : Of the 521 total units, how many will be studios, 1-bedroom, 2-bedroom, and 3-bedroom?

19:16:49 From Chris : Ocean park traffic is already awful especially in the morning and evenings. And it only has ONE lane each way which backs up considerably. Do not need any more people driving through our neighborhoods. 23rd street is awful as well

19:16:53 From Larry to Hosts and panelists : And a summer day traffic back to the beach lot.

19:16:59 From jonathan : See you in court, master architect

19:17:00 From 091662 to Hosts and panelists : Where is the supermarket?

19:17:03 From Brian O'Neil : Well put, Lois. I agree wholeheartedly.

19:17:03 From Steve : plenty of areas in LA that would welcome this, and could actually benefit. this is a negative for Santa Monica.

19:17:04 From Nikki Kolhoff : What is the actual square footage of each type of unit in this project, i.e., studio, 1-bedroom, 2-bedroom, and 3-bedroom?

19:17:06 From Mara to Hosts and panelists : How many people on this meeting? How many live here?

19:17:06 From Ryan M to Hosts and panelists : As a property owner within a mile from

this, appreciate this outreach. This is so much better than I assumed from the comments. Thanks for taking the time to review. Looks like a modern approach... would like to understand family options like playground and water features but overall well thought through

19:17:07 From Jay : CA population is not expected to be growing anymore, why do we need 500+ units?

19:17:07 From Michael to Hosts and panelists : Why not build it on the Santa Monica airport site

19:17:08 From Lois Bostwick : More green open space needed!

19:17:13 From Karen Croner to Hosts and panelists : There is no reason this needs to be so high except to make more profit for the developers. None at all.

19:17:13 From hanna levinson : If you think what you all are building meet the needs of the city's community, you are out of touch with our every day reality. Thousands of more residents does not serve the needs of the community, the retail coming in is expensive and only serves the "larger scale" of community you are pushing onto the rest of us long term residents, you are kidding yourselves. What you are doing is building a mega-city of the future and taking over the rest of us without consideration of our existence as human beings, our current needs and preferences. You may be doing your best but your over-bloated plans serve the over-bloated self-serving city government you all have created much more than it serves the citizens of Santa Monica. One such project as you outline here may be acceptable but you are creating them in various pockets throughout the city. Meanwhile, traffic is horrendous, homelessness is rampant, police presence is ineffective and inefficient for the most part and community is all but nonexistent.

19:17:14 From Leslee M to Hosts and panelists : SoCal worst drought in 1,200 years !!! Where's all the water going to come from?

19:17:14 From Justina and Liucija Baskauskas to Hosts and panelists : Does the City plan to make Ocean Park two lanes each way again to accommodate this project?

19:17:14 From Jim Bernstein : Nowhere in Southern California looks as nice as this drawings!

19:17:15 From Mike Bone to Hosts and panelists : This project looks like it got STUCK when they ran it through the UGLY MACHINE

19:17:15 From Robin Derby to Hosts and panelists : I want to know how sustainable and ecological this structure is

19:17:17 From Mike Gastaldo to Hosts and panelists : ya know, the open skies on that corner are precious to me, and this behemoth development will quickly become an eyesore

19:17:19 From Roberta Levitow to Hosts and panelists : Ocean Park has so many beautiful small craftsman style buildings. Progressively we are moving towards a generic concrete density. Character is gone. Jane Jacobs saved Greenwich Village from Robert Moses. Who will save us?

19:17:21 From cathy karol-crowther : I'd be petrified to live at the corner

19:17:22 From janetheinle : OH boy stoops and patios and carbon monoxide poisoning!

19:17:23 From Rosalie Udewitz : The existing neighborhood is going to be completely ruined if this project is built.

19:17:27 From Lil Houston : The primary way you're affecting our community is to destroy it --- this is not only dangerous on streets that will no longer function. We need and like the "antiquated" buildings and businesses the way they are just fine. And ten percent affordable is a total dealbreaker. I don't understand how you can present two tiny units for business --- café & what sounds like a bodega --- as plenty of real estate. Your disrespect for our community is heartbreaking. THE MOST DANGEROUS THING YOU PRESENT IS A PRECEDENT FOR DESTROY THE REST OF OUR CITY, PROJECT BY PROJECT. The council at all we elected to protect Santa Monica needs to set up and do exactly that.

19:17:28 From nine : We're losing our view for what? more low paying job retailers and

more high prices apartments that most people can't afford.

19:17:29 From Zina Josephs : The Gelson's site has adjacent residential on 3 sides: south across Hill Place, east across 10th Court, and north across Ocean Park Blvd., yet you don't show the required "setbacks" on all 3 sides of the project. Why?

19:17:30 From Lin Buck to Hosts and panelists : How can the city council even think of green-lighting this overbuilt monstrosity?

19:17:31 From Bruce Feldman : I am not mistaken. There will indeed be much more traffic if this is built, as is always the case with large developments. No traffic reductions at all. Just the opposite. Theory is one thing. I live here.

19:17:31 From nine : I vote no.

19:17:32 From Roberta to Hosts and panelists : traffic is already bumper to bumper on lincoln, ocean park and many north/south streets

19:17:34 From jp : Since the early 80s Lincoln Boulevard was listed at being at 105% of capacity. I doubt it has gotten better.

19:17:35 From Tamra raven to Hosts and panelists : We need affordable housing. We need to work on homelessness. We need to help small businesses who were affected by the panedmic. We don't need an ugly 521 unit building that will cause more traffic, more danger, more pollution. Please listen to your residents. Don't just pass this without our input. We don't need this!

19:17:36 From Amy Elizabeth to Hosts and panelists : As residents, how do stop this nightmare from happening?!?!?

19:17:37 From Philip Schwartz to Hosts and panelists : This project will be 900,000 square feet, or 50% larger than Santa Monica Place.....

19:17:38 From Nancy Hyland to Hosts and panelists : Can you address how the intersection of Lincoln and Ocean Park will handle 1000 extra cars each day? Please comment on how this will work when this intersection already has a back up several blocks long at rush hour and on summer weekends...

19:17:38 From Candy Arnold : Average will probably be 3 bedrooms for 5,000 - 7,000 only benefits the greedy developers.

19:17:40 From Z : Time to put on our comfortable shoes to picket protest and VOTE OUT CITY COUNCIL IF THEY APPROVE OF THIS ABOMINATION

19:17:41 From janetheinle : NO NO NO!

19:17:41 From JON MITCHELL : how many cars of the 521 units will clog the ONE lane on ocean park?

19:17:43 From Leslee M to Hosts and panelists : OH God NO

19:17:44 From ANDREW APTER : Any green infrastructure, starting with photovoltaics?

19:17:44 From Stephanie Leah to Hosts and panelists : will it powered by solar???????

19:17:45 From RYAN BRODE : Who wants to live on Lincoln

19:17:47 From John Alle : I think this looks great! Can we get more of these?

19:17:48 From Larry to Hosts and panelists : Bad for tourism too. Can't get to beach due to traffic.

19:17:52 From norakayfoster to Hosts and panelists : Only North South bound streets in this area are Walgrove/23rd and Lincoln. Both are jammed and bumper to bumper at rush hour. Stop this project in its tracks

19:17:57 From Elizabeth Van Denburgh : 16, Proposition R (passed by Santa Monica residents in 1989) mandates a 30% of newly constructed multifamily housing be affordable to low- and moderate-income households. This project only offers 15% affordable housing. How will you address the Prop. R 30% affordable housing requirement.?

19:17:59 From nigel charbonneau to Hosts and panelists : This project is a disaster. Vote NO

19:18:02 From Karen Croner to Hosts and panelists : Kids play area breathing in exhaust? Great place for kids to have trouble breathing and more asthma. How dare you.

- 19:18:03 From Robin Derby to Hosts and panelists : I vote no
- 19:18:03 From Stephen Martin : More affordable units!!!! Isn't this the reason all this new housing is being built? We need more affordable!!!
- 19:18:05 From Patricia R to Hosts and panelists : Crossing that intersection as a pedestrian is already fraught. Adding this many potential cars/trips will make that intersection evermore treacherous.
- 19:18:06 From Mary Hubbell to Hosts and panelists : How many new schools and where will they be built to accommodate all the proposed new developments in SM?
- 19:18:07 From Michael to Hosts and panelists : Straw poll: yes or no to this ?
- 19:18:08 From Graham Rigby : As do I Bruce. You are mistaken - but please by all means join me in advocating for better transit! That way we can make sure traffic isn't an issue.
- 19:18:08 From Amanda Pereira : Wow, I didn't realize so many of my neighbors were so wantonly mean to other people :|
- 19:18:09 From Jim Bernstein : Are these all rental units? Or are they condominiums for purchase?
- 19:18:09 From Caleb Smalls : Why should everyone working in Santa Monica be forced to commute in from outside the city creating traffic and pollution? Housing here for the workers makes sense.
- 19:18:11 From Jeremy Bamberger : the design is thoughtful
- 19:18:14 From Ellen Mark to Hosts and panelists : What is the actual square footage of each type of unit in the building?
- 19:18:15 From Justina amd Liucija Baskauskas to Hosts and panelists : Would you let your kid drive a tricycle on Lincoln?
- 19:18:15 From R Malloy to Hosts and panelists : Hank Koning - how do you justify building something like that in our neighborhood, already gridlocked area? Right, money.
- 19:18:17 From Jeremy Bamberger : only wish it were 3x as tall!
- 19:18:22 From John Alle : Build so much housing that it's all affordable!
- 19:18:23 From Candy Arnold : Boxes on top of boxes, a child could do better
- 19:18:24 From JON MITCHELL : with the one land jammed, are we supposed to ride out bike to work?
- 19:18:25 From Jeff : These artist renderings are laughable at what the traffic/perdestian flow really is.
- 19:18:28 From Mei Lisa to Hosts and panelists : SM is the ATM for developers outside of CA (e.g. Michael Dell, TX-Fairmont)
- 19:18:29 From DeAnn Moore to Hosts and panelists : Way too many residential units and very minimal outdoor space. Height is obscene. Lived in this neighborhood since I was born, for 55 years. Live walking distance to the center. This ruins our neighborhood. # of units need to be greatly reduced, full size market needed, and more public open space.
- 19:18:33 From Stephanie Leah to Hosts and panelists : exactly, at least 30% affordable housing please
- 19:18:35 From Jay : What is the warming effect of so many units and people on the exterior space, several MW plus traffic will generate heat
- 19:18:35 From gnahass001 : This presentation is a cover. Well designed to say that you have informed the community and requested feedback for consideration. However, this presentation does not address any of the issues associated with this proposed project. Traffic, traffic flow, environmental degradation, ignorance of adjacent and impacted home owners, and many more. All for the love of money to enrich the rich and to perpetuate the mismanagement of Santa Monica.
- 19:18:37 From Elizabeth Van Denburgh : 17. The intersection of Ocean Park and Lincoln Blvd. is the
- 19:18:37 From C. Gibson to Hosts and panelists : When the renderings are this ugly you

know the real thing is going to be an abomination.

19:18:38 From Kate Schlesinger to Hosts and panelists : A Gated community!! The renderings need to show the gates to show how unwelcoming this will be for the rest of us. Look at Playa Vista!

19:18:39 From Nikki to Hosts and panelists : This project is WAY to big and WAY too tall!!!! Any consideration for the neighbors?

19:18:39 From RJ to Hosts and panelists : What's the developers exit strategy? Is this group here to flip or they going to start with the community

19:18:39 From John Alle : Flood the market with housing! Break the housing oligopoly!

19:18:40 From Roberta Levitow to Hosts and panelists : Is this an ecologically sustainable concept? Why not?

19:18:44 From Nikki Kolhoff : Will the market-rate apartments be under rent control? If so, for how long, and how will rent increases be determined?

19:18:45 From RobinM to Hosts and panelists : Looks like every new box apartments in SM, sad!

19:18:46 From RYAN BRODE : First we must solve the homeless issues first

19:18:49 From Janice : How will the city handle the increased traffic congestion? Especially with the lane reductions that allow for bikes. This issue should be addressed prior to project approval.

19:18:51 From Michael : Straw poll: yes or no to the project?

19:18:51 From Leslee M to Hosts and panelists : Its not affordable housing! A few must be, most will be overpriced

19:18:52 From Scout Campos (she/her) : There are two SMMUSD Elementary Schools just a few blocks away down Ocean Park, John Muir and SMASH. There are already existing traffic and parking issues for both sides of the site. The district also had to cut crossing guards in half for the entire district last year. Muir and SMASH lost two of the three guards. This area is not prepared for this increase in population and traffic. It will significantly decrease the quality of life for everyone in the area, no matter what retail/commercial opportunities it offers.

19:18:53 From jwilson@gmpaarchitects.com : Hank, what is the distances of that courtyard along Oceanpark that is supposed to be open to the public?

19:18:55 From John Alle : Jay, less warming than a giant asphalt parking lot

19:18:55 From Mara to Hosts and panelists : Thank you EV.

19:18:57 From JON MITCHELL : no!!

19:18:58 From Jane Dempsey : Lots of your suggestions would be great but will they ever really happen?

19:18:58 From Joshua Strauss to Hosts and panelists : not a fan of eucalyptus, so many better options

19:18:58 From John Alle : YES!

19:18:58 From Larry to Hosts and panelists : Many open apartments now. People commute for many reasons here. Lack of apartments is not one.

19:19:01 From Evelyn Lauchenauer : Are the existing trees being removed?

19:19:02 From Nikki Kolhoff : How many people do you calculate will live in the project, if all 521 units are built?

19:19:04 From Jeremy Bamberger : yes!

19:19:05 From cathy karol-crowther : so many transients and homeless will be there

19:19:05 From Leslee M to Hosts and panelists : We have them now

19:19:08 From Leslee M to Hosts and panelists : I walk

19:19:09 From Jodi Summers : How many new car rides per day will this development create? Both out and back?

19:19:09 From Chris : No we dont

19:19:09 From Caleb Smalls : Outdoor cafe is genius. The "bar" at Gelsons doesn't quite

cut it. Sorry Gelsons-I want to do coffee in the sun.

19:19:10 From Kate Schlesinger to Hosts and panelists : We don't want this- we want nice restaurants up on Sunset park

19:19:11 From Jim Bernstein : I am not against building some apartments in this area, but 521 units in this small area is too much!

19:19:11 From Zina Josephs : The parcel is zoned Mixed-Use Boulevard Low. The MuBL code requires "commercial" on the ground floor on both boulevards, i.e., Ocean Park Blvd., as well as Lincoln. Why doesn't your design show commercial uses on Ocean Park Blvd.?

19:19:12 From dorsogna@csun.edu to Hosts and panelists : The people that live here DO NOT want this monster

19:19:13 From RYAN BRODE : Eucalyptus is not a native plant BTW smh

19:19:13 From Greta C : Gelsons is the ONLY market in the area. Where are residents to shop, or is this going to be rebuilt inside the center. I agree about the sun being blocked.

19:19:18 From Nikki Kolhoff : Have you calculated the daily water usage for the project at 521 units? Will you post that on the project website?

19:19:18 From Vince Esparza : They want the services but not the units!

19:19:19 From Margaret Sweeney : NOOOOOOOOOO!!! Is this actually happening!!!!?  
Can we vote on this?

19:19:20 From John Alle : Ryan, we solve homelessness by building housing!

19:19:22 From Melissa Sweeney to Hosts and panelists : How to raise your hand electronically:

Locate the REACTIONS button on your zoom screen. Click it, then click the RAISE HAND button. We'll see your raised hand. We'll call on you sequentially.

Please limit your comments or questions to 2 minutes. We'll call on you in sequence. Keep in mind – you'll have a single opportunity to speak. Thanks for your input.

19:19:25 From cathy karol-crowther : hate it

19:19:26 From Joel to Hosts and panelists : Have you considered the additional traffic when the airport 1000s of units get developed????? Where each one of you reside at the moment? have you seen Lincoln Blvd at 3:00 pm on a weekday?

19:19:26 From John Alle : It worked in Finland!

19:19:27 From Candy Arnold : The amount of people will be so much more, probably 2,000 - 5, 000, how disgusting.

19:19:28 From Melissa Sweeney to Hosts and panelists : The project website is <http://LincolnCenterProject.info>

19:19:30 From Roberta to Hosts and panelists : where are we going to walk down to while you're building this?

19:19:31 From Nikki Kolhoff : Why is this being called Lincoln "Center?" Are you just using the current name of the site for this project, even though it's mostly residential?

19:19:32 From Hilary Lambert : A lot of the positive comments here are from people who don't live in SM and are real estate people. Just FYI

19:19:33 From Jane Dempsey : Hypethetical gate on Ocean Park Blvd sound like a disaster waiting to happen.

19:19:34 From Patricia R to Hosts and panelists : Not have to drive your car to a grocery store? How do you get your groceries home?

19:19:35 From Jerry : The traffic here is so BAD Now! And parking over the Weekend is Nightmarish! Do you expect everyone on bikes? That Does Not Work as has already been proven!!

19:19:35 From Megan to Hosts and panelists : No to buildings this high. There's no benefit to the community.

19:19:36 From davidgarden to Hosts and panelists : Don't you have to provide your own water source with a California development project over 500 units?

- 19:19:36 From Arlene Vaillancourt : Not impressed, too much building in SM at present we don't want anymore, it has to make sense, not impressed, stop talking and leave our city alone already over built . Go away, we have what we need .
- 19:19:38 From Rosalie Udewitz : This project is much too large for this neighborhood. The buildings are so large that there is no frontage left on Lincoln. Hank Koning says "retail opportunities." What a joke! The retail will be so uninviting and no one will want to attempt to park to use the retail.
- 19:19:38 From Joel Cichowski to Hosts and panelists : Great project! A million times better than what is there now!
- 19:19:39 From Ann Hoover : The Gelson's site has adjacent residential on 3 sides: south across Hill Place, east across 10th Court, and north across Ocean Park Blvd., yet you don't show the required "setbacks" on all three sides of the project. Why not?
- 19:19:43 From John Alle : Yes 5k people with a place to live, how disgusting
- 19:19:43 From barbara chiavelli : Ours is a low scale residential community. This project will take away from the neighborhood quality and be detrimental to our quality of life.
- 19:19:46 From Ken Abbott to Hosts and panelists : Are you considering the added impact of other developments on Lincoln Blvd?
- 19:19:47 From Stephanie Leah to Hosts and panelists : LEED????
- 19:19:47 From John Alle : You people are ghouls
- 19:19:49 From Karen Campbell : Please don't believe pretty pictures. Look at the facts. It only has 10% going to low income. Really you solve homeless problems.
- 19:19:52 From Leah to Hosts and panelists : We are already have those. Cleaner and grocery store. Your knocking them down
- 19:19:53 From Doug Griffith : Do you have a proposed Grocery store tenant or someone you are talking to for the lease?
- 19:19:54 From nigel charbonneau to Hosts and panelists : Nooooooooooooo
- 19:19:56 From Mike Gastaldo to Hosts and panelists : why THIS location? Isn't there an empty lot somewhere else in this town? Why destroy a community market that the neighborhood seems to LOVE?
- 19:19:58 From Natalya Zernitskaya : I'd love to see more homes and less parking on this project
- 19:20:02 From Megan to Hosts and panelists : No to this!Just more low paying jobs and loss of what little view we have.
- 19:20:05 From JON MITCHELL : be nice to know if people giving positive comments live in santa monica
- 19:20:09 From Renee Blume to Hosts and panelists : I think they consider this "By right:" which means this is just a forum placating us - and is meaningless. They will get this automatically.
- 19:20:10 From Ann Hoover : Why isn't more neighborhood-serving retail included in the project, to reduce the need for residents to go elsewhere to get the goods and services that are located there now?
- 19:20:11 From Kate Schlesinger to Hosts and panelists : Ocean Park area is not acceptable. What about the folks that live on Hill? I guess they don't count...
- 19:20:12 From Diana Hobson : This is super! Helps with the lack of affordable housing
- 19:20:14 From Ellen Hannan : Mix use has not been successful in Santa Monica. Retail space is empty and apartment users complain of the disruption and odors and noise, There is a large turn over of tenants both retail and housing users.
- 19:20:16 From Nikki Kolhoff : Why isn't more neighborhood-serving retail included in the project, to reduce the need for residents to go elsewhere to get the goods and services that are located there now?
- 19:20:19 From R Malloy to Hosts and panelists : This planned over-development is an ongoing substantial and continuous nuisance.

- 19:20:25 From Kate Schlesinger to Hosts and panelists : This is NOT affordable housing
- 19:20:27 From Zina Josephs : Have you calculated the daily water usage for the project at 521 units? Will you post that on the project website?
- 19:20:28 From Joanne Leslie to Hosts and panelists : Some of the comments here are sounding a lot like NIMBYism. We can't just say we like Santa Monica the way it is so let's keep everyone else from moving in.
- 19:20:30 From Nikki Kolhoff : The parcel is zoned Mixed-Use Boulevard Low. The MUBL code requires commercial on the ground floor on both boulevards, i.e., Ocean Park Blvd., as well as Lincoln. Why doesn't your design show commercial uses on Ocean Park Blvd.?
- 19:20:30 From Ann Hoover : Have you calculated the daily water usage for the project at 521 units? Will you post that on the project website?
- 19:20:31 From Hilary Lambert : Positive comments -many from non SM residents in Real estate.
- 19:20:32 From Harmony L to Hosts and panelists : PLEASE do not ruin quaint Santa Monica.
- 19:20:32 From Janice : Would love to see the building aesthetics elevated a bit. I appreciate the retail inclusion and greenscape. But if you want walking traffic, the surrounding sidewalks could benefit from an upgrade as well.
- 19:20:34 From Soumya Naidu : can the school system accommodate this many new families?
- 19:20:37 From Anita Famili : The project may be thoughtful but it does not fit with the character of the neighborhood nor does it consider the traffic impact properly. This is not downtown Santa Monica. Please do not make this area that.
- 19:20:41 From RJ to Hosts and panelists : How much off menu ask are you asking for
- 19:20:44 From Ann Hoover : How many people do you calculate will live in the project, if all 521 units are built?
- 19:20:44 From April Rocha to Hosts and panelists : Mixed use has been a disaster in this City
- 19:20:48 From Roberta Levitow to Hosts and panelists : Administrative Approval Process is a shocking process. It doesn't permit enough community feedback. The City should amend which projects can access this process.
- 19:20:48 From hanna levinson to Hosts and panelists : Please let us know how many people are present at this meeting.
- 19:20:48 From Harmony L to Hosts and panelists : Traffic nightmare
- 19:20:49 From Patricia R to Hosts and panelists : Too dense for this neighborhood! This is destroying the character of the neighborhood.
- 19:20:51 From Nikki Kolhoff : The Gelson's site has adjacent residential on 3 sides: south across Hill Place, east across 10th Court, and north across Ocean Park Blvd., yet you don't show the required "setbacks" on all three sides of the project. Why not?
- 19:20:52 From Renee Blume to Hosts and panelists : less than 10% and they get what they want - ridiculous
- 19:20:54 From Michael to Hosts and panelists : How green is this?
- 19:20:55 From RYAN BRODE : I agree soumya
- 19:20:55 From John Alle : Hillary believe it or not not everyone who disagrees with you is getting paid to do so
- 19:21:00 From Ann Hoover : What is the actual square footage of each type of unit in this project, i.e., studio, 1-bedroom,
- 2-bedroom, and 3-bedroom?
- 19:21:02 From Soumya Naidu : :)
- 19:21:02 From Kate Schlesinger to Hosts and panelists : TRAFFIC - have you tried to

navigate Lincoln/OP at rush hour?

19:21:03 From Leslee M to Hosts and panelists : I'll be waiting for marching orders on how we can stop this

19:21:04 From Bruce Feldman : Massive projects like this make the case that they are meeting the needs of the new residents who will live there, while entirely ignoring the rest of the folks who live in our Ocean Park neighborhoods. We aren't going to live in the new buildings. We already cannot get around our neighborhoods or use nearby facilities. Remember, this is Southern California, not NYC.

19:21:04 From Mike Terranova / SaMo Resident to Hosts and panelists : So this is not a meeting or an appropriate venue. It's a webcast / webinar. And it doesn't conform to the city's guidelines for Community Meetings published by the City Planning Division. The intent of community meetings is to provide an avenue for the public (which includes people not just with zoom but telephonic and/or in-person participants) to ACTIVELY, not passively, participate in commenting and shaping proposed development agreement projects before they are brought forward for float-up discussions.

Community Meeting Guideline: "Meeting Location - Meetings should be held in an appropriate venue closest to the subject site. The purpose of holding the meetings within the closest venue, within the neighborhood, is to allow participants the ability to have ease of local accessibility (e.g. walk, bike, bus). The table on the following page is a list of available public meeting locations is provided as a courtesy although project applicants may also choose to hold meetings in other appropriate venues".

19:21:06 From Chris : Down the street at 2120 Lincoln Blvd they are building a huge apartment complex of almost 40 units that's not even done yet. Between these proposed buildings you want to build and the previous mentioned currently building it will be too much.

19:21:06 From Brian O'Neil : The scale of this will adversely affect the immediately neighborhood and SM as a whole. Those posting positive comments about the "beauty" of the design clearly don't live here and deal with out of control development that the city leaders have backed the last 20 years.

19:21:06 From R Malloy to Hosts and panelists : Why are you planning to add almost 1,000 new people and shrinking the only local grocery store down to one fourth it's current size?

19:21:07 From Nikki Kolhoff : Are you going to have vehicles from 910 parking spaces entering from, and exiting onto, the bus lane on Lincoln Blvd.?

19:21:08 From John Alle : I WISH I could get paid for hanging out with all of you miserable people

19:21:08 From Jim Bernstein : Why not less height, and fewer apartments?

19:21:09 From Joel to Hosts and panelists : Do you bike to work???????

19:21:11 From Zina Josephs : Wow many people do you expect to live in the 521 units?

19:21:12 From bea nemlaha : Arguably you can build this dense, this high, this many units. Have you considered less and if not, why not?

19:21:12 From Steve : did he say MORE height??

19:21:14 From Mike Terranova / SaMo Resident to Hosts and panelists : City hall reopened and this should be held as a meeting. Assembly Bill No. 361 applies only to GOVERNMENT meetings held remotely during declared emergencies and SB 241 applies only to remote COURT proceedings. The City's Sixteenth Emergency Order Supplement which allows remote meetings only pertains to Boards, Commissions, and other appointed bodies- not community input forums like this. I look forward to having a proper meeting that conforms to the City's community meeting guideline so that it's accessible to everyone.

19:21:15 From Candy Arnold : They can review, but really cannot stop this one, the state law (passed by the legislature and Governor) vote this year and dump them all. No more developers in politicians pockets (my opinion)

19:21:15 From Michael : Green studies?  
19:21:18 From Ann Hoover : When do you expect to file an application with the City for its approval?  
19:21:19 From Debra Jacobs : who are the administrators providing approval? what are their names? Are they on the city council? We need transparency!!!!  
19:21:19 From Karen Campbell : Yes, you are using the law to your benefit. 10% really? How can you live with yourself using this density bonus What is your legacy?  
19:21:20 From Elizabeth Van Denburgh : 17. The intersection of Ocean Park and Lincoln Blvd. is the second most dangerous intersection in Santa Monica based on deaths and severe injuries. Has the project team had a traffic study to address this significant issue?  
19:21:22 From terri s : Traffic will be a nightmare in that intersection.  
19:21:23 From Stephanie Leah to Hosts and panelists : OFFICE OF SUSTAINABILITY  
19:21:24 From Vince Esparza : How much more waste/trash will be generated with this project.  
19:21:26 From Karen Croner to Hosts and panelists : If you want to promote affordable housing then you must have a much higher percentage than 10%.  
19:21:27 From Brian O'Neil : City staff approval is NOT democratic.  
19:21:30 From Mara to Hosts and panelists : Flip the number of market rate and low income, who will more likely use buses  
19:21:31 From Amy Elizabeth to Hosts and panelists : You know the positive people comments DONT LIVE HERE!  
19:21:31 From Ann Hoover : Did you do a second design option?  
19:21:35 From Mary Hubbell to Hosts and panelists : I'm infuriated that this is even being considered. Sounds like it's going to be shoved down our throats. Insane! And in total disregard for our neighborhoods. Nightmare in the making.  
19:21:36 From Hilary Lambert : To John All - do you live in SM? Are you in Real Estate?  
19:21:37 From Chris : Just noooooooooooooooooooooooooooooo!!!!  
19:21:39 From RJ to Hosts and panelists : Can ocean park house 150 more dogs? Where are these dogs going the bathroom  
19:21:42 From John Alle : City council gave city staff the power  
19:21:46 From RYAN BRODE : Who wants to live in a roach motel  
19:21:48 From Nikki Kolhoff : "Existing grade" is the grade on the certified survey submitted with the project application. Probably 95% of the Gelson's parcel is at the Lincoln Blvd. elevation, not at the 10th Court elevation, and has been since around 1956. However, your drawings show the buildings being "stepped up" in rows, so that the 3rd row of buildings will tower over the existing 3-story multi-family building at 1020 Ocean Park Blvd. (next to 10th Court). With 18-foot rooftop structures atop 55- or 65-foot buildings, the rooftops of the 3rd row seems to be about 100 feet above Lincoln Blvd. What in the municipal code allows 100-foot tall buildings on Lincoln Blvd., which is zoned "Mixed-Use Boulevard Low" on the Gelson's site?  
19:21:48 From Kate Schlesinger to Hosts and panelists : Can we see renderings with "gates"?  
19:21:48 From Justina amd Liucija Baskauskas to Hosts and panelists : Wow Administrative Approval? Density Bonus? Height over Code? Highway Robbery.  
19:21:48 From John Alle : Sounds democratic to me  
19:21:49 From Leslee M to Hosts and panelists : Don't bother  
19:21:50 From Nikki to Hosts and panelists : The height is too much!! This project is too big!  
19:21:53 From Ann Hoover : Of the 521 total units, now many will be studios, 1-bedroom, 2-bedroom, and 3-bedroom?  
19:21:55 From Kat : An apartment building with 50 units is too much....this amount is crazy. Santa Monica is becoming a disaster.

19:21:55 From Candy Arnold : Green studies refer to the money the developers will be counting,  
19:21:56 From cathy karol-crowther : just build a small housing bldg for now and see how that goes  
19:22:00 From Natalya Zernitskaya : I appreciate that this will be helping SM put a dent in our RHNA numbers by building housing in a place that doesn't displace existing residents. it's on two major thoroughfares that have regular public transit so I feel like 880 parking spots is too many.  
19:22:00 From Jennifer Field : The height is too much. There should be no exceptions made, especially as this does not seem to meet the low income requirements.  
19:22:02 From Karla to Hosts and panelists : Why does no one ever talk about our drought? Massive developments and where is the water going to come from?  
19:22:02 From Doug Griffith : Is the proposed 10% affordable the City's current inclusionary housing ordinance?  
19:22:02 From Caleb Smalls : Um, We ARE having our say .... :)  
19:22:02 From Mario Fonda-Bonardi to Hosts and panelists : Are there any plans for highway or street widenings/dedications?  
19:22:03 From Jim Bernstein : There are so many apartment buildings already being built on Lincoln between Olympic and Ocean Park. Why another?  
19:22:07 From Bruce Feldman : The idea that density reduces traffic is theoretical and not possible in the Southern California we live in.  
19:22:11 From Hilary Lambert : John Alle - aren't you a broker?  
19:22:12 From Kate Schlesinger to Hosts and panelists : This is not alleviating homeless  
19:22:12 From Karen Campbell : So there is still hope that someone can develop something with reasonable expectations  
19:22:14 From Jerry : This is NOT thoughtful This Is Greed!!!  
19:22:14 From Jeff : Go find another city - we don't want or need you here destroying any more of Santa Monica  
19:22:15 From dorsogna@csun.edu to Hosts and panelists : John Alle is a real estate guy  
19:22:16 From dorsogna@csun.edu to Hosts and panelists : <http://www.johnallecompany.com/>  
19:22:16 From Amanda Pereira : I live in SM and I think this is generally a well thought out plan - and the raging screeching from you all isn't really changing my mind?  
19:22:19 From Graham Rigby : Two kinds of people in this chat: people who understand how deep California's housing shortage is and are serious about addressing it, and everyone else.  
19:22:23 From Janice : Concerned with the housing density - you sound focused on pushing the limit for developer profit.. The traffic will be intolerable.  
19:22:26 From 18D to Hosts and panelists : This will not happen if the people unite to resist it  
19:22:26 From Z : Time to ORGANIZE my Sunset Park Family!!!  
19:22:29 From Scout Campos (she/her) : No one cares about the design, no one wants this. I can't afford to relocate my family with the amount of rent we pay and this will make our lives significantly worse being just a few blocks away.  
19:22:31 From Zina Josephs : What is the actual square footage of each type of unit in this project, i.e., studio, 1-bedroom, 2-bedroom, and 3-bedroom?  
19:22:39 From hanna levinson to Hosts and panelists : All some I can see are the 4 people speaking; is there a gallery view?  
19:22:40 From dorsogna@csun.edu to Hosts and panelists : JOHN ALLE COMPANY is a boutique real estate company that collaborates and participates in all segments of the real estate services industry.

The firm offers confidential real estate consultancy to individual property owners, tenants, portfolio clients, and trust and asset managers.

19:22:45 From Mei Lisa to Hosts and panelists : Mr. Bamberger you are an architect from SF, no? Why are you commenting on SM resident issues?

19:22:46 From Mike Gastaldo to Hosts and panelists : it strikes me that this gigantic project has been designed to be scaled down to something that won't offend EVERYONE... Leave that corner alone!

19:22:47 From Leslee M to Hosts and panelists : We will stop you, wonder where hosts live, most definitely not around here

19:22:49 From R Malloy to Hosts and panelists : Balboa Retail WE DO NOT WANT YOU IN OUR COMMUNITY. That's why there are over 500 people here to protest.

19:22:54 From Carmen to Hosts and panelists : How many of the other huge projects, still have used occupations?

19:23:05 From Liz Bell to Hosts and panelists : Sooo happy to hear so many people are here. Hang together, Santa Monicans.

19:23:14 From Scout Campos (she/her) : There isn't a housing shortage. There is lack of access to affordable housing.

19:23:17 From Zina Josephs : Will the market-rate apartments be under rent control? If so, for how long, and how will rent increases be determined?

19:23:25 From Gdcocco to Hosts and panelists : Traffic is already channeling through my neighborhood two and a half blocks west of Lincoln during high traffic times. What will it be like when/ if this thing is built????

19:23:29 From Jay : 160 parking spots will not be enough to server 520 units

19:23:46 From Leslee M to Hosts and panelists : I don't think they want to see us

19:23:50 From Brian O'Neil : The state laws that allow such projects to be jammed through at the local level are outrageous. The politicians in Sacramento who support such laws are largely in the pockets of developers, residents be damned.

19:23:51 From Michael : There's around 2k available units in Santa Monica

19:23:57 From Arlene Vaillancourt : Go away, you are just picking people that will agree with you, who are you kidding

19:24:00 From sheri silverton : My question is about water

19:24:03 From John Alle : More like 1k

19:24:03 From Susan Cope to Hosts and panelists : Why not a sustainable project, an ecologically outstanding project of smaller scope?

19:24:04 From Stephen Martin : w

19:24:09 From Kate Bransfield : Have you calculated the daily water usage for the project at 521 units?

Will you post that on the project website?

Have you calculated if the existing waste lines are sufficient for the increased use of 521 additional units?

Have you calculated if the existing electrical capacity is sufficient for the increased use of 521 additional units?

19:24:14 From Karen Croner to Hosts and panelists : Then I don't believe this counts as the required community meeting - unless you show everyone - so there this meeting does not qualify.

19:24:17 From Leslee M to Hosts and panelists : Worst drought in 1,200 years!!!

19:24:18 From hanna levinson to Hosts and panelists : This is so typical of how you all operate; you've created something that works for you all and does not work for the community invited to this meeting. Shame on your all, really!!!

19:24:25 From Zina Josephs : Do you have a timeline as to when you expect to get

approval and build?

19:24:28 From Carmen to Hosts and panelists : So why do we need ugly buildings

19:24:34 From R Malloy to Hosts and panelists : This building will burden our infrastructure.

19:24:36 From John Alle : People who live in apartments use less water than people who live in single family homes

19:24:39 From John Alle : A LOT less

19:24:40 From cathy karol-crowther : who wins with this, developers? the city gets money for this? to ruin the life in Ocean park area?

19:24:44 From John Alle : No yards

19:25:01 From Patricia Mayer : We have lived in Santa Monica for 43 years. The City has allowed so many projects, cars, etc. that it is now way, way too crowded and unlivable. The traffic is not acceptable. This project will make things SO MUCH WORSE. The overdevelopment of Santa Monica HAS GOT TO STOP. We are opposed to this development. If you agree, please say so here.

19:25:12 From Zina Josephs : When do you plan to file your application for Administrative Approval?

19:25:14 From RYAN BRODE : If you pump out too much water the earth will begin to sink, also causing THE OCEAN WATER TO COME INTO THE GROUNDWATER

19:25:16 From Steve : agreed PM

19:25:17 From Robin Derby to Hosts and panelists : I agree

19:25:17 From Karen Croner to Hosts and panelists : Again, this does not qualify as the community meeting since you are choosing to keep the community invisible. That is repression.

19:25:19 From Michael : Let's build a desalination plant and pay for it buy charging state agri-exports

19:25:20 From Nikki to Hosts and panelists : This project will destroy our neighborhood!

19:25:22 From dorsogna@csun.edu to Hosts and panelists : agreed PM

19:25:26 From Leslee M to Hosts and panelists : Oh please

19:25:28 From Nathan Dean : Not really an answer

19:25:29 From Stacy : What is the offset program?

19:25:33 From Harmony L to Hosts and panelists : No one wants this

19:25:33 From Kelly Hsiao : offsets means they are paying they way out of it

19:25:33 From Shanna BLANEY : What specifically are these offsets?

19:25:35 From Grant Keller to Hosts and panelists : Vote no on this project. It will ruin traffic on Lincoln Blvd.

19:25:43 From dorsogna@csun.edu to Hosts and panelists : we need water not fees!

19:25:46 From Tim : Agree PM

19:25:47 From Tom to Hosts and panelists : That explanation made no sense about water Offsete

19:25:47 From Leslee M to Hosts and panelists : By the already residents

19:25:51 From Leslee M to Hosts and panelists : Yes

19:25:52 From Susan Cope to Hosts and panelists : Green washing?

19:25:52 From Steve : wth???

19:25:53 From Patricia Mayer : So you have no source of additional water!

19:25:55 From Shanna BLANEY : Elsewhere? By whom?

19:25:57 From cathy karol-crowther : how much water do we have for all this, you are crazy

19:25:58 From C Nakamura to Hosts and panelists : Wow so you get to pay for your excess water usage?????

19:25:58 From Harmony L to Hosts and panelists : Only the developers want this

19:25:59 From Larry to Hosts and panelists : I am opposed to this development

19:26:00 From RYAN BRODE : fees then this is not a cheap housing unit

- 19:26:02 From Stacy : fees don't create water. 521 units USE water. Who is paying the fees?
- 19:26:03 From Bradley Ewing : If we want to conserve water, how about we start with the millionaire estates North of Montana?
- 19:26:05 From Carmen to Hosts and panelists : I agree, this should not be approved for building
- 19:26:08 From Santa Monica - Tricia Crane : <https://ourneighborhoodvoices.com/> is the way to stop the state .. this project is in line with state legislation. THATS the fight
- 19:26:09 From Judy Kramer to Hosts and panelists : Agree with pm
- 19:26:10 From dorsogna@csun.edu to Hosts and panelists : Clearly they have no idea how to give water to 1K people.
- 19:26:11 From R Malloy to Hosts and panelists : He means Balboa Retail will saddle residents with the water shortages.
- 19:26:12 From Ann Hoover : Yes - we residents will pay these "offsets". This project will be built on our backs.
- 19:26:13 From Amanda Pereira : All these people who have lived here for 40 years saying we should stop development, but without development I couldn't have lived here, so ... thanks for thinking out of your nostalgia box, y'all
- 19:26:14 From Michael : Fees don't create water. Nature does
- 19:26:16 From Roberta Levitow to Hosts and panelists : So we will have to conserve or pay more money so that you can make money off of 521 unites?
- 19:26:16 From Amy Elizabeth to Hosts and panelists : I've been here 34 years. It would ruin our neighborhood. Great question!!
- 19:26:20 From Jeremy Bamberger : NO YOUR BILL WON'T GO UP
- 19:26:20 From Leslee M to Hosts and panelists : We already pay the highest taxes in the State
- 19:26:23 From Megan to Hosts and panelists : Fees and promoting water conservation does NOT mean more water!
- 19:26:24 From Kim-Carl Loeffler to Hosts and panelists : But where will the additional water come from?
- 19:26:24 From Candy Arnold : Of course water bills will go up
- 19:26:25 From hanna levinson to Hosts and panelists : Again, you need to actually receive and absorb community response before you decide on the size and scale of these projects you are considering. It's outrageous to put the community last and the developers and political needs first.
- 19:26:25 From Max to Hosts and panelists : The development pays the fees! Not your bills
- 19:26:27 From Wilson, Sona to Hosts and panelists : I want to speak up
- 19:26:29 From Peter Altschuler : Offsets are like carbon offsets. They do nothing to provide more water any more than carbon offsets reduce pollution.
- 19:26:29 From cathy karol-crowther : roght, this uses more water to have other areas in santa monica to not use water?
- 19:26:32 From Arlene Vaillancourt : Who are you buying off, stop pretending you can create water that is just not there
- 19:26:32 From Jackie Stansbury : with 500 units, how do they control the water usage of the residents?
- 19:26:34 From patricia.danner to Hosts and panelists : Its not giving us any more water either!
- 19:26:35 From Justina amd Liucija Baskauskas to Hosts and panelists : Can you move this project to the north of Montana?
- 19:26:42 From jp : More water restrictions and increased costs for existing properties and

residents.

- 19:26:44 From John Alle : I heard the NIMBY ballot initiative ends CEQA
- 19:26:47 From Patricia Mayer : You cannot provide any assurances that our water bills will not go up!!!
- 19:26:48 From Ellen Hannan : He means he is buying his way out of the requirement.
- 19:26:50 From dorsogna@csun.edu to Hosts and panelists : I don't think the issue of water has been properly addressed.
- 19:26:50 From Santa Monica - Tricia Crane : <https://ourneighborhoodvoices.com/>
- 19:26:51 From Bruce Feldman : Here's a cheap and easy way to conserve water. Don't build massive projects like this one.
- 19:26:52 From Leslee M to Hosts and panelists : Worst drought in 1,200 years! What is wrong with you people!?
- 19:26:54 From Mitch Greenhill : +The water question is to the point. The response was vague.
- 19:26:54 From terri s : Will the retail tenant rent be affordable for local proprietors or will it only be affordable for mom & pop/small biz owners. We don't need more Starbucks and Chains. How will this development maintain the charm and flavor of Santa Monica.
- 19:26:55 From Kim Bodner : The design is unattractive. Looks sterile and drab.
- 19:26:56 From Jane Dempsey : Santa Monica residents started saving water many years ago - residents have now ways to save water beyond where we are now.
- 19:26:59 From bday12 : This should be voted on by all SM residents because it seems it will have a very negative impact for the entire community. This project is way too big. The City Council seems not to care at all about preserving the quality of life in this city. We are already over crowded and you are proposing to add more housing units.
- 19:27:00 From R Malloy to Hosts and panelists : He means that Balboa Retail will give a couple hundred thousand to some "environmental" program that has NOTHING to do with the water shortage.
- 19:27:02 From hanna levinson to Hosts and panelists : But all we see are y our 4 faces, is that the deal for the duration of this meeting?
- 19:27:04 From Hilary Lambert : I don't think everyone here is against housing. Just so much housing concentrated in a residential area.
- 19:27:07 From John Alle : lol no
- 19:27:09 From Wilson, Sona to Hosts and panelists : I need to speak up
- 19:27:11 From Stephanie Leah to Hosts and panelists : LOOKS LIKE THE SAME STYLE BUILDING OF THE STRUCTURE ON BROADWAY AND 26TH.
- 19:27:14 From Karla to Hosts and panelists : His water offset explanation was a non-explanation
- 19:27:15 From John Alle : That's absurd bday
- 19:27:16 From Wilson, Sona to Hosts and panelists : Sonya Wilson
- 19:27:17 From Sienna Block : Every Santa Monica single family home owner has assets of over one million dollars. They are real estate speculators who do not want any market rate housing built because it will mean that their million-plus asset won't appreciate as fast. They need to disclose their financial interest in real property when they are lobbying for/against any proposed project.
- 19:27:23 From Mei Lisa to Hosts and panelists : The city has lots of "rules" that developers "get around", e.g. the parking rules for units on 4th st that residents uncovered
- 19:27:24 From Megan to Hosts and panelists : Amen,.. NO Way!
- 19:27:25 From Lois Bostwick : Conservation will not create enough water to balance this usage.
- 19:27:26 From Debra Jacobs : The environmental impact needs to be addressed. We need to get Heal the Bay and the Coastal Commission involved to fight this for the fgood of all the SM

citizens

19:27:32 From Carmen to Hosts and panelists : How are you choosing who speaks?

19:27:32 From Santa Monica - Tricia Crane : sign the petition to restore local Control:

<https://ourneighborhoodvoices.com/>

19:27:51 From terri s : Will the retail tenant rent be affordable for local proprietors or will it only be affordable for large chains? We don't need more Starbucks and fast food Chains. How will this development maintain the charm and flavor of Santa Monica?

19:27:52 From Jackie Stansbury : They are saying 500 units so we will feel a victory with 250 units which is too many.

19:27:55 From Megan to Hosts and panelists : Agreed! This is not looking good!!

19:27:57 From R Malloy to Hosts and panelists : EXACTLY. it's a water scam.

19:27:58 From Patricia Mayer : Sienna Block your comments have no logic and are wrong.

19:28:00 From Soumya Naidu : I agree Debra

19:28:09 From Leslee M to Hosts and panelists : @Tricia I'm on that

19:28:23 From Kat : exactly - they think we will be relieved when it goes down to 300 units - NOT!

19:28:25 From Megan to Hosts and panelists : There have already been building permits given that did create the water issues.

19:28:30 From Steve : JS is right

19:28:31 From Stacy : but you haven't demonstrated it yet? Where are your studies?

19:28:35 From R Malloy to Hosts and panelists : False. The city has very few controls over this project and Balboa Retail knows this

19:28:35 From Michael : Let's compromise. Cut it all in half

19:28:38 From cathy karol-crowther : so you still don't know if there is enough water, you guys are crazy, and do this for mone

19:28:39 From Stephen Martin : offset is a promise to save water "somewhere" else. no way to measure how that is really examined and maintained. Not specific enough of an answer to mean anything

19:28:42 From Karen Campbell : You can't offset the amount of water in a drought. Has anyone heard the news lately? We are in the greatest drought in 1200 years

19:28:42 From Wilson, Sona : I'm not able to speak up!

19:28:43 From Karla to Hosts and panelists : They ask for a massive development because they expect they will have to reduce. It's a shell game.

19:28:44 From RYAN BRODE : If we take out water the ground will sink, causing the ocean water to come into the supply!!!

19:28:47 From hanna levinson to Hosts and panelists : What else is the City considering for this property?

19:28:48 From Jeremy Bamberger : TWO MINUTES

19:28:51 From John Alle : Alternative compromise: double the size

19:28:54 From Leslee M to Hosts and panelists : I promised myself I wouldn't canvas again after LV, but I will walk for this one!

19:28:54 From Roger Genser : From Roger Genser - This needs a public hearing before the Planning Commission, ARB and City Council with overview jurisdiction discretion. The project is way too large to have only administrative approval.

19:28:54 From Megan to Hosts and panelists : Thank you Cris!!

19:28:56 From Graham Rigby : "I'm only against housing when it's in residential areas" is a very interesting statement

19:28:56 From Z : WHY is there currently a developement SIGN ON PROPERTY?

19:29:02 From Tom to Hosts and panelists : Still makes no sense, how will they create water from somewhere else, of course water rates will go up with more usage

19:29:11 From John Alle : Add one story every time one you guys cries about this awesome

project

19:29:11 From Z : IF YOU HAVE NO PERMIT

19:29:12 From Caleb Smalls : Sona, raise your hand to speak.

19:29:16 From hanna levinson to Hosts and panelists : How many hands are in the queue now?

19:29:16 From Randolph Visser to Hosts and panelists : Someone needs to submit a public records act request for any and all records as to monetary or other contributions to city and state government representatives

19:29:18 From cathy karol-crowther : enough of these large apt bldgs along Lincoln

19:29:21 From Bradley Ewing : John Alle: that is too conservative, we should triple the size

19:29:22 From Santa Monica - Tricia Crane : The City has no ability to say no to this project. Only stopping the STATE will make a difference: <https://ourneighborhoodvoices.com/>

19:29:24 From Wilson, Sona to Hosts and panelists : Sweeney

I want to talk now aswell

19:29:35 From B to Hosts and panelists : If you don't have a permit - why are there notice signs posted all around the property?

19:29:40 From P Donald to Hosts and panelists : To wit, a water offset if it's like other kinds of offsets means that, for instance, if you fly in a commercial jet with a carrier that provides carbon offsets, the airline company pays to have trees or some other flora planted in a deforested area.

19:29:40 From JJDFB : <https://www.lincolncenterproject.info/>

19:29:47 From Robin Derby to Hosts and panelists : I would like to know how far it will affect the sight line of those of us who live on 11th street

19:29:49 From Santa Monica - Tricia Crane : <https://ourneighborhoodvoices.com/>

19:29:53 From Justina amd Liucija Baskauskas to Hosts and panelists : Is City manager David White on this Zoom? David Martin?

19:29:54 From Nathan Dean : stoogy

19:29:55 From Caleb Smalls : There are probably 1500 tech jobs within a 15 min bike ride from Gelsons! Where do those workers live now? K-town/WLA/Valley. Paying market rate rent but they're \*polluting-commuting\* to SM

19:30:06 From Brian to Hosts and panelists : Love the idea. Interested in whether retail space can include restaurants?

19:30:06 From Leslee M to Hosts and panelists : Is this guy on drugs

19:30:08 From Joel to Hosts and panelists : We have had two new projects in one year!

19:30:09 From Amy Elizabeth to Hosts and panelists : What artery?

19:30:13 From John Alle : Bradley Ewing: quadruple!

19:30:15 From Steve : will there be a full transcript of this? the initial answer on water 'offsets' sounded sinister. I hope I misheard.

19:30:18 From Joel to Hosts and panelists : On Lincoln BLVD

19:30:20 From Max to Hosts and panelists : Well said!

19:30:23 From Jaryl Lyn : Is there any way to sign a petition opposing any further development at this site?

19:30:23 From R Malloy to Hosts and panelists : That is why the Metro was built, Caleb. Remember the metro?

19:30:24 From Karen Campbell : What are you going to do through the rest of Lincoln to clean it up.

19:30:27 From Megan to Hosts and panelists : Only business owners who stand to make more money will like this. Not the residents that will end up paying higher rents (in spite of so called rent control).

19:30:27 From John Alle : Octuple! The sky's the limit!

19:30:31 From Michael : An artery?! Have you driven on Lincoln during rush hours?

19:30:31 From Michelle to Hosts and panelists : I'd be okay with 200 units... over 500 is an affront on so many levels.

19:30:31 From cathy karol-crowther : we need a large super market on that corner

19:30:33 From Amy Elizabeth to Hosts and panelists : Traffic is already crazy

19:30:34 From Max : Well said Tyler

19:30:34 From agreenfire : Unlimited growth=Cancer

19:30:38 From Karen Croner to Hosts and panelists : Artery? clogged artery leading to heart attack .

19:30:38 From Roberta Levitow to Hosts and panelists : Are you sincerely listening? Will you change the design based on community feedback? Show us.

19:30:40 From RYAN BRODE : Agree karen

19:30:45 From John Alle : Great comment

19:30:46 From cathy karol-crowther : we need more open area too

19:30:47 From Jeff : Todd works for the developer

19:30:49 From hanna levinson to Hosts and panelists : HOW MANY PEOPLE ARE ON THE LIST AT THIS TIE (7:30pm)

19:30:53 From Michael to Hosts and panelists : Administrative Approval for this project cannot be denied as a matter of city and State law.

19:31:01 From Santa Monica - Tricia Crane : Stop the State of Ca from allowing such assive projects: <https://ourneighborhoodvoices.com/>

19:31:04 From Ferris Gluck to Hosts and panelists : This project will drastically degrade the quality of life in this area.

19:31:07 From John Alle : The project just got another story for that lie, Jeff

19:31:08 From RYAN BRODE : Quality of life?

19:31:10 From Leslee M to Hosts and panelists : Air quality? We have schools right around there!

19:31:12 From Z : Todd did you get the JOB?

19:31:16 From Carmen to Hosts and panelists : I agree we need a large market on that corner

19:31:21 From Jennie to Hosts and panelists : How was this space determined. In this area , there is a big project on Lincoln and Ashland. There is housing on Marine near Lincoln, and low income housing across from McDonalds. Why is there some much low income housing happening in Sunset Park.

19:31:29 From Wilson, Sona to Hosts and panelists : You are insane!

19:31:39 From Renee Blume to Hosts and panelists : are you kidding - he is reading a script

19:31:40 From cathy karol-crowther : you got rich on building housing

19:31:43 From Leslee M to Hosts and panelists : Who's paying this guy!

19:31:43 From Candy Arnold : Look online, there are thousands of apartments available in SM.

19:31:44 From Renee Blume to Hosts and panelists : this is ridiculous

19:31:45 From B to Hosts and panelists : Are you reading from a prompter?

19:31:45 From Mei Lisa to Hosts and panelists : City is worse. Traffic. Crime. Homeless.

19:31:50 From Joel to Hosts and panelists : Do this North of Wilshire

19:31:52 From Renee Blume to Hosts and panelists : get some real people in this not plants

19:31:57 From Jeff : Another employee of the project reading his script

19:32:01 From Tom to Hosts and panelists : That's a prepared statement in favor of this project, makes no sense for 500 units, these guys are schills for the developers

19:32:01 From Brian O'Neil : Density in NYC does NOT make housing more affordable. This is a canard.

19:32:04 From Candy Arnold : Does he work with developers, sounds like he is reading  
from a script  
19:32:04 From Graham Rigby : Vacancy rates are the lowest they've been in decades,  
Candy.  
19:32:05 From Kelly Hsiao : this person sounds like they are reading off a script  
19:32:07 From 825 Hill st residents to Hosts and panelists : Why is he reading a script  
19:32:07 From Renee Blume to Hosts and panelists : you can tell he is reading this -  
please.  
19:32:11 From RYAN BRODE : Hey we can all look at each other now  
19:32:11 From Amy Elizabeth to Hosts and panelists : Nice prepared speech. How much  
do you get?  
19:32:13 From Philip Schwartz to Hosts and panelists : IS THERE A QUESTION  
HERE????????????  
19:32:17 From Stephanie Leah to Hosts and panelists : YES, THEY ARE READING  
FROM A SCRIPT  
19:32:17 From dorsogna@csun.edu to Hosts and panelists : This person is reading a  
script!!!!  
19:32:18 From Renee Blume to Hosts and panelists : he is reading what they told him to  
19:32:19 From Casalexisllc@gmail.com to Hosts and panelists : Completely scripted! Lol  
19:32:19 From Harmony L to Hosts and panelists : Definitely sounds like a script  
19:32:19 From Mei Lisa to Hosts and panelists : yes, nice script  
19:32:20 From Joel to Hosts and panelists : This person is reading it  
19:32:20 From Tom to Hosts and panelists : Anyone that lives in OP neighborhood would  
not want this  
19:32:21 From Brian O'Neil : Sounds like he's script reading.  
19:32:22 From R Malloy to Hosts and panelists : Santa Monica has 10% vacancy  
already. Empty apartment buildings.  
19:32:23 From Karen Croner to Hosts and panelists : If someone is working for the  
developer they should be required to say so. C'mon.  
19:32:25 From Harmony L to Hosts and panelists : Agree with Candy  
19:32:26 From cathy karol-crowther : this speaker is rich from bldg housing  
19:32:26 From Leslee M to Hosts and panelists : All the builders love this! It's such  
bullshit!  
19:32:26 From 825 Hill st residents to Hosts and panelists : 2 MINS ARE UP  
19:32:27 From RYAN BRODE : what u reading off of  
19:32:28 From Megan to Hosts and panelists : Business and property owners will love  
this. Renters will be pushed out. The little people will continue to be screwed by this.  
19:32:29 From Amanda Pereira : So many conspiracy theorists on this chat - everyone with  
a different opinion is being paid, huh? yeah, that makes a lot of sense \*eye roll  
19:32:29 From Kat : he is readying and paid  
19:32:30 From B to Hosts and panelists : Cough if they are making you do this  
19:32:31 From RYAN BRODE : he is  
19:32:32 From Jackie Stansbury : Build public housing, dedicated to people who work here  
and cannot afford to live here. Ocean adjacent, high rise developments will never result in more  
housing for homeless people.  
19:32:32 From John Alle : You all have never prepared comments ahead of time?  
19:32:34 From Candy Arnold : Check online, there are thousands of vacancies  
19:32:35 From Megan to Hosts and panelists : He's reading this??  
19:32:35 From 825 Hill st residents to Hosts and panelists : Get him off  
19:32:37 From Jim Bernstein : This person sounds like he's reading from a long prepared  
speech. He also doesn't talk like a normal human being.

19:32:37 From Karen Campbell : Does he work for them?  
19:32:39 From Arlene Vaillancourt : which one of you is going to live in this monstrosity ?  
There is nothing desirable about this development  
19:32:44 From RYAN BRODE : don't listen to him  
19:32:44 From C Nakamura to Hosts and panelists : It would be great if the developer allocated units to TEACHERS that work for SMMUSD  
19:32:44 From John Alle : You just freestyle all your rants?  
19:32:44 From Casalexisluc@gmail.com to Hosts and panelists : Good job hiring readers!  
19:32:50 From dorsogna@csun.edu to Hosts and panelists : It is absurd, perhaps John Alle helped him.  
19:32:51 From Chris : This guy is reading from a script given by the planners  
19:32:51 From Dan Faris to Hosts and panelists : Why is no one talking about traffic??  
Do they not drive on these roads?  
19:32:52 From Nikki to Hosts and panelists : Really? This is a script. Are you hand picking who is speaking?  
19:32:52 From Leslee M to Hosts and panelists : He's a mole, I can smell it  
19:32:53 From Steve : Wow. no we do not all agree that becoming urban is a positive. plenty of other areas in the greater LA area that would appreciate it.  
19:32:54 From Graham Rigby : Vacancy rate is different than the number of vacancies.  
19:32:55 From Richard Bresler : reading a script  
19:32:57 From RYAN BRODE : Im sure he wouldnt live there  
19:33:00 From Caleb Smalls : Um-aren't families with kids a good thing? :o  
19:33:04 From Margaret Sweeney : Nonsense!!  
19:33:07 From Joel to Hosts and panelists : Paid script readers  
19:33:08 From Brian O'Neil : Density does not equal more affordable housing.  
19:33:10 From Santa Monica - Tricia Crane : This project is only the beginning. Stop the State<https://ourneighborhoodvoices.com/>:  
19:33:18 From Harmony L to Hosts and panelists : He didn't ask any questions. He just read a statement.  
19:33:24 From Mei Lisa to Hosts and panelists : just one guy so far sounded like he was reading a script  
19:33:25 From agreenfire : Livability in Santa Monica is on a steep downhill decline. This takes it into a plunge dive.  
19:33:28 From Art to Hosts and panelists : Who is picking the speakers?  
19:33:32 From Daniela to Hosts and panelists : exactly reading script  
19:33:36 From Megan to Hosts and panelists : We can 'get there' if a better project that benefits the community is built. Not one that continues to screw the workers and the renters.  
19:33:37 From Susan to Hosts and panelists : There is only so much water available. More apts means more water than we have. "Offsets" is not a true conservation solution. This is another example of something that the city allows that is not true! With no follow up accountability. Who are you paying off to get this approval? Long time residents do not want more congestion. That intersection is already too congested as is Lincoln Blvd. As well. We DO NOT want this huge development. It will strain the city in every way.  
19:33:47 From Vince Esparza : They're turning Santa Monica into Marina Del Rey.  
19:33:48 From Daniela to Hosts and panelists : that's crazy they only pick positive comments  
19:33:54 From dorsogna@csun.edu to Hosts and panelists : Oh really, 1K new people are going to lessen car traffic?  
19:33:56 From Leslee M to Hosts and panelists : There goes our quality of life  
19:34:01 From ajay to Hosts and panelists : Who is the sponsor of this project? The city of Santa Monica or the owner of this project site?

19:34:01 From Graham Rigby : YES to this speaker. He gets it.  
19:34:01 From Chris : We need a petition to stop this over building. Builders will look to take every square foot and convert it to make as much money as they can  
19:34:02 From Casalexisllc@gmail.com to Hosts and panelists : Playa Vista  
19:34:04 From Robin Derby to Hosts and panelists : How about Miami Beach?  
19:34:08 From Debra Jacobs : The Blvd is a parking lot right now. More cars More congestion  
19:34:09 From Kat : This is a farce  
19:34:10 From Renee Blume to Hosts and panelists : I thought this was a community meeting - no way this represents the community  
19:34:11 From Hilary Lambert : All these people are grateful for the project.  
19:34:13 From John Alle : Loving these comments  
19:34:13 From cathy karol-crowther : yes, it will be a ugly place to live, and homeless and transients will be all over it  
19:34:14 From Karen Campbell : I am not against development only the size of the project.  
19:34:16 From Rosalie Udewitz : John Given works for a large commercial developer. I believe that he is very very biased. John -- you need to take a look at what this project if built will do to the existing neighborhood and its buildings.  
19:34:17 From Bradley Ewing : Well said! The parking lot is an eyesore  
19:34:18 From dorsogna@csun.edu to Hosts and panelists : Indeed, it is a farce.  
19:34:18 From Max : YIMBYs: 3, NIMBYs: 2  
19:34:25 From Jeremy Bamberger : WOOT WOOT  
19:34:26 From Leslee M to Hosts and panelists : WE DONT WANT THE DENSITY  
19:34:26 From Arlene Vaillancourt : This will not reduce traffic, by increasing density  
19:34:33 From Jeremy Bamberger : wrong  
19:34:33 From Nikki to Hosts and panelists : I'm outraged at who you've hand picked to speak! This is gross  
19:34:33 From 18D to Hosts and panelists : Michael is a stooge for the project  
19:34:34 From Tom to Hosts and panelists : All the comments are negative, but she only calls on people supporting the project. Makes no sense  
19:34:34 From Megan to Hosts and panelists : We don't think the parking lot needs to be preserved. Don't manipulate the views of people. LISTEN TO US!  
19:34:36 From C Nakamura to Hosts and panelists : The current owner (Balboa) is the one not cleaning the current property  
19:34:37 From Wilson, Sona to Hosts and panelists : Why can't I speak ip  
19:34:38 From Harmony L to Hosts and panelists : Agreed, Karen! It's the SIZE of the project  
19:34:38 From Renee Blume to Hosts and panelists : look at chat and then how in the world can they "randomly" call on only people for their program - what a set up  
19:34:38 From Leslee M to Hosts and panelists : WE ARE CHOKING ALREADY  
19:34:40 From Debra Jacobs : Try a green park. Green space  
19:34:42 From RYAN BRODE : Then clean up the parking lor  
19:34:43 From Wilson, Sona to Hosts and panelists : Host???  
19:34:44 From RYAN BRODE : lot  
19:34:46 From Graham Rigby : This development is so much prettier than what is there now! And it will house hundreds of people!  
19:34:46 From Caleb Smalls : Just bought a cargo bike. If I shop at the new market where would I park? If I rent an apt there same question. Thank you.  
19:34:47 From Harmony L to Hosts and panelists : sheer size  
19:34:47 From Megan to Hosts and panelists : We want a project that does more than just enrich rich people.

19:34:48 From Hilary Lambert : This isn't really a discussion. It's propaganda.  
19:34:49 From Jim Bernstein : Are you going to call on anyone who is not in favor of this project?  
19:34:51 From Daniela to Hosts and panelists : really? Only Paso tuve comments?  
19:34:54 From Joel to Hosts and panelists : This project is adding to the parking and traffic  
19:34:56 From Renee Blume to Hosts and panelists : they can play this as pro their project when no real person is for it  
19:34:56 From R Malloy to Hosts and panelists : You don't understand why residents want a postal place and grocery stores in our area?  
19:34:57 From Margaret Sweeney : you are missing the bigger picture. we don't need more cars and people here!!  
19:34:58 From Mei Lisa to Hosts and panelists : Of course everyone is for improvement. You don't have to build this.  
19:35:02 From John Alle : Parking lots are absolutely terrible for air pollution  
19:35:02 From Tom to Hosts and panelists : Stinking Lincoln needs to clean up homeless and crime first  
19:35:03 From Carmen to Hosts and panelists : I have lived in Santa Monica for 65 years. This is not what we expected for our city. We liked the small charm of Santa Monica..right now we are moving to fast..  
19:35:03 From Jeremy Bamberger : wrong  
19:35:04 From Richard Bresler : It is propaganda  
19:35:09 From RYAN BRODE : one small piece of Lincoln does not make a difference  
19:35:13 From Mike Gastaldo to Hosts and panelists : this Zoom meeting is nothing more than a Propaganda Stunt designed to support this stupid project..  
19:35:13 From Daniela to Hosts and panelists : wow  
19:35:19 From cathy karol-crowther : make the parking lot prettier then and NO large project there. we need space and it will be an awful spot to live. so much traffic  
19:35:22 From Daniela to Hosts and panelists : this is so staged  
19:35:22 From Candy Arnold : It will really b stinking Lincoln with the addition of several hundred cars!  
19:35:25 From Vince Esparza : It'll become freakin-traffic Lincoln.  
19:35:26 From B to Hosts and panelists : Great voice  
19:35:28 From John Alle : Then let's make all of Lincoln look like this project!  
19:35:30 From Bea Pomasanoff : The illustration of the development shows full grown trees and vegetation in place. The illustration is s a fraud representation of how this will actually look. This development is totally out of place here.The developers have stacked the deck of speakers. They have their supporters only as speakers.  
19:35:31 From Leslee M to Hosts and panelists : 😡 IVE BEEN HERE SINCE 1975  
19:35:32 From JON MITCHELL : makes a difference when you live there  
19:35:36 From Art to Hosts and panelists : Jeremy Bamberger how much are you paid by the project?  
19:35:38 From Jeremy Bamberger : manhattan huh?  
19:35:39 From Sienna Block : This project benefits the environment. Rather than forcing sprawl into sensitive habitats (mountains, deserts, wildfire zones) this project locates housing adjacent to transit, services and near thousands of jobs.

With respect to climate change, 40% of greenhouse gas emissions are from the transportation sector. The location of these homes is adjacent to robust public transportation options that residents will use. It also provides services for the neighborhood — people can walk to the market for most needs.

19:35:39 From Amanda Pereira : Is Manhattan not by the sea?  
19:35:39 From Daniela to Hosts and panelists : SO STAGED!!!  
19:35:40 From B to Hosts and panelists : Give this man a radio show!!!  
19:35:42 From Jeremy Bamberger : laughable  
19:35:43 From Mitch Greenhill : Did I get passed over?  
19:35:48 From Amanda Pereira : Like, a different sea ... but still a sea?  
19:35:49 From Bradley Ewing : Santa Monica has been a tourist destination for over a century, the "sleepy beach town" is an utter anachronism  
19:35:51 From Jaryl Lyn : I am strongly opposed to this project!  
19:36:02 From Daniela to Hosts and panelists : reading script too!!!  
19:36:11 From Ferris Gluck to Hosts and panelists : If anyone has tried to take evening classes at SMC it takes 45 min or to get from Main & OP to the building at Centinela near Rose. Complete gridlock. Inexcusable to add more traffic and pollution to this area.  
19:36:14 From Brian O'Neil : Labeling any criticism of large scale developments like this as NIMBYism is just propaganda. We can have an intelligent discussion of the pros and cons without reducing everyone to NIMBYs and YIMBYs.  
19:36:16 From Chris : Santa Monica used to be a nice quiet town and the City hall has allowed these types of crazy projects to make it unlivable.  
19:36:19 From Harmony L to Hosts and panelists : Imagine 521 families/singles/couples pulling in and out of that intersection multiple times every day  
19:36:19 From Leslee M to Hosts and panelists : THANK YOU!!!  
19:36:20 From RYAN BRODE : we are not a sleepy beach town  
19:36:23 From Daniela to Hosts and panelists : reading script!! is someone paying attention?  
19:36:26 From R Malloy to Hosts and panelists : 100% agree with this speaker!!  
19:36:29 From Karen Campbell : What about the number of visitors to the residents each day. Look at the traffic on Ocean Park each day.  
19:36:32 From Harmony L to Hosts and panelists : Nailed it, Peter!  
19:36:32 From Graham Rigby : No one on earth hears Santa Monica and thinks "sleepy beach town"  
19:36:36 From Debra Jacobs : 60 year resident. Everyone i spoke with is opposed to this overdevelopment  
19:36:37 From Robin Derby to Hosts and panelists : Thanks you Peter great question  
19:36:41 From Harmony L to Hosts and panelists : thank you, Peter!!  
19:36:42 From RYAN BRODE : wowo wowow  
19:36:45 From Karen Croner to Hosts and panelists : ANSWER HIS QUESTION!!!  
19:36:46 From Megan to Hosts and panelists : Why not answer Peter????!!  
19:36:46 From B to Hosts and panelists : WOW  
19:36:47 From Bradley Ewing : You should broaden your social circle Debra  
19:36:48 From R Malloy to Hosts and panelists : ANSWER PETER'S questions.  
19:36:49 From RYAN BRODE : answer in batches  
19:36:49 From Z : When do we get past the paid SHILLS  
19:36:52 From B to Hosts and panelists : Answer his question!!  
19:36:53 From concerned to Hosts and panelists : People complain about this being good because it will get rid of auto shops. This is a grocery store. This will do nothing to get rid of auto shops  
19:36:56 From Chris : Been here for 50 years, yes it was a quiet town  
19:36:56 From Carmen to Hosts and panelists : It's not the only large project. There are so many that are already built, so many in the process of being built  
19:36:56 From Tom to Hosts and panelists : Any real resident won't like this property  
19:36:58 From Anita Famili to Hosts and panelists : Are you kidding me? You are

ignoring Peter's questions?

- 19:36:59 From Steve : only dense people think density is a solution to anything.
- 19:37:02 From Megan to Hosts and panelists : Right,. Answer in batches???
- 19:37:03 From Jennifer Field : Answer Peter's question. It seems he hit too close to home.
- 19:37:04 From Kenli Mattus to Hosts and panelists : why didn't they answer him?
- 19:37:10 From JK : The new residents will park in adjacent streets, forcing permit parking to be established
- 19:37:11 From Paula Kayton : This project is much too big, the buildings are too tall and this will cause a big problem with a water shortage. It should not be permitted.
- 19:37:13 From Daniela to Hosts and panelists : no traffic study at all!
- 19:37:14 From cathy karol-crowther : gross spot to leve
- 19:37:17 From TN to Hosts and panelists : Oops. We'll get back to you when we come up with an answer...
- 19:37:21 From Leslee M to Hosts and panelists : SANTA MONICA HAS BECOME A TOURIST DESTINATION
- 19:37:22 From Tom to Hosts and panelists : One lane OP Blvd will be a disaster
- 19:37:23 From Jeremy Bamberger : not big enough
- 19:37:25 From concerned to Hosts and panelists : If you want to build something take out the auto shops
- 19:37:32 From Denise Madden to Hosts and panelists : This will be a crushing burden for the residents of both Sunset Park & Ocean Park who struggle right now with the traffic & noise. It will be amplified to an unlivable level. I've lived here 30 years as a homeowner, and I cannot believe how this project is getting fast-tracked without City Council hearings or traffic studies.
- 19:37:32 From Candy Arnold : Answer Peter's question
- 19:37:36 From R Malloy to Hosts and panelists : Why hasn't Balboa Retail bothered to do a traffic study? That's basic.
- 19:37:36 From Anita Famili to Hosts and panelists : Please have enough respect to answer Peter's questions.
- 19:37:37 From Graham Rigby : It's a city of 100,000 people in Los Angeles County, and part of the second-largest metropolitan agglomeration in America
- 19:37:39 From Joshua Strauss to Hosts and panelists : Yes! Too big!
- 19:37:43 From Megan to Hosts and panelists : Answer Peter's question.
- 19:37:52 From Ann Hoover : Great idea!
- 19:37:53 From R Malloy to Hosts and panelists : But really, answer Peter's question
- 19:37:53 From B to Hosts and panelists : Answer Peter's question
- 19:37:54 From Hilary Lambert : Good point! This guys is right
- 19:37:54 From RobinM to Hosts and panelists : What about the unfinished apartments/units sitting empty North of OP?
- 19:37:54 From barbara chiavelli : Is this project within the Coastal Commission?
- 19:37:55 From Olivia Mione to Hosts and panelists : I agree
- 19:37:56 From Leslee M to Hosts and panelists : YES! PUT IT THERE!
- 19:37:56 From Jeremy Bamberger : let's do both!
- 19:37:57 From Tamra raven to Hosts and panelists : Great idea!
- 19:38:01 From Amanda Pereira : Ah, here it is - the first "this is a great project - justnot where I live!"
- 19:38:01 From Susan Cope to Hosts and panelists : Blue Bus Maintenance Yard: Brilliant idea, Mitch Greenhill.
- 19:38:03 From Tom to Hosts and panelists : Totally agree with this guy, he knows what he is talking about
- 19:38:03 From Nikki to Hosts and panelists : Agreed!
- 19:38:05 From cathy karol-crowther : I agreewith Might

19:38:05 From Michael : Put them on the Santa Monica airport site.  
19:38:05 From Karen Croner to Hosts and panelists : ANSWER PETER'S QUESTION!!!  
19:38:05 From Z : these developers are just greedy oligarchs wanting you to own nothing  
by 2030  
19:38:06 From John Alle : Sure, let's do the Big Blue Bus lot AND this project  
19:38:07 From Tim : I have heard nothing but opposition to this project by everyone who  
actually lives in this community/neighborhood  
19:38:08 From terri s : Eventually I suspect this corner will be developed. So the priority  
would seem to be developing in a scale appropriate to our community.  
19:38:08 From Graham Rigby : We should ALSO build by the metro station!  
19:38:09 From Kelly Capp : Great comments from Mitch! I agree  
19:38:10 From Joel to Hosts and panelists : Sears parking lot should be developed  
19:38:12 From Chris : Put these units over near San Vicente  
19:38:12 From RYAN BRODE : this will reroute traffic everywhere and will be a mess  
19:38:12 From Candy Arnold : Why don't you answer Peter's question, he is correct, and  
you have no rebuttal  
19:38:14 From concerned to Hosts and panelists : I'm all for a project, just not that big  
19:38:14 From R Malloy to Hosts and panelists : Ok at them dodging Peter's question  
19:38:15 From Graham Rigby : Plus this project.  
19:38:17 From April Rocha to Hosts and panelists : It is not part of Coastal Commission  
19:38:17 From cathy karol-crowther : Yeah Mitch  
19:38:18 From concerned to Hosts and panelists : More open space  
19:38:19 From dorsogna@csun.edu to Hosts and panelists : You are not responding to  
Mitch!  
19:38:19 From 18D to Hosts and panelists : Alison, how much will you personally profit  
from this at the expense of us local residents?  
19:38:22 From Daniela to Hosts and panelists : well said Mitch  
19:38:24 From Anita Famili to Hosts and panelists : Answer Peter!  
19:38:25 From Patricia R to Hosts and panelists : This project is completely out of scale  
for the neighborhood.  
19:38:34 From Art to Hosts and panelists : Jeremy Bamberger no response? How much  
are you paid?  
19:38:36 From Nathan Dean : What about the height limit question?  
19:38:40 From Tom to Hosts and panelists : This would be a great project for Lancaster  
where they don't have a traffic problem  
19:38:43 From Daniela to Hosts and panelists : exactly!  
19:38:46 From Max : Do we have consensus that we should build at least 500 units by the  
metro station?  
19:38:47 From Megan to Hosts and panelists : Answering Peter's question in batches  
PROVES this is bologna.  
19:38:48 From JK : Overcrowding in local schools & parks?  
19:38:51 From Joel to Hosts and panelists : Santa Monica Place has been almost empty  
since built. Why not develop something there?  
19:38:57 From John Alle : lol this is no different than a city council meeting comment  
session  
19:38:59 From R Malloy to Hosts and panelists : YESSSSSSSS! This is an  
announcement  
19:39:01 From Carmen to Hosts and panelists : Are any of you residents of Santa  
Monica?  
19:39:01 From Mindi Shank : Yes an announcement it is  
19:39:05 From Olivia Mione to Hosts and panelists : PREACH

19:39:07 From Jim Bernstein : Great comment.  
19:39:07 From Tom to Hosts and panelists : This is being railroaded through  
19:39:07 From Mei Lisa to Hosts and panelists : Agreed  
19:39:11 From Candy Arnold : Perhaps not, Peter had a point, may not be set in stone  
19:39:12 From Ferris Gluck to Hosts and panelists : I agree with the current speaker  
19:39:12 From Brian O'Neil : Smart, measured development is what SM needs, not  
obscenely large developments like this that will adversely affect the livability of SM as a whole.  
19:39:13 From Richard Bresler : here here  
19:39:14 From Casalexisllc@gmail.com to Hosts and panelists : Absolutely  
19:39:14 From B to Hosts and panelists : Preach!!!!  
19:39:15 From Harmony L to Hosts and panelists : we're going to fight this with the media  
19:39:16 From Christine to Hosts and panelists : Mitch that was great!  
19:39:17 From Chris : Agreeeeeeee  
19:39:20 From Tim : Here here  
19:39:21 From Leslee M to Hosts and panelists : That's how I feel too 🙄  
19:39:21 From Nikki to Hosts and panelists : Yes Peter!!!  
19:39:21 From Megan to Hosts and panelists : Right this is just following code. They  
aren't listening and they aren't even answering questions!!  
19:39:22 From Chris : yessssssssssssssssss  
19:39:22 From Tamra raven to Hosts and panelists : Agree  
19:39:22 From Tom to Hosts and panelists : Agreed  
19:39:23 From Alexa to Hosts and panelists : Agree.  
19:39:24 From Brian O'Neil : Well put.  
19:39:26 From Kim-Carl Loeffler to Hosts and panelists : Yes!  
19:39:26 From B to Hosts and panelists : Yaaassssss  
19:39:26 From Mike Bone to Hosts and panelists : Well said  
19:39:27 From Joel to Hosts and panelists : Yes  
19:39:27 From Casalexisllc@gmail.com to Hosts and panelists : These developers don't  
even live here!  
19:39:27 From Harmony L to Hosts and panelists : get vocal everyone  
19:39:27 From RYAN BRODE : there will be no more PRIVACY  
19:39:28 From Michele Bury to Hosts and panelists : Yeeees!  
19:39:28 From Megan to Hosts and panelists : Answer in batches????  
19:39:28 From JON MITCHELL : great line "we just live here"  
19:39:29 From Margaret Sweeney : We are overcrowded enough here!!!  
19:39:29 From dorsogna@csun.edu to Hosts and panelists : Indeed, this person is  
correct, you don't care in the least about us.  
19:39:29 From Graham Rigby : I live here, and I am very happy that this is being built.  
19:39:30 From Zina Josephs : When will Peter Altschuler's question be answered?  
19:39:30 From Denise Madden to Hosts and panelists : AMEN!  
19:39:31 From Susie Shapiro to Hosts and panelists : Bravo thank you  
19:39:32 From Mei Lisa to Hosts and panelists : EXCELLENT point  
19:39:35 From R Malloy to Hosts and panelists : Look up Balboa Retail and check out  
what they're doing in other communities.  
19:39:37 From April Rocha to Hosts and panelists : Love this guy  
19:39:38 From Harmony L to Hosts and panelists : reach out to any reporters that you  
know  
19:39:39 From Ellen Mark to Hosts and panelists : Excellent idea to move project closer  
to Metro.  
19:39:41 From TRyder (www.HTTWS.org) : Thank You for having me everyone. Sign my  
petition to close the incorrectly zoned Santa Monica airport. We are building communities that are

walkable & bike-friendly, we need LESS parking on the coast and more housing!

<https://htwws.org/santamonicaairport/>

19:39:41 From Susan to Hosts and panelists : This is my experience of city meetings. A waste of resident's time.

19:39:41 From Harmony L to Hosts and panelists : seriously

19:39:41 From Hilary Lambert : Right on man

19:39:44 From TRyder (www.HTTWS.org) : Thank You for having me everyone. Sign my petition to close the incorrectly zoned Santa Monica airport. We are building communities that are walkable & bike-friendly, we need LESS parking on the coast and more housing!

<https://htwws.org/santamonicaairport/>

19:39:44 From Michael : Go!

19:39:44 From hanna levinson to Hosts and panelists : This gentleman is exactly correct and you are making decisions without knowing or caring what you are doing or how it is actually affecting the city and its residents.

19:39:44 From concerned to Hosts and panelists : I want pictures of all the cars that will flood the alleyways

19:39:45 From Chris : Outstanding, you are soo correct

19:39:45 From Mara to Hosts and panelists : 🍌🍌🍌🍌

19:39:45 From TRyder (www.HTTWS.org) : Thank You for having me everyone. Sign my petition to close the incorrectly zoned Santa Monica airport. We are building communities that are walkable & bike-friendly, we need LESS parking on the coast and more housing!

<https://htwws.org/santamonicaairport/>

19:39:46 From Anita Famili to Hosts and panelists : Answer Peter!

19:39:48 From Richard Bresler : the rendering does not show street traffic

19:39:48 From R Malloy to Hosts and panelists : Right on

19:39:48 From Candy Arnold : Density bonus may be a fabrication and not a reality

19:39:50 From John Alle : No reason to hurl abuse at these nice people

19:39:50 From Margaret Sweeney : I like what he is saying!!! well said!!

19:39:50 From C Nakamura to Hosts and panelists : Bravo

19:39:51 From Christine to Hosts and panelists : No they don't care

19:39:51 From Patricia R to Hosts and panelists : Good point regarding the lack of consideration about the surrounding neighborhood.

19:39:51 From Traci to Hosts and panelists : The project is in walking distance from SMC and students frequently live four in a two bedroom. You don't have enough parking for everyone renting.

19:39:52 From Mike Bone to Hosts and panelists : Do it!

19:39:52 From Kathryn to Hosts and panelists : This proposed project does not have enough affordable housing within it and will raise rents throughout the city. In addition, the use of the hill to locate buildings will destroy ocean breezes and views east of this project on OP Blvd. Finally, there is nothing about this project that has any connection to our beachside city. We are not now nor should we ever be part of parcel of LA. We should be uniquely, distinctly Santa Monica. Sadly, this would be great for LA NOT our town.

19:39:52 From Tom to Hosts and panelists : This guy knows what he's talking about

19:39:54 From Michele Bury to Hosts and panelists : ALL ABOUT PROFIT

19:39:56 From Dan Faris to Hosts and panelists : Oh hell yeah!

19:39:56 From Kevin McCarthy to Hosts and panelists : Ocena Park Blvd is a one lane east and west and there is absolutely no way to deal with all the cars that will be generated from a project like that...utterly impossible as anyone who lives here knows. And it is clear that none of you live here in this Sunset Park and Ocean Park community. This is a traffic disaster with no solution. People drive cars regardless of whether you all think you can socially engineer people out of their cars. Not going to happen and you all know it.

19:39:58 From Mike Bone to Hosts and panelists : Preach  
19:39:58 From Stephanie Leah to Hosts and panelists : AMEN!!!!  
19:39:59 From Casalexisluc@gmail.com to Hosts and panelists : How bout going to their community and propose building in their neighborhood.  
19:40:00 From Roberta to Hosts and panelists : well said!  
19:40:01 From cathy karol-crowther : demonstate!!!!!!!!!!!!!!  
19:40:02 From Harmony L to Hosts and panelists : reach out to reporters so they start covering this story  
19:40:03 From Bea Pomasanoff : Bravo!  
19:40:04 From April Rocha to Hosts and panelists : Best speaker yet!!! Thank you  
19:40:04 From Joel to Hosts and panelists : Thank you, Peter  
19:40:05 From Megan to Hosts and panelists : Amen!!!!!!!!!!  
19:40:05 From Chris : They don't care about our area, All about the \$\$\$\$\$\$  
19:40:08 From Tamra raven to Hosts and panelists : Thanks Peter!  
19:40:08 From Bruce Feldman : Our city council should poll residents of Ocean Park and Sunset Park to see how they want this site to be developed.  
19:40:08 From Susan to Hosts and panelists : This is so true Peter.  
19:40:09 From Renee Blume to Hosts and panelists : Yea Peter!  
19:40:09 From Michelle to Hosts and panelists : Love love love  
Yes!  
19:40:10 From Dan Faris to Hosts and panelists : NICE!!!  
19:40:10 From Casalexisluc@gmail.com to Hosts and panelists : Thanks Peter!!!  
19:40:11 From Jeff : Peter is right!!  
19:40:12 From TRyder (www.HTTWS.org) : We care about our communities, the coastal cities need fewer cars!!!  
19:40:12 From eric : Less bad language Peter!  
19:40:13 From Stephanie Leah to Hosts and panelists : PROTEST THIS!!!  
19:40:15 From Tom to Hosts and panelists : Peter finally makes a good point  
19:40:15 From TRyder (www.HTTWS.org) : Thank You for having me everyone. Sign my petition to close the incorrectly zoned Santa Monica airport. We are building communities that are walkable & bike-friendly, we need LESS parking on the coast and more housing!  
<https://htwws.org/santamonicaairport/>  
19:40:15 From concerned to Hosts and panelists : They will turn the alleys into freeways  
19:40:17 From Kana : Restraining order!  
19:40:19 From Patricia Mayer : these nice people want to destroy your city  
19:40:21 From Ferris Gluck to Hosts and panelists : Sign the petition to overturn SB9 & SB 10!!!!  
19:40:22 From RYAN BRODE : big money is all they care about  
19:40:25 From Mindi Shank : Abuse? This actually is discourse.  
19:40:27 From Vince Esparza : Couldn't have said it better!  
19:40:27 From John Alle : lol Kana  
19:40:27 From agreenfire : Great point! We just live here! Pressure to kill this nonsense project.  
19:40:30 From John Alle : Good one  
19:40:34 From Michele Bury to Hosts and panelists : 🍌🍌🍌  
19:40:39 From DK to Hosts and panelists : Thanks Peter! spot on. We need to fight this.  
19:40:39 From Megan to Hosts and panelists : What are you answering?? How convenient to answer in batches. This is complete BS  
19:40:45 From Harmony L to Hosts and panelists : 500+ units is insane  
19:40:46 From Karen Campbell : I am a 4th Generation from So.CA.. My family grew up here. I have seen this town and other destroyed by growth. Growth continues, We need to thing

about our legacy.

- 19:40:48 From JK : The Lincoln Blvd renovation project will constrict traffic even more
- 19:40:52 From Bruce Feldman : Do any of the panelists live in Santa Monica?
- 19:40:55 From Traci to Hosts and panelists : I also don't see how you were able to not have 25% low income housing.
- 19:40:56 From Chris : Can we just replay what the last person said for the rest of this call????
- 19:40:58 From Jodi Summers : Put it on Montana Avenue.
- 19:41:01 From TRyder (www.HTTWS.org) : We want housing for all residents! The blue-collar workers, students, and many others deserve safe, clean, and affordable housing! Sign the petition to close the santa monica airport and penmar golf course. No more parking storage. [htwws.org/santamonicaairport](http://htwws.org/santamonicaairport)
- 19:41:03 From James Dufourd : The plan looks like a thoughtful beginning, however it is way too tall. Lop two floors off and you may have something more accommodating to the area. The architecture looks boring however. Give Bjark a call.
- 19:41:10 From Mary Ichiuji to Hosts and panelists : We need to put pressure on our elected city council!!!!
- 19:41:20 From Ellen Mark to Hosts and panelists : Thank you for that last most important comment about project comparison to community!!
- 19:41:23 From Peter Altschuler : You're not providing 15% affordable units. You're at only 10%.
- 19:41:23 From Harmony L to Hosts and panelists : pretty design. bad result
- 19:41:26 From Therese Kelly to Hosts and panelists : To the City & this Team: Please, when you do the traffic study, I hope you will be able to present it to the community in this way by doing significant public outreach so people can understand and query it. The traffic mitigation for this project but also improved transit plan for the region are of great interest to this neighborhood that is already suffering.
- 19:41:27 From cathy karol-crowther : Ha, the rich on Montana Ave will never let come there, they are really rich. Money talks
- 19:41:29 From Brian O'Neil : Again these state laws basically give the flinger to all local control over zoning. Follow the money as to how these state laws were passed.
- 19:41:36 From Rosalie Udewitz : Thank you Peter. You are so correct. We are all just whistling in the dark. The developer is just going through the drill with us. The project is set in stone; the developer is here to make a bunch of money; and we in the neighborhood will be left with the mess forever.
- 19:41:36 From Z : more like 11% not 15%
- 19:41:51 From Ann Hoover : I thought you were only doing 10% affordable, like Peter A. said.
- 19:41:51 From cathy karol-crowther : I cannot understand him
- 19:41:55 From Jeff : Density bonus waiver? Sounds like doublespeak
- 19:41:55 From R Malloy to Hosts and panelists : We all know what you're doing. It's disgusting.
- 19:41:57 From Michael : At that height it needs a zip-line to the beach.
- 19:42:01 From Leslee M to Hosts and panelists : None of them live anywhere near the project, that is certain
- 19:42:04 From Debra Jacobs : SM residents fought the Michael McCarthy Hotel project back in the 90's and in place of it we got Annenberg Beach Club. residents will protest for as long as it takes
- 19:42:05 From Traci to Hosts and panelists : Why haven't you done an impact report for the increased density on Ocean Park.
- 19:42:05 From Karen Campbell : It seems like you are telling us how you can rip us off.

How you are getting around the law. And how you can get by with this minimum.

- 19:42:07 From Chris : Do this on Montana street instead
- 19:42:08 From Megan to Hosts and panelists : 5 fricken stories!! Jesus.
- 19:42:08 From Peter Altschuler : Local zoning does not support your bonus argument.
- 19:42:08 From TRyder (www.HTTWS.org) : The 10 FWY EAST IS A TESTAMENT TO BAD HOUSING! Sign our petition to close the incorrectly zoned Santa Monica airport & Penmar golf course. www.HTWWS.org/santamonicaairport
- 19:42:08 From Adam Finkel to Hosts and panelists : try 153
- 19:42:10 From Candy Arnold : Only the south side gets this type of overdevelopment
- 19:42:15 From RYAN BRODE : Put this near pacific palisades they will love it ;)
- 19:42:16 From Renee Blume to Hosts and panelists : I think he is saying - we found loopholes so too bad for us
- 19:42:22 From Harmony L to Hosts and panelists : there is a way to beautify Lincoln w/o adding all these problems
- 19:42:23 From George Centeno to Hosts and panelists : Here are my observations. Have developers sought input and feedback from the Police Department and Fire Department regarding how this will impact public safety and fire safety and response? currently Lincoln Bl is the only main thorou
- 19:42:26 From Nancy Cronig : How about keeping Gelson's building as is, then put in more sensible/smaller pieces to the left and right of Gelson's for apartments and other shopping.
- 19:42:26 From TRyder (www.HTTWS.org) : No more NIMBYS upholding illegal segregation as it relates to race and class, that is DONE!!!!
- 19:42:30 From Mei Lisa to Hosts and panelists : Many wrongs don't make a right
- 19:42:31 From Zina Josephs : Was the other project 521 units?
- 19:42:31 From Leslee M to Hosts and panelists : MOST DANGEROUS INTERSECTION IN THE CITY
- 19:42:32 From Z : Wish there was still Tar and Feathering of carpetbaggers
- 19:42:35 From Stephanie Leah to Hosts and panelists : WHAT IS VERY LOW INCOME \$68K???
- 19:42:36 From Roberta to Hosts and panelists : 53 wow! That will really turn things around
- 19:42:41 From R Malloy to Hosts and panelists : This is not the same thing. This is in a small neighborhood.
- 19:42:43 From Candy Arnold : Drop it off of Pacific Palisades into the ocean
- 19:42:44 From Traci to Hosts and panelists : Just because it's been done before it doesn't mean it's beneficial to the community
- 19:42:44 From Robin Derby to Hosts and panelists : I like the suggestion that this should go next to the expo line and that it should be lower and less dense
- 19:42:45 From cathy karol-crowther : I cannot follow Dave Rand
- 19:42:46 From Chris : SM City council are morons. They just want more taxes
- 19:42:46 From Nathan Dean : That example is next to the train though
- 19:42:46 From bea nemlaha : So you can do it. But should you!
- 19:42:53 From DK to Hosts and panelists : Put it north by Montana.
- 19:42:53 From Leslee M to Hosts and panelists : LOL Z YES
- 19:43:02 From Tom to Hosts and panelists : Just because a different project got approved, doesn't mean this one should get approved
- 19:43:03 From TRyder (www.HTTWS.org) : Fewer parking spots and more housing on the coast! Save the Earth!
- 19:43:05 From Jeff : This just multiplies everything that is already bad about Santa Monica
- 19:43:08 From James Dufourd : How many people do our city planners believe can be squeezed into this already dense city? Does anyone but residents care about the consequences

of all this deification?

19:43:09 From Megan to Hosts and panelists : The city will approve anything that their donors want them too. This is a horribly obvious example of puppets speaking their lines. So upsetting to see this happening in real time.

19:43:12 From R Malloy to Hosts and panelists : This effort is about MAKING MONEY for Balboa Retail. Period.

19:43:13 From JJDFB : <https://www.lincolncenterproject.info/>

19:43:14 From Candy Arnold : We can change the city council in the next election

19:43:14 From B to Hosts and panelists : How long will the traffic study be?

19:43:18 From DAT to Hosts and panelists : this is not happening. make a smaller proposal. so much greed!

19:43:19 From Jim Bernstein : I am strongly against this project. Traffic is already terrible at Ocean Park and Lincoln.

19:43:20 From Harmony L to Hosts and panelists : only 53 low-income units. 10% is a joke

19:43:23 From cathy karol-crowther : try something small there and grow as needed and that works correctly

19:43:23 From carrielederer to Hosts and panelists : Basic common sense, more people, more vehicles.

19:43:29 From B to Hosts and panelists : What is the timeframe of the traffic study?

19:43:30 From JON MITCHELL : dont worry its "circulation" not traffic

19:43:31 From Mara to Hosts and panelists : Cart before the horse thinking.

19:43:33 From JJDFB : Lots of answers posted here: <https://www.lincolncenterproject.info/>

19:43:33 From Olivia Mione : You are ruining Santa Monica by creating housing that is unaffordable and also just making the city to busy. Many people already live in Santa Monica there is no need for a huge apartment building. Its a simple grocery store. Keep it. And also everyone wants to live here, that doesn't mean that they can.

19:43:37 From Kathryn to Hosts and panelists : Open space, breathing room, affordable housing, and middle income housing with substantial family units so that our schools can thrive are crucial for any new housing projects in our town. This project does not connect to our community's housing needs. For this to be the largest housing project in the history of our city there should be connectivity to our community. This immense project does not measure up.

19:43:37 From Roberta Levitow to Hosts and panelists : Exactly. Noone will want to live here if you get the traffic wrong. But, we do live here.

19:43:37 From Leslee M to Hosts and panelists : WONDER IF THE TRAFFIC ENGINEER WILL BE ON THE TAKE

19:43:44 From Susan Cope to Hosts and panelists : People are leaving California. Do we really need more developments?

19:43:45 From B to Hosts and panelists : Strongly against this project

19:43:45 From Ellen Mark to Hosts and panelists : YOU hired a traffic engineer to tell you this can happen!!

19:43:45 From TRyder ([www.HTTWS.org](http://www.HTTWS.org)) : Santa Monica has plenty of land to keep building housing, too much parking!

19:43:45 From 18D to Hosts and panelists : Per the SMDP today, this project could qualify for "by right" approval, meaning Planning Commission and City Council could not deny it!!! These as\$ho@#s can shove this down our throat! RESIST!

19:43:45 From Roberta to Hosts and panelists : You don't need a traffic review, stand on the corner at 5pm any day of the week

19:43:46 From Mei Lisa to Hosts and panelists : Why does everyone get to live in SM???

19:43:50 From Carmen to Hosts and panelists : I agree. Try to put something like this around Montana. They will never allow it. Because they have money and do not have to put up

with crap we have to. We are too close the Venice boarder  
19:43:50 From Renee Blume to Hosts and panelists : So this is absolutely useless - they found a loophole and nothing will stop them -  
19:43:56 From Z : did i just hear Dave say he and the developers are going to live in this monstrosity?  
19:43:56 From Chris : Lies  
19:43:58 From Megan to Hosts and panelists : THERE ARE TOO MANY UNITS! A monkey can see that!! This is such BS!  
19:43:58 From Jim Bernstein : The only way to lessen the traffic is to reduce the size of the project.  
19:43:58 From TRyder (www.HTTWS.org) : no more parking, build smarter communities and save the Earth  
19:43:59 From Mei Lisa to Hosts and panelists : Why do we need to be denser???  
19:43:59 From dorsogna@csun.edu to Hosts and panelists : Sir, it is impossible. You can hire whomever, but one-way lanes on OP and overcrowded Lincoln cannot coexist with 1K new people.  
19:44:01 From Mara to Hosts and panelists : No you have a neighborhood  
19:44:10 From B to Hosts and panelists : This isn't a very diverse panel  
19:44:13 From RYAN BRODE : this is not housing  
19:44:15 From Tamra raven to Hosts and panelists : 9000!!!  
19:44:16 From sonja to Hosts and panelists : PLEASE NOTE i was ignored and blocked entire meeting]  
19:44:16 From Olivia Mione : Your killing our planet  
19:44:18 From R Malloy to Hosts and panelists : And out of that 9000 your building is only solving for 50  
19:44:19 From Karen Croner to Hosts and panelists : DO you know this is the second most dangerous intersection in the city? How much is a life worth? Is the profit more important than lives?  
19:44:21 From cathy karol-crowther : we are dying off, do we really need more housing  
19:44:21 From Mitch Greenhill : Build the units downtown, near the metro station.  
19:44:22 From Arlene Vaillancourt : the state is crazy !!  
19:44:23 From Mei Lisa to Hosts and panelists : Is Beverly Hills doing this? Hancock Park? Palisade? North of Montana?  
19:44:24 From Shanna BLANEY : Indeed, where???? 9,000???  
19:44:24 From Caleb Smalls : it is housing.  
19:44:24 From Diane Reynolds (she/her) to Hosts and panelists : How do you meet a housing crisis when people can't afford the housing? What are the projected rents?  
19:44:24 From JK : Too many electricity brownouts in Santa Monica already  
19:44:25 From Joel to Hosts and panelists : North of Montana  
19:44:26 From Margaret Sweeney : you really don't care the negative impact this will have on the area. All you care about is the \$\$\$\$\$!  
19:44:26 From Leslee M to Hosts and panelists : OH STOP!!  
19:44:27 From TRyder (www.HTTWS.org) : No more NIMBY violence, that is DONE! These NIMBYS have been hoarding land and resources, they have been upholding illegal segregation as it relates to race and class, that is DONE!  
19:44:28 From Z : Extinction Rebellion NOW  
19:44:29 From RYAN BRODE : the planet is suffering  
19:44:29 From Roberta to Hosts and panelists : How about putting them along the train tracks where all the empty buildings are  
19:44:29 From Olivia Mione : Focus on more important issues  
19:44:30 From Tom to Hosts and panelists : This is a disaster for the City

19:44:30 From DK to Hosts and panelists : Do not put them all in one place!!! Too big!

19:44:30 From DeAnn Moore to Hosts and panelists : You don't understand the neighborhood or care about our neighborhood. This is the south side of Santa Monica. Not downtown area. I grew up taking the 8 bus down Ocean Park Blvd through our neighborhood of single family homes and 2 story apartment buildings. We don't want this monstrosity.

19:44:33 From Rick Berger : Answering questions 'in batches' allows our presenters to never be directly rebutted by the commenter/questioner. It also allows them to re-characterize the issues put to them in the way that best suits them. Why else answer questions in 'batches'. What are the presenters afraid of???

19:44:34 From TRyder (www.HTTWS.org) : No more parking, more housing!

19:44:35 From Roberta Levitow to Hosts and panelists : How is it proximate to traffic??

19:44:39 From Christine to Hosts and panelists : Put them at the bus depot

19:44:39 From Mitch Greenhill : How about north of Montana?

19:44:40 From Zina Josephs : This intersection is the 2nd most dangerous in the city in terms of fatalities and serious injuries. What mitigation can possibly mitigate the impact of 990 additional parking spaces on that intersection?

19:44:41 From Mike Terranova / SaMo Resident to Hosts and panelists : How about we put them in Brentwood where the population density is half that of Santa Monica today

19:44:41 From Mike Bone to Hosts and panelists : What transit?

19:44:41 From Patricia Mayer : no developer ever provided a negative environmental impact report or a negative traffic study

19:44:42 From John Alle : Making people commute two hours each way by car from the inland empire is what's killing the planet

19:44:48 From Megan to Hosts and panelists : Seriously,. No one on this zoom calls is falling for this crap. This is about making bank for the builder and that,.. is,... it!

19:44:49 From Jerry Nodiff : In terms of these housing demands, what about vacant commercial space that could be adapted to mixed use?

19:44:50 From Roberta to Hosts and panelists : How about putting some north of Wilshire

19:44:51 From B to Hosts and panelists : Are you going to take over the Blick lot across the street too?

19:44:52 From TRyder (www.HTTWS.org) : Yes more housing north of Montana! Small garden apartments and duplexes

19:44:52 From Shanna BLANEY : We HAVE to build 9,000? We have no say in the matter?

19:44:54 From Patricia R to Hosts and panelists : Right, put the housing in the least expensive and desirable neighborhood.

19:44:58 From Peter Altschuler : We need affordable housing. Not market rate units that no one can afford.

19:44:58 From sonja to Hosts and panelists : panelist help me to talk

19:44:59 From RYAN BRODE : Montana will love this ;0

19:45:00 From R Malloy to Hosts and panelists : Where do you live Hank Koning?

19:45:00 From Candy Arnold : There is no housing crisis, just require a cap on all rents no more than 800 dollars for any unit and all will be housed

19:45:05 From sonja to Hosts and panelists : hand is xiup

19:45:06 From bea nemlaha : Please answer my earlier questions whether these 521 units will count to the 9,000 Santa Monica must build? And yes, some of the single family residential neighborhoods need to change.

19:45:07 From cathy karol-crowther : fearful to ride a bike and Lincoln and OP. not like the beach bike path at all. then all the new cars coming, YIKES, if built

19:45:07 From dorsogna@csun.edu to Hosts and panelists : I am 100% sure that none of these very nice people would ever want to live in these monsters they are trying to shove down our

throats.

19:45:08 From TRyder (www.HTTWS.org) : The 10 FWY East is a testament to BAD HOUSING POLICY on the west side of LA!

19:45:09 From Chris : Go elsewhere with your ridiculous project

19:45:10 From Marc Verville : There is no relationship between the arbitrary 8,895 units and what Santa Monica actually needs. No needs analysis has been done for Santa Monica for RHNA. None.

19:45:11 From Richard Capparella : I had a few reservations prior to tonight's presentation. Now, having heard the plan, I am on Amazon.com shopping for pitchforks and torches.

19:45:14 From carrielederer to Hosts and panelists : Adding additional density won't cure the housing crisis any more than it did in Seattle when they raised the height allowance significantly for skyscrapers. It just attracted more people, traffic etc. And housing prices still went up the most in the nation

19:45:14 From ANGELA DE MOTT to Hosts and panelists : Besides the low income units, how about the other units be priced for our vanishing middle class?

19:45:14 From Michael : I've lived here 34 years and Lincoln blvd must become 3 lanes at all times. NO PARKING. Good luck with getting that passed with business' with no lots.

19:45:14 From Santa Monica - Tricia Crane : Unless we sop the State, this kind of project is the new normal - Fight back by signing the initiative!! THIS IS WHAT YOU CAN DO!  
<https://ourneighborhoodvoices.com/>

19:45:18 From Mike Terranova / SaMo Resident to Hosts and panelists : Now I know why this other grocery store property sold for 50M.. for a grocery store. Since it sits on a blvd they'll be able to tear it down and build a skyscraper of density bonus under administrative review. Thanks Sacramento. <https://smmirror.com/2022/01/euro-investment-firm-buys-santa-monica-whole-foods-property-for-over-50-million/>

19:45:19 From Diane Reynolds (she/her) to Hosts and panelists : 'Need for housing' is not solved by unaffordable housing

19:45:21 From James Dufourd : Oh please, your "objective" here is obviously to make as much money as possible

19:45:24 From TRyder (www.HTTWS.org) : Sign my petition to close the incorrectly zoned Santa Monica airport. We are building communities that are walkable & bike-friendly, we need LESS parking on the coast and more housing! <https://htwws.org/santamonicaairport/>

19:45:25 From Jim Bernstein : So make the project half the size. Why not do that?

19:45:25 From Shanna BLANEY : The design is thoughtful, but TOO. DARN. BIG.

19:45:26 From Megan to Hosts and panelists : Come back with a plan that has fewer units and fewer stories. NO TO THIS PLAN!!!

19:45:26 From Brian to Hosts and panelists : "Affordable housing" needs to be located outside of expensive areas. Pure economics.

19:45:28 From Traci to Hosts and panelists : Ocean park blvd is not cycle friendly. It is a two lane street. How will 500 people commute on it.

19:45:28 From Jeff : Bike freindly? Who in their right mind wants to ride a bike down Lincoln?

19:45:29 From Kelly Hsiao : can you tell us what feedback you incorporated into your design from the first meeting?

19:45:29 From TRyder (www.HTTWS.org) : Great job team, keep building housing, less parking!

19:45:30 From Olivia Mione : there is no need for 521 people getting added here

19:45:31 From DK to Hosts and panelists : These look like the PROJECTS in NY.

19:45:33 From Candy Arnold : You care about the dollars, that is all the money counts, not the people

19:45:34 From Kathryn to Hosts and panelists : THERE IS NO MARKET RATE

HOUSING CRISIS in our state or in our city. It is a manufactured crisis so that housing developers can make millions of dollars off of the backs of the residents of our city.

19:45:36 From Mei Lisa to Hosts and panelists : Is "No, we don't want this." considered "feedback"

19:45:37 From TRyder (www.HTTWS.org) : Walkable, bike-friendly communities.

19:45:39 From dorsogna@csun.edu to Hosts and panelists : Alison, Dave, Melissa, Hank, shame on all of you.

19:45:44 From R Malloy to Hosts and panelists : This is not a good build for our community. This is a company that is allllllll about PROFIT.

19:45:44 From Olivia Mione : Your listening but your're not going to do anything

19:45:45 From sonja to Hosts and panelists : why am i not being allowed to talk

19:45:46 From Karen Croner to Hosts and panelists : Hw small can you make it and still make the profit you need to make?

19:45:46 From bday12 : Interesting, the local residents seem to be opposed to this huge residential addition yet many of the called upon speakers seem to be scripted to support the project? Seems like the speakers are hand picked. Our City Council does not seem to care about the quality of life of current residents at all. It is very disappointing to have grown up in SM that was such a family friendly community and turning it into Manhattan NY.

19:45:47 From RYAN BRODE : people want cars you cant just take it away

19:45:49 From Leslee M to Hosts and panelists : WE DONT WANT IT!

19:45:54 From Rosalie Udewitz : If Mr. Rand would take a drive he would see that one block to the south of this proposed project on Hill Street are single family homes. This is a residential neighborhood with commercial frontage on Lincoln. Take a drive Mr. Rand.

19:45:57 From TRyder (www.HTTWS.org) : The NIMBYs are only concerned about protecting their "wealth" that they are hoarding!

19:45:57 From agreenfire : More open space and less developer blight is what we need.

19:45:59 From B to Hosts and panelists : All you see is \$\$\$ signs - no compassion for the community

19:46:00 From Patricia R to Hosts and panelists : Objectives for this project? \$\$\$\$

19:46:01 From james greenberg to Hosts and panelists : I second everything that Peter said! We are longtime residents who live a few blocks from this proposed site. We do not want this built. There is already heavy traffic at this intersection. Traffic on Ocean Park in both directions can be backed up for blocks. Santa Monica still has charm, despite all the snarky remarks about this city no longer being a small, intimate community. It's cold, ugly projects like this that will ruin the beauty of our city. We will fight very hard against this.

19:46:01 From Santa Monica - Tricia Crane : Unless we stop the State, this kind of project is the new normal - Fight back by signing the initiative to get it onto the Nov ballot: THIS IS WHAT YOU CAN DO! <https://ourneighborhoodvoices.com/>

19:46:03 From Bruce Leddy : Yes, Shanna. Unfortunately, the state has required that Santa Monica build 8955 apartment units by 2029. Of those over 6000 have to be affordable under state standards. It's a LOT.

19:46:03 From Michele Bury to Hosts and panelists : Your project is not meeting your goals!

19:46:04 From sonja to Hosts and panelists : please allows me to talk

19:46:05 From carrielederer to Hosts and panelists : Is there going to be a review after this to see if housing prices went down

19:46:05 From Hil to Hosts and panelists : Please just show us the water use and traffic impact.

19:46:06 From Z : they could build this project in CULVER CITY

19:46:07 From Brian O'Neil : WE need to get a solid pro-resident majority on the city council in the next elections. Pro-resident means smart development, not no development. Don't vote for

anyone backed back SM Forward, a front for developers.

19:46:09 From norakayfoster to Hosts and panelists : I would like to know where the four presenters live.

19:46:09 From TRyder (www.HTTWS.org) : Dense housing will allow us to have more parks

19:46:12 From DK to Hosts and panelists : Can we vote on this?

19:46:12 From Renee Blume to Hosts and panelists : I might believe them but they only called on people reading scripts for the first few comments

19:46:13 From Anita Famili to Hosts and panelists : The design in NO WAY fits the neighborhood. This is not downtown Santa Monica.

19:46:16 From Adam Finkel to Hosts and panelists : TOO BIG, TOO MANY UNITS, CUT IN HALF

19:46:16 From TRyder (www.HTTWS.org) : Less parking storage

19:46:19 From Megan to Hosts and panelists : Yes please share how the project changed in response to 'how you listened and do care about' the people at the last meeting. Please do tell.

19:46:21 From RYAN BRODE : How many of them live in santa monica and live in a large house

19:46:33 From Michael : What are the non-low income housing units rents?

19:46:36 From Caleb Smalls : Ryan, you can build alternatives to cars and make it easy and comfortable to use alternatives.

19:46:38 From TRyder (www.HTTWS.org) : Good for you Karen

19:46:39 From Debra Jacobs : how about green space Dave Rand? There are three schools within 1-6 blocks. Multiple families live near the dense Lincoln street area. By the way, why does the space have to have soooo many units and not place more available green outdoor space.

19:46:41 From Bruce Feldman : Again, do any of the panelists representing the project live in Santa Monica?

19:46:42 From Richard Orton to Hosts and panelists : 1. South 6 buildings have living rooms look right onto each other.

19:46:42 From Leslee M to Hosts and panelists : My blood pressure cant take much more of this!

19:46:44 From Zina Josephs : We only have to build about 2,000 more market-rate housing units, and those are probably already in process. 53 is a "drop in the bucket" re the required 6,000 affordable units required for the Housing Element.

19:46:44 From Tom to Hosts and panelists : These projects are the reasons why people are leaving CA

19:46:46 From JON MITCHELL : "dense housing" will ruin santa monica, no way

19:46:47 From T i m : Dear Friends, imagine what is going to happen at Santa Monica Airport when it is closed in a few years if this is allowed.

19:46:48 From Randolph Visser to Hosts and panelists : What did the applicant do to talk to community prior to designing this project ?

19:46:51 From Chris : Watch, even with everyone commenting that they don't like this. Somehow it will be approved. Just like changing Ocean Park from 2 to 1 lane when we didn't want it

19:46:52 From TRyder (www.HTTWS.org) : Because there are TOO MANY CARS ON Lincoln!!!

19:46:53 From Tom to Hosts and panelists : She's 100% correct

19:46:56 From Diane Reynolds (she/her) to Hosts and panelists : Are you planning this development intentionally too big so once the battle begins you will reduce it to where you want to be in the first place?

19:47:00 From TRyder (www.HTTWS.org) : More housing in walkable and bike-friendly

communities!!

19:47:00 From Mindi Shank : Lincoln is a mess!

19:47:04 From Leslee M to Hosts and panelists : MOST DANGEROUS INTERSECTION IN THE CITY!!!

19:47:05 From R Malloy to Hosts and panelists : This speaker is correct

19:47:05 From RYAN BRODE : Caleb how many cars do you own?

19:47:07 From Patricia R to Hosts and panelists : Density of this project is absurd.

19:47:07 From cathy karol-crowther : I agree, Lincoln is a KNOT

19:47:07 From Megan to Hosts and panelists : Do any of you rent your apartment in Santa Monica?

19:47:09 From sonja : =hank

19:47:13 From norakayfoster to Hosts and panelists : There are no north south streets but lincoln

19:47:13 From Marc Verville : Dense housing will increase land costs and do nothing for parks. There is no relationship between density and affordability. None.

19:47:13 From Joel to Hosts and panelists : Thank you, Arlene!

19:47:14 From John Alle : GOOD! Stop driving everywhere you climate arsonists

19:47:14 From Carmen to Hosts and panelists : Why isn't there someone from the city on the webinar

19:47:15 From TRyder (www.HTTWS.org) : More housing and less parking for cars

19:47:17 From Megan to Hosts and panelists : Thank you!!!

19:47:20 From Traci to Hosts and panelists : Why don't you tear down the Vons on wilshire? You cant because its a wealthier neighborhood. Political clout. Historically, Ocean Park was working class. North of Wilshire was professional.

19:47:21 From Tom to Hosts and panelists : This is a Real resident ! She knows what she is talking about

19:47:22 From Leslee M to Hosts and panelists : EXACTLY!!!

19:47:22 From Amanda Pereira : ... this seems like a lot of "this inconveniences me personally so you can't do it!" and well, that reflects very badly on you guys

19:47:24 From TRyder (www.HTTWS.org) : More housing surrounded by large parks!

19:47:25 From hanna levinson : Thank you Arlene!!

19:47:26 From JON MITCHELL : too many cars? how do you get to work? how do you take your kids to soccer?

19:47:27 From Jill to Hosts and panelists : The traffic on Ashland & Lincoln is already horrible. I am 100% against this oversized project!

19:47:27 From Leslee M to Hosts and panelists : BAM!!!

19:47:28 From sonja : no one is letting us unmute

19:47:30 From John Alle : What's crazy is that half of car trips are three miles or less

19:47:32 From Megan to Hosts and panelists : Thank you Ariene!!!!

19:47:32 From Harmony L to Hosts and panelists : totally agree!!

19:47:32 From Mei Lisa to Hosts and panelists : Agreed!

19:47:34 From Michael : Santa Monica villiage

19:47:36 From Susan Cope to Hosts and panelists : The gridlock on Lincoln, Neilson and Main Street every afternoon should be cause enough to stop adding people.

19:47:37 From norakayfoster to Hosts and panelists : Thank you Arlene

19:47:38 From oscar de la Torre to Hosts and panelists : 53 low income units and 500 market rate units will help relieve "the housing crisis"? Does this project exacerbate the "affordability crisis?"

19:47:41 From Robin Derby to Hosts and panelists : Thank you Debra my kids went to Samohi and were hit by cars on their bikes imagine this

19:47:42 From Graham Rigby : Build more housing! Including right here in Ocean Park.

19:47:43 From Brian O'Neil : here here Common Sense!

19:47:44 From Joanne Leslie to Hosts and panelists : The nostalgia and sense of privilege by the people who already live here is very distressing to me.

19:47:44 From Tom to Hosts and panelists : Arlene knows about real issues as a real resident

19:47:45 From Ann Hoover : Dave Rand -- (1) Of the 9000 unit requirement in the 6th Cycle RHNA, the vast majority 6,000 + are to be affordable. (2) Only 2000 and change are to be market rate, and as of February 2021, based on what was already in the pipeline, we only needed to build 890 units by 2029 to be 6th cycle compliant for market rate. Obviously more market rate units have entered the pipeline since last February, bringing the City even closer to the 6th cycle benchmark for market rate. ALL WE NEED is affordable and this project does not bring that. So I'd like to hear from you why this is a good project for Santa Monica, given that we do not need market rate housing.

19:47:47 From Tim : Here here

19:47:47 From Bea Pomasanoff : Driving east after 2 pm is impossible.

19:47:48 From TRyder (www.HTTWS.org) : We shouldn't be FORCED to drive everywhere. WE need smarter communities! Smart, bike-friendly, and walkable!

19:47:50 From Richard Orton to Hosts and panelists : 2. Need more open space at corner of Lincoln and Ocean Park, take out that corner building.

19:47:50 From JON MITCHELL : try walking 3 miles

19:47:50 From Amanda Pereira : Santa Monica is a city, lady. Not a small town ffs

19:47:51 From Michele Bury to Hosts and panelists : Well said!

19:47:52 From RYAN BRODE : Caleb did I loose you?

19:47:52 From Santa Monica - Tricia Crane : Stop complaining!!!! Fight back by signing the initiative!! THIS IS WHAT YOU CAN DO! <https://ourneighborhoodvoices.com/>

19:47:54 From Jim Bernstein : I agree with Arlene. This project will result in insane traffic.

19:47:57 From mateo : how about putting housing north of montana? like San Vicente? Lincoln is already a mess!!!

19:47:59 From cathy karol-crowther : the noise on Lincoln is terrible. you will neet at least triple pane windows

19:48:00 From Jaryl Lyn : The retail businesses in this shopping center provide essential services to the Ocean Park Community. We can't afford to lose them.

19:48:05 From Larry Arreola : If the state is requiring so called affordable housing amount of 6,000 units out of the over 9,000 it is requiring, how come you get to build a project with 10%

19:48:07 From Mara to Hosts and panelists : I would walk more if it was safe. Less 3 mile car trips

19:48:08 From Debra Jacobs : our small city is 8 square miles. Are we going to fill up every space because you say it can be filled up according to the "state"?

19:48:11 From Michael : I hear you can build in Montana

19:48:12 From Karen Campbell : Are you going to let the city view this Zoom meeting or are you going to select what you want them to see?

19:48:13 From John Alle : The current speaker needs to chill out and smoke a joint

19:48:13 From Jeremy Bamberger : two minutes

19:48:13 From Candy Arnold : We need a petition to overturn the law that allows this massive type of development.

19:48:14 From dorsogna@csun.edu to Hosts and panelists : "Rates rates of murder, rape, robbery and aggravated assault are generally higher in areas with high-density residential developments." <https://newsinfo.iu.edu/news/page/normal/13030.html>

19:48:14 From Anita Famili to Hosts and panelists : Lincoln is NOT safe for biking.

19:48:17 From Adam Finkel to Hosts and panelists : We need more low income housing, build low income housing not 450 market rate units

19:48:18 From Chris : Agreed!!!  
19:48:19 From Michele Bury to Hosts and panelists : IS too dangerous to read a bike on Lincoln  
19:48:20 From Anita Famili to Hosts and panelists : This will make it worse.  
19:48:20 From Jeremy Bamberger : good luck candy  
19:48:22 From Tom to Hosts and panelists : Arlene 100% correct. Ocean Park Blvd became a disaster  
19:48:26 From Leslee M to Hosts and panelists : YUP! WE ARE GRIDLOCKED AT 3PM  
19:48:27 From Susan to Hosts and panelists : True!  
19:48:28 From TRyder (www.HTTWS.org) : There are TOO many parking lots, less parking lots, more rapid clean transit. More bike lanes, more open green space surrounded by dense housing. Close the Santa Monica airport. www.HTWWs.org/santamonicaairport  
19:48:30 From JON MITCHELL : bike lanes a joke, massive traffic, try getting to work in gridlock  
19:48:31 From Z : Enough is Enough  
Sunset Park Friends....  
LETS ORGANIZE  
19:48:31 From Chris : She is on point  
19:48:32 From Megan to Hosts and panelists : Amen!! None of us are impressed!  
19:48:32 From Karen Campbell : Yea you go girl  
19:48:37 From B to Hosts and panelists : Its not safe to ride a bike on Lincoln as It is  
19:48:39 From TRyder (www.HTTWS.org) : LOL Having a LANE for cars is NOT more important than housing. Get this Karen off the phone  
19:48:39 From Michele Bury to Hosts and panelists : Same here  
19:48:39 From Megan to Hosts and panelists : Amen!!!  
19:48:40 From patricia.danner to Hosts and panelists : Yes - It is far too congested. I do not approve of this at all. It is not for the welfare of the residents here.  
19:48:41 From RYAN BRODE : Caleb how many cars do you own?  
19:48:42 From Candy Arnold : Yes, plenty of room in Montana, please go  
19:48:44 From Tom to Hosts and panelists : Thank you Arlene  
19:48:44 From Amanda Pereira : OMG so many conspiracy theorist ranting people  
19:48:46 From Richard Orton to Hosts and panelists : 3.Small retail shops seem distant from parking, not convenient for dropping off dry cleaning  
19:48:48 From Bart Petty : people will bike from this location to work downtown, this is absolutely what we need.  
19:48:51 From Brian to Hosts and panelists : Get rid of rent control, kick out the low rent Tenants and make space for developments like this  
19:48:53 From Megan to Hosts and panelists : Arlene for president!!! xoxo  
19:49:04 From R Malloy to Hosts and panelists : We are not impressed with this farce by Balboa Retail  
19:49:05 From mateo : I don't think you know how bad traffic is on Lincoln because you don't live here.  
19:49:05 From Leslee M to Hosts and panelists : Z I'M WITH YOU AND TRICIA  
19:49:06 From Megan to Hosts and panelists : Nice,.. a jerk,. yay.  
19:49:11 From sonja : why can't we talk  
19:49:11 From Tom to Hosts and panelists : Jeremy is a fake resident  
19:49:11 From Mei Lisa to Hosts and panelists : Yuck  
19:49:12 From TRyder (www.HTTWS.org) : Build more housing North of Montana and lets use the incorrectly zoned Santa Monica airport also. www.HTWWs.org/santamonicaairport  
19:49:14 From james greenberg to Hosts and panelists : Totally agree with what Arlene said!!  
19:49:15 From JK : The heat generated by the project will drive up everybodys electric A/C

use and bills

19:49:17 From sonja : you blocked my input  
19:49:18 From Megan to Hosts and panelists : Oh he's a fan,. And a jerk,. What a shock.  
19:49:18 From JON MITCHELL : bike lanes not family friendly  
19:49:18 From TRyder (www.HTTWS.org) : YESSS Great caller on now  
19:49:19 From Aram : Since this seems to be happening no matter our concerns, how do we fight this. I personally don't want another 5 story building on Lincoln as we have at Grant and Lincoln. It simply creates more of a shadow, valley effect that will ultimately decrease airflow and sun. Further, another 951 cars packed into this small area especially at rush hours will simply make this a traffic nightmare, especially since we took out car lanes for barely used bike lanes.  
19:49:19 From 18D to Hosts and panelists : Remember Newton's third law  
19:49:20 From Hil to Hosts and panelists : 20! wow. Would that help the environment.  
19:49:23 From Amanda Pereira : "I want bikes!" "Okay, here let's make a place where people can lve that's biking distance to downtown" "NO! Not like that! Gr!"  
19:49:23 From Tom to Hosts and panelists : Don't believe this guy  
19:49:23 From bday12 : Agree completely that we should not be increasing the density in this city. It is being ruined and our tax dollars are being wasted supporting measures to ruin it. The woman who just spoke was correct in everything she said.  
19:49:26 From Shanna BLANEY : I am also not convinced adding gobs of housing and density will solve housing affordability. It hasn't seemed to do that in Miami, or Manhattan. High demand areas will command higher rents. The supply and demand argument is not infallible.  
19:49:28 From hanna levinson : And they don't care even a little bit. It's like trying to stop the overbloated government from passing their ineffective, outlandish laws and doing nothing about the true needs of the citizenry  
19:49:30 From Margaret Sweeney : why don't you build this in your own neighborhoods!!  
19:49:33 From Tim : LOL there are tons of apartments for rent RIGHT NOW in SM  
19:49:36 From Mara to Hosts and panelists : Shill  
19:49:49 From Tom to Hosts and panelists : Jeremy has never driven on Lincoln or Ocean Park  
19:49:53 From TRyder (www.HTTWS.org) : Close the Santa Monica airport. Dense housing surrounded by large parks instead of PARKING LOTS AND CARS! We shouldn't have to drive everywhere  
19:49:53 From Richard Orton to Hosts and panelists : 4. You show nice mature trees, have you allowed wells to take the roots of those trees?  
19:49:53 From Michael : Housing crisis? Exorbitant rent prices crises.  
19:49:54 From Megan to Hosts and panelists : Yes built this in your neighborhood. No??  
But, but,. But,. Why not???  
19:49:54 From Graham Rigby : Vacancy rates are the lowest they've been in decades, Tim.  
19:49:55 From Rosalie Udewitz : Traffic engineers are paid by the developer. AS the lady who just spoke said, the answers and recommendations made will fit the needs ane requirements of the developer -- not we residents of the area.  
19:49:56 From John Alle : No there's not  
19:49:58 From Candy Arnold : We have to vote out legislators in Sacramento, we need a change in California  
19:49:58 From Chris : Agreed. Why don't you build this in your own neighborhoods!  
19:49:59 From Bradley Ewing : We should build projects like this in every neighborhood, great idea Margaret!  
19:50:00 From Leslee M to Hosts and panelists : What an idiot! Wonder who this guy works for  
19:50:02 From RYAN BRODE : There are apartments already available for a cheaper price!  
19:50:03 From Joan Grossman to Hosts and panelists : Housing crisis due,to high rents

19:50:04 From Jim Bernstein : "Did you guys maximize the density bonus? It's FAR, right?"  
Is this guy a real estate developer?

19:50:06 From John Alle : Some of you people need to try actually renting an apartment

19:50:08 From Tamra raven to Hosts and panelists : Nice that Dave is answering a question right away when someone agrees with him. Unbelievable!

19:50:09 From Art to Hosts and panelists : Jeremy how much are you paid?

19:50:11 From Graham Rigby : ^

19:50:13 From Leslee M to Hosts and panelists : Tons of apartments

19:50:14 From Bradley Ewing : ^

19:50:20 From TRyder (www.HTTWS.org) : ^

19:50:21 From JON MITCHELL : what does a "traffic engineer" do with too many cars in one lane

19:50:23 From R Malloy to Hosts and panelists : To build enough low income housing to meet the state's 9000 required we'd have to build another HUNDRED AND EIGHT (180) of these same crappy over developments. Do the math

19:50:24 From Kelly Capp : you know, the bright side is there are 500+ passionate citizens who are involved! I am impressed with the community involvement

19:50:32 From Jeff : Dave Rand: Master of doublespeak

19:50:33 From Helen Landon to Hosts and panelists : Santa Monica is becoming ugly. Look at the whole downtown area. Knocking down beautiful buildings, putting in parking lots and then the developers say that they are filling in empty lots. <https://www.loopnet.com/Listing/1437-6th-St-Santa-Monica-CA/9418511/>. [https://www.zillow.com/homedetails/516-Colorado-Ave-Santa-Monica-CA-90401/20484699\\_zpid/](https://www.zillow.com/homedetails/516-Colorado-Ave-Santa-Monica-CA-90401/20484699_zpid/) both these buildings are gone in the last couple of years. I visited a town in nor cal called Fairfax. They have the right idea of how to keep things livable.

19:50:34 From Amanda Pereira : smdh. Close the airport I moved next to because I moved next to an aiport and I don't like it - that's just top level idiocy right there

19:50:37 From Megan to Hosts and panelists : The people who like this plan,. Are so transparent.

19:50:38 From Roberta to Hosts and panelists : There are 100's of commercial buildings empty post covid, there has to be a better location

19:50:38 From Patricia Mayer : Jeremy - are you a development architect? Your questions seems to say you are more than knowledgeable about ways to circumvent density concerns.

19:50:39 From Mei Lisa to Hosts and panelists : Funny, units closer to the beach seem like they would be the most profitable...SM is pretty large if you go east

19:50:42 From Rick Berger : Notice 'speaker' is happy to directly dialog with someone who agrees with him.

19:50:44 From TRyder (www.HTTWS.org) : I'm happy to have more housing, this is great. Less parking though, more housing. Taking another parking lot in DT SaMo as well please!

19:50:44 From Diane Reynolds (she/her) : Troll.

19:50:46 From Leslee M to Hosts and panelists : This speaker 🤡

19:50:46 From Debra Jacobs : Jeremy Baumberger, Are you kidding? We do not need more of these projects. WHAAAAT? How about more green space for the residents and visitors? We are 8 square miles Mr. Baumberger.

19:50:48 From Ellen Mark to Hosts and panelists : Why don't you require the people who live in your project to either ride bicycles, walk or bus everywhere? Put that into effect instead of adding more cars.

19:50:50 From Tom to Hosts and panelists : We should put 500 units in Jeremy's yard

19:50:50 From Lois Bostwick : How about doing this on Montana instead?

19:50:51 From Megan to Hosts and panelists : What a jerk.

19:50:51 From Anita Famili to Hosts and panelists : Folks - their demographic is silicone beach highly paid 20 something tech single professionals that are tired of the homeless situation in

Venice.

- 19:50:56 From Tom to Hosts and panelists : He would really appreciate that
- 19:50:57 From Chris : This guy is a paid advertisement
- 19:50:58 From DAT to Hosts and panelists : as long as we neighbors have the time and we care enough THIS IS NOT HAPPENING
- 19:50:59 From Susan Cope to Hosts and panelists : We are already host to thousands from the rest of the city every weekend, every hot day. Ocean Park is the one area of Santa Monica with easy beach access. It already feels like a clown car being stuffed with a few more clowns.
- 19:51:00 From Harmony L to Hosts and panelists : total troll
- 19:51:00 From norakayfoster to Hosts and panelists : Where does Jeremy live?
- 19:51:02 From JON MITCHELL : bet jeremy doesnt live here
- 19:51:04 From DeAnn Moore to Hosts and panelists : Jeremy one of the many plants.
- 19:51:07 From John Alle : some of you people just need to admit you're misanthropes
- 19:51:08 From Mei Lisa to Hosts and panelists : or closer to the 10
- 19:51:10 From Denise Madden to Hosts and panelists : Jeremy, square 5.
- 19:51:13 From Jeremy Bamberger : PIER AND LINCOLN
- 19:51:21 From John Alle : Go live in the middle of Idaho if you hate living near people so much
- 19:51:21 From Mitch : I wish Jeremy would go back where he came from and overdevelop the City where he grew up.
- 19:51:21 From Jeremy Bamberger : doesn't live where jon?
- 19:51:22 From Megan to Hosts and panelists : Jeremy,... probably doesn't live here. Probably isn't very good in bed.
- 19:51:24 From TRyder (www.HTTWS.org) : [www.HTTWS.org/santamonicaairport](http://www.HTTWS.org/santamonicaairport) Please also close the airport and build more housing North of Montana. More housing, more housing, more housing. Less parking storage for cars. More bike lanes and wider sidewalks for pedestrians. Give us car free streets.
- 19:51:29 From Leslee M to Hosts and panelists : Jeremy, please stop with your nonsense
- 19:51:29 From Jeremy Bamberger : born and raised LA
- 19:51:30 From Graham Rigby : Actually Chris, some people have just done their reading and understand California's housing crisis and how to solve it.
- 19:51:33 From RYAN BRODE : the young people in montana will like this ;)
- 19:51:34 From Shanna BLANEY : John Allen, your comments deriding other's intent are not helpful.
- 19:51:40 From Joan Grossman to Hosts and panelists : Is "cheaper price" \$;3000 and more!
- 19:51:40 From DK to Hosts and panelists : jeremy - do you live in the neighborhood?
- 19:51:43 From Tim : "Existing grade" is the grade on the certified survey submitted with the project application. Probably 95% of the Gelson's parcel is at the Lincoln Blvd. elevation, not at the 10th Court elevation, and has been since around 1956. However, your drawings show the buildings being "stepped up" in rows, so that the 3rd row of buildings will tower over the existing 3-story multi-family building at 1020 Ocean Park Blvd. (next to 10th Court). With 18-foot rooftop structures atop 55- or 65-foot buildings, the rooftops of the 3rd row seems to be about 100 feet above Lincoln Blvd. What in the municipal code allows 100-foot tall buildings on Lincoln Blvd., which is zoned "Mixed-Use Boulevard Low" on the Gelson's site?
- 19:51:48 From TRyder (www.HTTWS.org) : What about the residents that have been displaced by housing violence?
- 19:51:50 From Michael : Corner of O.P. & 7th. 34 years
- 19:51:51 From John Alle : "The real residents" are anyone who lives here

19:51:54 From TRyder (www.HTTWS.org) : Build more housing North of Montana as well  
19:51:55 From RYAN BRODE : Thanks to the speaker rn  
19:51:57 From Bradley Ewing : “Real residents”, there’s the dog whistle!  
19:51:58 From Diane Factor to Hosts and panelists : I am a lifelong resident of the Sunset Park neighborhood. Lincoln Blvd is the artery from the airport, and with the millions of tourists that come into Santa Monica annually, this intersection is already overrun and dangerous. I think this project is too large for this location and will make a bad situation way worse. I also think that this way of addressing the homeless issue is not meaningful or innovative. This is the same unimaginative approach taking advantage of a civic problem to promote an inappropriate development.  
19:52:01 From Graham Rigby : What is a “real” resident, exactly?  
19:52:01 From Leslee M to Hosts and panelists : 1975 🙌  
19:52:04 From DAT to Hosts and panelists : ridiculous indeed  
19:52:04 From Chris : I have been here for 50 years. SM has gotten way overbuilt  
19:52:04 From Anita Famili to Hosts and panelists : Ridiculous is right  
19:52:05 From Mei Lisa to Hosts and panelists : So tru  
19:52:05 From TRyder (www.HTTWS.org) : Exactly  
19:52:08 From Santa Monica - Tricia Crane : You can DO SOMETHING by signing the petition to give BACK to cities the control over land use: <https://ourneighborhoodvoices.com/>  
19:52:10 From TRyder (www.HTTWS.org) : These segregationist NIMBYS are a mess  
19:52:10 From John Alle : You don’t matter more just because your family has lived here a long time  
19:52:11 From Caleb Smalls : City of SM has a waiting list of qualified renters for aff. housing. 53 names will be scratched off the waiting list. Huzzah!  
19:52:15 From John Alle : And you know isn't probably white  
19:52:18 From TRyder (www.HTTWS.org) : Sign my petition to close the incorrectly zoned Santa Monica airport. We are building communities that are walkable & bike-friendly, we need LESS parking on the coast and more housing! <https://htwws.org/santamonicaairport/>  
19:52:19 From Graham Rigby : Almost like you don’t want any new neighbors.  
19:52:20 From Debbie to Hosts and panelists : What are the projected rental rates? How many are “affordable” units?  
19:52:20 From John Alle : Is\*  
19:52:27 From Max : “Real residents” — imagine if you said “real citizens” about recent immigrants  
19:52:28 From DAT to Hosts and panelists : as long as we neighbors have the time and we care enough THIS IS NOT HAPPENING  
19:52:30 From mateo : Born and raised here! This city has gone to hell.  
19:52:32 From DAT to Hosts and panelists : as long as we neighbors have the time and we care enough THIS IS NOT HAPPENING  
19:52:34 From John Alle : POOR people might move in! 😱  
19:52:35 From JK : 50 gigabits more capacity are needed to serve the units  
19:52:40 From Olivia Mione : I agree  
19:52:41 From Chris : Yes it does. Seen the changes over the years. They are not good  
19:52:42 From Tim : WAY TOO BIG  
19:52:42 From TRyder (www.HTTWS.org) : Well lets improve Santa Monica, let's build more North of Montana.  
19:52:45 From Graham Rigby : Certainly not any new neighbors who aren’t already incredibly wealthy!  
19:52:48 From Candy Arnold : We have a 44 unit building going up on Ashland and Lincoln, enough is enough, plus 551, how much unaffordable housing can we build  
19:52:52 From Michael : One tower, 522 floors high.

19:52:52 From John Alle : Poor defined as poorer than the speaker saying no more housing  
19:52:53 From Leslee M to Hosts and panelists : Gone through the SM schools and raising kids here is a qualifier  
19:52:55 From Joan Grossman to Hosts and panelists : What other lg sites are next!!!!  
19:52:57 From Megan to Hosts and panelists : Everyone who is FOR improving Santa Monica? REALLY improving it? Does NOT want this project to be this big.  
19:53:02 From TRyder (www.HTTWS.org) : Well lets keep them affordable for locals. The 10 FWY east is a testament to BAD housing policy!  
19:53:04 From JON MITCHELL : I lived here my whole life, dont know ANY residents that want this  
19:53:05 From R Malloy to Hosts and panelists : To build enough affordable housing to meet the state's 9000 required units we'd have to build 180 of these huge corporate builds. The entire project should be affordable housing or nothing at all.  
19:53:09 From TRYder (www.HTTWS.org) : We want it  
19:53:12 From John Alle : JK surely it needs to at least be 1000 gigabit a  
19:53:14 From Mitch : Improving Santa Monica would involve turning back the clock and sending the outsiders home, their home.  
19:53:15 From cathy karol-crowther : the affordable housing offered is TINY to most people don't want it  
19:53:15 From dorsogna@csun.edu to Hosts and panelists : The answer is \$\$\$\$  
19:53:17 From Amanda Pereira : Hi Jon! I'm a resident I want this :)  
19:53:18 From Graham Rigby : ^^you should get out more Jon.  
19:53:23 From Candy Arnold : Yes, thousands of apartments for rent in Santa Monica, do not need the 500 plus  
19:53:24 From Mathew Millen : the low income units are for non residents  
19:53:28 From TRYder (www.HTTWS.org) : Sign my petition to close the incorrectly zoned Santa Monica airport. We are building communities that are walkable & bike-friendly, we need LESS parking on the coast and more housing! <https://htwws.org/santamonicaairport/>  
19:53:30 From Phillis D : I don't understand why this project needs to be so HUGE. This will be untenable for residents, Lincoln Blvd and for our City. for all the reason discussed. 53 UNiTs for low income?? What a joke. And the rest market rate. We have to put up with 500 UNITS in one locations for 53 low units?  
19:53:34 From John Alle : Wow Mitch with the dog bullhorn not even the dog whistle!  
19:53:37 From Jane Dempsey : Have you done a feasibility study on who will support the grocery and retail there? Will the retail and grocery be able to financially survive on these units?  
19:53:38 From Harmony L to Hosts and panelists : Can someone post the Lincoln Project link here?  
19:53:40 From Leslee M to Hosts and panelists : Most dangerous intersection in the city study did not happen  
19:53:40 From Traci to Hosts and panelists : It does seem not doing the traffic study is corporate self-interest.  
19:53:52 From Megan to Hosts and panelists : Agreed!! They think the answer to the water issue is,. "Well,. We paid the fees!"  
19:53:54 From RYAN BRODE : the developers know not to pick on montana because they know that it will get shut down immedately.  
19:53:56 From cathy karol-crowther : YAY Stacey  
19:53:58 From JK : Built into the sloping Hill will create a wind & smog trap  
19:54:00 From GB to Hosts and panelists : No 3-bedroom units? You're excluding a lot of families from living in this development. If your aim is to create a multigenerational community on the site, I'd recommend a greater range of housing.  
19:54:09 From TRYder (www.HTTWS.org) : Build smarter communities that are walkable

and bike-friendly. The presenters please continue forward, you're doing great work. The Segregationist NIMBYS have been hoarding land and resources. We cannot delay anymore housing developments.

19:54:10 From John Alle : Jane, would you also like them to tuck you in and give you a glass of warm milk?

19:54:10 From Harmony L to Hosts and panelists : This reminds me of the Santa Monica Airport FBO fight from 12-ish years ago

19:54:11 From cathy karol-crowther : you don't answer the questions

19:54:11 From DAT to Hosts and panelists : good points Stacey

19:54:16 From RYAN BRODE : developers suck

19:54:16 From Brian to Hosts and panelists : Love this project. Gelsons and all the stores really suck

19:54:18 From R Malloy to Hosts and panelists : Go Mary!!!!

19:54:21 From TRyder (www.HTTWS.org) : Sign my petition to close the incorrectly zoned Santa Monica airport. We are building communities that are walkable & bike-friendly, we need LESS parking on the coast and more housing! <https://htwws.org/santamonicaairport/>

19:54:24 From 18D to Hosts and panelists : 521 units worth of additional cars and you're REMOVING one exit to the street with no additional mitigation plan. You have no regard for quality of life.

19:54:26 From Megan to Hosts and panelists : They aren't answering even close to all questions. This is such obvious bs.

19:54:27 From Harmony L to Hosts and panelists : horrible changes to plane routes

19:54:30 From agreenfire : Carrying capacity cannot be increased with "offsets".

19:54:30 From TRyder (www.HTTWS.org) : NO more parking please

19:54:36 From Harmony L to Hosts and panelists : we fought that and WON

19:54:46 From Leslee M to Hosts and panelists : Greedy money grabbers, that's why

19:54:48 From Candy Arnold : The law was passed for the developers who are donors to many of the politicians

19:54:53 From MHarwood : It s not an ugly lot! There s a beautiful supermarket, a useful dry cleaner and a wonderful UPS store - all with very kind people working and serving the community. And it s really convenient to park in the lot and easily walk to the stores.

19:54:54 From Mitch : The problem is that the people making these decisions did not have the opportunity to experience the kind of place that Santa Monica used to be before they came here to ruin it.

19:55:02 From TRyder (www.HTTWS.org) : Walkable and bike-friendly communities. Wider-sidewalks. Get rapid transit up Lincoln and take the car lane down to 1 lane

19:55:05 From Tom to Hosts and panelists : That's right

19:55:07 From Arlene Vaillancourt : All the parking will be used by residents, where will people who want to shop park ??

19:55:08 From Leslee M to Hosts and panelists : It will be a mess

19:55:09 From Nikki to Hosts and panelists : Consider all the apartments directly around this project....you will be ruining our light, space, and neighborhood. This project is too large and the height is ridiculous.

19:55:11 From JON MITCHELL : Mitch is right

19:55:13 From Harmony L to Hosts and panelists : Don't worry everyone. We will WIN as a community of loving, local residents

19:55:14 From R Malloy to Hosts and panelists : Exactly! This project exceeded the areas carrying capacity.

19:55:15 From Ann Hoover : Go Mary Marlow!!

19:55:18 From Megan to Hosts and panelists : What the add for this zoom,. "People who can sit and barely act like they care about real concerns of real citizens" ?

19:55:19 From sonja : you crooks  
19:55:23 From Amanda Pereira : oh wow, just lifting the exact words from the flyer, huh?  
19:55:24 From sonja : taking our stores  
19:55:29 From Mike Bone to Hosts and panelists : Well said Mary M  
19:55:35 From TRyder (www.HTTWS.org) : Our coastal cities do not need MORE CARS, we need housing. People should be able to walk outside of their house to the grocery store, to get food, etc.  
19:55:35 From Amanda Pereira : "the size of a 711" like ... ffs  
19:55:35 From RYAN BRODE : the small grocery store will be even more expensive  
19:55:36 From Debra Jacobs : What's cool about the North Shore in Hawaii and other COOL spaces is that they have rules with building like keeping structures low and maintaining a sense of blending into the neighborhoods. No bill boards, even McDonalds when they moved into the area were required to be low key. No "golden Arches" These are choices. You all are sounding like this is necessary because the state says so???  
19:55:36 From Leslee M to Hosts and panelists : Yay Mary 🍌🍌🍌  
19:55:38 From sonja : you steal from residents\  
19:55:39 From R Malloy to Hosts and panelists : We use all of those stores.  
19:55:46 From Sienna Block : When housing is built elsewhere expect trips to increase on Lincoln as more people will have to drive through the City. By having these homes near transit, fewer car trips will happen.

It is sad to hear people not wanting young people (like the 800 who graduate from SaMo HS each year) to thrive (be able to afford market rate housing) and live in Santa Monica.

I live here and want our City to embrace new residents — as the City did years ago when the housing that most of us now live in was built.

19:55:48 From sonja : if you donate call on me i will ropolrt gyou  
19:55:49 From Candy Arnold : Our side streets will be so crowded with much more traffic, many of the streets very narrow  
19:55:49 From TRyder (www.HTTWS.org) : We aren't stealing anything, you don't own the city.  
19:56:01 From Joshua Strauss : Bigger grocery store! Yes!  
19:56:03 From TRyder (www.HTTWS.org) : Fewer cars and more housing Candy  
19:56:05 From Ellen Mark to Hosts and panelists : Thank you Mary!! Thanks to all the very pointed questions!  
19:56:08 From Chris : Most SM residents don't shop in downtown SM because it is so crazy for parking and overcrowded. Now they want to do the same thing on this side of SM  
19:56:08 From Graham Rigby : ^  
19:56:16 From TRyder (www.HTTWS.org) : Sign my petition to close the incorrectly zoned Santa Monica airport. We are building communities that are walkable & bike-friendly, we need LESS parking on the coast and more housing! <https://htwws.org/santamonicaairport/>  
19:56:17 From John Alle : I 100% guarantee the last speaker drives to this shopping center  
19:56:18 From Natalya Zernitskaya to Hosts and panelists : Santa Monica, like the majority of California, desperately needs to build more homes. According to the Legislative Analyst's office, there is a significant shortage of housing across California, particularly in coastal metro areas  
19:56:18 From Robin Derby to Hosts and panelists : I agree we use this public commons and we appreciate it and would like more for us  
19:56:22 From Graham Rigby : (To fewer cars not NIMBYism)  
19:56:22 From Mei Lisa to Hosts and panelists : chain stores  
19:56:24 From sonja : you greddey

19:56:24 From DAT to Hosts and panelists : why aren't they answering the other questions?

19:56:26 From Megan to Hosts and panelists : Oh you disagree,.... Oh,. Ok then. That's a GREAT answer. Jesus.

19:56:28 From Natalya Zernitskaya to Hosts and panelists :  
<https://lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.aspx>

19:56:30 From 18D to Hosts and panelists : Debra, the North Shore rules!

19:56:31 From Michelle to Hosts and panelists : Over 500 units taxes our infrastructure, resources and traffic. Will you improve the neighborhood's infrastructure? No traffic study? Water is already scarce. Less people, less units, more commercial businesses.

19:56:32 From Michele Bury to Hosts and panelists : Trader Joes

19:56:33 From TRyder ([www.HTTWS.org](http://www.HTTWS.org)) : We need more housing in DT SM not more parking, that's crazy that cars get more housing than humans. What a world!

19:56:34 From Traci to Hosts and panelists : It

19:56:34 From DAT to Hosts and panelists : only the ones that are convenient for them?

19:56:34 From Christine to Hosts and panelists : It won't a grocery store

19:56:35 From Candy Arnold : Not at all balanced, a crushing blow to this neighborhood,

19:56:37 From C Nakamura to Hosts and panelists : EREWHON - super expensive

19:56:38 From R Malloy to Hosts and panelists : Lies, Dave Rand

19:56:39 From Z : Less Developers more reasonable Rent!!!

19:56:39 From John Alle : Chris, downtown needs lots more housing too!

19:56:41 From DeAnn Moore to Hosts and panelists : NOT A BALANCED PROJECT. THIS IS ALL ABOUT TOP DOLLAR TO YOU ALL.

19:56:42 From Harmony L to Hosts and panelists : more modern grocery store? Gelson is great...and VIABLE

19:56:43 From Mitch : I vote for everyone here to go back to their own roots, fix problem in their own home towns, and leave us Santa Monicans alone. Get out of here!!!

19:56:43 From Leslee M to Hosts and panelists : Where do you live panelists?

19:56:45 From RYAN BRODE : agree with you cris'

19:56:46 From Traci : It's always Whole Foods.

19:56:48 From Bradley Ewing : I shop in DTSM all the time. I walk there, no car needed!

19:56:49 From dorsogna@csun.edu to Hosts and panelists : Dave: do you live here?

19:56:49 From Roberta to Hosts and panelists : We don't need a restaurant, we need a grocery store

19:56:52 From DAT to Hosts and panelists : as long as we neighbors have the time and we care enough THIS IS NOT HAPPENING

19:56:52 From Mei Lisa to Hosts and panelists : So, more corporations will be supported

19:56:53 From Megan to Hosts and panelists : This is horrible,. They know it,.. they're all full of it. This is so obvious.

19:56:54 From TRyder ([www.HTTWS.org](http://www.HTTWS.org)) : Yes more housing in Downtown Santa Monica so we can walk out the house and walk to the store or bike

19:56:54 From Z : this is DOGTOWN~~~~!~!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

19:56:55 From Graham Rigby : There isn't a neighborhood in Santa Monica that doesn't need more housing.

19:57:09 From davidgarden to Hosts and panelists : Will you need to file an Environmental Impact Report as part of CEQA?

19:57:13 From Mitch : You are not welcome to come ruin my home town.

19:57:15 From 18D to Hosts and panelists : Dave Rand, get out of our city!

19:57:15 From R Malloy to Hosts and panelists : You're telling 500 residents who live here that you know what's best for us?

19:57:16 From Candy Arnold : We do not need more market rate housing

19:57:17 From Megan to Hosts and panelists : Wow,. He is completely full of it.  
19:57:18 From Christine to Hosts and panelists : I use all the shops in the center  
19:57:19 From TRyder (www.HTTWS.org) : Yes the commercial buildings in SaMo have made the traffic crazy! The 10 FWY East is a testament to BAD housing policy! Close the incorrectly zoned Santa Monica airport ASAP.  
19:57:19 From Larry to Hosts and panelists : All the units will have cars to add to the area.  
19:57:20 From RYAN BRODE : Bradley, what if you wanted to drive somewhere?  
19:57:24 From cathy karol-crowther : we got to get to some market, so we have to drive farther down Lincoln to find one?  
19:57:24 From C Nakamura to Hosts and panelists : TEACHERS  
19:57:26 From Cory Entsminger to Hosts and panelists : What about all the commercial trips that those new residents have? F off  
19:57:27 From RYAN BRODE : How many cars you got  
19:57:29 From Mindi Shank : Traffic study should have been step 1  
19:57:35 From Helen Landon to Hosts and panelists : What you are doing hurts so bad. I might just have to leave. i lived in a beautiful livable city and now I live in an ugly mess. I see beautiful buildings knocked down and these ugly monstrosities put up. We have tons of empty retail all over the downtown. Im just about to deal with the Vons project across the street from my office. I'm a psychotherapist, that's gonna be nice, totally losing my view, not to mention the construction noise. I'll be leaving my office. That'll be another one vacant in my almost empty building.  
19:57:35 From Traci : I think one of the primary concerns is Ocean Park is a two lane street.  
19:57:36 From Leslie Wilson to Hosts and panelists : The Platform project in Culver City has a very inviting ground floor with retails and green spaces - this project does not have any ground floor space where it makes it more inviting for pedestrian/ neighborhood experience.  
19:57:37 From Leslee M to Hosts and panelists : It's going to push us over the edge trafficwise.. types of tenants?  
19:57:39 From R Malloy to Hosts and panelists : You're here to make money. Not to improve the community.  
19:57:42 From C Nakamura to Hosts and panelists : Balboa, why did you over pay for the land  
19:57:43 From sonja : greedy  
19:57:45 From Chris : TRyder (www.HTTWS.org) STOP SPAMMING  
  
19:57:46 From dorsogna@csun.edu to Hosts and panelists : Look at their faces and body language, they are all uncomfortable because they know they are destroying our little town for their own greed.  
19:57:47 From Marc Verville : NOTE: The "John Alle" nametag has been hacked. These are not the comments of John Alle.  
19:57:49 From Joel to Hosts and panelists : Leave Santa Monica alone!  
19:57:50 From John Alle : Why do you people want everyone to have to drive like you all do  
19:57:51 From TRyder (www.HTTWS.org) : Ryan we shouldn't be forced to drive everywhere. SaMo is a beautiful city my God! The congestion from cars is too much. Build dense housing surrounded by green space and get rid of the cars  
19:57:52 From bea nemlaha : Mr. Rand, you are opining, not giving us facts and data to support the cut in retail serving businesses given the at least 1000 more people living there.  
19:57:53 From JON MITCHELL : ocean park is ONE LANE  
19:57:55 From sonja : i am blocked to talk\  
19:57:58 From John Alle : Do you care about the climate or not?  
19:58:05 From Larry to Hosts and panelists : Very small assistance for affordable

housing

19:58:07 From cathy karol-crowther : can you build a bridge to walk over Lincoln blvd at Ocean Park. I have dreamed of that

19:58:10 From RYAN BRODE : Who is forcing you to drive?

19:58:11 From Renee Blume to Hosts and panelists : This is obviously them just doing this to fulfil their obligation. They don't care - they are just checking a box.

19:58:15 From Candy Arnold : The bike lanes and bus lanes will have to be removed, there will be so much traffic

19:58:17 From Leslee M to Hosts and panelists : TRyder is a mole its so obvious

19:58:29 From Debra Jacobs : I was reading some comments that seemed to state that it's sad "we residents" don't want younger people to live here. DO you think young people are going to be able to afford one of these apartments? My own adult kids who were born and raised here cannot afford to rent here. There are 4 units open at an apt. building on 14th and Santa Monica and they cannot fill them...

19:58:35 From Therese Kelly : @sonja you just have to raise your "hand" icon and they will eventually call on your and unmute you.

19:58:36 From JON MITCHELL : WORD JACKIE!

19:58:37 From John Alle : Demanding auto centric shopping centers de facto forces people to drive

19:58:39 From Tom to Hosts and panelists : She's also correct

19:58:45 From R Malloy to Hosts and panelists : Go Jackie!!!

19:58:45 From Megan to Hosts and panelists : Try listening people,.... Just,.... Try,...

19:58:47 From Leslee M to Hosts and panelists : Truth about Hollywood! I don't want to go there anymore

19:58:51 From Mei Lisa to Hosts and panelists : Yup

19:58:52 From cathy karol-crowther : more boxy apts

19:58:52 From Graham Rigby : Yes, "people with money" doesn't describe Santa Monica at all.

19:59:01 From Bradley Ewing : Debra, do you think that has anything to do with the fact that Santa Monica has built less housing than SaMoHi graduates for decades, year over year?

19:59:04 From TRyder (www.HTTWS.org) : our coastal cities need fewer parking lots and more dense housing surrounded by green space.

19:59:11 From Megan to Hosts and panelists : NO TO THIS PROJECT!!!! IT'S TOO BIG!!!!

19:59:13 From Candy Arnold : The children's box buildings, what a child could draw

19:59:18 From Amanda Pereira : wait ... you people think these are high rises? These?

What? OMG, someof you havenever left this city and it shows

19:59:20 From Harmony L to Hosts and panelists : does anyone have the link to the design?

19:59:23 From Aram : We use these business's all the time. Their loss will impact many of us. How about putting in a Target and some more restaurants that will make this actually useful for our community that doesn't dwarf all the neighbors and cut their light and cooling wind from the ocean? No we don't think this is the "right size" for our home town. If I wanted to live in a high rise neighborhood, I would move to NY city.

19:59:28 From Chris : Candy so true. Bike lanes have to removed

19:59:32 From John Alle : The current speaker lives in her own reality

19:59:32 From 18D to Hosts and panelists : "...more scars upon the land..."

19:59:35 From Harmony L to Hosts and panelists : i can't remember it

19:59:38 From John Alle : Housing causes homelessness, lol

19:59:47 From Candy Arnold : Yes 100% affordable

19:59:48 From Leslee M to Hosts and panelists : I use that shopping center near

everyday

19:59:48 From TRyder (www.HTTWS.org) : We have 60,000+ unhoused residents in LA County because NIMBYS have been hoarding land and resources. Close the Santa Monica airport ASAP

19:59:50 From TRyder (www.HTTWS.org) : and build housing

19:59:57 From JON MITCHELL : current speaker is right, look at hollywood

19:59:59 From Olivia Mione : yes it doesn't work

20:00:01 From bday12 : Agree with Mary who just spoke. Improving Santa Monica does not mean adding density. I would not want to go to this Gelsons with that amount of housing density adjacent. Why are there so many vacant commercial spaces on our current mall?

20:00:05 From Michele Bury to Hosts and panelists : More housing is necessary but this project is way too big!

20:00:15 From John Alle : Flood the market with so much new market housing that it's all super cheap

20:00:22 From John Alle : This is the way

20:00:25 From Harmony L to Hosts and panelists : Sorry. i thought i was posting to everyone. my msitake

20:00:25 From Robin Derby to Hosts and panelists : Some of us loved protein for pets and a local dry cleaners and a ups not just groceries

20:00:33 From Amanda Pereira : No it didn't. Keep Vancouver out of your mouth

20:00:35 From hanna levinson to Hosts and panelists : The set-up of this meeting is ineffective ad does not serve the community participants who get to sit and watch the 4 of you for the duration of the meeting. Are you all the proposing Developers or agents of City of Santa Monica or both? Please tell us who you are and who you represent.

20:00:35 From Bradley Ewing : All of these homeowners concern trolling about affordable/subsidized housing should do their part and put their homes under a covenant, typing the value to their Prop 13 assessment

20:00:36 From Mitch : I was born in SM in 1961, my family here since the 1940's. YOU have ruined this city. Go home and fix your own city, no one here needs your help.

20:00:37 From John Alle : ooh China! More racism!

20:00:44 From Mei Lisa to Hosts and panelists : Seattle too

20:00:46 From Mike Feinstein to Hosts and panelists : I'm in a remote beach village in Mexico with very weak WiFi. When it's my time to speak , don't know if the sound will be ok or you won't be able to hear me

20:00:49 From Max : Empty apartments would pay taxes and have no traffic — sounds OK!

20:00:50 From Michael : In 78 years it will be the year 2100. Kids born today will be living in a vastly different world that most current "visionaries"

20:00:51 From John Alle : Was I supposed to bring my hood to this meeting?

20:00:54 From Harmony L : We will fight this with the media. Honestly, talk to any reporters that you know.

20:00:57 From Joanne Leslie to Hosts and panelists : Wow, bashing the unhoused and China in the same comment.

20:00:58 From R Malloy to Hosts and panelists : Balboa Retail buys and develops these properties for money, not for community

20:01:02 From R Malloy to Hosts and panelists : Let her speak

20:01:03 From Megan to Hosts and panelists : Yes Jackie! Don't let them shut you up!!!!

20:01:10 From Candy Arnold : I heard someone say the real estate market may be in for a correction, if so may it be soon

20:01:10 From Ellen Mark to Hosts and panelists : Go Jackie!!

20:01:11 From Amanda Pereira : Wow Mitch - as a new resident of SM ... you suck, sir

20:01:11 From John Alle : lol timers in the shower

20:01:13 From JON MITCHELL : playing the use the race card? pathetic  
20:01:14 From Michael : 💧  
20:01:16 From Graham Rigby : Wow! Very welcoming  
20:01:19 From R Malloy to Hosts and panelists : 🙌🙌🙌🙌  
20:01:19 From Harmony L : we need to get local media attention on this  
20:01:19 From Megan to Hosts and panelists : YES thank you Jackie!!!!  
20:01:20 From Stephanie Leah to Hosts and panelists : YOU SHOULD HAVE LOW  
FLOW NO MATTER WHAT  
20:01:22 From Leslee M to Hosts and panelists : Thank you Jackie  
20:01:24 From John Alle : 500 people who don't live here? That's what the housing is for!  
20:01:33 From Arlene Vaillancourt : Its a good example, China investments, are not always  
logical  
20:01:42 From RYAN BRODE : for money from the gov duhh  
20:01:43 From TRyder (www.HTTWS.org) : We need to build more housing in Single family  
zoned neighborhoods too, that's whose really hoarding all the water and watering those large  
yards they have. More housing in the NIMBY zones pronoto!  
20:02:06 From R Malloy to Hosts and panelists : GREAT QUESTION  
20:02:10 From Leslee M to Hosts and panelists : Good question!!!  
20:02:11 From R Malloy to Hosts and panelists : 🙌🙌🙌  
20:02:12 From Megan to Hosts and panelists : The people who support this project on  
here seem like hired actors. Anyone can see that this project is horrible for the community.  
20:02:13 From Tom to Hosts and panelists : That's a great question  
20:02:21 From Harmony L : Does anyone have the link to the design that was presented at  
the beginning?  
20:02:21 From Leslee M to Hosts and panelists : Gleam 🤖  
20:02:26 From Soumya Naidu : Guys, its not 500 people. its 500 units. so it could be a  
minimum of 500 people and a maximum of 2000 people assuming 4 people to a unit  
20:02:27 From Candy Arnold : Have you donated to any California politicians?  
20:02:28 From Tom to Hosts and panelists : And if the company and developer made a  
donation  
20:02:32 From Michael : 😞  
20:02:36 From carrielederer : Also how much does this expand tax base and thus budgets  
for local politicians  
20:02:37 From Traci : Santa Monica is too desirable. It will not be as affected by trends.  
20:02:39 From R Malloy to Hosts and panelists : Let's hear those answers  
20:02:41 From bday12 : Jackie Stansbury completely correct. Interesting she got cut off  
when she was making so many reasonable points. The people clearly reading scripts or talking  
directly to people on the panel are allowed to go on at length.  
20:02:42 From Halina Alter to Hosts and panelists : Yes!!!!  
20:02:43 From Leslee M to Hosts and panelists : I love this guy!!!! ❤️  
20:02:59 From Amanda Pereira : The investments of Chinese nationals in Vancouver and  
other nOrth American cities is a complicated situation that no one here is going to understand vua  
the chat, but like, bringing it up is not helping your argument  
20:02:59 From RYAN BRODE : ^  
20:03:01 From Olivia Mione : None of you are going to consider what we are saying  
20:03:09 From Megan to Hosts and panelists : The way their picking and choosing who  
to answer and when?? Jeese! Come on, at least TRY not to be so obvious!  
20:03:12 From Shanna BLANEY : I think the back building is six stories.  
20:03:18 From Olivia Mione : at least make the building sustainable and all affordable  
20:03:25 From Graham Rigby : 53 is a lot more than we'll get if these NIMBY callers get

their way!

20:03:25 From Leslee M to Hosts and panelists : Do You live here in sunset park, any of you!?

20:03:29 From RYAN BRODE : this is not affordable tho

20:03:33 From Shanna BLANEY : Define "very low income"

20:03:33 From Amanda Pereira : Well Olivia, if the majority of you were saying sensible things, maybe

20:03:43 From Leslie Wilson to Hosts and panelists : I understand the cities must grow and has to accommodate the housing need. But this project does not have any consideration for pedestrian experiences - the enhanced pedestrian experience will make the project more successful, and more open and inviting to the neighborhood. The architects really need to stand on the corner and watch how the pedestrian experience is intertwined the vehicular circulation throughout the day. I assume that you hired this firm 'cause they are well-known SM architect and hoped to appease the citizens, but the design seems totally blind to how the site is being used now and how the experience can be enhanced.

20:03:45 From Tom to Hosts and panelists : The more affordable housing that is built, the higher the rents go, makes no sense at all

20:03:48 From Nathan Dean : you get the benefit of density bonus though? Correct?

20:04:01 From Jackie to Hosts and panelists : Mary made a good point. To replace a thriving large grocery by a "7-11" size market is unacceptable. Also the impact of all the extra people — also unacceptable . The traffic. Too big. Way too big. I am obviously against this project.

20:04:03 From R Malloy to Hosts and panelists : Yeah, but how much did you all donate to our city "leaders?"

20:04:03 From TRyder (www.HTTWS.org) : More affordable housing on the westside, few parking spots for cars. Let's close another parking lot in DT SM and build affordable housing! Also, close the incorrectly zoned Santa Monica airport and penmar golf course ASAP so we can have a beautiful, walkable community surrounded by a park. [www.HTWWS.org/santamonicaairport](http://www.HTWWS.org/santamonicaairport)

20:04:06 From Jennifer Field : Someone needs to explain these "water offsets" in detail. Exactly where are they coming from? Please be precise. This can't be put upon the residents.

20:04:09 From Harmony L : this reminds me of the SM airport debacle and we WON that nightmare

20:04:12 From Traci : What is the estimated rent for the affordable units?

20:04:12 From Jeff : Define affordable

20:04:20 From Candy Arnold : State the truth, it is all about the profits you will make, you are not doing it for the affordable housing

20:04:21 From 18D to Hosts and panelists : Any new construction should require solar

20:04:24 From Jim Bernstein : Why only 55 years for low income housing? Why not permanently?

20:04:26 From Leslee M to Hosts and panelists : So Cal worst drought in 1,200 years

20:04:27 From Kitty : Jeremy Bamberger stop harassing the commenters

20:04:31 From Z : This is a Propaganda Controled zoom meeting that has definitley signs of some theatrical planned questions by developers

20:04:32 From TRyder (www.HTTWS.org) : We are closing the Santa Monica airport soon! Can't wait!!! Thank You HCD

20:04:36 From RYAN BRODE : I feel like Lincoln will sink due to its geologic formation and the sea level rise

20:04:37 From Amanda Pereira : Ugh, every time I think of the airport I remember how awful NIMBYs are

20:04:38 From Z : dont u thinkl

20:04:43 From John Alle : lol NIMBYs complaining about harassment is rich

20:04:45 From Mei Lisa to Hosts and panelists : EVERY SINGLE TIME we hear developers coming to SM talk about building affordable housing...I think it's a bit of a bait and switch

20:04:45 From cathy karol-crowther : what are the size of these affordable units. usually tiny

20:04:47 From Jackie Stansbury : What happens in 55 years?

20:04:50 From Rosalie Udewitz : Mr. Rand: What are the projected rents for the market rate units by unit type? I want to hear what the rents are not for the affordable units of which there are few but for the market rate units.

20:04:51 From Leslee M to Hosts and panelists : I wonder how many???? 3

20:04:55 From TRyder (www.HTTWS.org) : Yes I have an affordable unit and it DOES Help me! 53 is a great start, needs to stay affordable indefinitely!

20:04:56 From Jim Bernstein : Jeremy Bamberger, how long have you lived in Santa Monica?

20:05:06 From Jaryl Lyn : These developers obviously aren't interested in considering any of the objections that residents are raising.

20:05:07 From Harmony L : link to the design project?

20:05:07 From RYAN BRODE : What if we needed the airport in a public emergency

20:05:13 From Jackie Stansbury : The density in Hollywood has not led to more housed people.

20:05:13 From R Malloy to Hosts and panelists : That entire property should've been affordable housing.

20:05:15 From Leslee M to Hosts and panelists : Conflicts of interest abound

20:05:21 From R Malloy to Hosts and panelists : THEY DODGED THE QUESTION

20:05:22 From Tamra raven to Hosts and panelists : Melissa - didn't answer his questions

20:05:23 From Z : get a helicopter

20:05:28 From Hil to Hosts and panelists : Are they skipping the question about donating to campaigns?

20:05:28 From Karen Croner to Hosts and panelists : Melissa didn't answer the question!

20:05:30 From Roberta to Hosts and panelists : Melissa didn't answer whether she worked for Gleam Davis

20:05:30 From Tim : To take action, join Friends of Sunset Park - <https://friendsofsunsetpark.org>

20:05:31 From Renee Blume to Hosts and panelists : Did they TOTALLY AVOID answering the questions!

20:05:32 From Candy Arnold : Has your law firm donated to any California politicians?

20:05:34 From Renee Blume to Hosts and panelists : WOW

20:05:34 From Tom to Hosts and panelists : The other people didn't answer the questions

20:05:35 From B to Hosts and panelists : Why doesn't Alison ever speak?

20:05:36 From Bruce Feldman to Hosts and panelists : An answer on the Gleam Davis question, please!

20:05:38 From Jeff : Melissa didn't answer about the campaign she worked on

20:05:41 From dorsogna@csun.edu to Hosts and panelists : Melissa, did you participate in Gleam's campaign or not?

20:05:41 From Tom to Hosts and panelists : That's a complete dodge

20:05:44 From RYAN BRODE : helicopter is not enough for all these people

20:05:50 From Renee Blume to Hosts and panelists : No Koning didn't answer either.

20:05:50 From TRyder (www.HTTWS.org) : The airport is a playground for the wealthy, stop it! Close the incorrectly zoned Santa Monica airport and penmar golf course so we can build a

beautiful walkable & bike-friendly community. More bike lanes please and car free streets!

20:05:53 From JON MITCHELL : John is wrong

20:05:54 From Tom to Hosts and panelists : This is another phony

20:05:55 From Renee Blume to Hosts and panelists : ANOTHER PLANT

20:05:56 From R Malloy to Hosts and panelists : somebody else ask how much money they paid into the PACs and campaigns for local politicians

20:05:59 From Harmony L : TROLL

20:06:00 From Stephanie Leah to Hosts and panelists : apologize???? get lost

20:06:01 From Chris : John Alle is sooo wrong

20:06:02 From 18D to Hosts and panelists : Melissa non responsive to the donation question

20:06:03 From carrielederer : So many policy people claim that density increases affordable housing. But what I've seen everywhere I've lived is that increased density just pulls in higher populations until they bid up the prices to the same level that the market can bear and then traffic and resource constraints are worse off. In Seattle they raised the height limits a decade ago using the same public policy argument. What happened? Prices in Seattle advanced the most of any urban area in the past five years. Homelessness increased in spite of that. So where is the financial rent average goal for five years from now and the penalty if it is not achieved in terms of cost affordability?

20:06:03 From Leslee M to Hosts and panelists : Another numbskull

20:06:06 From Stephen Martin : rand just dismissed the other questions about political campaign contributions

20:06:09 From steve to Hosts and panelists : boo hoo

20:06:16 From Mary Ichiuji to Hosts and panelists : What about Melissa relation with gleam Davis

20:06:20 From Hil to Hosts and panelists : totally not answering the question. Noted.

20:06:20 From Kana : The others are not answering questions directed to them!

20:06:21 From Caleb Smalls : Thank you. I had the same question about bike parking.

20:06:21 From Michael : Free bikes for all

20:06:21 From Rosalie Udewitz : I am sure that the market rate units have been proformed. What are those rents projected to be? Plenty I am sure.

20:06:22 From Stacy : Please explain how 160 parking spaces are going to accommodate 521 units - when most units will have multiple cars.

20:06:23 From Robin Derby to Hosts and panelists : I had an electric bike stolen on Lincoln

20:06:26 From Harmony L : "wish we could have 10, 20, 30 ,more of these" lol

20:06:28 From steve to Hosts and panelists : you whinny losers

20:06:32 From DAT to Hosts and panelists : please don't apologize for us.

20:06:33 From Megan to Hosts and panelists : Calling a liar a liar is not abuse. Telling someone who clearly isn't answering questions and that they don't give a shit? Is not abuse. It's the truth!!

20:06:35 From dorsogna@csun.edu to Hosts and panelists : Melissa, please respond on Gleam's campaign. It is not right for you to not be transparent.

20:06:35 From R Malloy to Hosts and panelists : You all saw them refuse to answer the most basic question.

20:06:39 From Patricia Mayer : What restrictions are there on who gets the affordable units? Are they required to go to low income people who work in the city? Or is it developer's choice of tenant?

20:06:39 From Traci : I thought Ocean Park & Lincoln has the 2nd highest fatality and accident rate in SM.

20:06:44 From Jeanne Laurie : How do you get groceries for 4 people home on a bicycle?  
20:06:47 From Liz Hanrahan to Hosts and panelists : You didn't answer my questions about political donations. Also, Mr. Rand, did you represent this project when you where on the Santa Monica Chamber of Commerce?  
20:06:47 From TRyder (www.HTTWS.org) : To the caller talking about bike thefts, we need safer lockers for bikes but we also need corrective behaviorial health treatment in all of LA County.  
20:06:50 From JON MITCHELL : John wants us to bike to work  
20:06:51 From Renee Blume to Hosts and panelists : I guess we know who got contributions enough not to care if they get re-elected again  
20:06:52 From Chris : Really, you main point is losing your bike, Great talk  
20:06:53 From Von schreiber-morgan, Helene to Hosts and panelists : With 520 units it is the density we find alarming. Of these 520 units how many bedrooms does that represent. Also i understand 160 parking spaces will be available for commercial or public use, how many parking spaces are planned for the residents. What formula are you using to justify the parking plan  
20:06:53 From John Alle : Cargo bikes!  
20:06:54 From Candy Arnold : Has Hank Koenig or his firm donated to any California politicians?  
20:06:58 From Tom to Hosts and panelists : Address the crime rate and you won't have to worry about your bike being stolen  
20:06:59 From Mitch : Santa Monica residents are being forced to absorb responsibility for the homeless/housing burden for the county, state, country, world. We are all charitable people. Let's share this burden with the good people around us rather than take it all on ourselves.  
20:07:04 From Christine to Hosts and panelists : It doesn't matter the store isn't going to be there 🙄  
20:07:05 From B to Hosts and panelists : That was the burning question of the night "where can I park my bike"  
20:07:06 From steve to Hosts and panelists : no one cares  
20:07:20 From Art to Hosts and panelists : Jeremy Bamberger how much are you paid by the developer?  
20:07:21 From R Malloy to Hosts and panelists : Seems safe to assume that they've all donated since none of them said "no"  
20:07:22 From TRyder (www.HTTWS.org) : The blue-collar working class deserves housing that they can afford. Stop asking for low income workers and then thinking they don't deserve housing!  
20:07:37 From Leslee M to Hosts and panelists : I know three boys that were hit by cars on 11th going to samohi  
20:07:41 From TRyder (www.HTTWS.org) : Students deserve housing that they can afford. 70% of latino students are homeless in CA, shame on all of you!  
20:07:41 From Amanda Pereira : Wow Mitch. Wow. Are we sure you're not just a troll?  
20:07:43 From Stephen Martin : @candy...Rand just brushed those other questions aside  
20:07:48 From Leslie Wilson to Hosts and panelists : The architect just have written off the site to only have vehicular circulations as it is on Lincoln, without having observed or researched the role of this corner in the neighborhood. There are so many ways to design the retail space on the ground floor to be inviting and 'park-like' for the neighborhood. The architect needs to do more researches of the current developments that are more considerate for the pedestrians.  
20:07:52 From Michele Bury to Hosts and panelists : We live in an apartment a building away from this project and are strongling opposed!  
20:08:03 From dorsogna@csun.edu to Hosts and panelists : Melissa, have you participated in Gleam's campaign, yes or no?  
20:08:04 From Caleb Smalls : All these people claiming to be concerned about the

environment but still insisting on driving cars. 😞

20:08:04 From Stephanie Leah to Hosts and panelists : yes....solar. I'd get behind this project if it were solar!!!!

20:08:05 From Karen Croner to Hosts and panelists : Melissa, are you going to answer the question about campaign involvement?

20:08:09 From TRyder (www.HTTWS.org) : Right LOL

20:08:13 From bday12 : Jeanne Laurie raises a perfect question

20:08:15 From Lin Buck to Hosts and panelists : John Alle - after all your snarky comments here, you're worried about bikes? 😄😄

20:08:17 From Hil to Hosts and panelists : I don't think everyone here is "All about me". We are thinking about water and traffic impacts. There are ways to compromise and have a say in what happens. People in SM do care about affordable housing and community.

20:08:20 From Megan to Hosts and panelists : When an abusive liar smiles at you,. That is not respectful discourse. They deserve much worse than they've gotten!!

20:08:22 From Bart Petty : great comment on solar

20:08:37 From RYAN BRODE : Caleb you still have not answered how many cars you have

20:08:39 From TRyder (www.HTTWS.org) : All of these people concerned about water but many have large yards that consume massive amounts of water! More housing north of Montana !!

20:08:45 From Mike Terranova / SaMo Resident to Hosts and panelists : There should be BBB rides subsidized by the property owner for residents at this behemoth of a project to downtown transit as part of a DA with the city. There's already a stop out front.

20:08:47 From Caleb Smalls : I don't own a car.

20:08:48 From TRyder (www.HTTWS.org) : Less parking storage and more housing

20:08:53 From John Alle : Hypocrites!

20:09:14 From Michael : There is NO more water. Fees and restrictions won't change that

20:09:18 From RYAN BRODE : CAP caleb

20:09:25 From Leslee M to Hosts and panelists : Traffic plus distracted drivers equals more minors at risk of being hit

20:09:27 From bday12 : It is not possible to grocery shop for a family of 4 on a bike unless you have free time to go a few times a week.

20:09:31 From Debra Jacobs : Why don't we make it super fair and create half of the available housing affordable housing?

20:09:42 From Jackie Stansbury : what will the rent be for the units are not subsidized?

20:09:46 From Robert Brown to Hosts and panelists : Curious if we could circle back to the question regarding involvement in Gleam Davis' campaign? Ms Sweeney, were you involved in Gleam Davis' campaign?

20:09:51 From Bea Pomasanoff : This isn't Amsterdam.

20:09:51 From Chris : What will be the monthly range for the regular apartments you want to build?

20:09:51 From Brian O'Neil : Because of state laws, projects like this can be jammed through with minimal community and representative government input. Let's hope this meeting is not the usual song and dance of "community" input.

20:09:53 From Stephanie Leah : LEED certified building...Solar!!!

20:10:04 From RYAN BRODE : no water no life

20:10:05 From Tim : City Council Members: council@santamonica.gov

Planning Director David Martin: Planning@santamonica.gov

City Manager David White: Manager@santamonica.gov

20:10:05 From Susie Barajas to Hosts and panelists : We do NOT need another residential monstrous building. How are you going to deal with TRAFFIC that is already overly congested.

20:10:09 From TRyder (www.HTTWS.org) : If you are all worried about water, tell your

NIMBY peers that own large homes with large yards to turn their single family homes into duplexes/triplexes and shrink the sizes of their yards.

20:10:11 From DeAnn Moore to Hosts and panelists : He asked about bike security - that was not answered

20:10:18 From JJDFB : Lots of answers here:<https://www.lincolncenterproject.info/>

20:10:19 From Candy Arnold : But the bikes lanes will have to be removed for the higher amount of traffic, where will they ride? On the sidewalks?

20:10:23 From TRyder ([www.HTTWS.org](http://www.HTTWS.org)) : Cars are killer of the Earth, more housing and less parking storage on the coast.

20:10:29 From JON MITCHELL : bike parking, solar panels, only cost is ruins quality of life in the area

20:10:33 From Arlene Vaillancourt : The elderly can not shop with a bike, you are discriminating against the elderly

20:10:34 From TRyder ([www.HTTWS.org](http://www.HTTWS.org)) : No more cars or parking lots.

20:10:39 From Leslee M to Hosts and panelists : MOST DANGEROUS INTERSECTION IN THE CITY, WHAT ARE YOU PEOPLE THINKING! THIS IS OUTRAGEOUS

20:10:39 From cathy karol-crowther : Add a walking bridge over OP and Lincoln

20:10:48 From Rick Berger : There is NO REASON for not immediately addressing a questioner except to obfuscate the answer. Why else answer questioners in 'batches'???

20:10:52 From R Malloy to Hosts and panelists : How much water will be used for this amount of new construction? How many millions of gallons of water will be wasted on this project?

20:10:58 From RYAN BRODE : they are going to take away the rest of the communities water because more is being used causing the price of water to go up^^^.

20:10:58 From Amanda Pereira : Omg Arlene, you cannot possibly be that dense

20:11:02 From Megan to Hosts and panelists : The guy with the glasses,.. deciding when to answer people's questions,. 10 questions later? Is so incredibly obvious. He should be muted.

20:11:07 From Traci : What do you see the community positives are? Can you list 5?

20:11:07 From TRyder ([www.HTTWS.org](http://www.HTTWS.org)) : Arlene we will deliver groceries to the elderly, one of them almost ran me over the other day!

20:11:13 From Z : Lets be honest with eachother my Santa Monica Sunset Park family. It's developers like these and our SM money hungry city council that have gotten us here.... TIME TO FIGHT BACK OR WE ARE ALL GONE!!!

20:11:19 From Tim : Email our City Council Members: [council@SantaMonica.gov](mailto:council@SantaMonica.gov)

20:11:20 From Michael : Water will be the next war

20:11:21 From Graham Rigby : That's right!

20:11:21 From Tamra raven to Hosts and panelists : Not 10 percent! You are not creating housing for low income

20:11:23 From Susie Barajas to Hosts and panelists : What is the percentage of mixed income?

20:11:27 From Leslee M to Hosts and panelists : WE ARE CHOKING ON THE GROWTH

20:11:28 From Graham Rigby : Thank you Dave

20:11:28 From Bradley Ewing : Well said Dave

20:11:29 From Peter Kurt D : TRyder, you are such a "know it all", and SOOOO Annoying!

20:11:32 From Stephanie Leah : how long will this project take to build?

20:11:38 From Brian O'Neil : TRyder, you clearly represent the developers. Being critical, wanting real community input is not being NIMBYs.

20:11:39 From carrielederer : When I was living in Redmond, WA I was on a similar call with all the same developer comments. The developer claimed that 3500 units they proposed on Union Hill will result in no additional traffic. Can you guess what happened? Huge traffic jams. I dug through the lobbying and saw that the developer claimed that people would work locally there in

new businesses. Which was BS. But the tax base expanded enormously as did the budgets for local politicians

20:11:41 From bday12 : Well said Arlen

20:11:41 From Kelly Capp : I honestly can agree that this could be great, if it wasn't so dense

20:11:44 From Jackie Stansbury : How hard and carefully does a developer have to think before deciding to build ten blocks from the beach? They can charge whatever rent they want?

20:11:49 From Shanna BLANEY : It. Is. Gi-NORMous.

20:11:52 From TRyder (www.HTTWS.org) : Yes please email Santa Monica city council and the state attorney to tell them to close the incorrectly zoned Santa Monica airport and penmar golf course to build more housing surrounded by a park. www.HTWWS.org/santamonicaairport

20:11:54 From Megan to Hosts and panelists : A well designed project does not have 500 units!!! It's NOT sustainable!!! And it's obvious you don't give a shit. Again,. Not abuse. It's truth.

20:11:54 From Michael : Probably 2+ years

20:11:58 From Leslie Wilson to Hosts and panelists : What is the mitigation plan during construction?

20:12:07 From mateo : Only people that can afford it will come to live there.

20:12:10 From Susie Barajas to Hosts and panelists : It will NOT improve the neighborhood

20:12:11 From Candy Arnold : This will not be a great project

20:12:13 From maryduprey : There are 3 reasons why we should not approve this project:

1. The city is facing a drought now. A project of this size will put a huge strain on our resources. The water offset to fund conservation efforts means that the other residents of Santa Monica will be required to curtail their water usage even more to accommodate all of these people. 2. Our city needs affordable housing. Rents now are too high for most people to afford. A project of this size can only be useful if it is 100% affordable. 3. We would be losing a large important grocery store that serves the surrounding community. This project will only have a tiny grocery store which would not serve people nearly as well.

20:12:18 From R Malloy to Hosts and panelists : I guess you tell yourself whatever you need to feel better.

20:12:18 From Stephanie Leah : that's less time than it took to green OP blvd

20:12:18 From steve to Hosts and panelists : is certainly not Amsterdam- Santa Monica is lame af

20:12:18 From RYAN BRODE : tryder get off of the call you do not live in sm and you live in a house

20:12:21 From Arlene Vaillancourt : Elderly need to get out of their homes/apts, you just cant feed them and isolate them from society

20:12:24 From Susie Barajas to Hosts and panelists : We have MORE than enough housing but people can't afford it.

20:12:24 From Leslee M to Hosts and panelists : ITS GONG TO BE STOPPED! THERE ARE EMPTY APARTMENTS STANDING

20:12:30 From Michael : How about, no more housing.

20:12:32 From Ellen Mark to Hosts and panelists : Build a walking bridge!! Great idea

20:12:36 From RYAN BRODE : If you take places away there will be nothing to do

20:12:38 From Shanna BLANEY : You can add housing. This is too much for the site, IMO.

20:12:39 From TRyder (www.HTTWS.org) : They can go to the park and we will pick up their groceries Arelene. More housing, less parking storage.

20:12:46 From Rosalie Udewitz : The intent of this project is pure and simple: to make as much money as possible for the developer and leave the neighborhood and its residents in shambles.

20:12:47 From Michele Bury to Hosts and panelists : ...And you will make a lot money.

Please don't patronize us.

20:12:57 From Michael : ^  
20:12:58 From Peter Kurt D : Thank You Ryan B.  
20:13:01 From Leslee M to Hosts and panelists : ABSOLUTELY INSANE  
20:13:04 From jan-peterflack to Hosts and panelists : Correct!  
20:13:05 From Karen Croner to Hosts and panelists : Here is my question. We have 4,000 empty apartments. What are your prices on the non-affordable apartments?  
20:13:11 From Leslee M to Hosts and panelists : 405 THE OTHER WAY  
20:13:11 From JON MITCHELL : Go Jim ! that is a resident in the area talking  
20:13:14 From carrielederer : Exactly! I'm one block away  
20:13:17 From steve to Hosts and panelists : omg traffic?!  
20:13:18 From Harmony L : Everyone who isn't already subscribed to the Friends of Sunset Park e-newsletter, please go here: <https://friendsofsunsetpark.org/>  
20:13:19 From TRyder (www.HTTWS.org) : Traffic is bad bc housing policy is bad! build rapid transit up Lincoln, build housing closer to jobs!!! Come on Folks  
20:13:20 From Megan to Hosts and panelists : 500 units is not sustainable. Not matter how many fees these people pay.  
20:13:20 From Brian O'Neil : Well put, Rosalie.  
20:13:21 From jan-peterflack to Hosts and panelists : Where are the impact studies?  
20:13:21 From Chris : Listen to this person, he is correct  
20:13:21 From BENJAMIN PHELPS to Hosts and panelists : Probably shouldn't drive so much dude  
20:13:23 From Tom to Hosts and panelists : A new development is fine, but not over 500 units, that's what the residents have a problem with the density  
20:13:23 From agreenfire : It IS insane, clearly.  
20:13:24 From Larry Arreola : We don't having a housing crisis. we have an affordability crisis. No more market rate housing  
20:13:26 From RYAN BRODE : 🤔 yes peter  
20:13:33 From cathy karol-crowther : yes, it is insave  
20:13:36 From Richard Bresler : That's because Ocean Park is one lane each way  
20:13:37 From cathy karol-crowther : insane  
20:13:39 From mateo : Rosalie! That is it. That what developers do. Make money  
20:13:41 From TRyder (www.HTTWS.org) : Sign my petition to close the incorrectly zoned Santa Monica airport. We are building communities that are walkable & bike-friendly, we need LESS parking on the coast and more housing! <https://htwws.org/santamonicaairport/>  
20:13:41 From carrielederer : The air pollution will skyrocket with increased traffic. How can they be off set? It cant  
20:13:42 From Stephanie Leah : discount the rent if people don't own a car.  
20:13:44 From 18D to Hosts and panelists : Sad fact: the opinions expressed in this meeting will have zero impact on this project going forward as the greedy developers slither forward.  
20:13:47 From Michele Bury to Hosts and panelists : Well said  
20:13:59 From TRyder (www.HTTWS.org) : Traffic on Lincoln blvd is bad bc housing policy is bad! People should be living closer to their jobs!!! COME on folks!  
20:14:04 From RYAN BRODE : its all for money for the developers  
20:14:05 From Amanda Pereira : oh god, here is the lying with stats troll here to be the mansplaining worst to everyone  
20:14:07 From Joanne Leslie to Hosts and panelists : Yes Stephanie  
20:14:11 From Tim : AMEN  
20:14:12 From cathy karol-crowther : too much traffic already  
20:14:13 From Tom to Hosts and panelists : Yep, this guy is correct

20:14:15 From Leslee M to Hosts and panelists : YES, THANK YOU  
20:14:16 From Michele Bury to Hosts and panelists : Thank you!  
20:14:19 From Michael : 👍  
20:14:20 From agreenfire : Lies, damned lies and statistics.  
20:14:21 From Chris : Yes, listen to us  
20:14:27 From Graham Rigby : Actually, that would just mean 0 units most of the time!  
20:14:28 From Tom to Hosts and panelists : The problem is if they reduce the units, they won't have the profits  
20:14:33 From DeAnn Moore to Hosts and panelists : Agree with Jim Bernstein  
20:14:34 From Kelly Hsiao : also if you want updates on this project from the community - sign up for this email: info@friendsofsunsetpark.org  
20:14:35 From Tim : Work with the community!  
20:14:35 From Bradley Ewing : We should be looking into doubling the amount of units, not cutting it in half  
20:14:36 From Jackie Stansbury : As I've been saying, the trick is to get us to settle for 250 which is TOO MANY  
20:14:37 From C Nakamura to Hosts and panelists : OR give 200 units to SMMUSD staff so they can walk or bike to work  
20:14:38 From Amanda Pereira : Such bullshit. As if you NIMBYs wouldn't hate 250 units  
20:14:41 From TRyder (www.HTTWS.org) : too much traffic bc of bad housing policy! People should live closer to their jobs! The 10 FWY east is a testament to bad housing policy!  
20:14:45 From Joshua Strauss : Yes 250 units!  
20:14:46 From Marc Verville : This project does almost nothing for the shortage of family housing in Santa Monica. There is no definition of "sustainable." The affordable component is the minimum necessary and is intended purely to get the density bonus. It will increase gentrification in the city.  
20:14:49 From Megan to Hosts and panelists : Would 250 units be sustainable?  
20:14:58 From Susie Barajas to Hosts and panelists : How do we sign up to speak?  
20:15:24 From BENJAMIN PHELPS to Hosts and panelists : Yes that's how representative government works  
20:15:26 From steve to Hosts and panelists : Such bullshit. As if you NIMBYs wouldn't hate 250 units  
20:15:28 From Marc Verville : There appears to be 2 "John Alle" - the second has raised his hand. Pls tale his call!  
20:15:32 From steve to Hosts and panelists : true!  
20:15:32 From gnahass001 : Melissa - is it possible to tell us how many remaining hands are raised  
20:15:36 From Jackie Stansbury : 100 units, completely subsidized units for people who work in Santa Monica but cannot afford to live here. That would be reasonable.  
20:15:44 From Leslee M to Hosts and panelists : I don't trust the planning commission either  
20:15:47 From steve to Hosts and panelists : 46 years!? get a life  
20:15:48 From 18D to Hosts and panelists : Here, here!  
20:15:50 From hanna levinson to Hosts and panelists : CAN WE PLEASE GET A STATUS REPORT ON THE NUMBER OF SPEAKERS IN THE QUEUE, AND A CLOSING TIME FOR THIS MEETING?  
20:15:52 From R Malloy to Hosts and panelists : This project will interfere in emergency services for residents of ocean park  
20:15:55 From bday12 : The project would be great if it did not increase density. It's clear that building it is a done deal and the City Council is going through the motions hoping the public will not notice what is happening.

20:15:55 From Brian O'Neil : I agree, Tim.

20:15:56 From Brian to Hosts and panelists : The city is entirely incapable of anything

20:15:58 From TRyder (www.HTTWS.org) : Traffic is bad because Santa Monica's housing policy is bad! The 10 FWY East is a testament to bad housing policy!

20:16:00 From agreenfire : Uncontrolled growth and sustainability are incompatible.

20:16:03 From Karen Croner to Hosts and panelists : Dave is the only person who answered conflict of interest question. Why?

20:16:15 From R Malloy to Hosts and panelists : Go Richard!!!

20:16:15 From cathy karol-crowther : design a walking bridge of OP and LIncoln

20:16:16 From Leslee M to Hosts and panelists : Go Richard!

20:16:19 From R Malloy to Hosts and panelists : 🍌🍌🍌🍌🍌🍌🍌🍌

20:16:23 From Lin Buck to Hosts and panelists : Well said Tim! Some common sense!

20:16:26 From Stacy : I agree with Jackie Stansbury. All the units should be affordable housing for people who work in Santa Monica.

20:16:31 From DeAnn Moore to Hosts and panelists : I live two blocks away and can't get out on Ocean Park at certain times of day. Please cut the residential, add open public space, full market.

20:16:35 From TRyder (www.HTTWS.org) : Build more dense housing surrounded by green space, less parking storage on the coast. The car congestion and pollution is KILLING the Earth! The Earth is all of our home and the pollution is KILLING it. Build more housing closer to jobs!

20:16:39 From Stacy : And only 250 max

20:16:40 From steve to Hosts and panelists : Richard loves Gelson's haha

20:16:44 From Von schreiber-morgan, Helene to Hosts and panelists : With 520 units, it is the density we find alarming. Of these 520 units, how many. Bedrooms does that represent? I believe you stated the there will be 160 parking spaces for both commercial parking, how many spaces are for residents. What formula are you using to justify the parking plan?

20:16:48 From jwilson@gmpaarchitects.com to Hosts and panelists : Hello, James Wilson here. 63 year resident and architect here.

20:16:48 From RYAN BRODE : no more privacy

20:16:49 From Bea Pomasanoff : Ita a prison.

20:16:50 From carrielederer : I guarantee rents will keep rising as will traffic. It always does everywhere when policy types claim density is good. Where is the analysis of all the similar developments with similar arguments nationwide that \*never\* delivered the claimed benefits?

20:16:52 From steve to Hosts and panelists : gelson's sucks

20:17:01 From RYAN BRODE : exactly like a prison

20:17:09 From cathy karol-crowther : to live on that corner of OP and LIncoln looks like a nightmare, loud, homeless, yikes!

20:17:10 From Karen Campbell : A pretty prison.

20:17:16 From Stephanie Leah : what is going to happen to our key making guy at the corner???

20:17:19 From TRyder (www.HTTWS.org) : How are business owners asking for workers and only paying \$18 an hour?? Forcing blue-collar workers to drive or take the bus into the city, that isn't right! Build more housing surrounded by green space. Less parking storage and more housing closer to our day to day needs.

20:17:29 From Tom to Hosts and panelists : This guy is also a real resident with real concerns

20:17:35 From steve to Hosts and panelists : sorry Richard, find a new dry cleaners

20:17:35 From Jackie Stansbury : Are local residents going to be able to park when they use the retail in this new development?

20:17:42 From TRyder (www.HTTWS.org) : bike

20:17:42 From Roberta Levitow to Hosts and panelists : Who has read Jane Jacob's THE

DEATH AND LIFE OF GREAT AMERICAN CITIES? Ocean Park is a human scale community. I agree that this project should have started with community feedback. We're not all against adding affordable housing in Santa Monica. It's unfair to assume that. But, we know what it is like to live here. You are plopping a community inside a community. What is your responsibility to those of us who have built a community here through decades of living together? You surely could have been more innovative, more inventive, more green, less generic in your design?

20:17:42 From carrielederer : Ive had at least 10 keys reproduced

20:17:43 From Ellen Mark to Hosts and panelists : Interesting that we are not hearing from a broader selection of City residents. This project will effect people all across SM in terms of traffic.

20:17:56 From RYAN BRODE : the dry cleaners will not be affordable and may not be able to survive in the HIGH rent

20:17:57 From Robin Derby to Hosts and panelists : We use all the services there not just gelsons we need those businesses too

20:18:02 From Stephanie Leah : and we will need permit parking for the side streets

20:18:04 From Roger Genser : From Roger Genser

20:18:04 From Megan to Hosts and panelists : How about answering everyone WHEN they ask the question!! You are picking and choosing what questions to ask.

20:18:10 From Megan to Hosts and panelists : It's not funny how insane this is.

20:18:26 From Michael : McCarthy pharmacy ❤️

20:18:30 From TRyder (www.HTTWS.org) : Get rid of the parking and make it more housing including small business owner inserts.

20:18:31 From carrielederer : I think we know the size of the site. We live one block away

20:18:32 From Arlene Vaillancourt : How much food can you put in a bike basket ?

20:18:40 From 18D to Hosts and panelists : The right turn from the project to eastbound Ocean Park Blvd will become extremely unsafe and hazardous.

20:18:40 From Leslee M to Hosts and panelists : We DONT want it! Where do you live Hank?

20:18:44 From Candy Arnold : Hank, have you or your company donated to any California politicians?

20:18:45 From John Alle : This is John Alle. Someone is using my name in he chats, and someone spoke using my name. I have been hacked. I now question the entire validity of this meeting and am upset with its organizers. Please address this NOW. My cell is 310 990 7124.

20:18:45 From Chris : Just because it's large, doesn't mean you have to use every square foot

20:18:46 From Art to Hosts and panelists : Melissa Sweeney - will you disclosed which speakers will be paid or have been paid by any firms involved with the project?

20:18:56 From RYAN BRODE : so therefore the dry cleaners will not survive 😞

20:18:58 From Megan to Hosts and panelists : The parking get's difficult to accommodate WHEN THERE ARE TOO MANY UNITS!!!!

20:18:58 From Renee Blume to Hosts and panelists : yeah - now we can pay for parking

20:18:59 From Leslee M to Hosts and panelists : Where will we park

20:19:07 From JON MITCHELL : it is clear that the residents dont want this, and the developers do, if city council represents residents- they will not allow this

20:19:13 From Jim Bernstein : The point isn't that you get that many units in there. It's that that many people will generate an insane amount of traffic.

20:19:17 From Leslee M to Hosts and panelists : Lynn's nail lounge?

20:19:17 From TRyder (www.HTTWS.org) : Cars getting parking in the front of and behind neighborhoods is criminal, that should be open green space for communities not parking storage!

20:19:19 From Traci : I think we all would like to see a impact traffic study for Ocean Park Blvd.

20:19:20 From Tim : Larger than Santa Monica Place!  
20:19:20 From Karen Campbell : Chris, good point. It just means more money  
20:19:20 From Olivia Mione : Im a high school student and there's no way its all going to be affordable. Its way to many people. I know when I come back from college Santa Monica will only be there with high end business, to much traffic(which maybe it already has), no trees, just everything will be busy. I know most of the people on this project have houses and don't have to worry about apartment renting. You need more opinions from more diverse incomes. I really don't think it is a good idea. Just make the project in a less busy place or make affordable housing in projects that are already done.  
20:19:29 From Bonnie to Hosts and panelists : As a 20 year resident and property owner- I think this project is outrageous. As a home owner who has tried to build here - it seems completely opposite EVERYTHING we as homeowners have to do and build.  
20:19:29 From Megan to Hosts and panelists : Just because the space is large does not mean you should fill it to the brim!!!  
20:19:35 From Renee Blume to Hosts and panelists : but they will generate an insane amount of profit off of our community  
20:19:42 From Rosalie Udewitz : Mr. Koning: the reason that 251 units will not worki is not about the site being able to accommodate more units but about the developer needing to make more money by putting up more units. Please sir!!!  
20:19:46 From Leslee M to Hosts and panelists : This is so disturbing 😞  
20:19:52 From TRyder (www.HTTWS.org) : Cars should have less space and we need more housing for people to live in dense housing surrounded by green space. More housing north of Montana too!  
20:20:02 From RYAN BRODE : tryder the top right button turns red click it so we don't have to hear your nonsense  
20:20:06 From Peter Kurt D : ❤️ Agree, LOVE McCarthy Pharmacy! Will they and other independent "retailers" still be able to afford to stay there?  
20:20:09 From Candy Arnold : hang out and sit with your inhaler, as the car fumes will be so strong  
20:20:15 From Renee Blume to Hosts and panelists : Hank deliberately misstated what Jim said - Jim said 251 was better than the 521 they want  
20:20:18 From Tamra raven : What can we do to stop this Lincoln Project? Petition? More letters? [https://www.change.org/start-a-petition?utm\\_source=google\\_paid\\_g&utm\\_medium=twigeo&utm\\_campaign=us\\_web\\_gs\\_ua\\_sap\\_20211101\\_generic-exact\\_conversions-sap&utm\\_content=us\\_web\\_gs\\_kw\\_skag-petition\\_x\\_xx\\_exact&utm\\_term=gclickid.CjwKCAiAgbiQBhAHEiwAuQ6Bkho\\_Zf8iT-oNPpbGzqlmMaTAFyGPcTbw\\_nyPO5XyHbePzjd9CEfboRoCbBcQAvD\\_BwE\\_petition&gclid=CjwKCAiAgbiQBhAHEiwAuQ6Bkho\\_Zf8iT-oNPpbGzqlmMaTAFyGPcTbw\\_nyPO5XyHbePzjd9CEfboRoCbBcQAvD\\_BwE](https://www.change.org/start-a-petition?utm_source=google_paid_g&utm_medium=twigeo&utm_campaign=us_web_gs_ua_sap_20211101_generic-exact_conversions-sap&utm_content=us_web_gs_kw_skag-petition_x_xx_exact&utm_term=gclickid.CjwKCAiAgbiQBhAHEiwAuQ6Bkho_Zf8iT-oNPpbGzqlmMaTAFyGPcTbw_nyPO5XyHbePzjd9CEfboRoCbBcQAvD_BwE_petition&gclid=CjwKCAiAgbiQBhAHEiwAuQ6Bkho_Zf8iT-oNPpbGzqlmMaTAFyGPcTbw_nyPO5XyHbePzjd9CEfboRoCbBcQAvD_BwE)  
20:20:20 From Stephanie Leah : when do they plan to start this?  
20:20:27 From TRyder (www.HTTWS.org) : Sign my petition to close the incorrectly zoned Santa Monica airport. We are building communities that are walkable & bike-friendly, we need LESS parking on the coast and more housing! <https://htwws.org/santamonicaairport/>  
20:20:35 From Bonnie to Hosts and panelists : It is completely out of scale. NOTHING compares and that is for good reason.

You will have a LOT of us opposing you HARD

20:20:43 From RYAN BRODE : Tryder is a bot  
20:20:45 From bea nemlaha : What makes you think people want to hang out at the intersection of Lincoln & OP Blvd given its noise and auto fumes?  
20:20:47 From TRyder (www.HTTWS.org) : The traffic is bad b/c housing policy is bad!

20:20:51 From ajay to Hosts and panelists : Will any of you four be using this development in any way?

20:20:54 From RYAN BRODE : 🤖

20:21:01 From jwilson@gmpaarchitects.com to Hosts and panelists : The massing is excessive. It needs to be brought down to a human scale at the street and adjacent neighborhoods. 65 feet is too tall to encourage pedestrians and sun light. Setting back the upper floors would help and help to ease the impact on the surrounding residents.

20:21:02 From Chris : Yes, Tryder is a bot

20:21:03 From Art to Hosts and panelists : Hank has an office in Santa Monica how close to the project does he live?

20:21:04 From Diane Reynolds (she/her) : Mr. Koning, you said 251 units, but the project says 521 units. Which is it? Are you planning 251 but trying to get the community to react to 521 so you can change it to 251?

20:21:08 From TRyder (www.HTTWS.org) : Lol no I'm real, more housing and less parking storage!

20:21:11 From jwilson@gmpaarchitects.com to Hosts and panelists : What is the unit mix?

20:21:15 From Chris : Stop spamming TRider

20:21:16 From Michael : 🙄

20:21:23 From RYAN BRODE : yea a real dumb a\*\*

20:21:24 From Megan to Hosts and panelists : This is just another perfect example of paid hired hands doing the bidding of big money. It's so obvious and ridiculous.

20:21:39 From Leslee M to Hosts and panelists : TRYder is obviously on hallucinogens.

20:21:44 From TRYder (www.HTTWS.org) : The NIMBYs have been hoarding land and resources for years, they are the reason we have so many homeless people now! Too much parking on the coast, we should live on the coast not have to drive to it!

20:21:49 From John Alle : Thus is John Alle. None of the chats you have seen are from me. My hand was raised to speak. Someone other than me spoke. This meeting comments are going to Council. I want this (my chat here) addressed publicly by the 4 people on te screen. And noted for the record!!!!

20:21:49 From Mei Lisa to Hosts and panelists : yup. the death toll for mom and pop's

20:21:51 From jwilson@gmpaarchitects.com to Hosts and panelists : Any discussion about widening Lincoln and Oceanpark?

20:21:57 From Leslee M to Hosts and panelists : I live on 11th St

20:21:59 From Bonnie : I ❤️ McCarthy Pharm and Drycleaner

20:22:10 From Jim Bernstein : Hank's comment about 521 units (why did he say 250 units?) being reasonable because the lot is not large enough is absurd and fallacious reasoning. My point is not that there isn't enough room to build the apartments. It's that it will generate an untenable amount of traffic.

20:22:13 From Chris : I miss Lucky's!!

20:22:19 From Z : ALISON WARNER REALLY SEEMS INTERESTED IN OUR COMMENTS

20:22:24 From Michele Bury to Hosts and panelists : Excellent!

20:22:26 From TRYder (www.HTTWS.org) : The traffic is bad because housing policy is bad! If we build housing closer to the coast, closer to jobs, we can get rapid transit into DT SM.

20:22:28 From Robin Derby to Hosts and panelists : Me too so now we have the Ashland complex this and another one going up at Vons too its too much

20:22:31 From cathy karol-crowther : I agree with this NURSE, YAY

20:22:34 From Z : ROTFLMAO

20:22:34 From carrielederer : We're definitely going to end up moving the way things are going. What a shame

20:22:38 From 18D to Hosts and panelists : I still miss Wildflower pizza  
20:22:42 From TRyder (www.HTTWS.org) : Thank You  
20:22:44 From Rosalie Udewitz : The retailers who are currently there will never be able to hold out for two years while this project is built. They will be gone for good.  
20:22:45 From Leslie Wilson to Hosts and panelists : Mr. Konig, You really need to observe how active this corner is. This is one of a very few corners with pedestrian experience on Lincoln. There are so many ways to enhance the ground floor to feel like a park and it will ease the neighborhood's fear and complaints. Yes, the density will have to get lower, but in the long run, it will be much more attractive to the perspective tenants and guarantee the commercial success of the project.  
20:22:47 From Amanda Pereira : surely it's been 2 minutes?  
20:22:50 From Stephanie Leah : what???? there are buses, they run every 15 minutes lady. come on.  
20:22:52 From Megan to Hosts and panelists : Traffic is already impossible. This is so stupidly out of control and just to make rich property owners even richer while the communities suffer. Screw these people.  
20:22:54 From Debra Jacobs : need a metro station line built closer to this project. That's why the large housing projects (although I'm not in favor of the density) have been built in Down town Santa Monica so people can use public transportation. Like the metro and buses and bike lanes.  
20:22:55 From Ellen Mark to Hosts and panelists : Thank you for the nurse's comments  
20:22:56 From Leslee M to Hosts and panelists : I think they stopped listening and are definitely not reading our comments  
20:22:58 From bday12 : Agree completely with Eileen Hannan.  
20:23:01 From TRyder (www.HTTWS.org) : We need rapid transit up Lincoln  
20:23:07 From Michael : Enforce DONT BLOCK THE GRID  
20:23:08 From BENJAMIN PHELPS to Hosts and panelists : Better reduce the number of lanes in Lincoln to make it nicer  
20:23:10 From Joanne Leslie to Hosts and panelists : The buses on Lincoln don't go anywhere? What an odd claim to make.  
20:23:11 From TRyder (www.HTTWS.org) : That traffic means that everyone has to drive into SaMo to get to work!  
20:23:14 From Stephanie Leah : I'm bored now. good night.  
20:23:15 From Kevin McCarthy to Hosts and panelists : Yes I live off 11th St and all of the cars that drive 11th to avoid Lincoln make our lives a nightmare!!! Same goes for trying to go to the beach where cars are backed up from Main St to Lincoln and Ocean Park. Yes every direction jammed. This housing development will make it literally impossible to get anywhere.  
20:23:16 From Diane Reynolds (she/her) : What are the projected rents for the 468 not-affordable units? (Alongside the 53 affordable units)  
20:23:25 From Chris : We need rapid transit only going out of SM  
20:23:26 From R Malloy to Hosts and panelists : Let her speak  
20:23:31 From Candy Arnold : There are buses on Lincoln #3, this will have to end, just cars after this monstrous project goes up  
20:23:34 From cathy karol-crowther : right on NURSE  
20:23:35 From Z : Melissa Sweeney looks like she can't wait for this call to end so she can take a bong HIT  
20:23:36 From Leslie Wilson to Hosts and panelists : The Platform development in Culver City is a good example.  
20:23:37 From Tom to Hosts and panelists : That's a good point, will affect the emergency services  
20:23:38 From Megan to Hosts and panelists : It's too big!!!!

20:23:44 From Cris Mac : the first 16 mins of the chats have been removed  
20:23:50 From TRyder (www.HTTWS.org) : Rapid transit up Lincoln, the fact that so many people have to drive into SaMo is a testament to bad housing policy.  
20:23:53 From Amanda Pereira : oh yay, more airport bullshit  
20:23:58 From Megan to Hosts and panelists : Just address the speakers!!!!  
20:23:58 From RYAN BRODE : exactly ems can't get through the traffic  
20:24:02 From Mitch : Santa Monica was a lovely place until everyone came here to "fix" it.  
20:24:07 From TRyder (www.HTTWS.org) : And yes the last caller was correct, let's use the airport! www.HTTWS.org/santamonicaairport  
20:24:07 From Graham Rigby : Yeah, we need rapid transit on Lincoln.  
20:24:12 From Leslee M to Hosts and panelists : OH Lo  
20:24:15 From TRyder (www.HTTWS.org) : Yes  
20:24:16 From Graham Rigby : Would address most folks' concerns  
20:24:20 From Tim : LOL check Zillow  
20:24:20 From jan-peterflack to Hosts and panelists : Puppet!  
20:24:20 From TRyder (www.HTTWS.org) : Rapid transit could go right to LAX  
20:24:21 From Soumya Naidu : How many parking spots is each unit going to have?  
20:24:21 From Amanda Pereira : Exactly!  
20:24:21 From Mitch : Was Santa Monica ever broken?  
20:24:25 From Leslee M to Hosts and panelists : OH LORD ANOTHER ONE  
20:24:26 From 18D to Hosts and panelists : Another troll  
20:24:27 From Amanda Pereira : speaker is right  
20:24:27 From Ellen Mark to Hosts and panelists : Zina, I'm shocked!! SHOCKED!! 🤔  
20:24:27 From Liz Carranza to Hosts and panelists : Hi. Tired of having my hand raised. I've lived in this area for over 28 years. I agree that this community does need services to better serve the neighborhood. BUT not with this cookie cutter looking compound being proposed. I love the quirkiness of my hood. This building will be the beginning of the end of SM.  
20:24:31 From Bradley Ewing : BRT and protected bike lanes on Lincoln would be huge  
20:24:31 From Roberta to Hosts and panelists : displaces residents goods and services  
20:24:32 From Patricia Mayer : What price do you estimate the one, two and three bedroom units will rent for?  
20:24:34 From Graham Rigby : People in here really do not understand vacancy rates  
20:24:34 From Cris Mac : If these chats are to be given to the city council then they need to be the complete chat  
20:24:40 From Michèle Vice-Maslin : There is so much housing in Santa Monica. Empty units everywhere  
20:24:43 From Jim Bernstein : I'm re-typing my comment because there was a typo in it. Hank said that 250 units is not "crazy" because the lot is large enough. First of all, why did he say 250 units? It's 521 units. Secondly, it doesn't matter if there is room enough to BUILD the units. The problem is that it will generate so much traffic that Lincoln will become unusable.  
20:24:43 From barbara chiavelli : does the speaker live in the neighborhood  
20:24:45 From Megan to Hosts and panelists : This is unreal,. "We need housing" is a LIE!! What we need? Is for the housing we have?? To become AFFORDABLE!!!  
20:24:53 From RYAN BRODE : speaker probally drives an Audi  
20:24:53 From TRyder (www.HTTWS.org) : That is way too many parking spots. Sorry CAP the parking for this project at 100 spots. Build more housing and support rapid transit and green space.  
20:24:55 From Candy Arnold : This does not help the homeless, who can afford the high prices they will charge  
20:24:56 From Ann Hoover : We do not really need housing in Santa Monica, Natalia, what we really need is AFFORDABLE HOUSING and this does not bring that. Amd upi

20:25:04 From Kerry k cline to Hosts and panelists : We are signing off. It's a ridiculous sham

20:25:08 From Liz Hanrahan to Hosts and panelists : Do people not realize that no one takes the public transit???

20:25:10 From Susie Barajas to Hosts and panelists : How much did the speaker get paid to comment? Where does she live in SM?

20:25:12 From Michael : There are plenty of available units in Santa Monica.

20:25:23 From TRyder (www.HTTWS.org) : There are many homeless people working, they've been priced out. They can afford the affordable units.

20:25:24 From Graham Rigby : Vacancy rates are the lowest they've been in decades.

20:25:25 From Ellen Hannan : The buses run every 40 minutes not every 10 tens,

20:25:28 From Von schreiber-morgan, Helene : With 520 units, it's the density we find alarming. Of these 520 units how many bedrooms does that represent? Also, I understand 160 parking spaces will be available for commercial use, how many parking spaces are planned for residents. What formula are you using to justify the plan?

20:25:41 From Ann Hoover : Whoops! And you've got to be kidding about reducing parking spots. Will people then have to go park in the surrounding neighborhoods?

20:25:42 From Leslee M to Hosts and panelists : My kid just said it took him 45 minutes to get from 11th to his gym in Westwood

20:25:43 From Megan to Hosts and panelists : "Will the building be dog friendly?"????? You have got to be kidding.

20:25:51 From RYAN BRODE : ohhh u said rent control home

20:25:55 From DK to Hosts and panelists : this woman talking does not live in Santa Monica!

20:26:00 From Graham Rigby : I agree Ellen, that's ridiculous! We really need to make sure they run more often.

20:26:01 From Michael : Carpet

20:26:02 From Debra Jacobs : Natalyal ifnot enough housing here for you....Many cities with available housing in state of California.....weall want to live in SM in a rent control place...

20:26:02 From TRYder (www.HTTWS.org) : Bike, we live in a beautiful coastal city. Rapid public transit. Rideshare

20:26:08 From Rosalie Udewitz : How true. Just look at all of the units on Apartments.com that are available in Santa Monica!

20:26:13 From Amanda Pereira : Good Qs Natalia

20:26:14 From R Malloy to Hosts and panelists : Santa Monica has a 10% vacancy. There are enough housing units. The problem is that nobody can afford to live here.

20:26:16 From Candy Arnold : Look online, thousands of units available, we are not in short supply of housing, just need 100%AFFORDABLE housing

20:26:16 From carrielederer : 520 units - 160 parking lots when most families have 2/3 cars.

20:26:18 From TRYder (www.HTTWS.org) : Debra, don't tell people to move to other places, we aren't moving anymore!

20:26:18 From Bea Pomasanoff : Dog friendly apartments? not human friendly apartments?

20:26:22 From Leslee M to Hosts and panelists : Average 45 minutes to hit 405 going east during rush hour

20:26:22 From Christine Parra : What will the rents be for the single, one bedroom and two bedroom units?

20:26:24 From Harmony L : <https://friendsofsunsetpark.org/join-renew-donate/>

20:26:30 From Michele Bury to Hosts and panelists : This project is walking distance from the beach and is driven by profit. Reduce the size of units!

20:26:31 From bday12 : Aren't we currently having public health problems because of increased density housing? Spread of Covid? Rats living above retail etc.

20:26:33 From Megan to Hosts and panelists : Yes,.. it's big. It's also TOO BIG!!!  
20:26:51 From TRyder (www.HTTWS.org) : We have a sanitation issue because NIMBYS won't clean up after their pets when they take them to the park!  
20:26:53 From Candy Arnold : Yes, asthma and respiratory problems  
20:26:53 From carrielederer : Illogical. Property size has nothing to do with traffic  
20:27:08 From bea nmlaha : How do you reconcile an emphasis on bike friendly project with an aging demographic?  
20:27:10 From Megan to Hosts and panelists : The project is TOO BIG!! The size of the property does NOT mean 521 is not too big! You're reasoning is Bs.  
20:27:12 From carrielederer : false  
20:27:20 From carrielederer : Most work is not in SantaMonica  
20:27:21 From Roberta to Hosts and panelists : not true. Traffic is worse heading south  
20:27:22 From TRyder (www.HTTWS.org) : YES DAVE! Thank You! The 10 FWY EAST is a testament to BAD HOUSING POLICY!  
20:27:23 From TRYder (www.HTTWS.org) : YES DAVE  
20:27:24 From Michael : The drain can have a little grease as a treat  
20:27:25 From TRyder (www.HTTWS.org) : YES DAVE  
20:27:27 From TRyder (www.HTTWS.org) : YESSSS DAVE  
20:27:29 From agreenfire : Developers are the ones not living in reality.  
20:27:29 From R Malloy to Hosts and panelists : THAT IS WHY WE BUILT THE METRO. REMEMBER THE. ETRO?  
20:27:31 From Steve : what?  
20:27:33 From Amanda Pereira : well it's going to stay an aging demographic if you don't build housing, bea  
20:27:35 From Stacy : What are you going to do about SECURITY?  
20:27:35 From Roberta Levitow to Hosts and panelists : And people are traveling to Playa Vista, another massive development.  
20:27:40 From RYAN BRODE : this is not affordable  
20:27:43 From Renee Blume to Hosts and panelists : The people coming into the city won't be able to afford to live there - who is he kidding  
20:27:44 From Kevin McCarthy to Hosts and panelists : This p  
20:27:44 From carrielederer : Most Santa Monica residents are commuting  
20:27:46 From Peter Altschuler : Density is not lot-dependent. It is an absolute number, and the increase in people will increase demand for services, which are not provided for in state law.  
20:27:46 From R Malloy to Hosts and panelists : That was the argument for building the metro. More lies.  
20:27:46 From TRyder (www.HTTWS.org) : The 10 FWY East is a testament to bad housing policy, get residents closer to their jobs!  
20:27:51 From Renee Blume to Hosts and panelists : we are not that stupid  
20:27:51 From Harmony L : Yes - we need housing...but NOT at this location  
20:27:52 From Graham Rigby : Thank you Dave! You are 100% correct.  
20:27:52 From Rosalie Udewitz : Mr. Rand: maybe you think that 520 units is appropriate. It is not about the size of the lot; it is about profit for the developer.  
20:27:53 From Lindsay Newman to Hosts and panelists : How much is a 3 bedroom apartment?  
20:27:55 From Larry to Hosts and panelists : There it is. The problem is not lack of housing. It's lack of affordable housing.  
20:27:58 From Chris : Nope, most of the people in those apartments will not work in SM  
20:28:01 From DeAnn Moore to Hosts and panelists : The size is not appropriate for the neighborhood. Dave saying it is appropriate for the lot size with no thought to how it fits in the neighborhood.

20:28:01 From Megan to Hosts and panelists : This is not sustainable and his justifications are lies.

20:28:02 From Mei Lisa to Hosts and panelists : All around the US, people do not live where they work

20:28:02 From Brian O'Neil : TRyder, you keep defending this project because our existing "housing policy is bad." Debating this project on its own merits is what we're discussing, not the "bad housing policy" that has been in place. Housing policy should also include how such developments impact a community, the adjacent neighborhood and SM as a whole. Let's stay focused on this project.

20:28:07 From Brian to Hosts and panelists : Yes, rent controlled people need to work here

20:28:07 From Marc Verville : The number of parking spots accommodate the commercial visitors as well as the residents. The huge number of parking spots is driven by the fact that is a HUGE outsized inappropriate project. There is NO guarantee that the residents of the project will work in the project. Will POTENTIAL RESIDENTS BE REQUIRED TO HAVE A JOB IN SM???

20:28:11 From 18D to Hosts and panelists : Dave Rand needs to go

20:28:12 From Bart Petty : bea, it won't always be an aging demographic if we open up housing for people, that is the crux of the community divide here

20:28:12 From TRyder (www.HTTWS.org) : 800 parking spots is too many, max should be 100 parking spots if that!

20:28:17 From Michael : What's the cost to build this?

20:28:18 From TRyder (www.HTTWS.org) : So many vacant parking lots around the city

20:28:25 From Nikki Kolhoff : So are you going to ensure that these new residents work in Santa Monica? And they can never get a job that they drive to?

20:28:30 From RYAN BRODE : no then everyone will park in the residential

20:28:34 From TRyder (www.HTTWS.org) : Parking should be reduced from 800 to 100 max

20:28:35 From carrielederer : So where are those 520 families going to park with those 160 spaces?

20:28:39 From Larry to Hosts and panelists : This will not reduce the cars coming in. Same people driving who can't afford now won't be able to afford this.

20:28:41 From Roberta to Hosts and panelists : there is no way you can live there and not have a car

20:28:41 From Megan to Hosts and panelists : He's twisting the truth at best. But really he's just lying.

20:28:43 From Roger Genser : From Roger Genser - 44 year resident of OP. One of the most dangerous corners I have ever seen is just past the intersection the heading east on OP Blvd just past Lincoln at the entrance to the parking lot. The now single lane, the bike lane and the buses all converge. It is a miracle that a biker has not bee badly injured when they converge. And ...No one has mentioned the Optometrist another neighborhood serving use. A 30 year plus business

20:28:43 From Harmony L : I ride my bike all the time...but not many people do. this is a driving city and community...so these biking promises are just not reality

20:28:44 From Kevin McCarthy to Hosts and panelists : This project will add cars to the road without a doubt. People get jobs based on where they get hired not where they live.

20:28:52 From Jim Bernstein : I don't care if there's enough room for the units. If you don't think adding 1000 people into one square block will increase traffic, then you are fooling yourself. Most people who live in Santa Monica don't work in Santa Monica. Unless the 1000 people who live in this project work at the market and the dry cleaners, then you will generate traffic.

20:28:53 From Ellen Mark to Hosts and panelists : Yes, the location is congested and yes the property is too big for THAT LOCATION. Put your expertise into solving the traffic issue. If you

want the property to be user friendly, eliminate cars and car parking before you build.

20:28:55 From Michael : Monetarism screws everyone  
20:29:12 From Megan to Hosts and panelists : You have NOT hit the sweet spot!! We're ALL telling you,.. you have NOT!!!  
20:29:16 From TRyder (www.HTTWS.org) : We shouldn't be forced to drive everywhere in the beautiful coastal cities. Look at all the parking lots off the coast, that are usually vacant. This isn't good policy!  
20:29:25 From jwilson@gmpaarchitects.com to Hosts and panelists : Hank, Have you looked at automated parking for the residents? to reduce the cost of parking and allow to reduce the scale?  
20:29:27 From Diane Reynolds (she/her) : >> Mr. Rand, what IS the target SES demographic you are referring to for this project? <<  
20:29:29 From carielederer : Will you have financial penalties if residents of the new property park on the street  
20:29:29 From Patricia Mayer : how many electric vehicle charging stations will there be?  
20:29:30 From Lindsay Newman to Hosts and panelists : People commute to SM because they can get cheaper housing anywhere else  
20:29:30 From Bea Pomasanoff : Who is Sanmon Inc. developers?  
20:29:31 From Michele Bury to Hosts and panelists : How many bedroom apartments? 2 or 3 bedrooms?  
20:29:33 From Chris : Put a Trader Joes, Target, Sprout etc and leave it at that  
20:29:33 From Z : WHAT FUCKIN BULLSHIT  
20:29:34 From cathy karol-crowther : how about visitors to these 531 units  
20:29:37 From RYAN BRODE : who is forcing you to drive  
20:29:44 From Mei Lisa to Hosts and panelists : That is negative-true logic  
20:29:45 From TRyder (www.HTTWS.org) : The 10 FWY east  
20:29:47 From Larry to Hosts and panelists : Bike on Lincoln is not reality. I rode my bike but not on Lincoln because I don't want surgery.  
20:29:48 From Brian O'Neil : Most SM residents don't work in SM. Fantasizing that that will change is just that, fantasy.  
20:29:49 From Leslee M to Hosts and panelists : TRYder stop with your idiotic comments, you make zero sense buddy, put down the bottle, you've had plenty  
20:29:52 From RYAN BRODE : can we have an UNBIASED panel????!!!!  
20:29:57 From Bonnie : Can someone block TRYder?  
20:29:57 From Harmony L : Sanmon is based in Encino I think  
20:29:57 From Catherine Lawson : What are the anticipated rental rates for the market rate apartments?  
20:30:00 From Harmony L : Looked it up  
20:30:01 From TRyder (www.HTTWS.org) : The panel is unbiased  
20:30:02 From Roberta to Hosts and panelists : Most people who live in Santa Monica don't work here.  
20:30:04 From DeAnn Moore to Hosts and panelists : This project is bigger than my adjacent entire neighborhood.  
20:30:09 From Rosalie Udewitz : Oh good -- 920 cars coming up and down the alley that separates the apartment buildings on Hill Street from the project. What a terrible mess.  
20:30:09 From Candy Arnold : Our nearby neighborhoods will be inundated with traffic and cars parking on our streets  
20:30:11 From 18D to Hosts and panelists : How many electric vehicle chargers?  
20:30:11 From cathy karol-crowther : start smaller  
20:30:14 From John Alle : This is JOHN ALLE. You have allowed some other participant to use my name in over 11 separate chats. You allowed someone to use my name in verbal

comments. I question how sincere this entire meeting is. I am leaving the meeting but will verify this if you call me on my cell for verification. 310 990 7124

20:30:14 From Mitch : It's unfortunate that we are attacking the developer when our real problem is our City leadership and the idiots who have elected them to allow this to happen to us.

20:30:18 From jan-peterflack to Hosts and panelists : Finally- reason!

20:30:26 From Megan to Hosts and panelists : This is horrible and the lying and the ignoring questions,. corruption in real time. Disgusting.

20:30:31 From 18D to Hosts and panelists : How many electric vehicle chargers?

20:30:31 From Amanda Pereira : There seem to be a lot of architects that say they live here ... two floors too tall! too many units! think of my car - I mean, the traffic!

20:30:32 From Jim Bernstein : I'm afraid I can't commute from Santa Monica to Burbank by bus. I must drive.

20:30:37 From TRyder (www.HTTWS.org) : I only agree with the parking spots on this project, 800 is way too many. Reduce that to 100 max. So many empty parking lots around the city, that's a crime!

20:30:41 From Chris : TRyder , even your website you are putting up is fake

20:30:43 From Candy Arnold : The state passed the law that allowed this, not the city council

20:30:45 From Karen Campbell : Wait! is there going to be any preference to local residents for low-income housing? Or can someone move from out of town and obtain the benefit of the low-income units

20:30:48 From 18D to Hosts and panelists : How many electric vehicle chargers?

20:30:49 From Bart Petty : you people realize no one goes to that Gelson's, it's astonishing its still in business

20:30:51 From Lin Buck to Hosts and panelists : Dave Rand: You and your developer aren't living in the real world with this project. Be honest - your only concern is \$\$\$\$\$\$.

20:30:53 From R Malloy to Hosts and panelists : QUESTION: why is Balboa Retail refusing to do a traffic study?

20:30:54 From Peter Altschuler : The density bonus was conceived before COVID, before Work From Home, and before inflation raised the cost of everything. Housing demand in SM is down, people are leaving the urban core for more affordable suburban residences, and this project will only improve the lives of the developers.

20:30:58 From DAT to Hosts and panelists : we'll said

20:31:00 From Mitch : This speaker, G. Nahass is a genius, should be elected to City Council!

20:31:02 From Debra Jacobs : Dave Rand....you are incorrect....There are not a lot of jobs for people in SM...I have lived here 66 years...You have to be kidding me....Of course people want to live here...It used to be an awesome, quieter, beautiful place... Now...Downtown sucks...Have you been to the promenade...Tons of closed stores...Whre's the jobs? People want to live here and just don't care.

20:31:04 From TRyder (www.HTTWS.org) : Jim get a job closer to where you live or move to Burbank. We are building 15-20 minute cities.

20:31:04 From Candy Arnold : A lot of people use the Gelson's

20:31:12 From B to Hosts and panelists : This man is an ape

20:31:15 From Ellen Hannan : Yes that is true people do not want to live in these types of building. That is way the rents are going up in the older sections of town. \$3700 a month for an older 1 bedroom om 9th St that is larger sq ft. with 2 parking spaces.

20:31:17 From Leslee M to Hosts and panelists : We pay an exorbitant amount in taxes to live here, how about honoring quality of life here

20:31:20 From B to Hosts and panelists : He must be my wife's bf

20:31:27 From 18D to Hosts and panelists : Good questions

20:31:33 From Leslee M to Hosts and panelists : Amen  
20:31:36 From Bart Petty : really, Gelson's? Lot of room to move around in there  
20:31:42 From Debbie to Hosts and panelists : Thank you G Nahass!! As a resident directly behind this project ... right on!  
20:31:43 From TRyder (www.HTTWS.org) : We will get more affordable housing, we need both market rate & affordable.  
20:31:43 From Karen Croner to Hosts and panelists : ANSWER THOSE QUESTIONS!!!  
20:31:45 From Megan to Hosts and panelists : ANSWER THE QUESTIONS!!!!!!!!!!!!!!  
20:31:46 From Tom to Hosts and panelists : That was a good call and addressed a lot of concerns  
20:31:55 From Ajay Rai to Hosts and panelists : Melissa, this is Mike Feinstein. I'm on really weak wifi from small remote Mexican village. I'm trying to connect on my phone and lap top. Both keep dropping off.  
20:31:55 From Mitch : Wait! No response to G.Nahass' 3 questions???  
20:31:56 From Tom to Hosts and panelists : Why didn't anyone answer his questions?  
20:32:00 From 18D to Hosts and panelists : Moving on with no answers  
20:32:00 From Megan to Hosts and panelists : ANSWER THE QUESTIONS!!!!!!!!!!!!!!  
20:32:02 From Tim : Yes too big and too tall! Yes empathy and engagement with the community.  
20:32:06 From Bart Petty : that's one of the reasons it is the most expensive store in SM  
20:32:10 From Tom to Hosts and panelists : This is a complete farce when questions are not addressed  
20:32:19 From Stephen Martin : @mitch no  
20:32:20 From Jim Bernstein : TRyder, I get to decide where I want to live and I drive an electric car. Not so easy to find jobs in my industry.  
20:32:28 From 18D to Hosts and panelists : How many electric vehicle chargers?  
20:32:29 From Leslee M to Hosts and panelists : Gelsons is not the most expensive market, stop  
20:32:35 From Chris : Ocean Park, 23rd St, Lincoln are all really bad right now  
20:32:41 From Richard Bresler : One lane going away from Lincoln  
20:32:57 From TRyder (www.HTTWS.org) : Lincoln needs rapid transit up it, too many cars because of bad housing policy. Bare witness!  
20:33:08 From Chris : Spam ^  
20:33:12 From Michael : How about those behind and in favor live in it form5 years. At market rent  
20:33:17 From Leslee M to Hosts and panelists : We DONT want them either,I we never asked to be a tourist destination  
20:33:31 From Rick Berger : Yes Mitch, good point. Not answering questions directly right after they are raised... with maybe the questioner being allowed a 'follow-up' only serves our 'presenters' obfuscating purposes!  
20:33:33 From carielederer : I ride my bike to get groceries at Costco from near this location (Cedar). I often pass traffic on my bike. It's insane already  
20:33:38 From Mei Lisa to Hosts and panelists : Has anyone ever seen a full Big Blue Bus in SM?  
20:33:44 From Tim : City Council Members: council@santamonica.gov  
Planning Director David Martin: Planning@santamonica.gov  
City Manager David White: Manager@santamonica.gov  
20:33:47 From TRyder (www.HTTWS.org) : Lincoln is a nightmare because of bad housing policy! Why are all of these people being forced to drive to work? We expanded a freeway so people could drive for over an hour in traffic to get to work instead of building housing closer to the jobs????

20:33:47 From Leslee M to Hosts and panelists : Tourists come and leave trash, waste water...

20:33:50 From Stephen Martin : @Mitch, other questions re: political campaign and conflicts of interest was also side stepped. blatantly

20:33:51 From Rosalie Udewitz : The apartment buildings located on Hill Street between Lincoln and 11th Street and the apartment buildings located on 11th Street between Ocean Park Blvd. and Hill Street will be severely impacted by this project.

20:33:54 From bday12 : The developers can't do anything about the inherent problems of increasing density. A problem is that our City Council prioritizes concerned in obtaining funding for expansion projects instead of serving its currents residents.

20:34:03 From carrielederer : The soot on my counter will go from 1 inch a day to 3

20:34:05 From Amanda Pereira : Having responses would not allow the time necessary to take comments and questions from every person

20:34:12 From Michele Bury to Hosts and panelists : Exactly 521 units represents about 900 to 1000 residents

20:34:14 From Mei Lisa to Hosts and panelists : Single-family homes are important to a community too...maybe even more

20:34:17 From Amanda Pereira : stop seeing monsters where there is only a shadow

20:34:20 From Megan to Hosts and panelists : This is like telling a toddler they can't play in the street. These people KNOW how wrong this is!! It's crazy to listen to their BS replies.

20:34:35 From Kevin McCarthy to Hosts and panelists : Ocean Park blvd is one lane both ways from the beach all the way to Bundy. That is a single lane going east and west. This was done by the city of Santa Monica. 11th Is already a nightmare. There is no way all these apartments 521 will be added without creating a complete traffic nightmare.

20:34:46 From Soumya Naidu : Can the school district take in 500 more kids?

20:34:50 From JJDFB : Yes

20:34:51 From Leslee M to Hosts and panelists : Oh goody

20:35:06 From Halina Alter to Hosts and panelists : What impact will there be on the local schools? What about police and paramedic response times? Will the units have limits on the number of residents per each studio? Can dividers be placed to increase the number of residents per unit? Playground areas within the complex?

20:35:07 From Amanda Pereira : also the fact that you're all "rebuttle" this and "rebuttle" that - like, my dudes, this isn't debate team

20:35:07 From Michael Cahn : Good

20:35:10 From Renee Blume to Hosts and panelists : pollution will be awful

20:35:10 From Wanda Boudreaux to Hosts and panelists : Has there been a traffic study?

20:35:11 From TRyder (www.HTTWS.org) : We will build another school once we close the airport Soumya

20:35:22 From TRyder (www.HTTWS.org) : sign the petition if you haven't so we can close it soon.

20:35:28 From TRyder (www.HTTWS.org) : htwws.org/santamonicaairport

20:35:29 From Chris : Spam ^

20:35:36 From Debbie : Thank you G Nahass!! As a resident directly behind this project ... right on!

20:35:37 From Michele Bury to Hosts and panelists : John Muir will not be able to take on so many more children

20:35:46 From Leslee M to Hosts and panelists : TRyder 🚫🚫🚫🚫🚫

20:35:47 From Therese Kelly : @Somouya the school district has been losing families.

20:35:50 From Megan to Hosts and panelists : I'm done. I can't watch this crap anymore. Put it to a vote! The behavior of the people answering questions,. The refusing to answer the

questions,. The lies,... I can't watch this anymore. Put it to a vote to the people,.. and hopefully,. Is there is any good in the world things like this land/cash grab will stop!!!

20:36:12 From TRyder (www.HTTWS.org) : Is this the same school district where students hopped on another call and started blurring out racial slurs at us??? Sorry that they are leaving....

20:36:20 From Larry to Hosts and panelists : Lincoln is only north south road. No side roads because of golf course and Venice zig zags. This is not normal town. So yes Lincoln I'd really bad. This is the worst road to build.

20:36:22 From Chris : Spam ^ 😞

20:36:24 From R Malloy to Hosts and panelists : Hey Dave Rand - did you speak with the residents directly behind this project?

20:36:36 From Dan Faris to Hosts and panelists : I wonder how much these 4 rich people will make off of fucking up our lives

20:36:36 From Joel : This will fundamentally change the way of the residents that live in the neighborhood. Security comes into big question, and is ultimately a large detriment to the people who have been here for many, many years. I am a 20 year old who has lived here my whole life, and having this put here will create it into an entirely different place.

20:36:38 From carrielederer : How many of these units will be second, third or fourth vacation units for wealthy people?

20:36:42 From Ellen Hannan : ARB has no power. They can only change design.

20:36:45 From Marc Verville : There were 4,751 (almost 10% of total multi-family units) vacant units in SM in the 2020 census. There is NO NEED for more market rate units in this city.

20:36:46 From ausra rozenas to Hosts and panelists : I was visiting the new building at 5th street and Broadway last night, found out 3 bedroom apartments on top floors are going for \$20,000.

20:36:46 From 18D to Hosts and panelists : Members appointed = developer selected star chamber

20:36:52 From Kitty : TRyder is trolling this chat

20:36:59 From Leslee M to Hosts and panelists : TRyder US who US? HmMMM

20:37:00 From Diego to Hosts and panelists : OCEAN PARK AND LINCOLN INTERSECTION WILL BE COMPLETELY FILLED WITH TRAFFIC! PLEASE FOR THE LOVE OF SANTA MONICA VETO THIS PLAN. Save SM as a beautiful beachfront city.

20:37:03 From Mei Lisa to Hosts and panelists : Single-FAMILY homes

20:37:08 From Leslee M to Hosts and panelists : Mole and troll

20:37:09 From RYAN BRODE : were gonna be on mars in 5 years

20:37:10 From Karen Croner to Hosts and panelists : When is demo scheduled?

20:37:11 From Jim Bernstein : I hope that it take 200 years for you to get approval for this project.

20:37:11 From bea nemlaha : What authority does Architectural Review Board have to reduce size, height, density?

20:37:14 From TRyder (www.HTTWS.org) : No I'm not, the 10 FWY east is a testament to bad housing policy!

20:37:17 From Chris : ^^^^^ Spam ^^^^^

20:37:19 From gnahass001 : Thanks Dave

20:37:22 From Larry to Hosts and panelists : Regarding grocery - people need food.

People will drive on Lincoln somewhere to get groceries so you can't say that this will improve that.

20:37:33 From 18D to Hosts and panelists : How about never, is never a good timeline?

20:37:39 From TRyder (www.HTTWS.org) : The 10 FWY West in the morning isn't nearly as bad,, why is that??? hmm

20:37:45 From Denise Madden to Hosts and panelists : It's a bad idea today, why wait 5 years?

20:37:50 From A : As a resident of Santa Monica I oppose this project

20:37:56 From R Malloy to Hosts and panelists : I would like Melissa Sweeney, Dave Rand, Alison Warner, and Hank Koning to answer the question about contributing money to our local politicians. It's a yes/no.

20:38:06 From Diane Reynolds (she/her) : I'd like to know from each of the panelists why THEY would want to live at this project... And also, reasons why they would NOT want to live there. If this is the work they do, certainly they have opinions about the positives & negatives about a project like this. They know what they are. They're just doing their jobs, which is to have this meeting. This isn't a community input meeting. It's an infomercial.

20:38:09 From Sheelagh : Yes me too, I oppose

20:38:19 From Diego to Hosts and panelists : As a born and raised lifelong resident of Santa Monica I completely oppose this project.

20:38:33 From Leslee M to Hosts and panelists : As a resident of Santa Monica, I oppose this project 🙅

20:38:36 From Tamra raven to Hosts and panelists : It is my understanding that the intersection of Lincoln and Ocean Park is 2nd most dangerous in the city. I'm having a lot of trouble believing you care about the community - even though you said you did- since the project is sure to make this bad traffic problem much, much worse! To be honest, you have not yet effectively addressed the reality of traffic. Already, it is backed up badly in 4 directions. My family and I live just West of Lincoln Blvd, and I can tell you that because of the badly backed-up traffic-drivers get frustrated and decide to turn off Lincoln Blvd, hoping they might have shave a few minutes somehow. And then they drive very fast down our street. Even worse, many of these drivers are looking down at their phones, using map apps like Waze, and they are not looking at the road. There are so many more drivers now as it is already - every day form 4-7pm. I have seen car accidents, many near-misses, and cars have hit people on bicycles. What you are proposing is sure to make this much worse

20:38:42 From Tim : How do you plan to preserve the views, ocean breezes and natural sunlight to the longstanding (property tax paying) residents on the 10th Court hillside? The current plan robs those residents of what makes their property desirable.

20:38:45 From TRyder (www.HTTWS.org) : We can include more retail space if we get rid of some of that parking. The caller says she takes the bus, we can fix it so we get rapid transit to the location and have less parking storage.

20:38:48 From Larry to Hosts and panelists : This will make a traffic node - please give a dedicated lane to drive into at least so cars won't back up Lincoln taking a lane away as cars slow down to get in there.

20:38:57 From Kelly Hsiao : i oppose this project as well as it stands right now

20:39:01 From Kitty : Dave Rand should have TRyder removed from the chat line

20:39:02 From Robin Derby to Hosts and panelists : Yes that clutch of shops is very important for the neighborhood I know a senior who is panicked at losing them to this project

20:39:11 From Joel : Quality of life will be greatly reduced for citizens who live here, regardless of their ages. It is a great concern for small business and a large detriment to the quality of life to the citizens who have already been here,

20:39:12 From Diane Reynolds (she/her) : Agreed, Kitty. TRyder is a troll.

20:39:13 From TRyder (www.HTTWS.org) : The ocean breeze will always be there if we stop killing the Earth with pollution from cars.

20:39:23 From Jennifer Field : I live down the street from a community corp project. It has been nothing but a nightmare. There is no-one to call to report glaring legal violations and deviations from the promises made to us at the public meetings. What form of public reporting/communication will be dedicated?

20:39:25 From Soumya Naidu : Please block the spammer TRyder from this meeting

20:39:30 From Mei Lisa to Hosts and panelists : The people at McCarthy know my name. Susie at the dry cleaners is great. Even some of the cashiers who have been around since

Albertsons. Where do you think you are putting them?

20:39:31 From Z : Alison and Melissa wish they weren;t here with all us rif raf.... let alone that they would consider living as our neighbors... just a vibe I am getting

20:39:35 From cathy karol-crowther : she is right. the hill is steep to bike ride and even walk

20:39:39 From Joshua Strauss : offer current retail tenants lease with same rent

20:39:48 From Lin Buck to Hosts and panelists : TRYder - how much are you being paid by these guys?

20:39:49 From Bea Pomasanoff : I 'm opposed to this development.

20:39:53 From ausra rozenas to Hosts and panelists : I'm a close friend of John Alle, an impersonator called in and spoke in (@ 8:06pm) support of this project. THIS WAS NOT JOHN ALLE, HE DOES NOT SUPPORT THIS PROJECT!!!

20:39:54 From Larry to Hosts and panelists : It needs more parking. Lincoln doesn't have enough parking.

20:39:54 From Tim : No ocean breeze with a 60' wall in the way

20:39:56 From cathy karol-crowther : so people use their car to get to the beach from op and lincoln

20:39:56 From DAT to Hosts and panelists : well said. not interesting or unique. too juego too ugly.

20:39:59 From Bradley Ewing : We must preserve our beautiful surface lot

20:40:00 From Wanda Boudreaux to Hosts and panelists : 1000+ more people in that small of a place is way too many for this neighborhood.

20:40:01 From TRyder (www.HTTWS.org) : We will get rapid public transit soon, especially up Lincoln. Fewer cars and less parking for this project. Include retail

20:40:01 From RYAN BRODE : exactly electric cars

20:40:01 From Roberta Levitow to Hosts and panelists : Thank you for describing the several years' process ahead. A project this long should take several years. And I recommend that community input is solicited. How much time have you spent visiting the surrounding neighborhoods? It would be worthwhile to get to know us. We are unique communities.

20:40:08 From bday12 : Lou is presenting important points. Keep the businesses that are serving the community now.

20:40:11 From Kitty : TRyder is a plant, not a real human

20:40:12 From RYAN BRODE : dumbdumb

20:40:12 From DAT to Hosts and panelists : stay on top people one year goes fast

20:40:18 From TRyder (www.HTTWS.org) : Cathy we live right off the beach especially on Ocean

20:40:24 From cathy karol-crowther : great if we get a trolley from the beach to op

20:40:33 From RYAN BRODE : tryder needs to ride his \_\_\_ to TEXAS

20:40:34 From Von schreiber-morgan, Helene : @ TRyder-life is not as simple as removing cars from the equation. People cannot always live close to their employment, it is not reasonable to transport babies and children via bicycle, it is not reasonable to purchase groceries for a family of four via a bus. I think if you live and work within walking distance of your employment, schools, doctors, and shopping, combustible engines are here to stay for the rest of us.

20:40:35 From Larry to Hosts and panelists : Get rapid transit first please build that. We need that. Not this.

20:40:36 From TRyder (www.HTTWS.org) : Yes we should get a trolley all the way to Malibu

20:40:40 From Michael Cahn : Parking lot as open space: enjoy!

20:40:44 From Susie Shapiro to Hosts and panelists : Traffic is unbearable today!!!! I can't imagine the impact adding this project to our neighborhood.

20:40:44 From Tom to Hosts and panelists : Gelsons was the safest market during the

draconian lockdowns

20:40:47 From Chris : Put in a Trader Joes and fix up the small businesses next to it and call it a day

20:40:52 From Carl Loeffler : I don't see how adding 521 units of housing and reducing the amount of commercial space benefits the community. We've already lost so many small businesses to giant mixed use developments in downtown Santa Monica

20:40:52 From Debra Jacobs : C'mon....have any of you looked at the available housing in SM....Tons of places...Plus...if you want a storefront...tons of available space on the SM Promenade!!!!

20:40:53 From Wanda Boudreaux to Hosts and panelists : I oppose

20:40:56 From Tom to Hosts and panelists : Open space and aisles that were safe

20:40:59 From Lin Buck to Hosts and panelists : TRYder - you've now lost all credibility here. Time to take a break.

20:41:07 From Michael : Big hurdles:

1: residents on 10th street

2: water

3: water table

4: traffic

5: pollution

6: green regulation

7:

20:41:09 From DeAnn Moore to Hosts and panelists : A retail only project with park features similar to the Trancas Market Center or the Country Mart in Malibu would be a great addition to the neighborhood.

20:41:10 From carrielederer : Yeah, where is the analysis? There is nothing

20:41:10 From Leslee M to Hosts and panelists : Our elderly population will not be riding bikes, heck, its not even safer for them to take the bus or walk the streets alone as it is

20:41:19 From R Malloy to Hosts and panelists : They can't answer questions about car trips because they are NOT doing a traffic study.

20:41:23 From johnainsworth : Marc Verville posted that there were 4751

20:41:25 From Shane to Hosts and panelists : We cant provide services to current residence this makes it worse! These callers should be heard not ignored all agree project not needed or wanted.

20:41:26 From Ellen Hannan : We have been waiting for rapid transit in Santa Monica forever. There is no plan to increase bus service. It is bikes and scooters..

20:41:28 From 18D to Hosts and panelists : I agree with Chris

20:41:34 From RYAN BRODE : Michael add Police and fire through traffic

20:41:40 From Therese Kelly to Hosts and panelists : I really appreciate the caller who noted that the current neighborhood serving retail is superb. "It meets my postal needs, my pharmacist, my dry cleaner, my grocer." I can say the same thing. Please keep this mix of neighborhood serving retail. I can walk for all these needs and take care of several errands at once in one place.

20:41:41 From Michael Cahn : How many fewer car trips when Gelson's disappears ?

20:41:43 From carrielederer : You can't have rapid bus service in a traffic jam

20:41:46 From Larry to Hosts and panelists : Sad that we are so brutalized by over development that a parking lot is now paradise.

20:41:52 From TRyder (www.HTTWS.org) : because residents have been preventing rapid transit. We also need more car free streets and then we could have way more green space.

20:41:58 From Leslee M to Hosts and panelists : I wont let my 83 year old mother go anywhere alone these days..

20:41:59 From Rosalie Udewitz : The existing retail shopping center serves the entire

neighborhood including the seniors. Many people actually walk to the existing retail uses. The loss of the existing mix of neighborhood retail will be tremendous.

20:42:03 From Bradley Ewing : You can have bus rapid service if its a bus only lane Carrie!

20:42:04 From Michele Bury to Hosts and panelists : And noise pollution

20:42:09 From TRyder (www.HTTWS.org) : We get rapid bus by having bus or trolley only lane

20:42:12 From Darcy Lubbers : I am opposed to this development.project.

20:42:14 From patricia.danner to Hosts and panelists : We have a lot of senior citizens that cannot ride bikes and have limited mobility. This is sad for those people who could no longer get to the local stores for their needs. These are long time residents, and deserve to be taken care of, not forgotten about.

20:42:18 From Brian to Hosts and panelists : Force rent controlled tenants to work in the area and we would have less traffic

20:42:22 From Wanda Boudreaux to Hosts and panelists : Way too many additional cars will impact already terrible traffic congestion.

20:42:25 From Diane Reynolds (she/her) : I am opposed to this development.

20:42:27 From Mei Lisa to Hosts and panelists : Why is this city purport to be liberal-minded, social-justice forward-thinking...but it's just talk...the developments, traffic, and commercialization say otherwise

20:42:30 From Michele Bury to Hosts and panelists : I am opposed to this project

20:42:34 From TRyder (www.HTTWS.org) : By getting residents closer to the westside, we will be getting rid of some of the pollution

20:42:36 From Karen Croner to Hosts and panelists : why aren't you answering the questions???

20:42:38 From Jim Bernstein : TRyder. Everything you propose is bizarre. You're telling me to move to Burbank and then create car free streets. I think you're just trolling people.

20:42:42 From Michael : Wait till the trash trucks pull in everyday slamming metal,dumpsters

20:42:44 From Tamra raven : I'm opposed to this development.

20:42:56 From Nikki : This project is way too huge and too tall! Have you considered the neighbors living directly around this project? These buildings will block our view , light, and open space.

20:43:02 From cathy karol-crowther : omg the trash collectors there will be terrible noise

20:43:04 From bday12 : Kathy Knight makes such great points.

20:43:10 From Kitty : TRyder is fake

20:43:12 From DeAnn Moore to Hosts and panelists : This is all about money and ruining our neighborhood. Again I am a native, with three generations of Santa Monica High graduates.

20:43:13 From TRyder (www.HTTWS.org) : Jim, we will still have parking but we have too much! You really don't think Santa Monica has too much parking??!?!?! Look at all the empty lots around the city.

20:43:19 From TRyder (www.HTTWS.org) : Ok Kitty boo boo

20:43:24 From Michele Bury to Hosts and panelists : Please listen to this architect!

20:43:26 From Michael : Well, I'd love to stay but I'm having bamboo shoved under my nail in 10 mins

20:43:31 From Aaron S : I'm opposed to this project.

20:43:32 From Brian O'Neil : TRyder, the fact that 10 FWY East is a parking lot at afternoon rush hour is a function of the overly-commercialized city policies of the last 20-30 years. You clearly have a big brother view of regional planning that also happens to benefit big developers and Silicon Valley private equity firms that view SM not as community, but as an investment opportunity, residents trying to have a livable community and raise families be damned.

20:43:38 From Rick Berger : This is not a true give and take discussion. It is an extremely

limited way for a group of developers to reluctantly... and minimally... fulfill a requirement by the City for what should have been more of a discussion. The first time this was supposed to take place some time ago was handled so poorly by the developers the City insisted on tonight's follow-up meeting; a meeting that is still very compromised by design by the developers. So thanks for your sarcasm about civic give-and-take discussions. Who needs a 'debate' when we can just be told by others what is going to alter our city?

20:43:50 From R Malloy to Hosts and panelists : There are people living behind this proposed development that will be build right up to their apartments.

20:43:56 From Wanda Boudreaux to Hosts and panelists : Dismal design

20:43:57 From Robin Derby to Hosts and panelists : I like Jim Wilsons comments please take them seriously

20:44:05 From RYAN BRODE : T ride over to Texas my guyyy

20:44:14 From Ellen Hannan : Bus service is needed to run every 10 minutes to get people out of their cars. It has been proven. Free bus rides do not encourage people to take the bus and leave cars.

20:44:14 From RYAN BRODE : shots fired

20:44:14 From Lin Buck to Hosts and panelists : Jim Bernstein - he's (or she's) a plant. Has lost credibility.

20:44:15 From Rosalie Udewitz : Yes -- what is the unit mix and what are the proposed rents for the market rate units by unit type?

20:44:17 From Graham Rigby : please no street widening.

20:44:17 From Wanda Boudreaux to Hosts and panelists : No human feeling

20:44:22 From Michael Cahn : Do not widen streets, narrow them!

20:44:25 From Michael : Hope to see everyone at the city council hearings on this in the near future.

20:44:25 From L. Flaten : Need a traffic study!

20:44:27 From agreenfire : Approving this development would be beyond short sighted. Too many negatives for Santa Monicans.

20:44:38 From LR : Opposed to this project

20:44:40 From Shane to Hosts and panelists : Parking lots are empty because businesses are closing and leave state

20:44:40 From Josephine Wallace to Hosts and panelists : The scale of this development is inappropriate. It's an "affordable housing crisis", so I think developer's posture that a huge complex of expensive apartments will mitigate homelessness is self-serving. It's just too big, it's very simple

20:44:42 From Phil to Hosts and panelists : A quick note - tryder (train rider) is a resident of Los Angeles.

20:44:47 From 18D to Hosts and panelists : Ocean Park will remain one lane due to bike lanes

20:44:48 From Bea Pomasanoff : Lincoln Blvd. south of the 10 fwy is regulated by the state not Santa Monica, because it is Hwy 1.

20:44:50 From TRyder (www.HTTWS.org) : BO everyone deserves to spend time with their family. By building housing closer to jobs more people will have time with their families. Less cars, rapid transit, more bike lanes and green space. Look at the parking lots on the surface that take all the land space that they use, those could be small parks.

20:45:05 From carrielederer : Construction and increased pollution

20:45:19 From ausra rozenas to Hosts and panelists : I'd like to know how many people on this panel voted for Newsome & Brown? You guys are part of this problem. This June & November, you can turn this around. It all starts with law. Reversing 109, 47, 57...etc

20:45:22 From Leslee M to Hosts and panelists : Drought tolerance

20:45:22 From carrielederer : From increased traffic

20:45:24 From Jim Bernstein : Everyone, write the city council at Council@SantaMonica.gov

20:45:35 From RYAN BRODE : dust contributes a significant amount of carbon to the atmosphere

20:45:49 From TRyder (www.HTTWS.org) : Yes Ellen we do need rapid transit. Lincoln blvd should have housing surrounded by rapid transit all the way to LAX.

20:45:51 From henio to Hosts and panelists : As an owner on Ocean Park near Lincoln, there is already too much traffic on Lincoln. 500+ units is too much. Quality of life for all SM citizens near will be negatively impacted. This is not fair.

20:46:03 From carrielederer : We do have "rapid" transit

20:46:04 From RYAN BRODE : This is loud for the neighbors

20:46:06 From lalida nakatani AIA : For the record, 8 people at 649 Copeland court opposed this project

20:46:06 From Michele Bury to Hosts and panelists : Why is Alison Warner not answering questions?

20:46:10 From Traci : More drivers means more dust in the air.

20:46:11 From JK : OP Blvd is a designated Tsunami evacuation route, with more traffic this will become impossible

20:46:15 From bday12 : Look at the problems the construction at Samohi caused. Traffic jams, pollution etc. Trucks blocking freeway exits

20:46:18 From carrielederer : it's just not rapid due. To all the traffic

20:46:20 From TRyder (www.HTTWS.org) : We don't have rapid transit Carrie.

20:46:23 From Jim Bernstein : So, residents, your lives will be disrupted for five years so we can make millions of dollars.

20:46:30 From TRyder (www.HTTWS.org) : Traci, by getting residents closer to their jobs, we will have less cars on the road.

20:46:31 From Leslee M to Hosts and panelists : I will write, call, sign petition, donate to fight and eventually canvas 😊

20:46:35 From Larry to Hosts and panelists : Small parks would be great. Parking is not as good but better than no parking. You need parking to get out of your car and walk to stuff in the area. No parking means not getting there.

20:46:35 From RYAN BRODE : tryder

20:46:36 From Z : the REALITY is SUNSET PARK doesn't THIS PROJECT....

20:46:37 From carrielederer : Sure we do. I ride it all the time. The Rapid 3 right across from Gelsons

20:46:38 From RYAN BRODE : tryder

20:46:42 From agreenfire : Can we "offset" this developer to another time zone?

20:46:43 From Candy Arnold : We would rather not have the project, then no point of contact needed

20:46:44 From Brian O'Neil : T Ride we all want a livable city. The scale of this project as presented clearly will have more negative impacts than positive for us residents of SM.

20:46:48 From Sienna Block : I would live at this project. And for older people the location is fabulous. Above a grocery store. Near services. A bus stop with routes that take one to the beach, parks, light rail, civic center, downtown Santa Monica. The design looks nice.

20:46:53 From 18D to Hosts and panelists : It is noteworthy that Alison is providing silence on behalf of Balboa

20:46:55 From RYAN BRODE : tryder here is something you don't have

20:47:00 From cathy karol-crowther : but there are over 500 more people added in the area

20:47:02 From Candy Arnold : Less pollutants, then Dave Rand you can live there

20:47:03 From RYAN BRODE : 🍷

20:47:03 From Dan Faris to Hosts and panelists : This guy is a pure politition

20:47:10 From Dan Faris to Hosts and panelists : Spewing garbage  
20:47:11 From Larry to Hosts and panelists : Not near transit. I keep hearing that. Very poor transit here. Can't walk and bike riding is suicide on Lincoln.  
20:47:12 From Jackie Stansbury : Why are we not sorting out the rapid transit and water issues before creating greater density and bringing more people here, all the while doing nothing for the people who are here but cannot really afford to stay?  
20:47:13 From Z : much better use would be ALL AFFORDABLE HOUSING subsidized by CALIFORNIA 26 BILLION SURPLUS  
20:47:18 From cathy karol-crowther : how big are the units  
20:47:23 From Amanda Pereira : lordy, this chat is terrible. It's disheartening to think I moved here just to have a load of neighbours who apparently think I shouldn't have because my family isn't from here, etc etc. though ... I do pay higher property taxes, so that gets me something I guess?  
20:47:26 From TRyder (www.HTTWS.org) : Brian, the only problem with this project is all of the parking. If we build smarter communities we wouldn't have to drive everywhere. We literally are getting people closer to their jobs.  
20:47:28 From Karen Croner to Hosts and panelists : and the price for market rate???  
20:47:28 From Michele Bury to Hosts and panelists : It is extremely obvious this is a too large  
20:47:41 From TRyder (www.HTTWS.org) : Rapid transit up Lincoln.  
20:47:46 From Brian O'Neil : This project as presented is an affront to SM residents.  
20:47:47 From TRyder (www.HTTWS.org) : Wider bike lanes and sidewalks  
20:47:48 From Rosalie Udewitz : Construction will go on just long enough that all of the tenants in the surrounding apartment buildings on Hill Street and 11th Street will move out because they will not be able to tolerate the construction.  
20:47:49 From cathy karol-crowther : what size are these Units. usually the are teeny tiny  
20:47:49 From Leslee M to Hosts and panelists : I'll sell Dave my house for well over market rate 😊  
20:47:50 From Jim Bernstein : Dave Rand: "It's well documented that these types of projects reduce traffic." My response is that this project is not right for this neighborhood which is already past its carrying capacity for traffic.  
20:47:52 From Candy Arnold : Hank Koenig, have you or you company donated to California politicians?  
20:47:55 From Robert Brown to Hosts and panelists : This proposal is ludicrous. My gut tells me that you are praying for half this number of units and are showing us all this insane development then will look like the good guys for cutting it in half. The disastrous impacts on Lincoln, Ocean Park, traffic, water use and consumption should disqualify this from ever being built. NO!  
20:48:13 From RYAN BRODE : move away trider  
20:48:15 From Chris : TRyder, Stop talking. Nobody is listening to you  
20:48:17 From Diane Reynolds (she/her) : >> SM City Council members should be in attendance to see exactly what's happening here for themselves. Among the many questions I have: 1) What are the projected rents for the NOT affordable 468 units? 2) What is the targeted 'demographic' (to use Mr. Rand's term) for this project's not affordable units? 3) What's the rationale for NO traffic study? 4) Who paid for the trolls in this chat?  
20:48:19 From Therese Kelly to Hosts and panelists : Does the State requirement for housing include funding for transit improvements? I understand the need for creating more housing. But it doesn't seem like we have a plan to address the Lincoln corridor. The neighboring streets are bearing the brunt of cut through drivers. While residents are walking and biking and riding the bus, people in the greater region are driving through our neighborhood to avoid Lincoln.  
20:48:20 From Larry to Hosts and panelists : I walk on Main Street often. Why? Because

there is parking off neilson. I can park and walk.

20:48:21 From Z : Amanda there are other neighborhoods if you don't like Sunset Park

20:48:21 From Jeanne Laurie : Do the developers have a magic wand that will put residents in Santa Monica in comparable jobs in Santa Monica? Get Real.

20:48:22 From Leslie Wilson to Hosts and panelists : Did he just say 'a small project like this'?

20:48:23 From Amanda Pereira : Y'all sound so very MAGA nutso

20:48:25 From Sheelagh : Why can't the zoom host remove TRyder?

20:48:27 From carrielederer : There is disinformation being shared on this chat. There \*is\* rapid transit. I ride it across from Gelsons. The Rapid 3 bus. It's not that rapid due to traffic

20:48:50 From Roger Genser : From Roger Genser - after listening to over 1 hour and 45 minutes of comments, I am more opposed to this project than when this discussion started.

20:48:52 From Karen Campbell : Yes, why can't this project have more space and lower density to bring light into the space.

20:48:56 From Roberta to Hosts and panelists : Hank, stop it

20:49:05 From TRyder (www.HTTWS.org) : The 10 FWY East is a testament to bad housing policy. By building homes closer to jobs we are reducing traffic congestion, violence, and pollution. Rapid transit, wider sidewalks, and more green space. This is a coastal city, why are there so many vacant parking lots?

20:49:08 From Rosalie Udewitz : I am asking again: what are the projected rents for the market rate units by unit type? The answer is being avoided by Mr. Rand.

20:49:14 From jwilson@gmpaarchitects.com to Hosts and panelists : Hank,

20:49:15 From TRyder (www.HTTWS.org) : Carrie that isn't rapid, we need a bus only lane. We have to close another lane.

20:49:17 From Leslee M to Hosts and panelists : He's talking like it's a done deal..unacceptable

20:49:21 From Leonard Frank : The 521 d.u. alone will produce at least 1000 peak-hour trips daily. That's around 15+ per minute just trying to get in and out. Have any of our genius=savant regulators said anything about this?

20:49:24 From Brian O'Neil : T-Ride you're in fantasyland that the 521 households in this project will magically get jobs in SM.

20:49:35 From Larry to Hosts and panelists : Do a study - city council please. How many people on the nearly empty buses stick in traffic vs in cars stuck in traffic.

20:49:35 From Kevin McCarthy to Hosts and panelists : This project is not near the Metro which is a transit center.

20:49:39 From Roberta Levitow to Hosts and panelists : I want to repeat that Ocean Park is a unique neighborhood, with its own history and character. This project is so generic. Has there been any conversation about how this project fits into the Sunset Park & Ocean Park neighborhoods, as distinct from northern Santa Monica? Do you intend to reflect our neighborhood personality?

20:49:39 From Bradley Ewing : Well said Amanda, the "we're full rhetoric" is indistinguishable from xenophobic, anti-immigrant rhetoric

20:49:44 From Roberta to Hosts and panelists : Companies are moving out of Santa Monica. HBO just moved to Culver City

20:49:56 From BENJAMIN PHELPS to Hosts and panelists : I'm going to ask again: what are you doing about all the birds in the neighborhood they are spying on us

20:50:17 From TRyder (www.HTTWS.org) : Brian, they may live on the westside though. We need residents closer to job. More remote and we-work stations as well.

20:50:17 From Amanda Pereira : Right?

20:50:17 From BENJAMIN PHELPS to Hosts and panelists : I demand an answer

20:50:25 From Karen Campbell : So the developer has worked with the City before. Does

he think he can just push this project through.

- 20:50:31 From Tim : Why is this developer allowed to build all over Santa Monica?  
Why/how do they have so many projects?
- 20:50:40 From BENJAMIN PHELPS to Hosts and panelists : I will not leave until you  
address the bird problem
- 20:50:51 From carrielederer : Why? Tax base increase
- 20:50:54 From Bea Pomasanoff : The skills have left the meeting.
- 20:50:56 From Leslee M to Hosts and panelists : Anyone living on 11th will suffer more  
then they already do with the drive through traffic
- 20:50:59 From Joel : They know who to pay
- 20:51:00 From Shane : I think tryder is an automated machine to increase support to project  
to offset all opposition for the record or smoking ganja
- 20:51:01 From Z : MORE AFFORDABLE HOUSING IS THE GOAL
- 20:51:01 From Lin Buck to Hosts and panelists : TRyder's HTTWS.org does not exist -  
this is a plant!!!
- 20:51:01 From agreenfire : Dog wash stations? They have planned this but no traffic  
studies? Get real—where's the snake oil?
- 20:51:04 From Michele Bury to Hosts and panelists : We want to hear from Alison  
Warner.
- 20:51:10 From Marc Verville : Can you repeat the unit mix? Is this 91 Studio, 229 x1  
bedroom and 201x2-bedroom?
- 20:51:17 From Michele Bury to Hosts and panelists : Exactly!
- 20:51:32 From jwilson@gmpaarchitects.com : Hank, the acoustics requirements are there  
to benefit the residents of the project not the surrounding neighbors.
- 20:51:35 From Brian O'Neil : Bradley, being critical of this project does not make one  
xenophobic and anti-immigrant. Compete red herring. Again, questioning the scale of this project  
does not make one a NIMBY.
- 20:51:36 From Joel : Do you think this will be really affordable?
- 20:51:42 From TRyder (www.HTTWS.org) : No Shane I'm real! Have you read the Thank  
You letter that I wrote to HCD for rejecting Santa Monica non-compliant housing element? It's on  
the planning commissions agenda from yesterday, read it.
- 20:51:42 From bday12 : Traffic during tourist season critical to evaluate.
- 20:51:43 From carrielederer : Are they prohibited from AirBnB renting?
- 20:51:44 From Leslee M to Hosts and panelists : How many of our pets and children will  
be put at risk with people zooming through the residential neighborhoods
- 20:51:53 From Ellen Mark to Hosts and panelists : Hank and Melissa, please respond to  
questions regarding connections or contributions to politicians or City Council, past or present.  
This project was started up a while ago, before current Council members.
- 20:52:04 From Shane : 5k is not affordable
- 20:52:07 From Karen Campbell : Off set is a legal term. It doesn't consider the reality of the  
drought.
- 20:52:11 From Adam Finkel to Hosts and panelists : undeniable need for more  
subsidized/low income housing in Santa Monica, 53 units will help, but this project does no better  
than what SM Community Corp does with a property 1/20 the size of this property.
- 20:52:14 From Amanda Pereira : Airbnb renting would be a city matter
- 20:52:15 From JJDFB : <https://www.lincolncenterproject.info/>
- 20:52:18 From TRyder (www.HTTWS.org) : We are more concerned with tourists and not  
local residents., that isn't OK.
- 20:52:27 From Bonnie to Hosts and panelists : Can I ask- why does the city want to push  
this through? What is there motivation? This state mandate?
- 20:52:28 From Leslee M to Hosts and panelists : In 8 square miles

20:52:31 From Tamra raven to Hosts and panelists : Someone said earlier "we don't have a housing crisis but an affordability crisis"

20:52:37 From Caleb Smalls : Santa Monica has a jobs/housing imbalance. Creating more housing for tech jobs and other jobs in Santa Monica makes sense.

20:52:45 From TRyder (www.HTTWS.org) : The 10 FWY east....

20:52:46 From Jim Bernstein : Very good point about AirBnB renting. If they prohibited AirBnB renting, I would be more supportive.

20:52:52 From Amanda Pereira : A lot of people here don't understand the role of various people here ... and it shows

20:53:03 From TRyder (www.HTTWS.org) : Yes we need to restrict AIRBNB in housing that is meant for local residents.

20:53:11 From Candy Arnold : This project is about profit for the developers not affordable housing

20:53:15 From cathy karol-crowther to Hosts and panelists : tell us the next three who will speak so we are ready

20:53:30 From TRyder (www.HTTWS.org) : YESS I love walking to the grocery store and biking.

20:53:33 From Ellen Hannan : They can,

20:53:37 From Amanda Pereira : Can't it be both?

20:53:37 From Leslee M to Hosts and panelists : Plenty of apartments currently sitting empty

20:53:42 From peta to Hosts and panelists : I want to say the traffic is unacceptable I love the open space that is there now The UPS... big Gelsons..Pharmacy restaurant all the stores are a friendly part of the community

20:53:47 From 18D to Hosts and panelists : Read "Limits to Growth." Written over 50 years ago.

20:53:50 From jwilson@gmpaarchitects.com to Hosts and panelists : Dave, I missed who the developer is? Can you please tells us again.

20:54:08 From Wanda Boudreaux to Hosts and panelists : It's too big in the space it's in.

20:54:14 From TRyder (www.HTTWS.org) : Yes Thank You to the panel

20:54:29 From Von schreiber-morgan, Helene : To the reviewers of the meeting  
I am opposed to the project based on the following issues:  
No traffic study to determine impact -one should be done during high tourist season  
Concern about impact to water supply  
Noise impact on surrounding residents  
Not enough affordable unit

20:54:32 From Amanda Pereira : Yeah, the developer need to make a profit let's not be stupid about thi s- if a business doesn't make money they don't do business. But yeah, you want certain things - like affordable housing - and that's where you have govt come in and say hey you need a % of these units being affordable

20:54:35 From Candy Arnold : Then can we mandate that all apartments have an 800 dollar cap for the rents?

20:54:38 From Amanda Pereira : both things can be trye

20:54:39 From Carl Loeffler : If this development reduced rental rates in Santa Monica, we wouldn't need rent control

20:54:40 From Amanda Pereira : \*true

20:54:47 From Ellen Hannan : They are empty apartments at Broadway and Lincoln and they are low income.

20:54:53 From doloressloan : There needs to be a referendum overturning the state law that eliminates local control over zoning, etc. There's no excuse for eliminating local control over quality of life issues.

20:54:58 From jwilson@gmpaarchitects.com : I have to ask. So many want to live here, can we ever build enough housing?

20:55:05 From Marc Verville : If density created affordable housing, New York and Vancouver would be the cheapest places in North America. They are among the most expensive.

20:55:08 From Brian O'Neil : SM is not an exception. We've actually built more housing than most CA cities of comparable sizes in the last 30 years. This project at its proposed scale (521 units) is about profit margins, not making SM more affordable.

20:55:14 From Roger A : The designers/developers of this project are promoting more residents/visitors/shoppers to cycle to this location - Ocean Park is Steep both directions from Lincoln. Lincoln is very crowded and dangerous for cyclists, this location is not safe or realistic for cyclists!!!

20:55:16 From Candy Arnold : If these developments can be mandated, then rent caps can also be mandated

20:55:24 From dorsogna@csun.edu to Hosts and panelists : The population of Santa Monica has remained constant over the past decade.

20:55:24 From Jennifer Field : What are the projected rents for the market rent units? This project is not about affordable housing. We have a glut of over priced units. Where will this fit in?

20:55:37 From Leslee M to Hosts and panelists : Another mole

20:55:39 From TRyder (www.HTTWS.org) : Roger we need closed streets for bikers and pedestrians, cars should not be allowed to take as much land space as they do!

20:55:45 From Helen Landon : I don't think developers care if their units are empty. That's not where the real money is.

20:55:50 From Z : TRyder is an idiot if he isn't getting paid by these developers binary choice as to his motivation. IDIOT or PAID SHILL

20:55:55 From Lois Bostwick : Our state is requiring thousands of units in all communities, including ours. But this is not adequately considering the needs of the neighborhood or need for affordable housing.

20:56:24 From Candy Arnold : A very large financial benefit

20:56:42 From TRyder (www.HTTWS.org) : I'm not being paid by anyone to support this project, our coastal cities need less parking storage and vacant lots and more housing surrounded by green space. It's not crazy that we want residents closer to their jobs "Z".

20:56:48 From Jackie Stansbury : "Affordable" needs to be defined. It cannot "time out" in 50 years, which Dave Rand says this one will do.

20:57:01 From TRyder (www.HTTWS.org) : That said the affordable price already

20:57:04 From TRyder (www.HTTWS.org) : it is affordable

20:57:08 From Z : Then you speak for yourself and idiot

20:57:09 From JK : NOONE would be able to evacuate during Quake/Fire due to congested roads

20:57:16 From Jim Bernstein : Has it been stated what the rents will be for the "non-affordable" units?

20:57:19 From TRyder (www.HTTWS.org) : Yes that's why we need fewer cars JK

20:57:21 From TRyder (www.HTTWS.org) : and rapid transit

20:57:43 From Shane to Hosts and panelists : Let's change law

20:57:44 From Rosalie Udewitz : Once again so that all of us attending tonight can hear it: what are the projected rents for the market rate units by unit type (not the affordable units)?

20:58:03 From Yolande de Renesse to Hosts and panelists : Thank you to the panelist for your patience and sincere attempt to address the community concerns.

20:58:04 From Kana : Although we've been hoping and waiting for Lincoln Blvd to get cleaned up getting rid of those used car lots, body repair shops, etc, etc.

20:58:15 From Michael Thomas : Looking forward to city council hearings

20:58:15 From TRyder (www.HTTWS.org) : My proposal for the incorrectly zoned santa

monica airport has rapid transit into DT SM and going to UCLA. That's what we need. Cars on the outside of communities, not inside. [htwws.org/santamonicaairport](http://htwws.org/santamonicaairport)

20:58:16 From Caleb Smalls : Is the Lincoln Boulevard Transit Corridor still happening?

20:58:22 From Shane : Let's change state law

20:58:24 From TRyder ([www.HTTWS.org](http://www.HTTWS.org)) : Yes get rid of some of the car lots, all these vacant parking spots.

20:58:26 From Renee Blume to Hosts and panelists : Please OP Association - let us know what we can do to stop this or make it more reasonable

20:58:28 From Candy Arnold : More extensive review means you have to listen to the citizens that live in the city

20:58:30 From carrielederer : This won't do anything for average rents. If the claim is that average rents will go down relative to trend then lets have financial penalties if they don't lower rent appreciation rates

20:58:34 From Larry Arreola : Do any of the 4 panelists Care that 80 to 90 % of Ocean Park and Sunset Park residents and I suspect 5 of 7 City Councilmembers don't want this project as presented? Do you care? Would appreciate 4 Honest answers

20:58:36 From Sienna Block : Single family homeowners need to be honest about their financial interest in opposing this project. They have over a million dollars in that asset and need to be transparent about their financial interests. They want their property to increase in value —and want scarcity of market rate housing so that their market-rate house increases in value. They have a financial interest in opposing this project.

20:58:37 From Leslee M to Hosts and panelists : Most dangerous intersection in the city should be a qualifier, don't you think?

20:58:40 From Lawrence to Hosts and panelists : Yes! What is the real rent going to be??

20:58:45 From Amanda Pereira : "We have to save the small businesses!"  
"When do we get rid of the car repair places!?"

20:58:53 From TRyder ([www.HTTWS.org](http://www.HTTWS.org)) : Maybe the city can create a mandate to cap market-rate unit prices.

20:58:54 From Ed McCann to Hosts and panelists : I hope that due regard is taken to the recent large housing projects within a few blocks of Lincoln and OP Blvd. One is being built now on the site of the former 76 Gas station, and the other is in the early stages on a larger lot where the Lincoln Pipe and Supply used to be. This is a tremendous amount of new residents coming in within a small window of time and in a space of just a few blocks. So the approval process needs to be more holistic than seems to have been described by the project representatives.

20:58:59 From 18D to Hosts and panelists : He just told you that our comments have no bearing on this being approved. The clock is ticking on this mess being approved.

20:59:13 From Michele Bury to Hosts and panelists : Respect the people who will live there by designing a human scale community not driven by profit.

20:59:20 From Diane Reynolds (she/her) : >> If the 'bar is high' according to state law / guidelines, Mr. Rand, the exactly what would STOP this project? <<

20:59:29 From Ajay Rai to Hosts and panelists : Sorry, got knocked off again, raised hand again, am probably at the back of the line again 😞

20:59:33 From Ellen Hannan : Rapid transit is not coming here to Santa Monica. Buses will not run every 10 minutes unless we double the number of buses. city is too cheap to pay this.

20:59:40 From Lou to Hosts and panelists : I feel these these apts will end up vacation rentals. The regulations for controlling vacation rental are not being enforced. Until that gets fixed projects like this may not benefit the current residents. The schools do not benefit from vacation rentals. School enrollment is down in SM. SM does not need this large project.

20:59:48 From Phil to Hosts and panelists : To all those attending, I want you to know that I am but one of the city council members paying close attention this evening. My e-mail is

Phil.brock@santamonica.gov

20:59:50 From TRyder (www.HTTWS.org) : We aren't getting rid of all car repair shops Amanda, they just don't need to be in areas where housing surrounded by green space should be.

20:59:53 From Kana : But ten 6 story buildings is totally too much added density for our neighborhood. I'

20:59:55 From Roberta Levitow to Hosts and panelists : We single family home owners are not opposing the project for our financial interests. We are sincerely concerned about the neighborhood life that people seek in coming here.

21:00:14 From Tim : CA population is down. SM population is down. State and city need to revise.

21:00:21 From Bradley Ewing : The RHNA allocation is too low, good point Ann!

21:00:26 From TRyder (www.HTTWS.org) : Ellen, we need a rapid trolley up Lincoln with a bus only lane. Wider sidewalks, bike lanes on every street and some streets need to be closed off completely from cars.

21:00:38 From agreenfire : Sienna, livability is not a market concept. Not everything is about money.

21:00:38 From Rachel : 810 Ashland has a 2bd/2ba 920sqft unit for rent right now. \$5,350.00. Your pet can stay for an additional \$50.00/mo. 810 is the Koning 10 unit apt bldg. on the Ashland hill.

21:00:40 From Shane : It's clear some responses are prepared this chat line should be investigated

21:00:42 From Larry Arreola : Love her comments

21:00:44 From Karen Croner to Hosts and panelists : Ann Hoover, thank you!!!!

21:00:51 From Amanda Pereira : Hi TRy - you're missing the point, I was calling out the hypocrisy of valuing the gelson's over the car repair shop - but keep being you sweetie

21:00:52 From Bea Pomasanoff : The car repair shops are better designed than this project.

21:00:53 From Shane : Me too

21:01:02 From Shane : I agree Larry

21:01:06 From Leslee M to Hosts and panelists : YES!!!! THANK YOU ANNE

21:01:07 From Ellen Mark to Hosts and panelists : YES!!

21:01:14 From gnahass001 : Thank you Ann Hoover.

21:01:16 From cathy karol-crowther : put the homeless housing there./ perfect spot

21:01:16 From Graham Rigby : More supply = lower price

21:01:17 From TRyder (www.HTTWS.org) : Amanda, get rid of some of the parking spots at gelsons and we can include some more small businesses

21:01:24 From Michele Bury to Hosts and panelists : Exactly!

21:01:26 From jwilson@gmpaarchitects.com : The way the system works... to build affordable housing without tax payer money, You need to somehow to pay for them. Incentives to developers is how it is done. The city lets them build more units and higher. The construction still costs millions and it has to be paid back.

21:01:28 From Leslee M to Hosts and panelists : WE DONT

21:01:31 From Nikki : Yes Ann!

21:01:32 From TRyder (www.HTTWS.org) : Cathy, our homeless veterans deserve our respect, do better!

21:01:33 From cathy karol-crowther : yes answer Anne!

21:01:33 From Brian O'Neil : Administrative approval for projects of this scale significantly reduces any real community input, any real representative democratic input.

21:01:36 From Jackie Stansbury : why are the landlords not lowering rents if their units are vacant? Why are the developers not building affordable housing for 500 people instead of just 53?

21:01:37 From Graham Rigby : The rising prices are due to tightly restricted supply.

21:01:43 From Tamra raven : Thank you Ann!

21:01:45 From Bonnie : Go Ann!!!  
21:01:50 From Nathan Dean : more market rate housing should reduce price in general  
21:01:51 From Karen Croner to Hosts and panelists : Yay Ann!!!  
21:01:53 From Amanda Pereira : Sure - rock on, not sure why that would matter to what I said, but sure - sounds good  
21:01:53 From Michele Bury to Hosts and panelists : Yes Ann!  
21:01:53 From TRyder (www.HTTWS.org) : YES DAVE! YES  
21:02:05 From mbw to Hosts and panelists : here here ANN  
21:02:05 From johnainsworth : Thank you Ann  
21:02:07 From Rosalie Udewitz : Ann: thank you so much. There is no shortage of supply of market rate housing in Santa Monica.  
21:02:09 From Michele Bury to Hosts and panelists : We want to hear the other people on the panel  
21:02:09 From carrielederer : Misleading. It will pull in more wealthy second, third, fourth homes plus AIRbNb  
21:02:13 From Liz Hanrahan : According to the Santa Monica Transparency Project, Cypress Investments contributed between \$9,500-\$10,000 to Santa Monica Forward, a pro-development PAC in 2020. Cypress Investments is working with Balboa Retail Partners, the developer represented in this Zoom meeting according to [whatnowlosangeles.com/developer-plans-521-unit-mixed-use-apartment-project-in-santa-monica/](https://whatnowlosangeles.com/developer-plans-521-unit-mixed-use-apartment-project-in-santa-monica/)  
21:02:15 From Michèle Vice-Maslin : there is no shortage of market rate housing in sm  
21:02:20 From Ellen Mark to Hosts and panelists : There are empty apartments all over the City.  
21:02:21 From 18D to Hosts and panelists : Ann should replace these bozos  
21:02:22 From Susie Shapiro to Hosts and panelists : Thx Ann for these vital statistics...  
21:02:24 From Jackie Stansbury : Housing is expensive because the people who sell it and rent it set price points that cannot be met by most of our population.  
21:02:43 From Diane Reynolds (she/her) : Where is the data to support the idea that MORE SUPPLY of housing will result in reducing the housing crisis? Where is the data? Where has that worked? Does it work in NYC?  
21:02:47 From Tim : Housing is expensive because it's by the beach in Southern CA. Not because there's a shortage.  
21:02:50 From Z : Melissa Sweeney  
21:02:51 From Brian O'Neil : Vote NO to any future candidate backed by SM Forward money.  
21:02:56 From Michael Thomas : Why not go all out. Build 50 stories tall with a ski slope, roller coaster, zip-line to playa del Rey. And a world class motel art collection  
21:02:58 From Shane : Build and they will come history has proven this more units mean more unaffordable units  
21:02:58 From TRyder (www.HTTWS.org) : If you're concerned about market-rate pricing, ask the council to pass a mandate to cap market-rate rental prices at no more than 20% of the working classes average wage.  
21:03:00 From Phil to Hosts and panelists : I ask that you look at this project and take a minute on the chat to tell the developers your specific changes you would like to see in the project — more green space, more setbacks from the boulevards? Less density? Lower heights? A different style of architecture? Take a minute, don't be frustrated and give concrete adjustments, please.  
21:03:00 From Judi : this additional housing is bad because its too many unigs in such a small place....and way too few of these will be affordable.  
21:03:02 From Kitty : They have already removed the first 16 mins of this chat that city hall will never see

21:03:02 From Leslee M to Hosts and panelists : Affordable only! We aren't in this for others to profit!

21:03:03 From Roberta to Hosts and panelists : How about you just build affordable housing because its the right thing to build and not worry about your profit margin

21:03:04 From Kevin McCarthy to Hosts and panelists : That is great information about the number of empty market rate units (4500) and what we need is more affordable housing not this behemoth market rate apartment development with only 51 affordable units. Bad for the neighborhood yes

21:03:06 From Kelly Hsiao : Will the market-rate apartments be under rent control? If so, for how long, and how will rent increases be determined?

21:03:06 From bea nemlaha : Dave you are not answering the question. With 7% vacancy rate, mostly market rate, why do we need more market rate? How does this project address that issue?

21:03:08 From Mike Terranova / SaMo Resident to Hosts and panelists : Can't the city pass a resolution of necessity to take this commercial land by eminent domain to build affordable housing?

21:03:14 From Mitch : We do NOT need more housing. We need fewer residents.

21:03:18 From Candy Arnold : Yes, housing is expensive, but there may be a real estate correction soon

21:03:20 From Tim Blaney to Hosts and panelists : Build, build and build, and the prices will come down! Until they don't. And they don't.

21:03:21 From Ellen Hannan : Thank you for the comments on market rate housing, More housing in an area near beach will always be above market rate.

21:03:22 From Michelle to Hosts and panelists : NO TARGET!!!! Aggh

21:03:27 From TRyder (www.HTTWS.org) : 7% is not a high vacancy rate

21:03:29 From Bradley Ewing : You first, Mitch

21:03:31 From Z : Melisassa Sweeney's cat finally has left the zoom meeting disgusted

21:03:31 From Amanda Pereira : Ah, Mitch. you keep saying the quiet parts out loud, man

21:03:31 From cathy karol-crowther : just yacking aournd the point Dave

21:03:35 From Ajay Rai to Hosts and panelists : Knocked off again, back again

21:03:41 From mbw to Hosts and panelists : this project is a money grab that will NOT provide affordable housing - it will destroy the neighborhood.

21:03:48 From TRyder (www.HTTWS.org) : 7% is not a high vacancy rate

21:03:50 From Judi : how was this property acquired?

21:04:00 From Marc Verville : There is NO RELATIONSHIP between supply of housing and affordability. It is the shortage of LAND that is a major driver of housing costs. And there is no expansion of SM's 8.4 sq mi. Moreover, added density on foxed land supply drives living costs UP and hammer affordability.

21:04:01 From 18D to Hosts and panelists : We need more Anns, fewer Daves

21:04:02 From agreenfire to Hosts and panelists : There is not only a shortage of supply of housing. There is a shortage of supply of water, space, clean air, etc, all things that would accrue in lower density communities.

21:04:04 From Michele Bury to Hosts and panelists : 3rd street promenade is loosing so many businesses

21:04:04 From Larry Arreola : loved Ann's comments.

21:04:10 From Renee Blume to Hosts and panelists : Can they answer one question: can we do anything to stop this or not.

21:04:16 From dorsogna@csun.edu : They never responded to the issue of whether Melissa participated in Gleam's campaign.

21:04:16 From Amanda Pereira : Disagree - Gelson's is subpar, dude

21:04:29 From Michael Thomas : I like bobs market

21:04:32 From Kitty : what now  
21:04:33 From bday12 : Ann made excellent comments. Thank you Ann  
21:04:36 From TRyder (www.HTTWS.org) : It's dangerous bc of bad housing policy, we need Lincoln blvd to have fewer cars and more rapid transit.  
21:04:36 From bea nemlaha : Cf 7% to 3 or 4% Bay Area  
21:04:37 From Shane : Yes  
21:04:39 From Tim : Bob's FTW!  
21:04:40 From Shane : Yes  
21:04:45 From TRyder (www.HTTWS.org) : We've built these massive freeways where housing should be??  
21:04:54 From Leslee M to Hosts and panelists : NO ITS THE 1ST MOST DANGEROUS INTERSECTION  
21:05:02 From Candy Arnold : Kank also has not answered if he or his company donated to California politicians, a lot left unsaid  
21:05:04 From Shane : You go 👍  
21:05:07 From Amanda Pereira : Distracted driving is not the fault of the developer though? Talk to the police about better enforcement re. distracted driving  
21:05:08 From Liz Hanrahan : Yes!!!! Veering off Lincoln to take the side streets is incredibly dangerous to families in Ocean Park south of OP Blvd. and west of Lincoln.  
21:05:28 From Leslee M to Hosts and panelists : ONE GUY TRIPPED ON THE SIDE WALK IN FRONT OF THE FAS STATON AND WAS RUN OVER AND KILLED ON THE SPOT  
21:05:28 From Kitty : Lincoln blvd is a high way  
21:05:32 From Aaron S : "intersection is 2nd most dangerous in the city: is this accurate?  
21:05:33 From Michael Thomas : Jacques Fresco.  
21:05:41 From carrielederer : The city is aware but they have their eyes on the increased tax base  
21:05:43 From Bradley Ewing : If we want to address distracted driving, we need to address our road infrastructure. Protected bike and bus lanes, narrower lanes for automobiles would go a long way to fix the problem  
21:05:45 From Karen Croner to Hosts and panelists : So this is the city's fault...  
21:05:48 From mbw to Hosts and panelists : Alison can stop smiling when the community is expressing their concerns  
21:05:57 From Jim Bernstein : Let's do a little math here. Let's say 500 units at an average of \$3,000 a month, times 12 months. That's \$18 million a year in rent for these guys. No wonder they want this development. Imagine what traffic will be like on 11th Street, 14th Street, and Main Street as everyone tries to avoid Lincoln.  
21:05:58 From dorsogna@csun.edu : Their body language and expressions make it very clear that they are uncomfortable and know that this is just done to line their pockets with green dollars.  
21:06:00 From TRyder (www.HTTWS.org) : Rapid transit up Lincoln Dave, wider sidewalks; why don't pedestrians have more space? We literally have to get into a car to go do day to day things when we should be able to walk freely without being at risk of being hit by a car.  
21:06:04 From Amanda Pereira : Totally fair, Bradley - good point  
21:06:04 From Lawrence Graber to Hosts and panelists : Sorry, i am not able to stay to speak this evening. I will forward my comments in a letter so you can hear them in more detail. IN general i agree with the majority of the comments regarding objection to this project being too out of scale, creating too much of an impact on the community and displacing affordable retail and it seems actually reducing retail business. I would prefer a more open, more environmentally attractive smaller scale, with more affordable units. I recognize that Santa Monica is changing, I still believe that existing residents should have a strong say in the character of our community that seems to be expanding to accommodate new residents, many who are not interested in long term

housing and many developers I met know very little about Santa Monica (themselves usually reside outside of the city or even state) and are creating living environments for transitory high rent patrons with little if no interest in laying down roots and tend to more often and not contribute to the community.

21:06:05 From Traci : I guess the community would like your firm to be concerned about us.

21:06:27 From Nathan Dean : the gelsons is lovely

21:06:32 From dorsogna@csun.edu : " in today's world?" what are you talking about.

21:06:34 From Nathan Dean : so much room for activities

21:06:38 From Amanda Pereira : Gelson

21:06:39 From carrielederer : Yeah Vons is so smal

21:06:39 From Jennifer Field : What will you do if your traffic studies shows a detrimental impact on the community?

21:06:40 From Leslee M to Hosts and panelists : We love the Gelsons

21:06:46 From Kitty : lincoln is a highway bus wont matter

21:06:46 From bday12 : Lincoln is already a congested highway that is covered in pollution.

21:06:48 From Michael Thomas : Do they deliver?

21:06:49 From Tim Blaney to Hosts and panelists : Ralph's is too big then, by your standard.

21:06:50 From Judi : santa Monica is becoming a NON LIVABLE city ....because of kind of over crowding ...building...apartments that are not even livable for families.

21:06:52 From Nathan Dean : I like the big aisle

21:06:54 From Shane : Let's tear down city hall and build affordable housing

21:06:55 From JJDFB : Gelsons WANTS to be smaller

21:06:56 From Nathan Dean : Bobs is too small

21:07:00 From dorsogna@csun.edu : Whole Foods in Venice is the largest on the country.

21:07:05 From Tim Blaney to Hosts and panelists : Both Trader Joe's and Bob's are small.

21:07:06 From Amanda Pereira : I think SM is very livable ... but I'm not living in my nostalgia bubble

21:07:10 From Leslee M to Hosts and panelists : Bobs is my go to, its going to be inundated

21:07:14 From Michèle Vice-Maslin : Bob's Market is tiny and very expensive

21:07:16 From Joel : We need SUPER Markets

21:07:17 From TRYder (www.HTTWS.org) : Santa Monica is not crowded, there are vacant parking lots taking too much land space.

21:07:18 From Tamra raven : Allison - we don't want this project!

21:07:19 From RYAN BRODE : haha shane

21:07:22 From peta to Hosts and panelists : Trader Joes is too small

21:07:23 From Shane : Bobs has developers looking at too

21:07:25 From Traci : Trader Joes parking and interiors are uncomfortable

21:07:26 From Wanda Boudreaux to Hosts and panelists : !000 more people will impact a very small Bobs

21:07:27 From Roberta to Hosts and panelists : How dare you dictate the size of our grocery store. If that is true why do we have the biggest most popular Whole Foods right down Lincoln

21:07:29 From Jim Bernstein : Amanda Pereira, do you have to drive anywhere?

21:07:31 From Michael Thomas : But their produce and meats art top shelf

21:07:39 From Jackie Stansbury : Coming off of a pandemic where 6 feet of distance was advisable, not sure why we want denser buildings, denser retail more packed spaces.

21:07:43 From Bart Petty : gelson's is huge, empty and super expensive

21:07:45 From Aaron S : Panelists did not acknowledge or address whether it is true that

the location of the proposed project is the "2nd most dangerous intersection in the city"

21:07:49 From TRyder (www.HTTWS.org) : We need bus only lanes on all streets.

21:07:54 From Michael Thomas : The beef is hormone free, named and petted And given netflix

21:07:59 From Kana : The only thig

21:08:03 From Leslee M to Hosts and panelists : Middle school and elementary school children will be put at risk!

21:08:04 From mbw to Hosts and panelists : a big grocery store does not ask for 1,000 more cars. your project is not welcome here. it is a con.

21:08:04 From Joel : Hill street never has enough parking

21:08:05 From Amanda Pereira : Hi Jim - yep, I drive. I also walk a lot.

21:08:07 From Liz Hanrahan : This conversation is a farce. Behind the scenes, these people's employers are paying off the politicians through Political Action Committees so they really don't care about the merits of these issues. It is purely about political power and the greed of the developers and their lobbyists.

21:08:08 From 18D to Hosts and panelists : Alison is an idiot! Bob's size is way too small to replace current Gelsons

21:08:12 From Marc Verville : Smaller stores are more expensive stores. This will spike cost of living. Understanding basic economics would be helpful first step from these project sponsors. Sadly, really shoddy basic assumptions here.

21:08:13 From Shane : OP Blvd will be wiped out like downtown SM

21:08:15 From TRyder (www.HTTWS.org) : Yes workforce housing is great Godfrey!

21:08:17 From Michèle Vice-Maslin : yes I love Bob's but it is not a supermarket it is a small specialty local market

21:08:23 From Tim Blaney to Hosts and panelists : When it was Albertson's, it was much more utilized, as it was a normally priced market. Gelson's is much less utilized, as it is very expensive.

21:08:25 From Z : did anyone see the level of Santa Monica City council representation on Curb Your Enthusiasm this season... Not so Surreal

21:08:33 From Michael Thomas : Mom and pos market. And union!

21:08:38 From Michael Thomas : Pops

21:08:45 From Patricia R to Hosts and panelists : The traffic and density issues are absolutely primary, but the aesthetics of this project are not being discussed much. At some point there was a "beautify Lincoln" movement, but this project is huge, unattractive, massive, and unimaginative. The whole area will be darker and more oppressive.

21:08:56 From Rosalie Udewitz : Allison: you have referenced stores which support your position. There are many retail grocery stores which are considered super stores and are significantly larger than those you referenced. I have worked on the feasibility for a number of these.

21:09:05 From Candy Arnold : Developers and their lobbyists allow projects like this to happen

21:09:06 From Jane Dempsey : Cars also veer off to the streets east of Lincoln to avoid traffic - with 2 streets just south of Ocean Park being only 29 feet wide including parking.

21:09:12 From Chris : Put this building over on Montana then

21:09:33 From Brian O'Neil : Speaker is lucky. MOST SM residents work outside of SM.

21:09:37 From R Malloy to Hosts and panelists : I've recently learned that Melissa Sweeney was Santa Monica City Councilmember Gleam Davis campaign manager. Please discuss how that has influenced this project.

21:09:39 From Marc Verville : Mom and pops can't afford the escalating real estate costs. Densification accelerates the land cost appreciation.

21:09:52 From Kelly Capp : How do you know you will be able to afford the rent in these

units?

21:09:57 From Amanda Pereira : I don't. My partner doesn't. Do you have sources for this Brian?

21:09:59 From JK : 2 Fire lanes for 521 units is too few

21:10:06 From TRyder (www.HTTWS.org) : Awesome Brad, great comment! So nice to walk out the housing and go to the grocery store. More housing is great.

21:10:06 From Marc Verville : Brian O'Neil - Exactly!

21:10:11 From bday12 : A family of 4 cannot carry groceries walking or biking without making multiple trips a week.

21:10:18 From TRyder (www.HTTWS.org) : We will deliver for you

21:10:27 From Judi : how much will the rent be on the non low income/affordable units?

21:10:31 From Candy Arnold : Anyone can afford their units, just work two or three jobs 24 hours a day

21:10:32 From Amanda Pereira : I mean, is that an actual fact bday?

21:10:34 From Lin Buck to Hosts and panelists : Liz Hanrahan, you are correct! Our local politicians have been "paid off" by developers for years. But that's the unfortunate reality in corrupt Santa Monica. This group is no different.

21:10:34 From Michael Thomas : Wonder what the light pollution foot-print will be

21:10:37 From Shane : Must be a single guy bradley

21:10:46 From TRyder (www.HTTWS.org) : Hes not Shane

21:10:46 From Bradley Ewing : Happily married, thanks Shane!

21:10:48 From hal lindes to Hosts and panelists : Wait, you are trying to tell us that that the trend is for smaller grocery stores - Wholefoods on lincoln must not be aware your stated trend. Absolute Bullshit guys. It's all about money & greed, at least be honest about that.

21:10:55 From Shane : Kids

21:11:03 From TRyder (www.HTTWS.org) : And we deserve housing!

21:11:12 From Michael Thomas : There will be elevators. Don't worry

21:11:12 From Shane : Me too

21:11:16 From Tim Blaney to Hosts and panelists : Adding gobs more housing, yet shrinking the grocery store.

21:11:17 From Amanda Pereira : I get it: Change is scary, but you guys are sort of reprehensibly scary

21:11:33 From Leslee M to Hosts and panelists : This meeting is a farce, and a waste of my time! See many of you out in the field. 🍌🍌🍌🍌

21:11:44 From JON MITCHELL : bradley wants to increase traffic, and take away lanes for cars

21:11:46 From Chris : Except TRyder is getting paid

21:11:48 From Amanda Pereira : Oh thank goddess someone finally called this conspiracy theory out

21:11:53 From Michael Thomas : And stock tips?

21:11:55 From Shane : Thank you

21:12:06 From TRyder (www.HTTWS.org) : Chris, I'm not getting paid!

21:12:07 From Graham Rigby : It's pretty insulting to imply that I have been paid to express myself here.

21:12:08 From Diane Reynolds (she/her) :  
<https://www.thecorsaironline.com/corsair/2021/10/13/santa-monica-rallies-for-low-cost-housing>

21:12:16 From Bradley Ewing : The research is overwhelming that replacing automobile lanes with bus, bike, rail and pedestrian infrastructure reduces traffic!

21:12:17 From Amanda Pereira : ffs Art

21:12:19 From jwilson@gmpaarchitects.com : I'm not paid!

21:12:30 From Shane : 👍👍👍👍

21:12:32 From RYAN BRODE : cap  
21:12:32 From Renee Blume to Hosts and panelists : they are plants that are employees  
- duh  
21:12:35 From Michael Cahn : "drive to Gelson"  
21:12:35 From RYAN BRODE : lol  
21:12:35 From TRyder (www.HTTWS.org) : We have a traffic problem then, we should build  
more housing and smarter communities with rapid shared transit.  
21:12:36 From carrielederer : This is post-COVID. Nobody is paid. ;-)  
21:12:39 From Leslee M to Hosts and panelists : We cant go anywhere after 3pm  
21:12:43 From Amanda Pereira : I feel like you could go to Gelson's any time, since it  
always seems empty  
21:12:48 From Graham Rigby : I live near the project, and I support it.  
21:12:51 From bday12 : Those with mobility impairment may not be able to walk or ride a  
bike and transport groceries and may need to drive  
21:12:55 From Renee Blume to Hosts and panelists : so they are not paid to speak but...  
21:12:56 From Chris : Yes!!! you go Art  
21:12:58 From TRyder (www.HTTWS.org) : We will deliver for you Bday  
21:12:59 From Tamra raven : Thank you Art!  
21:13:08 From Chris : They didn't respond, figures  
21:13:10 From TRyder (www.HTTWS.org) : Nobody is being paid, stop it NIMBYS!  
21:13:11 From Brian O'Neil : I'm very involved in my community in the Pico district, the vast  
majority of the people I know do not work in SM. Wonderful for everyone who has jobs and lives in  
SM. SM is part of the larger LA metropolitan region. We are not a self-contained city in the middle  
of nowhere. Again, in the real world most SM residents work outside of SM.  
21:13:12 From Liz Hanrahan : Sorry Art... no answers for you!  
21:13:27 From Amanda Pereira : how do you respond to (1) the asked and answered and  
(2) insane nonsense?  
21:13:33 From Bart Petty : Art, that is ridiculous  
21:13:40 From Kelly Capp : I may not agree with the density, it is not fair at all to imply  
commenters have been paid  
21:13:41 From Kitty : TRyder is a habitual fake, most of his comments are fake scamming  
21:13:43 From Michael Thomas : From where does all the ocean park traffic come at 4pm?  
21:13:46 From bday12 : Housing project  
21:13:51 From Shane : This is fun all the views it's great to see so many people speak up  
21:13:58 From RYAN BRODE : from u Michael  
21:14:00 From hal lindes to Hosts and panelists : what children will be living in a studio /  
1 bed / 2 bed apartment. More Bullshit.  
21:14:03 From TRyder (www.HTTWS.org) : Parking for bikes is great, too much parking for  
cars on the coast.  
21:14:04 From Karen Croner to Hosts and panelists : Did they ever say the cost of  
market rate apartments?  
21:14:10 From agreenfire to Hosts and panelists : It doesn't matter how close you live to  
amenities if gridlock doesn't allow you to reach them.  
21:14:16 From Jackie Stansbury : But does keeping people safe mean that a space that  
was once accessible to the neighborhood no longer will be?  
21:14:40 From Amanda Pereira : Is this a west la thing? not feeling safe anywhere? Like,  
I'm from an actual densely packed city and I've never heard anyone be this paranoid  
21:14:52 From TRyder (www.HTTWS.org) : Public safety is investing in our communities,  
investing in housing, in healthcare, and so much more folks.  
21:14:58 From Liz Hanrahan : MT... there are 3 schools along OP Blvd. within about a half  
mile, SMASH, John Muir and JAMS. OP is a route out of the westside towards the 10 for

everyone leaving Venice as well.

21:15:10 From bday12 : Locked bikes stolen in batches like outside college dormitories

21:15:11 From Amanda Pereira : \*live here now though, am afraid I might be getting infected with the paranoia though since now I'm looking around at these neighbours and thinking "oh no no no no"

21:15:22 From Bea Pomasanoff : What about on site child care?

21:15:23 From Halina Alter to Hosts and panelists : Will the pool and gym be free?

21:15:35 From Michael Thomas : My balcony faces east. Going to have cubism sunrises



21:16:08 From TRyder (www.HTTWS.org) : Yes, parking is madness! More housing and green space, fewer parking spots.

21:16:20 From Jackie Stansbury : I love the Gelsons parking lot. Always feel safe there.

21:16:29 From dorsogna@csun.edu : I go there everyday, sir, you are much mistaken. The nefarious things happen elsewhere.

21:16:32 From Leslee M to Hosts and panelists : They will just come steal from us in our "residential" neighborhoods

21:16:37 From Ann Hoover : Problems in the Gelson's parking lot? Really? I shop there all the time and it's lovely. There are more homeless up at the north side supermarkets like VONs and Pavillions.

21:16:38 From Amanda Pereira : Imao, omg really?

21:16:40 From bday12 : If Gelson's parking lot is so dangerous how will this help?

21:16:43 From Candy Arnold : Gelson's parking is very safe

21:16:48 From Tim Blaney to Hosts and panelists : I don't know what nefariousness he speaks of.

21:16:55 From TRyder (www.HTTWS.org) : Fewer parking spots and more housing.

21:16:58 From Amanda Pereira : "it's not here that's unsafe - it's there! over there!" like, do you hear yourselves?

21:17:34 From Tim : Re: daylight, Hank, the wall at 10th court is much taller than 25' with a 45 degree angle to preserve daylight. In your drawing the vertical wall dwarfs the 3 story building at 1020 Ocean Park.

21:17:36 From Shane : We need less people=more water less traffic we have no shortage of housing

21:17:47 From Amanda Pereira : says someone with a house

21:17:50 From Leslee M to Hosts and panelists : Do you hear yourself Amanda? Are you raising children here?

21:17:51 From Ann Hoover : "Value propositions". Did I not refute that we simply "need more housing"? Yes I did. The only thing we need - in fact, the only thing the state wants us to build at this point to meet our RHNA - is AFFORDABLE HOUSING.

21:17:54 From Michael Thomas : Maybe it could be college housing.

21:17:58 From Tim Blaney to Hosts and panelists : Who owns this? Who would be the landlord?

21:18:05 From Jackie Stansbury : carrie Lederer is asking great questions.

21:18:18 From Art to Hosts and panelists : I am only asking for disclosure of all payments past and future.

21:18:23 From Michael Thomas : Short term rentals slide under the radar though

21:18:31 From Bea Pomasanoff : The city isn't able to enforce the Airbnb rules.

21:18:33 From Amanda Pereira : So, talk to law enforcement

21:18:41 From TRyder (www.HTTWS.org) : Our water supply will get better if single family homes stop using so much water. Once we build more housing in those neighborhoods, things will be much better for water supply. We also have to address the drought. There is a way to create rain folks! Come into the future with the Stark Trek progressives!

21:19:18 From TRyder (www.HTTWS.org) : Other countires like China have created "fake" rain to address the drought. We can get through this, come on!

21:19:20 From Z : Amanda how your earning your evenings work

21:19:23 From Michael Thomas : Venice has 90! 4x4x8 units on one lot.

21:19:25 From Jackie Stansbury : It's very easy to fake a "primary residence" and of course the developers do not care who is paying their rent.

21:19:25 From Leslee M to Hosts and panelists : Oh so now if we own a home here, we have no rights?! Do you know how much property tax and other nonsensical taxes we are forced to pay? @amanda, you see none of that, you're welcome

21:19:37 From Art to Hosts and panelists : Sadly they would not disclose payment. clearly all the video hosts are paid for getting the project approved.

21:19:38 From Bradley Ewing : Wow 90 factorial is a lot of units Michael!

21:19:52 From Michael Thomas : Yes. I worked there. Like sardines

21:19:57 From Shane : TRyder you wild guy

21:20:07 From Amanda Pereira : omg! did I just get accused of being a paid shill? Welp, check that off the list - my common sense working against the stupid badge is nearly mine!

21:20:20 From Liz Hanrahan : Join/contribute to Santa Monicans for a Livable City (SMCLC). They defeated another equally terrible development in Santa Monica recently.

21:20:22 From TRyder (www.HTTWS.org) : Thank You, Robin Hood's job is not easy  
Shane 😊

21:20:33 From TRyder (www.HTTWS.org) : And I'm a woman but its fine

21:20:42 From Leslee M to Hosts and panelists : And Dumb is the new smart Amanda  
😂

21:20:57 From macuser to Hosts and panelists : The MUBL zone requires ground floor commercial on both boulevards Why no commercial shown on Ocean Park as required?

21:20:57 From Shane : We can't control hot dogs on pier or stop looting how will this place be safe?

21:20:59 From cathy karol-crowther to Hosts and panelists : how many more to speak?

21:20:59 From Z : its yours amanda i give you cred

21:21:06 From Rosalie Udewitz : Approximately 460 units in this project will be occupied by market rate tenants who will pay big rents I am sure.

21:21:12 From Amanda Pereira : Thanks for being the stupid to my common sense, Z

21:21:14 From bea nemlaha : Support SMCLC. It works for residents.

21:21:16 From TRyder (www.HTTWS.org) : Street vendors should be safe, they are the true small business owners in the city Shane.

21:21:19 From Nikki : Again, have you considered the people who live in the apartments around this project...on Hill Place and the Hill alley? This project will destroy our space, light, and views.

21:21:28 From Rick Berger : Santa Monica is already over-populated and has too much traffic; particularly in the area of the proposed "Lincoln Center Project". In fact, that project is little more than a block away from another large project currently being built on Lincoln Boulevard; which is already bad enough. (Notice the presenters have barely, if ever, mentioned this nearby project. Are any of them involved in any way in that project too? Yes? No?). There is absolutely no UNCORRUPTED reason to let the "Lincoln Center Project" add to Santa Monica's current problems! Please say 'No' to this project!!!

21:21:44 From TRyder (www.HTTWS.org) : The traffic is bad because housing policy is bad RB.

21:22:03 From R Malloy to Hosts and panelists : Feels like a conflict of interest to have Santa Monica City Councilmember Gleam Davis former campaign manager Melissa Sweeney working against residents on this project.

21:22:04 From Jim Bernstein : Hear, Hear, Larry! 100% of this project should be affordable

housing.

21:22:15 From TRyder (www.HTTWS.org) : Could we get more affordable units? YES but 53 is a good start! I like 50/50 splits but 53 units is a good start.

21:22:15 From Diane Reynolds (she/her) : TRyder, I appreciate that you are pro-housing. Are you pro-affordable housing? If 468 units are not-affordable, how does that create more inclusive & affordable housing? Are you pro-468 not-affordable units?

21:22:20 From Leslee M to Hosts and panelists : Or raise your children here

21:22:26 From Jackie Stansbury : 100% affordable, but not 500 units.

21:22:27 From Amanda Pereira : Do ... you ... guys ... not understand money? or funding?

21:22:38 From carrielederer : I ride my bike on the sidewalk because it is dangerous. But the slower traffic from this will make it safer ironically

21:22:50 From Art to Hosts and panelists : They are not answering any questions will the project developers answer the questioned asked this evening in writing? Before the staff approves the project.

21:23:02 From R Malloy to Hosts and panelists : YES! This project should couple hundred affordable units only.

21:23:03 From Kitty : TRyder why do you have such a hard on

21:23:04 From Judi : I don't think anyone would move to this building and raise a family .....it's an oppressive lifestyle

21:23:09 From TRyder (www.HTTWS.org) : Diane, yes I'm pro-affordable housing and I have written letters to the state and the state attorney general to take the Santa Monica airport and penmar golf course for 50% split of affordable housing surrounded by a park. Cars on the outside of the community. [htwws.org/santamonicaairport](http://htwws.org/santamonicaairport)

21:23:11 From Michael Thomas : Santa Monica has a committee to put lipstick on Lincoln.

21:23:12 From Z : Amanda --- ooooooooo

21:23:15 From Jim Bernstein : Carrie Lederer, it's illegal to ride your bicycle on the sidewalk.

21:23:15 From Ajay Rai to Hosts and panelists : Knocked off, back again

21:23:21 From Michael Thomas : Needs eyeliner too

21:23:21 From Leslee M to Hosts and panelists : And those dumb dumbs who ride the wrong way in the bike lanes!

21:23:24 From 18D to Hosts and panelists : Riding a bike on the sidewalk is illegal in Santa Monica.

21:23:25 From Shane : Not family freindly

21:23:27 From RYAN BRODE : thanks speaker

21:23:33 From RYAN BRODE : love it

21:23:34 From hal lindes to Hosts and panelists : Well said Larry. I Second everything said.

21:23:35 From Tamra raven : Thanks Larry!

21:23:36 From Leslee M to Hosts and panelists : Thanks Larry

21:23:43 From Bradley Ewing : some red paint on Lincoln would solve the infrastructure concerns overnight!

21:23:43 From Wanda Boudreaux to Hosts and panelists : I agree it is out of scope to the neighborhood.

21:23:47 From Bradley Ewing : BRT or bust

21:23:50 From Shane : Thanks larry

21:23:52 From Larry Arreola : I guess there is only 1 Larry who wants to speak. Shouldn't people have a last name

21:23:53 From bday12 : Thank you Larry. Very well said

21:23:54 From Judi : this is for single transient peoople

21:23:59 From Susie Shapiro to Hosts and panelists : Thx Larry

21:24:03 From Lou to Hosts and panelists : Vacation rentals has taken over my 45 unit building, apts in my neighbor are taken over by vac rentals too. The city is NOT enforcing the vacation rental explosion.

21:24:05 From RYAN BRODE : ^

21:24:06 From RYAN BRODE : ^

21:24:08 From RYAN BRODE : ^

21:24:11 From Jackie Stansbury : This 500 unit building is not designed for families. 2 bedroom units in a world where so many more people are working from home. This is essentially vacation housing for wealthy people who live elsewhere.

21:24:15 From Diane Reynolds (she/her) : Your website reference isn't working TRyder... try again?

21:24:16 From Michael Thomas : 5.9 million to redo ocean park from Lincoln to the beach.

21:24:17 From RYAN BRODE : thanks larry

21:24:31 From Leslee M to Hosts and panelists : Santa Monica has become a transient city

21:24:43 From TRyder (www.HTTWS.org) : <https://htwws.org/santamonicaairport/>

21:24:58 From macuser to Hosts and panelists : A 10ft setback is required facing residential, why no setback indicated on Ocean Park? That also changes the SANG points, which of itself is an anomaly.

21:24:59 From Wanda Boudreaux to Hosts and panelists : No answer to those questions

21:25:10 From JJDFB : Lots of info here: <https://www.lincolncenterproject.info/>

21:25:10 From TRyder (www.HTTWS.org) : We need more housing in a walkable community. My housing projects proposed are 50/50 split. We do need more market-rate units, they shouldn't be all privately owned.

21:25:14 From Michèle Vice-Maslin : It should be one question and then an answer. This format is not good

21:25:22 From doloresloan : Donate to Citizens for a Livable Santa Monica. They have the know how and skill to do what is needed to defeat not only this, but the policy just approved by our legislature and governor to take away local control.

21:25:36 From Kathleen to Hosts and panelists : Thank you for your thoughtful presentation. I'm a 50-year resident of Santa Monica. In my younger life, I've lived in major cities around the world (Europe and Japan - the callers should see what density is like in Tokyo! NYC, Boston, DC, SF). I'm a city person and always interested in architecture and urban planning. I came to SM in 1970 to attend graduate school at UCLA and I was shocked by how aesthetically ugly Lincoln Blvd. was. One of the ugliest urban areas I've seen anywhere I've been. Not much has changed over decades. Your project looks quite lovely and will add something to the neighborhood. and BTW, many of us who live here rarely go to Gelson's or the other stores—far fewer in recent years. Besides being expensive, Gelson's is too big and aesthetically off-putting. Do take in some of the comments because they are valid. The social scientist had a good argument. Sorry you've had to field such hostility and rudeness which you've handled with aplomb. Don't give up!

21:25:41 From Tamra raven : Can the hosts/panelist actually answer the questions? Not just Melissa saying "next"

21:25:50 From Bea Pomasanoff : It seems like the developer could have come up with a better name for themselves than SanMon, Inc.

21:25:53 From Diane Reynolds (she/her) : Thank you for the updated website, TRyder.

21:25:55 From Tim : YES ZINA on all counts!

21:25:55 From Leslee M to Hosts and panelists : Go Zina! 🍌🍌🍌🍌 We love Zina ❤️ Always does her homework

21:25:56 From Amanda Pereira : what does citizens for a liveable santa monica do?

21:25:59 From Wanda Boudreaux : Yes please answer the questions

21:26:03 From Shane : You go Delores  
21:26:13 From Kelly Capp : Pardon my ignorance, is there no incentive to build 100% affordable units? It seems like if city's started to do this (and incentivized it) in general we would all benefit  
21:26:14 From Ann Hoover : Such excellent points, Zina - thank you!!  
21:26:16 From Wanda Boudreaux : Need a traffic study  
21:26:17 From Adam Cohen to Hosts and panelists : hear hear Zena  
21:26:20 From Jennifer Field : Zena makes excellent points.  
21:26:21 From Jeanne Laurie : Thank you Zina. Great comments and questions.  
21:26:31 From Wanda Boudreaux : This is way out of scope for the neighborhood  
21:26:45 From JK : Smog and Heat will not escape up the hill and create unsafe living conditions  
21:26:49 From Art to Hosts and panelists : Zina -Thank you  
21:26:51 From Wanda Boudreaux : I oppose this project  
21:26:53 From R Malloy to Hosts and panelists : Shouldn't Melissa Sweeney discuss her work as campaign manager for our current city council Gleam Davis in the 2020 election? Is that why y'all refused to answer the question about campaign contributions? Did any of you donate to that campaign?  
21:27:03 From Brian O'Neil : Many of the strident posters in this chat who wholeheartedly support this project without qualification, and belittle any critical comments of its impact as being from NIMBYs, have a self-righteous attitude that SM, with projects like this, will be a green paradise where people bike to work and housing becomes magically more affordable, are deluding themselves. Again, SM is a part of the LA Metro area. Commuter patterns will not change one iota from this project. The real negative impacts from the project at its current scale will be born be SM residents, not the developers trying to push this through.  
21:27:08 From Tim : Agree - this is way out of scope for the neighborhood  
21:27:09 From Nikki : Thank you Zena! These building will be too tall!  
21:27:14 From Jim Bernstein : I have lived in Santa Monica for 34 years and I strongly oppose this project.  
21:27:14 From TRyder (www.HTTWS.org) : Our communities should look like this and cars should be on the outside.  
[https://twitter.com/grescoe/status/1432333275738087426?s=20&t=5V4a1\\_4coHnN\\_eVDemwz9w](https://twitter.com/grescoe/status/1432333275738087426?s=20&t=5V4a1_4coHnN_eVDemwz9w)  
21:27:22 From janminuim to Hosts and panelists : How many people attend this meeting? Do any of you live in Santa Monica? Do any of you bike to work? Living three blocks from this project we are always fighting parking issues from the employees in the current shopping centers as well as spill over from those 1000 + new neighbors that will be needing spaces to store their cars. In regard to security, cameras are not adequate security as we all have Ring cameras that have NOT made our homes any safer. Traffic and water are enormous concerns.  
21:27:24 From Aaron S : Brian O'Neil is correct  
21:27:40 From Kitty : TRyder is a hatefully D B  
21:27:46 From Judi : how many school aged children are projected to live in this comp;lex ?  
21:27:49 From Wanda Boudreaux : 1000 more people in the neighborhood will negatively impact traffic, density, water usage  
21:27:51 From Brian O'Neil : I oppose this project as currently proposed.  
21:27:54 From Nancy Lutkehaus to Hosts and panelists : I do not have a comment at this time  
21:27:55 From Tamra raven : Brain is correct!  
21:28:00 From R Malloy to Hosts and panelists : 36 year resident and I strongly oppose this project.  
21:28:03 From Cory Entsminger to Hosts and panelists : This is just the beginning. I heard theyre gonna take out bobs market and put 400 units in.

21:28:09 From RYAN BRODE : I completely oppose  
21:28:12 From Randolph Visser : The proof is in the pudding. What others pecific projects has this developer completed and the locations  
21:28:21 From Amanda Pereira : I've lived in Santa Monica for 8 years (i.e. I pay a lot of taxes) and I support this project  
21:28:30 From Michael Thomas : Once you rent, it's controlled  
21:28:47 From doloressloan : It is an organization of local citizens who have worked successfully to defeat projects that would favor profit by developers and other that take away our rights as democratic citizens, the true decision makers in a democracy.  
21:29:08 From Wanda Boudreaux : Bobs is already too small...it will be way too small with 1000 more people  
21:29:10 From Leslee M to Hosts and panelists : RED FLAG  
21:29:11 From carrielederer : Holy cow! Evades rent control?!  
21:29:13 From Amanda Pereira : Do you have examples, Dolores?  
21:29:15 From Diane Reynolds (she/her) : TRyder, unfortunately, this project does not lead us to that beautiful vision of a neighborhood that you sent the tweet for. We need to be careful where we place our alliances. I'm 100% for affordable & inclusive housing. That's not what this is.  
21:29:18 From dorsogna@csun.edu : Rent control only applies to buildings that were built before 1979 I believe.  
21:29:20 From JK : only TWO fire lanes = NO help = NO escape  
21:29:22 From Susie Barajas to Hosts and panelists : I live two blocks from this project and OPPOSE it!!  
21:29:26 From Cris Mac : You cant use more water and drive more cars without adding to the polution  
21:29:35 From carrielederer : How can they get around rent control? Loop hole  
21:29:39 From carrielederer : Affordable units?  
21:29:40 From R Malloy to Hosts and panelists : LOL they're not changing anything.  
21:29:44 From TRyder (www.HTTWS.org) : JK if we build bus only lanes, they emergency vehicles can use those.  
21:29:50 From Larry to Hosts and panelists : No rent control!! There we have it. This is NOT about affordable housing.  
21:29:55 From TRyder (www.HTTWS.org) : Culver City is doing it now  
21:29:57 From TRyder (www.HTTWS.org) : in DT  
21:30:08 From Leslee M to Hosts and panelists : Because this meeting smoke and mirrors  
21:30:12 From Tim Blaney to Hosts and panelists : Why are the market rate units not rent controlled? Is that another "waiver?"  
21:30:22 From Amanda Pereira : Is that permanent TRyder? I though tit was a covid thing  
21:30:26 From carrielederer : If tis not rent controlled its not affordable  
21:30:28 From Wanda Boudreaux : What are the rents for those?  
21:30:31 From Susie Barajas to Hosts and panelists : Tryder this isn't equal to Culver City DT  
21:30:31 From Michael Thomas : You'll have to change your mind in the court yard.  
21:30:32 From cathy karol-crowther : tiny units  
21:30:38 From Jackie Stansbury : Is the square footage of affordable units the same as square footage of market rate units?  
21:30:44 From Candy Arnold : Rent control applies before those built in 1995 I believe  
21:30:54 From TRyder (www.HTTWS.org) : Amanda they have it blocked like its permanent, the bus lane is marked.  
21:30:55 From cathy karol-crowther : only single people will stay in these units  
21:31:03 From Michael Thomas : Renting to economy sized humans

21:31:05 From Tim Blaney to Hosts and panelists : Ballpark it. Estimate it. You guys are smart.

21:31:13 From Tom to Hosts and panelists : More high priced units

21:31:14 From carrielederer : Well I guess we're out in five years

21:31:18 From Leslee M to Hosts and panelists : ▶ HOW MANY MARKET RATE

21:31:20 From Amanda Pereira : Cool, that's very interesting TRyder

21:31:26 From Karen Croner to Hosts and panelists : Oh come on, someone has a financial model.

21:31:28 From Candy Arnold : One bedroom probably 5,300 - 6, 500 per unit

21:31:28 From carrielederer : I was a top taxpayer in this community

21:31:29 From Jackie Stansbury : Presumably they have a guess for what the market will bear or they would not be so deeply invested

21:31:36 From macuser to Hosts and panelists : Natural grade is defined in the code as existing grade, and existing grade is defined as the grades per a certified survey at time of application, the SANG is in conflict with the definitions and was obviously not intended for this situation and may require the city attorney to review as this would set a precedent for other graded hill side properties.

21:31:47 From TRyder (www.HTTWS.org) : Our housing should be like this with cars on the outside.  
[https://twitter.com/grescoe/status/1432333275738087426?s=20&t=5V4a1\\_4coHnN\\_eVDemwz9w](https://twitter.com/grescoe/status/1432333275738087426?s=20&t=5V4a1_4coHnN_eVDemwz9w)

21:32:01 From Michael Thomas : Very new york

21:32:02 From bday12 : Why can't they answer any of the questions just posed by the most recent speaker?

21:32:04 From 18D to Hosts and panelists : Is the property owner from China?

21:32:06 From Jim Bernstein : So you guys are spending millions of dollars to build this and you have no estimate of what your rents will be? I find that extremely hard to believe.

21:32:11 From cathy karol-crowther : build a walking bridge over Lincoln blvd so people will want to walk there and out from there

21:32:34 From TRyder (www.HTTWS.org) : Good idea Cathy

21:32:42 From Leonard Frank to Hosts and panelists : Hank — Stop futzing with that funny little wisp of hair on your chin.

21:32:50 From Larry to Hosts and panelists : Not NY. Ny has a subway. After they build a subway then they can build this.

21:32:58 From JK : Narrow space between bldgs. will have a chimney effect - ONE burns ALL burn

21:32:59 From Michael Thomas : 40% of new construction is waste. To the landfill

21:33:00 From Rosalie Udewitz : Here we go. Mr. Rand does not have the market rate rents that are projected. Of course the developer has proformed the rents even though they will of course change as time accrues. Developers do not purchase land without proformaing rents.

21:33:05 From Cory Entsminger to Hosts and panelists : Have Elon make a tunnel to the chick filet

21:33:06 From jongibson : Not an effective public meeting in that it has just been a presentation of the developer's plan. I strongly oppose this massive project chiefly because of the extreme traffic it will create at this congested intersection, as well as the overflow onto the neighborhood streets. Moreover, the intersection of Lincoln and Ocean Park is nowhere near public transit other than SM Bus and that part of Lincoln is not bike or pedestrian friendly. There is no recent precedent for such heights in a residential development in Santa Monica and this is a terrible location for such a large project. City Council should defend the neighborhoods and fight to re-locate or severely downsize this project.

21:33:07 From Michele Bury to Hosts and panelists : Please answer the questions about the rent

21:33:52 From doloresloan : Sorry, I got the name wrong. It's Santa Monica Coalition for a Livable City. They have the know how to defeat this. Support them

21:33:54 From Leslee M to Hosts and panelists : A little too large, its a monster project!

21:34:01 From TRyder (www.HTTWS.org) : I have to go everyone, have a beautiful blessed night and please support more housing on the coast. Less car storage and more housing. The Santa Monica airport and penmar golf course are next!! <https://htwws.org/santamonicaairport/>

21:34:05 From Amanda Pereira : I will absolutely not support them

21:34:12 From Bart Petty : where could possibly be a better location to build housing in Santa Monica? That stretch of Lincoln is pretty terrible.

21:34:17 From Amanda Pereira : So far there's been no reason to?

21:34:22 From TRyder (www.HTTWS.org) : The airport Bart;  
<https://htwws.org/santamonicaairport/>

21:34:48 From Adam Cohen : i agree with Jon gibson. poorly thought through project. all about profit.

21:34:50 From Wanda Boudreaux : Where will the Sushi restaurant go

21:35:04 From Leslee M to Hosts and panelists : Why aren't you building near the light rail, away form our residential neighborhoods

21:35:04 From Art to Hosts and panelists : So nothing

21:35:07 From bday12 : Why do we have to push out all our small family businesses?

21:35:15 From Tom to Hosts and panelists : McCarthys out of luck they just said

21:35:25 From Wanda Boudreaux : No answer to any of those good points.

21:35:25 From JK : ANY underground EV fire will devastate the whole city block

21:35:29 From Jim Bernstein : @bday12 Because they want to make MILLIONS of dollars.

21:35:33 From Tom to Hosts and panelists : As they didn't respond to that question at all

21:35:48 From cathy karol-crowther : Right ON

21:35:53 From Shane : Thats right

21:35:56 From Leslee M to Hosts and panelists : 😞 you will

21:35:57 From R Malloy to Hosts and panelists : Balboa Retail buys property and gets rid of the long term tenants. Look the, up.

21:36:02 From Ann Hoover : TyR - leave the airport and the golf course alone. We need open space. Developers have built enough hamster cages for people to live in already.

21:36:02 From Stacy : Why don't you ANSWER peoples questions right after they speak. You keep skipping questions and it's very frustrating. I hope you change this approach for the new call or make a change now. Thanks.

21:36:06 From Bradley Ewing : The only issue with the size is that it should be twice as tall

21:36:07 From Jim Bernstein : I agree. What you are doing will destroy this community!

21:36:09 From agreenfire to Hosts and panelists : Yes, Nick!

21:36:14 From RYAN BRODE : this guy is speaking well

21:36:19 From Leslee M to Hosts and panelists : It's a disaster at Whole Foods and dangerous parking lot

21:36:20 From RYAN BRODE : straight bars

21:36:24 From Karen Croner to Hosts and panelists : Thank you Nick!

21:36:26 From LR : Agree. Yes.

21:36:28 From Nikki : Agree!d This project will destroy our neighborhood!

21:36:32 From Michael Thomas : They yave 9371 parking spots at Whole Foods. Still no room

21:36:33 From Wanda Boudreaux : Subway is already gone

21:36:35 From bday12 : Robin Swicord is right. The commu

21:36:35 From RYAN BRODE : thank you yes

21:36:37 From Leslee M to Hosts and panelists : With children living here

21:36:38 From macuser to Hosts and panelists : It appears that Ocean Park Blvd is a bit

over the 5% slope that would negate the use of access drives off of Lincoln and Ocean Park, please present a certified survey confirming the slope along OPB.

21:36:40 From Amanda Pereira : So ... if you get rid of Gelson's you destroy the community .. go tit

21:36:44 From bday12 : Community will be destroyed

21:36:46 From RYAN BRODE : agree agree

21:36:46 From Shane : Yes this will Destroy area

21:37:02 From R Malloy to Hosts and panelists : 🍌🍌🍌🍌🍌🍌🍌🍌

21:37:02 From Bart Petty : Lots of hyperbole. Destroyed, fire flood famine

21:37:03 From LR : Why do you want to get rid of Gelson's??

21:37:08 From Leslee M to Hosts and panelists : It's insanity!

21:37:10 From Melissa Sweeney to Jim Bernstein and all panelists : Hi Jim, we're trying to limit folks to one comment. Thanks.

21:37:12 From Bradley Ewing : It's Orwellian if you ignore the preponderance of research and data on land use

21:37:15 From Brian O'Neil : Agreed!

21:37:16 From Tim Blaney to Hosts and panelists : Yup. Yup. And yup.

21:37:16 From Amanda Pereira : That's literally not Orwellian. Has anyone actually read Orwell?

21:37:20 From Jackie Stansbury : A dense project will add to the drought and not reduce pollution. Thank you, Nick.

21:37:30 From Jim Bernstein : Hank, Melissa, Alison and Dave: How do you feel about destroying our community so that you can make money? Do you feel okay about yourselves?

21:37:49 From Amanda Pereira : wow Jim, laying that on thick ... with conjecture

21:37:53 From JON MITCHELL : dense housing will destroy the community

21:37:56 From Tim Blaney to Hosts and panelists : I live here. That's what will happen. We will have to drive to utilize services that were there before.

21:37:58 From cathy karol-crowther : right shitty tiny units

21:38:03 From Helen Landon : I agree with this caller. I now have to drive to JoAnns and Michaels if we need craft art supplies. We used to have these here in SM. We used to have a decent mall in Santa Monica, then I had to go to the westside pavilion, now I have to drive to Culver City.

21:38:13 From Michael Thomas : Kids born today will be retiring in 2087. No idea what the village will be like then.

21:38:19 From Jackie Stansbury : I would like to see affordable housing for families. These units do not accommodate families. Single parents who do not work at home maybe.

21:38:22 From 18D to Hosts and panelists : If this project meets all building and zoning codes, it could qualify for "by-right" approval, meaning Planning Commission and City Council could not deny it. So the only way to stop it is to organize and take appropriate action.

21:38:27 From Tom to Hosts and panelists : That's a lot of Hocus Pocus

21:38:45 From bea nemlaha : It's magic!

21:38:48 From carrielederer : So what the percent?

21:38:52 From Leslee M to Hosts and panelists : We had one significant storm in well over a year! Worst drought in Southern Ca in 1,200 years, that is terrifying!

21:38:52 From Jim Bernstein : Amanda, I have lived two blocks from this site for 34 years. I do not think I'm laying it on thick. My uncle was a real estate developer and he did it to make lots of money. He did not care about how it affected the community.

21:38:53 From Rosalie Udewitz : Yes the gentleman is correct. A community will be destroyed if this project is built. It is heartbreaking.

21:38:55 From cathy karol-crowther : just make as much money as they can. bad living spaces, less markers for the neighborhood, more cars and noise, 3 years construction, no water

terrible

21:38:56 From johnnainsworth : so not 78  
21:39:00 From Wanda Boudreaux : I don't hear anyone trying to address any concerns.  
21:39:03 From Tim Blaney to Hosts and panelists : I second your comment about units for families, Jackie Stansbury.  
21:39:18 From Amanda Pereira : Jim - your uncle is irrelevant  
21:39:25 From bday12 : Heartbreaking  
21:39:28 From Roberta to Hosts and panelists : Really because Gelson was amazing during Covid. Senior hours, wide aisles, short checkout lines.  
21:39:39 From Bart Petty : you realize pollution not happening here is still happening elsewhere right? Somewhere close by? It's all interwoven. We are not doing the environment any favors by having people drive 30 miles to work here to support your Strawman argument  
21:39:45 From cathy karol-crowther : allison sounds like this is a done deal, YIKES  
21:39:51 From R Malloy to Hosts and panelists : We already have the right mix of tenants.  
21:40:06 From doloressloan : There is a serious park storage in this area. Where will the residents go for fresh air, recreation, etc? What about making the project child friendly?  
21:40:08 From Michael Thomas : "Merchandizing a project".  
21:40:08 From Wanda Boudreaux : They can be smaller now  
21:40:10 From Patricia R to Hosts and panelists : Alison Warner is totally tone deaf.  
21:40:17 From cathy karol-crowther : hey Allison, how about the affect of the monstrous thing to the neighborhood  
21:40:25 From Bradley Ewing : Well said Bart. Moving here enabled me to drive over 2500mi less a month, the environmental impact of that is huge  
21:40:25 From Z : These days when you don't think your being fucked over its only because you don't see it or notice it. BIG NO ON PROJECT and CITY COUNCIL  
21:40:26 From JON MITCHELL : maybe next they can knock down Bob's market with a dense building  
21:40:35 From Kitty : when this project is tenanted you wont be involved because you will have sold the property already  
21:40:39 From Wanda Boudreaux : Glens can be smaller by dividing the space for another business.  
21:40:40 From Ajay Rai to Hosts and panelists : Melissa, can you say approximately how many more speakers were have ?  
21:40:43 From Robert Brown to Hosts and panelists : What a train wreck...  
21:40:44 From Jim Bernstein : Amanda, this is how capitalism works. Corporations and companies' goal is to make money. That's why people like us have to band together to fight for our rights.  
21:40:48 From Wanda Boudreaux : Gelsons  
21:40:58 From Tamra raven : Where did Dave go?  
21:41:22 From Peter Kurt D : Alison, you really didn't answer my question about the smaller retailers, like McCarthy Pharmacy being able to afford to still stay in this location. You talked about Gelson's.  
21:41:33 From Michael Thomas : Ask them what they think are the drawback are.  
21:41:48 From JK : High value units = more EVs = more EV fires we can NOT extinguish  
21:41:50 From Bradley Ewing : "Fight for our rights" to keep more neighbors out of our community. And the native born of Santa Monica who have been displaced out against their will because we literally graduate more students than new built homes  
21:41:50 From Leslee M to Hosts and panelists : Conflict of interest  
21:42:07 From Patricia R to Hosts and panelists : Figures that Melissa would work for Gleam.

21:42:13 From Graham Rigby : ^  
21:42:18 From Candy Arnold : Why didn't Hank answer?  
21:42:19 From carrielederer : Donations not needed because tax base expands  
21:42:30 From Amanda Pereira : Jim, darling, that's condescending and irrelevant. And, dude, I do not feel like you represent me - there's been a lot of "real residents" and such, and as a relatively new resident, I can't say that your banding together actually applies to me, since if I was looking to move here now, a lot of people here would think I should stay out of SM  
21:42:32 From Leslee M to Hosts and panelists : Then Gleam should recuse herself from voting on this project !  
21:42:33 From Ellen Mark to Hosts and panelists : I did not ask to speak  
21:42:39 From dorsogna@csun.edu : They cut me off before I could ask about Henk and Dave  
21:42:42 From Jerry Nodiff : I believe Gleam Davis' husband is a developer.  
21:42:47 From Cory Entsminger : Where are all these peoples dogs gonna duece ?  
21:42:49 From Michael Thomas : Pregnant pause  
21:42:49 From R Malloy to Hosts and panelists : So your company didn't donate. But did you as individuals?  
21:42:50 From Wanda Boudreaux : Are you actually going to consider any of these concerns?  
21:42:54 From Bart Petty : My Wife and I are mid 50's, Son walks to school, we have already sold a car and hardly use the other, we bike and walk. We purposely moved here to not sit in a car, mission accomplished, I don't think we are alone in wanting that lifestyle.  
21:42:59 From Art to Hosts and panelists : Agree Hank did not speak. Just have given?  
21:43:02 From bday12 : Worked as consultant for Gleam Davis  
21:43:11 From Jeanne Laurie : Is the developer paying the entire expense for this project out of pocket???? If not, they have to get a loan. No financial institution is going to lend money when there is no financial document showing the expected return on investment. Saying you don't know what the rents are going to be or what you expect to profit from this project is pure evasive, lying, misdirection BS.  
21:43:19 From Cory Entsminger : Will there be poo shoe cleaning stations place around the neighborhood  
21:43:20 From Halina Alter to Hosts and panelists : Gleam Davis' husband was working for Michael Dell  
21:43:23 From Leslee M to Hosts and panelists : Answer the dog dueling question please 🙄  
21:43:27 From Bradley Ewing : Well said Amanda, "real residents" only seems to apply to those that are old or own million dollar property. The implications are obvious  
21:43:37 From Michael Thomas : Where will I get my keys made?  
21:43:42 From Jim Bernstein : Amanda, darling, luckily, for now we live in a democracy and you and I can have differing opinions. You do seem to be in the small minority of people who support this project, however.  
21:43:49 From Larry to Hosts and panelists : To those opposed to this project does anyone know if the neighborhood has an association with legal representation?  
21:43:53 From Susie Barajas to Hosts and panelists : Bradley incorrect assumption  
21:43:54 From Ellen Mark to Hosts and panelists : I did not ask to speak!  
21:43:54 From Candy Arnold : I would like Hank to answer about political contributions to California politicians, perhaps we can research this one and if it ties into the bill that allows for this development  
21:44:17 From 18D to Hosts and panelists : Strongly oppose this project.  
21:44:18 From Kenli Mattus to Hosts and panelists : completely against this massive project. 12 years in the neighborhood and traffic is just getting worse.

21:44:31 From Bradley Ewing : A group of NIMBYs on a listserv brigading a community meeting does not mean they speak for the community. It just means that they're a loud minority

21:44:32 From Amanda Pereira : Jim, baby, do we? Because there seems to be a rising momentum to harrass everyone who disagrees with your majority - I mean, I've already been called a shill :)

21:44:51 From JK : WHY only TWO fire lanes for 521 units???

21:44:51 From Judi : They must have some sort of rent projection. Who would develop a property without some idea as to what the return would likely be on investment???? This project is terrible...too big, and designed not for full time residents but instead....for transient wealthy people

21:45:14 From Jim Bernstein : I did not call you a shill. And you have as much right to your opinion as I do, and I will fight to defend your right to express yourself, and I mean that.

21:45:15 From Leslee M to Hosts and panelists : Thank you!!!!

21:45:24 From Amanda Pereira : I didn't say you did, love.

21:45:33 From Michael Thomas : We can start a proper Facebook group for this.

21:45:35 From Jim Bernstein : Let's agree to disagree.

21:45:51 From Sienna Block : Who did the owners of houses worth a million dollars (most of Sunset Park) give campaign contributions to? That needs to be made transparent. Also any campaigning work done for candidates.

21:46:04 From R Malloy to Hosts and panelists : 🍌🍌🍌🍌

21:46:16 From Helen Landon : That is so true. This is a very active pedestrian corner.

21:46:57 From Jim Bernstein : @Sienna Block — Worth a million dollars? You can't buy a house for a million dollars in Santa Monica. A house across the street for me — 1400 square feet — just sold for \$1.8 million.

21:47:02 From Cory Entsminger : This looked like a gulag

21:47:12 From Patricia R to Hosts and panelists : This project has no benefit for people who live in this neighborhood.

21:47:24 From JK : more power outages for everyone

21:47:27 From Michael Thomas : Does this project have an Onlyfans page?

21:47:27 From Jim Bernstein : Thank you for your comments Leslie Wilson.

21:47:29 From Milo P-F : thank u leslie

21:47:29 From Helen Landon : Thank you Leslie.

21:47:39 From Leslee M to Hosts and panelists : Thank you Leslie

21:47:44 From Sandy : Thank you Leslie Yes, if you do build, build for the pedestrians with a park or something accessible for the neighborhood.

21:47:49 From Karen Croner to Hosts and panelists : Thank you Leslie. Hank Koning can do much better for the community.

21:48:06 From Amanda Pereira : OMG Cory - do you know what a gulag actually is?

21:48:13 From Michael Thomas : Welcome. All are welcome

21:48:21 From Jerry Nodiff : Many thanks, Leslie.

21:48:29 From Leslee M to Hosts and panelists : Everyone will be impacted

21:48:36 From Leslee M to Hosts and panelists : Old and young

21:49:03 From R Malloy to Hosts and panelists : Correct. It will overburden our infrastructure.

21:49:11 From Jennifer Field : Leslie's comments were spot on. By the look on all the development reps faces, she hit a lot of raw nerves. The proposed project is wrong for the neighborhood, wrong for progress.

21:49:21 From Liz Hanrahan : In 2020, the developer behind this project, Cypress Investments, donated \$15,000 to the PAC Santa Monica Forward Supporting Glean Davis, Ana Jara, Kristin McCowan, Terry O'Day, and Ted Winterer for City Council. Cypress got its money worth on that investment which is this project.

21:49:53 From Michael Thomas : Seriously think anyone from SM city works will read 2 hours of comments?

21:50:00 From Jackie Stansbury : I really appreciated Leslie's comments about how ugly the development has been and continues to be.

21:50:04 From R Malloy to Hosts and panelists : This project is dirty.

21:50:04 From Larry Arreola : 100% Liz

21:50:05 From bday12 : Halina is right!

21:50:08 From Leslee M to Hosts and panelists : Transient society! Answer her question

21:50:14 From R Malloy to Hosts and panelists : Yessssssss Liz!!!

21:50:16 From Jackie Stansbury : Thank you, Halina.

21:50:18 From Brian O'Neil : Well put Helena!

21:50:21 From Sandy : Thanks Halina!

21:50:24 From RYAN BRODE : nicely done

21:50:28 From Tom to Hosts and panelists : Helena spot on

21:50:30 From Michele Bury to Hosts and panelists : Well said!

21:50:38 From Wanda Boudreaux : Is there a limit to the number of people who can live there?

21:50:52 From Stacy : Halina is so correct!

21:50:53 From Lin Buck to Hosts and panelists : Thank you Halina for the common sense!!

21:50:58 From JON MITCHELL : great job Halina! yuu were making too much sense for them

21:51:09 From RYAN BRODE : exactly

21:51:10 From Michael Thomas : In some way is my guess

21:51:24 From Amanda Pereira : Naw, dudes, Halina was conflating two different issues and then Karen-ing out of there

21:51:52 From bday12 : Why no response to the last speaker?

21:51:53 From Peter Kurt D : Yes, Helena has a GREAT point, and once again, these developers ignored it, and brushed her off, as she pointed out that they let pro development supporters go past the 2 min. mark.

21:51:56 From 18D to Hosts and panelists : If this project meets all building and zoning codes, it could qualify for "by-right" approval, meaning Planning Commission and City Council could not deny it. So the only way to stop it is to organize and take appropriate action.

21:52:01 From carielederer : One time payoffs

21:52:03 From Leslee M to Hosts and panelists : Conflicts of interest is an interacting proposition

21:52:04 From Ellen Mark to Hosts and panelists : Thank you to the panel for allowing the community to voice our opinions. Our concerns are not NIMBY. Our concerns are quality of life.

21:52:05 From JJDFB : Definitely don't want Milenials

21:52:13 From Amanda Pereira : They're literally answering it now, pay attention

21:52:40 From Dan Faris to Hosts and panelists : Wpw

21:52:46 From Cory Entsminger : Projects are needed, low income housing needed. Green space is needed. Community gathering areas are needed. Do a smaller / Better project

21:52:49 From Leslee M to Hosts and panelists : We've heard that one before

21:53:08 From Michele Bury to Hosts and panelists : I second that Cory

21:53:09 From Dan Faris to Hosts and panelists : Wow - they were stumped

21:53:10 From 18D to Hosts and panelists : and their review will not be able to deny it !

21:53:12 From Liz Hanrahan : Untrue. Try to get your kid into SMASH.

21:53:17 From Leslee M to Hosts and panelists : On permit, because their current schools are unacceptable

21:53:20 From Karen Campbell : Cory, best statement of the evening.  
21:53:24 From mary : thanks to shiva  
21:53:26 From Roberta to Hosts and panelists : that's not true. If you work here, your child can attend Santa Monica schools.  
21:53:37 From Kelly Hsiao : what is the actual fee you are paying to the school district for this development?  
21:53:49 From Tim Blaney to Hosts and panelists : Yes, Cory. Smaller, better.  
21:54:09 From Candy Arnold : If we have to deal with your project, then do not worry about the time  
21:54:17 From Ajay Rai to Hosts and panelists : Hope you still have me, I'm up late in the central time zone in remote Mexican village  
21:54:39 From Michael Thomas : A broken clock is also a solution ...twice a day!  
21:54:52 From Brian O'Neil : Amanda, I don't what you do for a living or your attachment to this project, but your condescending attitude to anyone who questions the prudence of this project as proposed is really belittling. We can discuss the merits of a project without snark or condescendence.  
21:54:56 From Diane Reynolds (she/her) : Haha, Michael!  
21:54:59 From Larry to Hosts and panelists : A project with 90% with.no rent control is not helping with affordable housing.  
21:55:05 From carrielederer : lol. We have a ringer. Traffic will decrease when you add all these units? Many people in Santa Monica commute \*out\* of Santa Monica as will these residents  
21:55:12 From 18D to Hosts and panelists : Hilarious that someone says this project will mitigate traffic density!  
21:55:16 From Candy Arnold : hundreds of trees cut down, more sewage and trash an answer to climate change??  
21:55:28 From Susie Barajas : I agree Brian!  
21:55:36 From R Malloy to Hosts and panelists : This project REMOVES our neighborhood resources.  
21:55:42 From Ajay Rai to Hosts and panelists : I may be in there twice waiting to speak, cause I kept getting knocked off because of the weak wifi here  
21:55:48 From Larry to Hosts and panelists : City council - either provide 100% affordable housing or admit you are giving a pass for a land grab.  
21:55:52 From Michael Thomas : Let's ask the Santa Monica Green committee. They're a lovely bunch.  
21:55:53 From Z : BINGO AMANDA IS OUTED AS A ...!~  
21:55:58 From Susie Barajas to Hosts and panelists : Two minutes are up right?  
21:56:02 From Kitty : Amanda is a hater and that's all she can do  
21:56:03 From Brian O'Neil : This speaker's vision is commendable. This project will not lead to a more walkable, bikable city.  
21:56:20 From carrielederer : There is a difference between an academic theory and actual measurement and comparison to this policy as it has been applied to other areas. We have seen the results. European cities were already dense and have public transit etc  
21:56:21 From Amanda Pereira : Hey Brian - that's a great sentiment... except there's a lot of hypocrisy and doublespeak and "she's a shill!" comments that would indicate otherwise. Better luck finding better compatriots next time, cupcake :P  
21:56:23 From Michele Bury to Hosts and panelists : But this project doesn't address apt for families.  
21:56:31 From R Malloy to Hosts and panelists : A climate solution? lol  
21:56:32 From Michael Thomas : I met with them when our land lord removed 3, 65' tall pines from out property.  
21:56:41 From Jerry Nodiff : Isn't Paris much more dense than SM?

21:56:41 From Patricia R to Hosts and panelists : Right, compare this dense, unimaginative project to Paris. Really?

21:56:53 From Michael Thomas : Trees have huge value.

21:56:56 From Caleb Smalls : Thank you for the meeting

21:56:58 From Cory Entsminger : more trees / greenspace needed.

21:57:00 From carrielederer : How old is Paris? How is their public transit? Come on

21:57:10 From Michele Bury to Hosts and panelists : Please do not compare this project to Paris.

21:57:14 From Kitty : Hey Amanda shill

21:57:15 From macuser to Hosts and panelists : Can Dave name the city or community that built it's way to affordability, most particularly high land value beach communities.

21:57:22 From carrielederer : Also Paris has jobs close to residents. Not in Santa Monica

21:57:29 From Amanda Pereira : Aw Kitty, such intelligent discourse! You're such a peach :)

21:57:43 From Kitty : kiss my a

21:57:50 From Larry to Hosts and panelists : Whoever is speaking is about cities with subways. Paris has a subway. So does NY. Someone please find an example of a city with no significant public transit that can be built dense.

21:57:52 From Michael Thomas : Paris. Let's build Eiffel Tower west. 521 feet tall!

21:58:02 From Amanda Pereira : Ooh, rather not - I'm not into you, friend.

21:58:12 From Tim Blaney to Hosts and panelists : Most people who live in Los Angeles utilize cars, as there are demands (work, school, children's activities, shopping, socializing, etc.) where owning a car is the most practical solution. Many folks are buying electric cars or hybrid cars to be part of the climate solution. So I find the notion that this project will not create more traffic or parking issues, as I think most of its residents will have cars.

21:58:20 From Kitty : you R into it

21:58:28 From mary : trafic trafic and so on how about those cars to come to service this projects poloution

21:58:32 From bday12 : Ronaldo is speaking the truth.

21:58:42 From Michael Thomas : Wonder what our combined weight is.

21:58:44 From Bart Petty : I dare somebody to walk on Lincoln from Ocean Park to the 10 and say "Wow, what a great street"! It sucks and no one can deny it. I'm excited to see almost anything happen on Lincoln. I think this project could serve as an anchor for new businesses coming into the neighborhood that will serve (in part) a new demographic. I see a lot of "What will I do without my dry cleaner" "I go to the UPS store" ..well things change, new businesses will open and it could be a great thing.

21:58:55 From Amanda Pereira : .... i'm into kissing your ass because I think this is a good project? That's ... a stretch

21:59:18 From Z : AMANDA HOPE YOUR GETTING PAID ENOUGH TO SELL YOUR SOUL

21:59:21 From Cory Entsminger : More spots for families

21:59:25 From Amanda Pereira : And Millenials don't have families ...

21:59:26 From Amanda Pereira : sigh

21:59:26 From Lois Bostwick : Los Angeles and environs are not designed like European cities. It is,harder to do without cars here. It's hard for parents to go as far as they need to with kids and groceries on a bike.

21:59:32 From Jim Bernstein : Ronaldo, I don't think rent control caused the high price of real estate. The high price is due to Santa Monica's proximity to the ocean, combined with Silicon Beach.

21:59:38 From bday12 : Let Renaldo speak, please

21:59:51 From JJDFB : No Milenials!

21:59:52 From Amanda Pereira : As your resident snarky millennial who has two kids - jeez Renaldo, thanks for dismissing my generation.

22:00:00 From Tamra raven : Thank you Renaldo!

22:00:04 From Michael Thomas : I'm local. 34 years. I'll get a vote.

22:00:05 From bday12 : He represents many of us who were born here and have gone to public school here.

22:00:15 From bday12 : And have businesses here

22:00:18 From Sandy : Thank you Reynaldo.

22:00:32 From Kitty : thanks

22:00:34 From Susie Shapiro to Hosts and panelists : Thx Reynaldo

22:00:35 From Karen Campbell : Hi Michael,

22:00:42 From Michael Thomas : Hi Karen

22:00:43 From 18D to Hosts and panelists : Travesty is an apt description of this project.

22:01:02 From mary : thanks ryan

22:01:04 From bday12 : Good job Ryan

22:01:05 From C. Gibson to Hosts and panelists : I oppose the project. The increased traffic density on Lincoln and in Sunset Park will be unacceptable. Pretending a handful of rent-controlled apartments is justification for this mini-city is dishonest. Rather, they open a loophole that allows an unscrupulous developer to overbuild in a congested location.

22:01:15 From Rosalie Udewitz : Reynaldo: thank you so much. This project is not being developed to accommodate families; it is for singles and couples and is designed to make the developer money with small expensive units.

22:01:17 From Larry to Hosts and panelists : Is this a tsunami zone?

22:01:32 From Michael Thomas : I think they should build the biggest water slide this side of Boise

22:01:36 From Robin Swicord to Hosts and panelists : Rosalie is right.

22:01:45 From mary : we need pettions

22:01:48 From JJDFB : Water Park

22:01:52 From carrielederer : What are the positives for the local community?

22:01:58 From Amanda Pereira : So ... we don't build ever? Because of carbon turnover and traffic and alleged sun blocking?

22:02:01 From Michele Bury to Hosts and panelists : Well said!

22:02:13 From Amanda Pereira : Oh wait, I forgot, you want to build ... just not here.

22:02:22 From bday12 : Santa Monica City Council has forgotten its families and elderly.

22:02:28 From Amanda Pereira : There is actually. My kids' school has a shortage from 2018 to now

22:02:31 From Bart Petty : amanda exactly

22:02:46 From Ellen Mark to Hosts and panelists : Good going Ryan!!

22:02:48 From Michael Thomas : What till the great pandemic of 2029/30 hits the world. Crash and burn civilization

22:03:06 From mary : no rent control?? big rent for all

22:03:06 From Jim Bernstein : @amanda — we don't build ever? Have you seen all the apartment buildings that are currently being built blocks away from this site. Also, I'm not saying don't build apartments on this site, just not 520 units. How about 150 units?

22:03:12 From Larry to Hosts and panelists : Build smart. Make 100% affordable. Rent control. Parking and easy access. And build to scale of neighborhood.

22:03:22 From Michael Thomas : In the end it really will be about water. Or the lack there of

22:03:25 From Tim Blaney to Hosts and panelists : Smaller. Better.

22:03:29 From Brian O'Neil : There has been no serious study of the real impact this project will have on the neighborhood or SM in general. At this scale, its primary objective is to maximize profits for the developer. Let's at least be honest about the impacts of this project.

22:03:32 From Michele Bury to Hosts and panelists : Yes, Jim!  
22:03:34 From Joel : Santa Monica City Council reelected?  
22:03:50 From Michael Thomas : Agree!  
22:03:51 From Candy Arnold : Not in favor of their re-election  
22:03:53 From carrielederer : Again what are the benefits for those who live here? It's only downsides.  
22:04:06 From Michael Thomas : 2000 available units  
22:04:06 From Diane Reynolds (she/her) : "There's no housing crisis, it's an affordable crisis." ~ thanks, Ann for that comment.  
22:04:20 From bday12 : No other location in Santa Monica is any better  
22:04:20 From Jim Bernstein : It's not being built for the people who live here. It's being built for the four people we see on the screen.  
22:04:25 From bea nemlaha to Hosts and panelists : In future, please answer people's questions, both in the chat and live. So many were ignored. A community meeting should be a conversation and an exchange of ideas. This could have been better.  
22:04:26 From Amanda Pereira : You misunderstood, but that's not my problem, Jim, read it again  
22:04:26 From Michael Thomas : But who can afford 2100 for a 1 bedroom  
22:04:29 From carrielederer : If we did not have rent control, we would not live here.  
22:04:35 From mary : pets allowed  
22:04:51 From Candy Arnold : There were 2000 available units on one site, if you check all I believe about 4,000  
22:04:52 From Karen Croner to Hosts and panelists : This is heartbreaking. Nick is right. This project will decimate our community. Hank, I remember when you started out, I adored your artistry. Clearly the community does not want this, we like our local family owned businesses. You four clearly want to build as much as you can, and make as much profit as possible. Fair, we're all working people. Is there a compromise?  
22:04:56 From Tamra raven : Agree - not a housing crisis but it's an affordable housing crisis! Thank you, Ann  
22:05:27 From Michael Thomas : Pets allowed. Except farm animals.  
22:05:28 From Brian O'Neil : We need to vote in more resident-focused city council members. Oust Gleam Davis and others who have consistently ignored residents' concerns for years.  
22:05:35 From JK : Please release the environmental review publicly  
22:05:43 From Patricia R to Hosts and panelists : Not true, Dave. There have been any number of questions which you did not answer. You have Melissa to say "next" and ignore the questions.  
22:05:48 From Michael Thomas : 3rd times a charm  
22:05:50 From Bart Petty : \$2100 for an apartment 10 blocks from the ocean in Santa Monica?? Look at some comparable places around the world, not so out of whack.  
22:05:54 From Karen Croner to Hosts and panelists : Do you have a demolition start date?  
22:05:54 From Candy Arnold : We need someone in our district/zone  
22:05:57 From Jim Bernstein : You said, "So we don't build ever?" I'm saying that no one is saying "we don't build ever." You are making a straw man argument. There are currently tons of new apartments being built in Santa Monica right now!  
22:06:02 From Michele Bury to Hosts and panelists : Transparency!  
22:06:04 From Kitty : yes get rid of gleam d  
22:06:20 From Amanda Pereira : No, Jim, I was responding to the speaker's comments  
22:06:30 From Amanda Pereira : The strawman argument he was making  
22:06:35 From Amanda Pereira : But again, \*shrug

22:06:36 From Jim Bernstein : Oh. Nevermind.  
22:06:37 From Michael Thomas : My place is rent controlled. Otherwise they're ask 4k for a 2 bedroom  
22:06:43 From bday12 : Hopefully it really will go to public record. The city does not seem to care at all about what the current residents want.  
22:06:49 From Jerry Nodiff : With the last SM city election. a number of slow growth candidates were elected. The Council has a different attitude now.  
22:07:22 From Jim Bernstein : @Amanda. You could have stopped before the snarky "\*shrug" comment.  
22:07:27 From Brian O'Neil : Yes, Jerry, but we need 1-2 more to really make a difference.  
22:07:27 From Michael Thomas : Remember when ocean park was 2 lanes both directions?  
22:07:41 From Amanda Pereira : Hey Jim, I wasn't being snarky, I was being exhausted  
22:07:47 From Richard Bresler : truth!!!  
22:07:52 From Jim Bernstein : Okay. I get it.  
22:07:53 From mary : maybe \$5000 a month rent  
22:08:06 From Candy Arnold : Great comments, you're a Mom, not going to ride a bike. Have to drive at times if you have kids  
22:08:12 From bday12 : Remember when it was safe to play at Lincoln Park?  
22:08:22 From JK : Please let us see ANY kind of scientific study  
22:08:32 From Michael Thomas : I remember shag carpet  
22:08:37 From Cory Entsminger : Lincoln has a park ?  
22:08:41 From Amanda Pereira : Like ... 2020? My kids did soccer at Reed Park in 2020 before everything was cancelled  
22:08:44 From Karen Taylor to Hosts and panelists : Adding for comments record: 1) Wish there were a lot more affordable housing units being included, 2) with a project this large and one that is bound to have such an intense impact on the community, it should not be allowed the streamlined "admin approval" status, 3) in lieu of allocating more units to affordable housing status, I am strongly opposed to the scope of this development.  
22:08:45 From Amanda Pereira : \*cancelled  
22:08:51 From Amanda Pereira : Canceled \*\*  
22:09:11 From Michael Thomas : Will there be a non-binary bar?  
22:09:18 From Robin Swicord to Hosts and panelists : Amanda, both are correct  
22:09:21 From Jim Bernstein : Thank you Larry for your question.  
22:09:25 From Kathleen Murphy to Hosts and panelists : Thanks for your words Ryan. I agree with you. My main concern is the size of this project and how it will impact the traffic especially at the corner of Ocean Park and Lincoln. We live seven blocks from this project. Lots of children walk and ride their bikes to schools that require them to use this intersection. It's a dangerous corner already.  
22:09:33 From Jim Bernstein : Please answer the question. Do you care about the residents?  
22:09:33 From Patricia R to Hosts and panelists : Another heartfelt question ignored.  
22:09:38 From carrielederer : Why do you CARE?  
22:09:40 From Brian O'Neil : Answer Larry's question please.  
22:09:44 From gloria garvin to Hosts and panelists : I live in Ocean Park and am adamantly opposed to this project.  
22:09:44 From Rick Berger : And I think you got your answer Larry. Silence.  
22:09:46 From 18D to Hosts and panelists : No soul, so they don't care  
22:09:47 From Leslee M to Hosts and panelists : ANSWER THE QUESTION  
22:09:49 From bea nemlaha : Again, no answers.  
22:09:52 From Wanda Boudreaux to Hosts and panelists : Not a sincere community discussion.

22:09:52 From Sienna Block : Thanks Jim for the info that single family home owners in Sunset Park have a multi-million dollar asset that they want to appreciate so they can sell/redevelop for profit.

22:09:53 From Jim Bernstein : Answer the question, please.

22:09:59 From Carol-Jean Teuffel : please thank you

22:10:25 From Patricia R to Hosts and panelists : Does Alison care? About anything?

22:10:30 From Karen Croner to Hosts and panelists : So we need to prove that it is 80 to 90% to you? Cause we will.

22:10:43 From Tim Blaney to Hosts and panelists : More people are against than for, based on my observation. I'd say at least 75% against.

22:10:50 From Jim Bernstein : @Sienna, I am not sure that this project will increase housing prices. I think it could decrease housing prices if the traffic is untenable in this area.

22:10:55 From Lou to Hosts and panelists : Vacation rentals are NOT enforced in SM. My neighborhood has been decimated by short term rentals. Your project will probably Not be beneficial for the residents I. It sounds like it will be filled with vac rentals.

22:10:55 From Brian O'Neil : This project does not reflect a thoughtful interface with the community.

22:10:58 From Art to Hosts and panelists : All 4 are simply paid to get the project approved

22:10:58 From Wanda Boudreaux to Hosts and panelists : Is there any chance that you will adjust the project ?

22:11:02 From 18D to Hosts and panelists : I speak fluent bs, so I'll translate Dave's response. I care, but more about money.

22:11:07 From RYAN BRODE : hanky u having a moment being roasted by a

22:11:21 From Z : #GLEAMhas2GO

22:11:24 From JK : Please provide an URL for the impact study

22:11:27 From gloria garvin to Hosts and panelists : I hate what you're trying to do to our city.

22:11:29 From Michael Thomas : Hola!

22:11:34 From mary : no one cares about s/m people

22:12:01 From Diane Reynolds (she/her) : If the developers care about community input, let's move beyond 'community perceptions' & allow community stakeholder input to truly be valued over the deep leaning into State laws that are allowing this to go forward without proper studies & more rigorous community input.

22:12:02 From RYAN BRODE : kid

22:12:09 From Rosalie Udewitz : Mr. Rand: the developer cares about making money. The developer comes in, puts in all of these units, ruins the neighborhood and leaves. The developer goes through the hoops which are necessary to achieve its goals -- period.

22:12:41 From Brian O'Neil : Unfortunately Gleam was reelected in 2020. Later this year we need to vote out any candidates backed by Gleam and Santa Monica Forward (a developers' PAC).

22:12:41 From Susie Barajas to Hosts and panelists : Police department can't even handle the current population.

22:12:47 From Roberta Levitow to Hosts and panelists : How about adding community members to the design process committee?

22:12:49 From Diane Reynolds (she/her) : ^^^

22:12:59 From Amanda Pereira : sigh. So it was a trap question? He says yes he cares and you all jump on him and demand he acquiesce to you to prove it, and he says no and you'll be satisfied that he's evil. Isn't this exhausting to you guys?

22:13:01 From Jim Bernstein : @Rosalie After developer makes his money, he moves north of Montana far from this project.

22:13:13 From mary : stop these guys vote no no  
22:13:22 From Susie Barajas : @Amanda do you live here?  
22:13:32 From Michael Thomas : And where's the infrastructure for car charging?  
22:13:33 From Kitty : Mr Rand who will you sell this development to when it is finished?  
22:13:36 From Amanda Pereira : Hi Susie, as stated many times before - yep  
22:13:38 From Roberta Levitow to Hosts and panelists : The property is old and merits rethinking. But, this is indeed not creative and innovative.  
22:13:39 From Brian O'Neil : Great and insightful comments.  
22:13:58 From Diane Reynolds (she/her) : Amanda, it's an empathy question, not a trap question. Can the developers actually consider stakeholder input, context, perspective?  
22:14:00 From Susie Barajas : @Amanda if had seen that prior wouldn't have asked.  
22:14:04 From Jerry Nodiff : Bravo, Mike!  
22:14:16 From Ellen Mark to Hosts and panelists : @Rosalie One of this panel already lives north of Montana I believe  
22:14:19 From Susie Barajas : PETITION time!!  
22:14:32 From Tamra raven : Yes - Petition time  
22:14:33 From Michael Thomas : I agree. It looks ... nice, but kind of lacks a wow factor for merchandizing capitalism and greed  
22:14:37 From Amanda Pereira : Not so, Diane - it's a trap question. The original speaker may have wanted an actual answer, but the comments here seem to suggest otherwise  
22:14:38 From mary : yes sb  
22:14:48 From Ellen Mark to Hosts and panelists : Thank you Michael!  
22:14:48 From Brian O'Neil : Don't lose the historic opportunity to make this corner great. If y'all genuinely care about the community input then please listen to the community and reassess and redesign the project in a way that actually supports the community.  
22:14:59 From Susie Barajas : Let's hold our own Zoom meetings and plan!!  
22:15:05 From Cory Entsminger : Do better  
22:15:06 From Brian O'Neil : Do better!  
22:15:12 From Diane Reynolds (she/her) : Yes, Susie!  
22:15:17 From JK : Were there ANY respectable scientists involved studying the impact and WHERE can I find the reports?  
22:15:18 From bday12 : Not everyone who opposes lives near Ocean Park. It is a nightmare for the entire city to add large "housing projects" anywhere in this city. More crowding, more pollution, less water, more traffic.... Imagine the quarantine conditions in such a dense space.  
22:15:24 From Cory Entsminger : Do a project, just a better one !  
22:15:50 From Michael Thomas : What would frank Gerry do?  
22:15:55 From Cory Entsminger : dial it down a bit.  
22:16:08 From Michael Thomas : What would from LWright do?  
22:16:08 From Kelly Hsiao : stay connected on this project via: info@friendsofsunsetpark.org - they'll have community update on this project  
22:16:09 From Karen Campbell : Karen you are right on.  
22:16:12 From Jim Bernstein : Hear, hear, Karen. Please make fewer units!!!!  
22:16:20 From Sandy : Yes, Karen. Developers please do better!  
22:16:30 From Diane Reynolds (she/her) : So 521 becomes 251?  
22:16:31 From Tamra raven : Thank you Karen!  
22:16:33 From Tim : Yes Karen  
22:16:36 From Kenli Mattus to Hosts and panelists : couldn't agree more with Karen  
22:16:39 From RYAN BRODE : I thought I would never say this but thank you karen!  
22:16:42 From Jim Bernstein : Nice to hear that you are willing to consider our input.  
22:16:43 From Karen Croner to Hosts and panelists : when are you starting demolition?

22:16:45 From Kelly Hsiao : when and how can we see a revised design post this meeting?  
22:16:46 From Kitty : Crack a smile Hank  
22:16:47 From mary : yes karen  
22:16:48 From Bradley Ewing : Amanda many of the opponents of this project want to live in a hermetically sealed reality where the developers are always evil and if you support a good project you must on their dole  
22:16:52 From Michael Thomas : Round. Design round. Square is so overused. And not communal  
22:16:59 From Kenli Mattus : I agree with Karen.  
22:16:59 From Susie Barajas to Hosts and panelists : @Diane let's touch base and schedule!  
22:17:03 From Leslee M to Hosts and panelists : SO MUCH HAS ALREADY BEEN TAKEN AWAY FROM US IN THE NAME OF HOUSING  
22:17:07 From Sienna Block : Homes are needed — do NOT reduce the number of units by more than 5 per cent!  
22:17:18 From Kelly Hsiao : info@friendsofsunsetpark.org - sign up to get community updates on this project  
22:17:24 From Graham Rigby : I agree with Sienna.  
22:17:28 From Amanda Pereira : Bradley - this is what scares me about living here, since I am definitely of the demographic that is outside of that reality  
22:17:29 From Bradley Ewing : That many of the people who spoke in support this project were accused of being paid off or not living here is absolutely disgraceful  
22:17:38 From Mary Ichiuji to Hosts and panelists : Agree with Karen and mike. You can do better. Reconsider your size and make a difference for the future. Thanks  
22:17:38 From Susie Barajas to Hosts and panelists : @Sienna homes are not needed - affordable housing is!!  
22:17:42 From Darcy Lubbers : I agree with Karen's comment.  
22:17:51 From 18D to Hosts and panelists : Why don't you go develop in the Venice ghetto? Lots of opportunity to do great things.  
22:17:55 From DAT to Hosts and panelists : so freaking spot ok Karen!!!  
22:18:01 From DAT to Hosts and panelists : on  
22:18:04 From Karen Croner to Hosts and panelists : what I wanted to ask is, so the prices will be 4,000 an apartment....  
22:18:06 From Tim : <https://friendsofsunsetpark.org>  
22:18:22 From mary : vote on this alison is wrong  
22:18:32 From Amanda Pereira : Thank you Alison!  
22:18:37 From Michael Thomas : The Venusproject.com  
22:18:43 From Bradley Ewing : I don't think they speak for the majority Amanda, they just organize on email, Facebook and Nextdoor and try to mob meetings, claiming to speak for the majority because they bullied everyone out of the pulpit  
22:18:50 From Graham Rigby : Well said Alison! Thank you so much for all that you do.  
22:18:55 From Brian O'Neil : Developers are not inherently evil. Developers that don't thoughtfully integrate their projects with community concerns are callous.  
22:18:58 From Michael Thomas : Thevenusproject.com  
22:18:59 From Jim Bernstein : Bradley Ewing, completely wrong. I am fine with changes to that space and building apartments there. As someone two blocks from that site and sees the phenomenal traffic there, I am solely concerned about traffic. If there's a way to build apartments without adding to the traffic I would be for it.  
22:19:00 From dorsogna@csun.edu : I am against this project.  
22:19:00 From Susie Barajas : @Amanda how will it help you?  
22:19:01 From RYAN BRODE : thanks

22:19:06 From Amanda Pereira : Wow, speaker  
22:19:07 From Karen Croner to Hosts and panelists : Yes!  
22:19:08 From Leslee M to Hosts and panelists : GO AWAY  
22:19:11 From Amanda Pereira : Tamara is a scary person  
22:19:12 From Candy Arnold : She is so right  
22:19:13 From RYAN BRODE : well done  
22:19:15 From dorsogna@csun.edu : Indeed, you will destroy this community  
22:19:16 From C. Gibson to Hosts and panelists : agreed Tamara  
22:19:16 From Susie Barajas : Kudos to the speaker!!  
22:19:23 From Larry to Hosts and panelists : My neighbors all hate this.  
22:19:25 From Graham Rigby : Don't listen to her - you are doing what's best for this community.  
22:19:30 From Bradley Ewing : Jim Bernstein, the best thing they could do to alleviate traffic is reduce the onsite parking and put protected, 24/7 BRT lanes on Lincoln blvd  
22:19:33 From Z : SatyaGraha  
22:19:35 From Lou to Hosts and panelists : Yes, Tamera!!  
22:19:35 From RYAN BRODE : hankey and davey  
22:19:50 From JK : HOW will they handle underground EV fires?  
22:19:52 From Ellen Mark to Hosts and panelists : Honestly, I did not ask to speak!!!  
22:19:53 From Susie Barajas : It will destroy the community!! Allison just see's the \$\$\$\$\$ associated with it.  
22:19:56 From Ajay Rai to Hosts and panelists : Thanks for staying on to hear everyone!  
22:19:59 From JON MITCHELL : tamra is correct. some of us are in neighboring parts of Santa Monica. We don't want any part of our city destroyed  
22:20:01 From Karen Croner to Hosts and panelists : Again, if you know about the scratch ability of the tubs, you must know what the price of market rate apartments are Hank.  
22:20:01 From mary : money making group  
22:20:09 From RYAN BRODE : stop the over devvelopment  
22:20:14 From Jeanne Laurie : The truth is all you care about is the money.  
22:20:15 From Richard Bresler : ONE OF THE BIGGEST CONCERNS IS THE TRAFFIC ON BOTH Lincoln AND OCEAN PARK  
22:20:16 From Jim Bernstein : I think adding 1000 new residents in one square block will definitely add to traffic. You don't agree?  
22:20:16 From Jennie to Hosts and panelists : Who picked OP for this site  
22:20:23 From Z : ALL POWER TO THE PEOPLE  
22:20:27 From Michael Thomas : Yes jim  
22:20:41 From Judi : wowo....dave wants a project that will be with us for decades....and decades.....and he's griping that the community is an hour over his speak time???????? Time for the community to just say NO. It's the wrong project for us  
22:20:49 From RYAN BRODE : Thanks for the opportunity to talk  
22:20:58 From Bradley Ewing : No, it's all about the land use. I moved here and took a car off the road, many of my friends and colleagues have done the same  
22:21:01 From RYAN BRODE : where is the recording going to be found  
22:21:03 From 18D to Hosts and panelists : Remember: If this project meets all building and zoning codes, it could qualify for "by-right" approval, meaning Planning Commission and City Council could not deny it. So the only way to stop it is to organize and take appropriate action.  
22:21:10 From Z : Now time to MARCH  
22:21:13 From Rick Berger : Don't be fooled folks. A 'negotiation' always starts with an outrageous demand, so that the propping party can then come back and say a 5 to10% reduction is a great compromise on their part... when the new fall back position was always closer to what the proposing party always found more than acceptable!

22:21:16 From Karen Croner to Hosts and panelists : Now the city council needs to show us who we should support or not in the future.

22:21:25 From Jennie to Hosts and panelists : We already have several sites for. Affordable and low income

22:21:31 From Jim Bernstein : @Bradley Ewing, I've been working from home for two years because of the pandemic and I have an electric car.

22:21:34 From Diane Reynolds (she/her) : Yes, Rick, EXACTLY. 521 to 251.

22:21:39 From Leslee M to Hosts and panelists : I will march, I always do

22:21:46 From 18D to Hosts and panelists : To zero

22:21:48 From bday12 : It is a gross misassumption that Tamra and others were only speaking for the Ocean Park community. My family has 8 members of 3 different generations living across Santa Monica

22:21:51 From Michael Thomas : Bye

22:21:52 From Ajay Rai to Hosts and panelists : Thanks!

22:21:53 From carrielederer : AND ensure these comments in a public domain

|               |  |
|---------------|--|
| Jim Cameron   | Can you provide any information on what the new project at Lincoln & Ocean park, Santa Monica will be?   |
| Hal Lindes    | Is there a plan to demolish the Gelsons and neighboring stores like the ups store, fantastic sams and japanese restaurant?<br>is there a time scale on this?   |
| Tim Whitcome  | What are your plans for the property at 2601-2645 Lincoln Blvd, Santa Monica, CA 90405?<br><br>The website link for information is a dead link - <a href="https://www.smgov.net/departments/pcd/boards-commissions/landmarks-commission/">https://www.smgov.net/departments/pcd/boards-commissions/landmarks-commission/</a>   |
| John Cabrera  | I wanted to get some information in regard to the future of the Lincoln Center shopping center. We recently got informed about the pending demolition permit sign that was posted on Ocean Park Blvd. After speaking to the property manager, they informed me to try to get any information from you. If you could please let me know what this means in terms of what will happen to the shopping center and how soon it would be happening that would be greatly appreciated. |
| Renee Curtis  | I am a long time resident and home owner in Ocean Park. I read a sign posted in front of Gelsons about a pending demo permit. Can you please tell me what you are planning to demolish and what are the future plans for this site.  |
| Tim Tunks     | Request for notice about future meetings.  |
| Richard Orton | Request for notice about future meetings.  |

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|----------------------|--|
| Marie Ryan           | With the lincoln project..<br><br>Any ball park idea when this will happen<br><br>1 year or 3 yrs?   |
| Gary Geller          | Hi there...I would like to receive some information, regarding the proposed project at 2601-2645 Lincoln Blvd., in Santa Monica 90405. If there is anything posted online, via mail, via text, or otherwise, could your office kindly point me in that direction.  |
| Kelly H.             | Request for notice about future meetings.  |
| James                | Request for website link.  |
| Tim Whitcome         | Website aside, what are you planning to demo, and what are you planning to build in it's place?  |
| Tim Whitcome         | How tall is this building and when do you hope to start?   |
| Robert Munakash      | I'm inquiring about what you are planning on demo-ing or developing at the site.   |
| Robert M. Villanueva | Inquiring about the proposed development of this property. What is the vision? I am currently in negotiations on a 16 unit building on 11th St.  |
| Gary Murphy          | Request for meeting zoom link.   |
| Rosalie Udewitz      | I do not have zoom. Is there any other way to access the scheduled meeting of Tuesday, January 11, 2022 concerning this proposed project? Thank you.   |
| Max Slomoff          | Request for meeting zoom link.<br><br>Also, I have called and written an email once before looking for details on the project. Can you please forward me any info that you have available for us? The signs posted on the property instruct us to write or call with questions, but so far I have not received an answer.                      |
| John Nelson          | Request for meeting zoom link.   |
| Ryan Olson           | I'm interested in more information about this project, I'd love to review what you have in mind before the meeting on 1/11. Request for meeting zoom link.   |
| Patty McCollim       | Your Lincoln Center project is DEVASTATING for our historic Ocean Park neighborhood! You have total disregard for the locals here! Total disregard for our magnificent planet earth! Your huge carbon footprint is unacceptable! You want to come here and destroy our historic peaceful Ocean Park with your toxic devastation - SHAME ON YOU |
| Kim Israel           | Request for meeting zoom link.   |

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| Nancy McGregor | <p>Just wondering how far along this project is in the overall approval process? I am a resident (renter) in the neighborhood and find traffic particularly on Lincoln Boulevard is already congested. I don't think 816 bicycle spaces will be utilized to the extent that they will alleviate the additional congestion that this project will most certainly contribute to. Ocean Park Boulevard has already been slimmed down from 4 to 2 lanes so I guess it could as be congested as Lincoln if this project is approved per the current proposal. It is already very slow during the summer months when many are driving to the beach. You can sit through several traffic light changes when trying to turn off Ocean Park Boulevard.</p> <p>Many projects are being built or proposed along Lincoln Boulevard so I am very interested in proposed traffic mitigation measures being considered among other aspects of this proposed project.</p> <p>The loss of the many businesses there will be felt by the local community as well. More restaurants are great but how about supporting local small businesses I.E. UPS store, dry cleaners, pharmacy, optometrist etc.</p> |
| Rachel Glegg   | Request for meeting zoom link.  |
| Kathy Knight   | Please send me information about a proposed change to the Gelson's Shopping Center at Lincoln Blvd. and Ocean Park Blvd.  |
| Robert Leon    | When will you start looking into businesses to lease the new space for the project you're working on at linc and ocean park?  |
| Susanne Pepa   | Request for meeting zoom link.  |
| Alexa Fischer  | Request for meeting zoom link.  |
| Tim Whitcome   | <p>Are there any upcoming meetings about this project?</p> <p>What documents have been submitted to the city?</p>   |
| Ben Gray       | Can one get more information? This postcard is quite sparse.  |
| Shari Phillips | Request for meeting zoom link.  |
| Kelly H.       | Request for meeting zoom link.  |

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| Michael Rowe     | I am curious. Why did you schedule this meeting for the same day and time as the Santa Monica City Council Meeting? Will this prevent Santa Monica City Staff from attending? Please let me know.  |
| Phil Brock       | I am receiving numerous queries about your project and the zoom link for local residents to virtually "sit in" on your community meeting next Tuesday. Can you provide me with an online link. It appears that many residents are finding the postcard zoom link to be quite daunting. It is the longest zoom link I have ever seen! |
| Kathy Knight     | <p>How can I get a copy of the drawing of what your project will look like at Lincoln and Ocean Park Blvd. in Santa Monica?</p> <p>Where is there more information on what the project will be?</p> <p>Do you have a website to go to learn more about the project?</p> <p>What is your contact information?</p>                     |
| Kellie Landis    | I would like information about the meeting for the proposed project for 2601-2645 Lincoln Blvd Santa Monica. Is there somewhere to view the proposed plan?   |
| Kathy Knight     | <p>Why does the rendering of the picture on your website not print out?</p> <p>Every time I try to print it, the picture area comes out blank. I want to make a copy to show someone who does not have a computer.</p> <p>How can I print out a copy?</p>  |
| Danielle Charney | Please reschedule this meeting- we have an important city council meeting that time -this shows lack of respect for the community and it's needs..   |
| KC Pilon         | looking for more information on Ocean Park/Lincoln Blvd housing project before the zoom meeting On Jan 11.   |
| Karen Croner     | I live in the neighborhood but there has been no official email sent regarding the community meeting on the 11th. How are you informing people please? Also does your plan include any outdoor play areas for children? And what is the new square footage of the Gelsons. Thank you.  |

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| Karen Croner     | Who is the buyer/investor of this project. You only mention the architects. Who is developing this property.   |
| Mike Damerell    | Request for meeting zoom link.   |
| Merle Newman     | How do we stop this from happening??<br><br>I have been in Santa Monica since the 70's and Sunset Park since 1989.<br><br>How do we stop this from happing?  |
| Meryl Senatt     | How many buildings will there be?<br>How many units per building?<br>How many of the proposed parking spaces are for tenants vs retail?<br>I own a townhouse right behind this Lincoln Center on 11th St. so I'm curious about the impact of this project.       |
| Lisa Test        | There should be a community vote on this. Santa Monica and Lincoln is not what it used to be. The gridlock is terrible. Public safety and cleaning up the city should be a priority. Stop the over building. There are a plethora if spaces and flats available. |
| Rosalie Udewitz  | I e-mailed you at least one week ago asking if there was any way other than zoom to join the planned Tuesday January 11 meeting. I have received NO answer.  |
| Jim Ries         | Request for meeting zoom link.   |
| Kathy Knight     | Could you please send me a regular copy of the page?<br>I don't know why I can't print it out, when I print out items every day.<br>I have a Mac computer if that helps.   |
| Rosalie Udewitz  | I believe that what you have sent me are for the use of zoom. My question was how to join if one does not have zoom. Are there any options for using one's cell phone. Thank you.  |
| Rosalie Udewitz  | I am looking closely again at what you sent. I need a simple phone in number that I can use to listen to the meeting. I am right here in Santa Monica. Does this have to be so difficult?  |
| Rosalie Udewitz  | I have managed to locate a computer that has zoom on it that I will be able to use for the meeting. Request for meeting zoom link.   |
| Danielle Charney | Request for call-in info for zoom meeting.   |

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| Elizabeth Lerer                                      | <p>1. Why did you choose to have your visual community meeting at the same time as the city council meeting?</p> <p>2. When will a recording of the virtual community meeting (with ALL comments, questions, and answers) be available to (re)view? Will the recording be posted to the project website?</p>  |
| John Tapia   | <p>Looks great.<br/>         That parking lot is so depressing</p>  |
| Theresa Bonpane                                      | <p>the only part i have great difficulty with is i had hoped i would be full of apartments for low income so we can get the homeless off the streets with tents and cardboard homes.</p>  |
| Beatrice Pomasanoff                                  | <p>Request for meeting zoom link.</p>   |
| Pauline Bohannon                                     | <p>Request for meeting zoom link.</p>   |
| Gayle Harbor   | <p>I went to the link for the meeting on zoom this evening and tried to join the meeting but the launch meeting link is registering as invalid! HELP, please.</p>   |
| Darren Ruddell                                       | <p>I am trying to attend the Lincoln Center Project Zoom Meeting on Jan 11. I live a few blocks from the Lincoln Center and have a number of questions regarding the project and would appreciate any information, handouts, or online materials regarding the project</p>  |
| Jan Minium   | <p>We waited for your meeting to start only to be shut out by the 100 person maximum limit. For such an important neighborhood issue a format that allows all concerned is imperative. The fact that you reached 100 in less than 3 minutes speaks for itself.</p> <p>Please advise how we are to get more information and where our voices may be heard.</p> |
| <a href="mailto:jojemi1@twc.com">jojemi1@twc.com</a> | <p>Couldn't join the meeting due to limitation of participants. How could this happen?!!!</p>   |
| Robert Leon  | <p>Zoom was maxed out I couldn't get in, but, I'm a resident in sunset park and thrilled at the prospect of that plot being developed.</p>  |

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| Tim Whitcome | <p>I am blocked out of this meeting as of 7:00pm as I try to join. I would have appreciated notice of this meeting and clarification that there is a 100 person maximum. I have been in contact with you for over a month.</p> <p>This project has tremendous possible impact on my life as I live at 1020 Ocean Park Blvd, on the hilltop directly behind Gelsons.</p> <p>The primary appeal of this location behind Gelsons is being on the hill top above everything - the half mile++ views, the sunlight/sunsets (warm), the ocean breezes (cool), the privacy, the peace and quiet. I am highly concerned a 5 story building will block and ruin all of that, including property values.</p> <p>I would like to be a part of this process and share these concerns. Please let me know how I can participate and when the next meeting is. Please let me know how I can view tonight's meeting and see any documentation that was shared or presented.</p> |
| Roger Lux    | <p>I was not able to access the meeting via the Zoom link. Please send a link to the recording. Thank you.</p>   |
| Sarah Ito    | <p>Please send me the video of the meeting. I could not get in for most of it. Thank you.</p>  |

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| Renee Curtis  | <p>1. Has an Environmental Impact Study and Environmental Impact Report been done? How can the community comment on them?</p> <p>2. Can we see the required shade study?</p> <p>3. Creating a smaller grocery store and getting rid of existing businesses (UPS, nail salon, dentist, drug store, cleaners, etc.) will force us to drive to other cities to do our shopping. How is that sustainable design?</p> <p>4. Shared parking with tenants will be a nightmare. Just like the shared parking with condos that are now on Main Street. What we call a "cluster-f*ck". Walking is nice in theory, but we need cars to carry our loads of groceries.</p> <p>5. You are contributing to turning Lincoln Blvd. into Downtown Los Angeles. You can barely see the sun anymore.</p> <p>6. Do you have Coastal Commission approval?</p> <p>7. Why does your rendering not show California native landscape?</p> <p>8. When are the required community meetings and what date is the Architectural Review Board meeting?</p> |
| Suzie Mannara | <p>Is there anyway to view a copy of this Zoom meeting regarding the development at Gelson's location? I was unable to attend.</p>  |
| Sue Service   | <p>I am a homeowner on 11th and Ocean Park in Santa Monica. I tried to join the Zoom meeting tonight to learn more about the development on Lincoln Blvd only to be denied entry because the max of 100 attendees had been reached. What?! I've been on plenty of Zoom meetings w more than 100 attendees, why did you limit attendance? This seems like a blatant way to keep residents in the dark about the development. I'm really upset with your disrespect for the residents of the area that will be impacted by this work. Shame on you!</p>   |
| Sho           | <p>Please post or send me the historic aerial image of the neighborhood.</p>  |
| John Nelson   | <p>You max out at 100 zoom participants????<br/>       I should have known this was a developers' con game to pretend to engage the community that will be affected by this mega project. My next emails/letters will be to the City Council regarding your bogus "Community Meeting" and this ill-advised plan.</p>  |

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| Karen Croner   | Many people trying to join your zoom community meeting and can't, being told it is full. Therefore you will need to reschedule an actual community meeting that will be for the entire community. Thank you.  |
| <a href="mailto:travalato@yahoo.com">travalato@yahoo.com</a> | Is meeting on Zoom?   |
| Pharida Long   | Hello. I tried joining the Zoom just now but it said you'd reached maximum capacity (100 ppl). Can you please provide a link to a recording? Thanks.  |
| Kim Baer   | <p>Tuesday's presentation re: Lincoln Center Project was maxed out at 100 listeners, so couldn't join!</p> <p>Would like to hear the recording.<br/>Please advise.</p>  |
| Bob Golick   | i was unable to join zoom last night. i would like to view meeting. please send link to view.   |
| Gary Murphy  | <p>Unfortunately, there was a 100 limit to the Zoom Community Meeting last evening and I and many of my neighbors could not get into the Zoom.<br/>That certainly raised red flags with the neighboring community.</p> <p>Was the meeting recorded so we can see the plans for redevelopment?</p> |

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| <p>John Loizeaux-Witte</p> | <p>I listened with interest (was one of the 100) on the zoom call last night.</p> <p>In my view, nobody, but nobody, can in good faith believe that the Lincoln Center property would not one day be developed, bringing it up to highest and best use potential. To think otherwise seems oddly naïve.</p> <p>My principal concern is the ratio of efficiency apartments compared with the ratio of two bedroom apartments (and I didn't hear about three bedroom apartments at all).</p> <p>I would like to see if you were, much larger multi bedroom units.</p> <p>From my view, this development will be a much more vibrant addition to the community, if it includes families raising children as opposed to young professional singles, or worse young professional singles who are packing efficiency apartments with two or three roommates.</p> <p>Would you please share with me the breakdown of efficiency apartments, versus one bedroom apartments, versus two bedroom apartments?</p> <p>1. How does an architect/developer determine the number of parking spaces for a project such as this?</p> <p>What objective design development documentation would you be willing to share with me which has guided you in determining the ratio of units, residence, to the number of parking spaces?</p> <p>In the not so distant future, large volumes of privately owned automobile parking may not be nearly as necessary as it has been in the not so distant past.</p> <p>2. One amenity for residents as well as the neighborhood could be some form of car sharing, car rental activity hosted out of that large parking lot. Various projections are that in the not so distant future, not everybody will need or want to own a personally owned motor vehicle. A progressive community such as Ocean Park/Sunset Park could be on the cutting edge of adopting car sharing especially in the setting of relatively restricted street parking, inadequate off street parking in the ocean park neighborhood, and how large a motor and condominium owner population aging in place.</p> <p>This property is centrally located to both the OP and</p> |
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|               | <p>the SP communities.</p> <p>Thus if this property hosted a car sharing service, which supported residence of the property and which was also open to the community, in my view that could be a substantial amenity and contribution of this commercial development benefiting the entire community.</p> <p>Have you looked at the future of automobile ownership?<br/>       Have you looked at hosting a car sharing service, and if not would you be willing to look at that?</p> |
| David Auch    | How can I view yesterday's zoom meeting?  |
| Katie Cirulli | hi, is there a recording available for the Jan 11 meeting? i was only able to attend the first 10 mins but noticed it was being recorded.   |
| Susanne Pepa  | I hope the meeting went well. I tried to enter and listen while driving my son to practice but it didn't work. Did you record the meeting per any chance?   |
| Ben Gray      | So I wasn't able to go. How can I get way more information than this postcard? I am for this type of project but I'm just interested in info.   |

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| Gary Murphy  | <p>I was invited to attend the Tues, Jan 11 Lincoln Center Community Meeting in order to learn more about the redevelopment plans for the Lincoln/Ocean Park Blvd site. As a nearby homeowner of nearly 30 years I've watched very little change at Lincoln Center's shops except for changing ownership of the market. After Lucky's shut down we started to call the new owners Un-Lucky as it seemed to be a losing spot for retail, with half-empty stores, needlessly large parking lot and wasted real estate. Needless to say, the current clumsy design is from another era and in serious need of redevelopment for the 21st Century.</p> <p>Unfortunately, the Jan 11 meeting was a Zoom meeting allowing for only 100 attendees which shut out me and many of my family and neighbors who will be impacted by the redevelopment and were eager to hear the plans. I sent a note to the contact person, Melissa Sweeney cc'ed here, who was kind enough to send me the Zoom link to the meeting but neglected to mention the limited capacity which we all know from Covid time can be greatly increased as needed. Yesterday, I asked Ms. Sweeney if there were plans to post a recording of the Community Meeting and for the website where I can become familiar with those plans. I have not received a response as yet.</p> <p>The Ocean Park/Sunset Park community will be greatly impacted by this project and it's important for the developers to ensure the buy-in of the community members. From the voices I'm hearing and reading online, the longer we are kept uninformed the louder those voices will get. And they are not as favorable as I am right now.</p> <p>I'm sure the city of Santa Monica will have a rigorous approval process, yes? If it's anything like getting my house renovations approved it's a process that requires the city, the community and developers working together in order to create an even better Santa Monica.</p> <p>Sincerely,<br/><br/>Gary W. Murphy</p> |
| Karen Croner | Can you please send me the sketch of the property from the POV of 10th and Ocean Park?  |

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| Jennie Braun         | What stores will be available in this project. I hope you will consider keeping some of our stores that are convenient to people who live in Sunset Park. You should survey the people to see what is most important. What grocery store will be there. We need the cleaners and the convenience of USP. You need to hear from others who live here and may be inconvenienced. Let the people speak. |
| June Stoddard        | I tried to get into your meeting last week for hours. 100 people Nowhere near enough attendees allowed. You are greatly affecting my neighborhood. You need to hear from us!!!   |
| Erika Penzer Kerekes | Request for notice about future meetings.  |
| Gail Meyers          | Please add me to your list of invitees to your meetings. Have you done traffic studies regarding the thousands of extra car trips in that intersection that will be created? How have you dealt with the height restrictions of the city?  |
| Andrew Liberman      | Request for notice about future meetings.  |
| Albert Choi          | Hi, I intended to attend the community meeting but missed it. Is there a recording, meeting notes, or presentation that can be shared? Would love to review. I'm a homeowner and real estate developer in the area and would love to learn more about the project.   |
| Lisa Pearl           | 5 stories? Way too many units and mix use will only make traffic issues worse in that area. We live near this and will post our concerns with the city.  |
| Lisa Pearl           | Way too many units, way too tall, 5 stories? Market, other shoeing squeezed into that site. Traffic is already horrible at that intersection. This will make Lincoln and Ocean Park a complete mess.   |
| LC                   | 500+ units are way too much for that area that is already compromised with heavy traffic. There is already mass low income projects in the works within this area and clearly no study has been done on what issues they will bring when completed.  |
| Mary Stewart         | I want to be a part of this meeting, the whole city should be involved. There is not enough parking for the tenants, every bedroom needs a parking space, plus spaces for visitors. It's also way to big   |

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| Kimberly Loeffler   | We are homeowners who live a block away from Lincoln Center. Please put a stop to this project. It's already a very congested area. The last thing we need is the monstrosity that you are proposing.  |
| Kelly Leibsohn      | Request for notice about future meetings.  |
| Barbara Abrams      | Request for notice about future meetings.  |
| Kyo                 | Please schedule another community meeting that isn't limited to 100 participants.  |
| Natalya Zernitskaya | Request for notice about future meetings.  |
| Ellen Mark          | Request for notice about future meetings.  |
| Rachel Glegg        | I attended the Jan 11 meeting and found it very informative, thank you<br><br>I recall that it was being recorded — is the video available to the public online somewhere? I'd like to share it with my HOA neighbors, as not everyone was able to join the meeting. |
| Raquel Vallejo      | Request for notice about future meetings.  |
| Nina Furukawa       | Request for notice about future meetings.  |
| Mara Thompson       | Request for notice about future meetings.  |
| Leslee Mickshaw     | Request for notice about future meetings.  |
| Taylor Ferguson     | Request for notice about future meetings.  |
| Stephanie Green     | Request for notice about future meetings.  |
| Susan Alinsangan    | Request for notice about future meetings.  |
| Alex Taylor         | Request for notice about future meetings.  |

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| Jane Dempsey | <p>As background, I have lived in Santa Monica for almost 50 years and served on the Board of Friends of Sunset Park neighborhood group for over 10 years in the 1990's and 2000's. Back then, we felt that developers might overrun the city with projects to the detriment of the residents. Never could I have imagined the current state of Santa Monica.</p> <p>Until January 11, 2022, I had never attended a community meeting about a development (Zoom or Live) that limited the time and amount of people in attendance, started late, ended early and had sound issues. On January 11, 2022, the developer held what they said was a community Zoom meeting regarding the "Lincoln Center Project". I was one of the 100 people allowed to attend the meeting (including the development team). I recall a time that the City needing to use the Santa Monica Civic Auditorium when more space was needed for meetings. From what I could tell, center seemed an appropriate name as most of the "neighborhood friendly" aspects looked designed for the residents of the project not the neighborhood. Replacing a neighborhood market with a market centered in a 500+ apartment complex doesn't seem neighborhood friendly.</p> <p>Back in the day, many people referred to Santa Monica as the "People's Republic of Santa Monica" for slow growth and rent control. Looking around the city and seeing what has happened and is continuing to happen - the current slogan should be the "Developers Republic of Santa Monica".</p> |
| John Cabrera | <p>I am emailing in regard to any updates about the building. We were supposed to have someone call us to let us know if there have been any updates on the future of the center. We have been in the dark so far and customers have been informing of us information they have heard. Please get back to me as soon as possible.</p>  |

Tim Whitcome

I live at 1020 Ocean Park Blvd #6 (about the middle of that building). I was able to track down some screen shots from the last (limited) meeting. This project is literally turning it's back on me and the buildings and residents that have been here for 40 years or more. My building is specifically the most affected as we are the closest.

It appears you plan to block all views, all natural sunlight, all ocean breezes, peace/quiet and generate significant privacy and safety concerns with a 55' wall in front of my entire building, There appears to be no consideration for the community you wish to join, and will do the most harm to.

You have choices.. There is nothing that presents itself to the homes of the long time residents on the hillside. There are green spaces and openings to Lincoln and Ocean Park and we are literally the ass-end of the project on 10th Court (at 1020 Ocean Park in particular) with nothing but a giant wall. No setbacks, no sight-lines, no green spaces...

You are taking away my views and turning my property into an undesirable piece of real estate.

This is my home, my primary investment, my life's achievement and my retirement fund.

This is what you're stealing from me and replacing with a 55' wall...Privacy, Safety, Noise and Congestion

With regard to privacy and safety, my building is full of skylights which this monstrosity would be peering down into.

My master bedroom has no exterior walls so a giant skylight is the only light I have and it is directly above my bed! All the bathrooms have skylights as well, right above the toilets.

And where are the mechanical systems? How much noise are you bringing to our development? Our windows and walls are 40+ years old and sound permeates.

All of this is not even considering the additional traffic to an already congested intersection, water usage, waste management, and a thousand more people in our block and at our already crowded beach.

This project is extremely distressing. I understand that 99/100 participants on the limited zoom meeting last

week were 'so pissed' as I was told. And I join them.

How do you intend to embrace the community with which you wish to enter? Nothing about this project respects the quiet, laid back beach community that is south Santa Monica. This project displays no respect for traffic congestion, beach congestion and existing natural resources (views, sunlight, ocean breezes) from long standing community members. It feels like you are barging in as greedy, bully developers taking over a peaceful beach town.

Perhaps you have not considered this impact. That is my sincere hope.

I look forward to a joint effort to create something that benefits all.

Thank you,

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Tim Whitcome

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| John Cabrera   | <p>Hello,</p> <p>I wanted to get some information in regard to the future of the Lincoln Center shopping center. We recently got informed about the pending demolition permit sign that was posted on Ocean Park Blvd. After speaking to the property manager, they informed me to try to get any information from you. If you could please let me know what this means in terms of what will happen to the shopping center and how soon it would be happening that would be greatly appreciated. Thank you for your time,</p> <p>John Cabrera</p><br><p>Your Team at The UPS Store<br/>       2633 Lincoln Blvd<br/>       Santa Monica, CA 90405</p> <p>Phone (310) 425-6515 Fax (310) 396-8287<br/>       Web <a href="https://www.theupsstore.com/2230">https://www.theupsstore.com/2230</a></p> |
| Ted Kahan      | <p>I'm a neighbor of the project, generally supportive. Would like to speak to a project rep to learn more. I think there is support in the community for a project like this. Like much of Lincoln Blvd, the current shopping center is not attractive at all. This could be an anchor for the entire commercial corridor. You need to get young people involved. They want product like this. Please contact me. Thanks.</p>   |
| Jamie Franco   | <p>PLEASE REMOVE ME FROM YOUR MAILING LIST! I moved out of Santa Monica in 1992 and do not own any property whatsoever.</p>  |
| Bruce Hamilton | <p>Watch out for the irrational opposition from SMCLC on 2/17 <a href="http://smclc.net/CommunityMeeting-Gelsons021722.pdf">http://smclc.net/CommunityMeeting-Gelsons021722.pdf</a></p>  |

Thomas Zabaleta

Good afternoon,  
My name is Thomas I work for ConstructConnect.  
ConstructConnect is a fast-paced market leader of preconstruction project data, contractor network, and software in North America. We have the largest network, the most robust project data, and the industry's leading takeoff and estimating software. With more than 1.1 million registered users, ConstructConnect reports on more than 600,000 projects in the U.S. and Canada.  
I am reaching out to you regarding your Lincoln Center Project in Santa Monica and I am interested in a bit more information regarding the project.  
Can you confirm when construction is expected to start?  
Is there a main point of contact for the project?  
Is there a general contractor in place, and if so what company has been selected?  
Thank you so much for your time,  
For more information on what ConstructConnect does feel free to visit:  
[https://www.constructconnect.com/content\\_partners](https://www.constructconnect.com/content_partners)  
Thomas Zabaleta  
Content Specialist



# DEMOLITION PERMIT APPLICATION

a request for the demolition of building(s) on a property pursuant to SMMC Chapter 9.25, a demolition permit application expires  
 1) in three years for structures over 40 years old; 2) in two years if a replacement project is required by SMMC Section 9.25.040(B); or 3) in one year for all other projects.

JOB ADDRESS \_\_\_\_\_

Associated Building Permit No. (if any) \_\_\_\_\_

|                                      |  |                                 |   |                      |
|--------------------------------------|--|---------------------------------|---|----------------------|
| Applicant or Agent (primary contact) | Name <b>Balboa Retail Partners by: Alison Warner</b> |                                 | Phone <b>310.496.4145</b>                 |                      |
|                                      | Address <b>11611 San Vicente Blvd, Suite 900</b>     | City <b>Los Angeles</b>         | State <b>CA</b>                           | Zip <b>90049</b>     |
|                                      | Email <b>alison@balboaretail.com</b>                 |                                 |   |                      |
| Contractor                           | Contact Name <b>N/A</b>                              | Company Name <b>N/A</b>         | Phone _____                               |                      |
|                                      | Address _____  | City _____                      | State _____                               | Zip _____            |
|                                      | Email _____  | City Business License No. _____ | California Contractor's License No. _____ | Classification _____ |
| Property Owner                       | Name <b>SanMon Inc., a California Corporation</b>    |                                 | Phone <b>310.496.4135</b>                 |                      |
|                                      | Address <b>11611 San Vicente Blvd, Suite 900</b>     | City <b>Los Angeles</b>         | State <b>CA</b>                           | Zip <b>90049</b>     |
|                                      | Email <b>joe@balboaretail.com</b>                    |                                 |   |                      |

### APPLICATION SUBMITTAL REQUIREMENTS

- Application & Fees**  
Completed application and payment of fees. An incomplete application is subject to not being accepted by the City.
- Posting-Photos & Affidavit**  
1) Color photos of structure(s) to be demolished; 2) photos of site posting; and 3) signed affidavit. See pages 4-6 for photo instructions. Application may be rejected for black & white or unclear photos.
- Site Plan**  
Site plan that includes:
  - Existing structures;
  - Property dimensions;
  - Dimensions & size of structures to be demolished;
  - Adjacent streets & alleys; and
  - Fences, walls, and other screening to remain
  - Tree Protection Guidelines
- Property Owner Verification**  
Property owner signature on application or a letter of authorization. If owned by LLC or partnership, documentation verifying signatory as President, CEO, or other authorized agent is required. **See attachment.**
- Property Maintenance Plan**  
Detail of fencing, screening from adjacent properties, ground cover, and overall maintenance of property to occur while site is vacant prior to demolition, and if left vacant after demolition. **See attachment.**
- Rent Control Status Form (for Single-Family Dwellings only)**  
Certification of the Rent Control status on the property is required for single-family dwellings. See Rent Control Office in Room 202 of City Hall. **Exempt - see attachment.**

### PROJECT INFORMATION

Separately identify each structure proposed to be demolished, its square footage and year built (attach additional sheets as necessary).

| Structure Type (SFR, MFR, Garage, Comm.) | Square Feet to be Demolished | Year Built* |
|--|------------------------------|-------------|
| See attachment.                          |                              |             |
|  |                              |             |
|  |                              |             |

\*Demolition applications shall be subject to a 75-day waiting period from the date of submittal of a complete application, except for:

- Structures less than 40 years old; or
- Accessory structures less than 400 sq. ft. in area that are not a City-Designated Historic Resource or not listed on City's Historic Resources Inventory.

Applications exempt from the 75-day waiting period shall include documentation demonstrating eligibility for the exemption.

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|--|--|----------------------|
| Total number of residential units to be demolished |  | Demolition valuation |
| Single-family: <input type="text" value="0"/>      | Multi-family: <input type="text" value="0"/> | <b>\$602,290</b>     |

Identify rent control status of property and describe planned development on site **Exempt. See Attachment - RCB Status Form**

I certify that I have read and fully understand the detailed requirements of this application, and state under penalty of perjury, under the laws of the State of California, that the above information and associated project plans is true and correct. I agree to comply with all City, county, and state laws and ordinances related to building construction and hereby authorize representatives of the City and county to enter upon the above-mentioned property for inspection purposes. I realize that this application is a permit request and it does not authorize the work specified herein. Further, neither the City nor any board, department officer or employee thereof make any warranty nor shall be responsible for the performance, or results of any work described herein. By signing below, I also acknowledge that the submittal of this application also submits a request that the Landmarks Commission review the historic status of the property for structures over 40 years old.

ROLE OF THE UNDERSIGNED IS (CHECK ONE):  OWNER  CONTRACTOR  OTHER:  
**SanMon Inc., a California Corporation**  
 Name by: **Joe Fahey, President/CEO and VP** Signature: Date: **11-5-21**

### STAFF USE ONLY

|             |                   |               |               |                    |
|-------------|-------------------|---------------|---------------|--------------------|
| Project No. | Permit Specialist | Amount / Date | City Planning | C&D (Public Works) |
|-------------|-------------------|---------------|---------------|--------------------|



# SITE POSTING REQUIREMENTS & AFFIDAVIT

## FOR PROPOSED DEMOLITION PERMIT

The subject site shall be posted with a sign identifying the proposed demolition request. Please sign and date the affidavit statement below.

The sign shall be posted prior to the submittal of the demolition permit application to the City. The application submittal must include photos of the site posting from at least two perspectives to verify that the sign text and sign location are in compliance with the requirements below.

- 1. **SIZE** A minimum of four square feet in area (generally two feet by two feet).
- 2. **HEIGHT** The sign shall not exceed eight feet in height from ground level.
- 3. **LOCATION** Not less than 1 foot nor more than 10 feet inside the property line in an area that is prominently visible to the public.
- 4. **ILLUMINATION** The sign shall not be illuminated.
- 5. **QUANTITY** One sign shall be displayed per street frontage, unless otherwise permitted by the Building and Safety Division Manager
- 6. **CONTENT** The sign shall include only the following factual information:

Title: **NOTICE OF PENDING DEMOLITION PERMIT**

Description: PUBLIC NOTICE IS HEREBY GIVEN THAT THE OWNERS OF THIS PROPERTY INTEND TO DEMOLISH STRUCTURE(S) ON THIS PROPERTY.

Address: Complete address of property

Date of posting: Date sign posted on property

Contact: Property owner name  
Property owner phone number  
Property owner email address

City Contact: City of Santa Monica Building and Safety Division - 310.458.8355

For information on pending demolition permit applications visit:  
<https://www.smgov.net/Departments/PCD/Boards-Commissions/Landmarks-Commission/>

- 7. **LETTERING** The lettering shall be a standard typeface (Arial or similar) of at least one-inch in height. All letters shall be black upon a white background.
- 8. The sign shall remain in place throughout the duration of the City's approval process
- 9. The sign shall remain in place until completion of the demolition work.
- 10. The sign shall be removed promptly after completion of the approved after hours work.
- 10. The sign shall remain in place until completion of the approved after hours work.
- 11. Failure to post, update, or remove the sign may result in a delay in the processing of the application or in an order to stop all construction work at the site.

*I acknowledge these site posting requirements, and that the failure to post the required sign / information in a required manner and location may result in the delay of the processing of my demolition permit, or in a Building Officer order to stop all work on the site.*

SanMon Inc., a California Corporation  
 by: Joe Fahey, President/CEO and VP  
 Applicant Name (Print)

*[Signature]* 11-5-21  
 Applicant Signature & Date

11/05/2021  
 Date Sign Posted

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**2601-2645 Lincoln Boulevard**



*Aerial photograph of 2601-2645 Lincoln Boulevard.*

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**42,982 SF Commercial Structure Built in 1955/1956**



*Gelson's building, front elevation photographed from the Southwest.*

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**42,982 SF Commercial Structure Built in 1955/1956**



*Gelson's building, side elevation photographed from the Southeast.*

11/5/2021

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**42,982 SF Commercial Structure Built in 1955/1956**



*Gelson's building, side elevation photographed from the Northwest.*

11/5/2021

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**42,982 SF Commercial Structure Built in 1955/1956**



*Gelson's building, back elevation photographed from the Northeast.*

11/5/2021

Demolition Permit Application – Photos of Existing Structures

Page 5

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**9,565 SF Commercial Structure Built in 1955/1956**



*Shops' building, front elevation photographed from the Northwest.*

11/5/2021

Demolition Permit Application – Photos of Existing Structures

Page 6

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**9,565 SF Commercial Structure Built in 1955/1956**



*Shops' building, side elevation photographed from the Southwest.*



11/5/2021

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**9,565 SF Commercial Structure Built in 1955/1956**



*Shops' building, side elevation photographed from the Northeast.*



11/5/2021

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**9,565 SF Commercial Structure Built in 1955/1956**



*Shops' building, back elevation photographed from the Southeast.*

11/5/2021

Demolition Permit Application – Photos of Existing Structures

Page 9

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**7,556 SF Commercial Structure Built in 1963**



*Clock building, front elevation photographed from the Southeast.*

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**7,556 SF Commercial Structure Built in 1963**



*Clock building, side elevation photographed from the Southwest.*

11/5/2021

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**7,556 SF Commercial Structure Built in 1963**



*Clock building, side elevation photographed from the Northeast.*

11/5/2021

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**7,556 SF Commercial Structure Built in 1963**



*Clock building, back elevation photographed from the Northwest.*

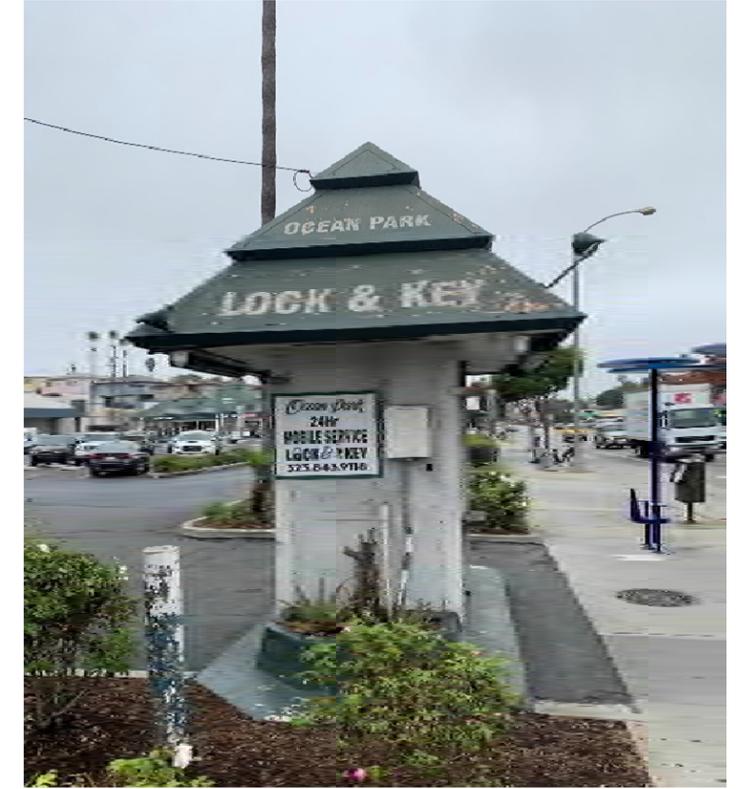
11/5/2021

Demolition Permit Application – Photos of Existing Structures

Page 13

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

**126 SF Commercial Structure Built in 1978**



*Lock & Key outparcel building, all elevations photographed.*

11/5/2021

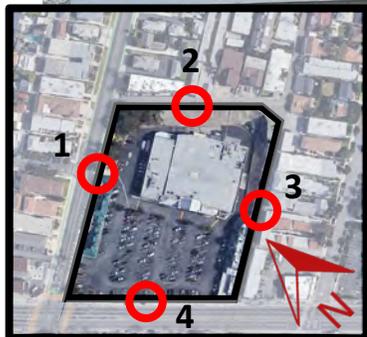
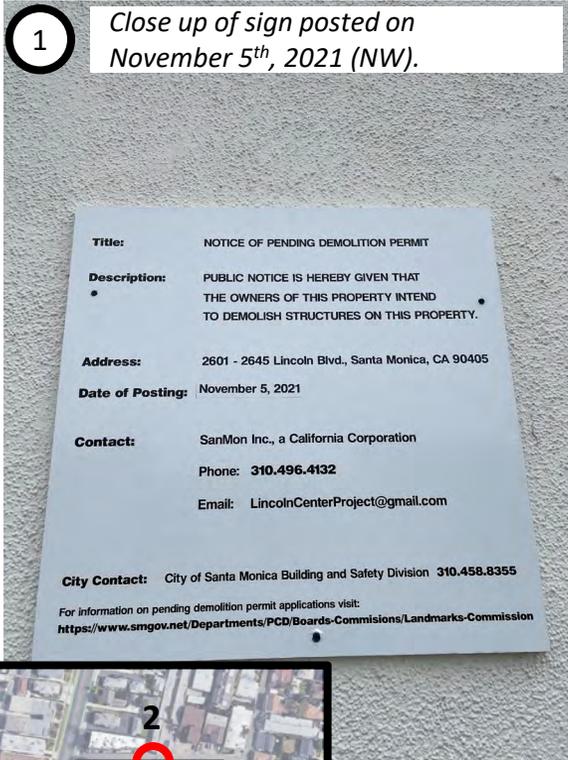
Demolition Permit Application – Photos of Existing Structures

Page 14

## Demolition Permit Site Posting



## Demolition Permit Site Posting





**Attachment to Demolition Permit Application**

**2645 Lincoln Boulevard, Santa Monica, CA 90405**

**Property Maintenance Plan**

The four existing buildings located at 2601 – 2645 Lincoln Blvd. are currently occupied by a grocery, retail, restaurant, and office tenants. There are no immediate plans to commence demolition of the buildings at this time. This demolition permit application is submitted at this early stage in accordance with the City's requirements in SMMC Section 9.25.040(E)-(F). Commercial tenants will continue to operate their businesses without interruption throughout the process.

Eventually, prior to demolition of the four buildings located at 2601 – 2645 Lincoln Blvd, fencing will be installed within the property line along the perimeter of the entire site. The building demolition will be managed by a City-approved licensed contractor in accordance with City rules and regulations. At all times prior to, during and after demolition, the owner will maintain the appearance of the site free of any debris or overgrowth.

**Attachment to Demolition Permit Application**

**2645 Lincoln Boulevard, Santa Monica, CA 90405**

**Project Information**

Four (4) commercial buildings totaling 60,229 SF building area as follows:

| <u>Structure Type</u>        | <u>Sq. Ft. to be Demolished</u> | <u>Year Built</u> |
|------------------------------|---------------------------------|-------------------|
| Commercial – Retail          | 126 sf                          | 1978              |
| Commercial – Retail          | 7,556 sf                        | 1963              |
| Commercial – Grocery         | 42,982 sf                       | 1955/1956         |
| Commercial – Retail / Office | 9,565 sf                        | 1955/1956         |



RCB # 9087



**RENT CONTROL STATUS FORM**

**This form must be filed with the Planning Department or Building & Safety Department before a permit application will be accepted. It does NOT constitute Rent Control Board approval for the permit.**

Property Address: 2601 LINCOLN BLVD APN: 4285-001-030  
 Owner or Applicant: SanMon Inc., a California Corporation  
 Mailing Address: 11611 San Vicente Blvd., Suite 900 Los Angeles, CA 90049  
 Current Use of Property: Commercial - Retail  
 Type of Application: Demo

**Rent Control Status**

**Controlled:** # of controlled units: \_\_\_\_\_  
 Units subject to Rent Control Law: Building or demolition permits will not be issued until the units are withdrawn, exempted or removed from being subject to the Rent Control Law and/or issuance of permits is approved by the Rent Control Agency.  
 Pending Applications: No  Yes  Date Filed: \_\_\_\_\_  
 Ellis  Exemption (type): \_\_\_\_\_ Removal \_\_\_\_\_

**Exempt:**  
 Ellis  Effective Date: \_\_\_\_\_ # of Units Withdrawn: \_\_\_\_\_  
 Exemption (type): \_\_\_\_\_ Effective Date: \_\_\_\_\_  
 If owner-occupied exemption, owner name: \_\_\_\_\_  
 Permits will only be issued in this name.  
 SFD  Declaration Date: \_\_\_\_\_ Board Decision Date: \_\_\_\_\_  
 Removal Granted \_\_\_\_\_ Type: \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditions of Removal: \_\_\_\_\_  
 Other: NIDB - COMMERCIAL PER SaMo MAP

RCB Staff Signature:  Date: 9/21/2021



RECEIPT NUMBER: 377075  
 RECEIPT DATE: 11/8/2021  
 PROCESSED BY: PUBLICUSER1254  
 0

## RECEIPT

RECORD: 21BLD-3800

TYPE: Commercial Building Permit

Valuation: \$602,290.00

DESCRIPTION: DEMO Commercial

SCOPE: Demolition of four commercial structures totaling 58,685 square feet.

APN: 4285001030

TRACT:

SITE: 2645 - 0 LINCOLN BLVD  
 SANTA MONICA, CA 00000

OWNER: SANMON INC LESSOR

PROF: ALISON WARNER

CONTRACTOR NUM: 310C72412

11611 SAN VICENTE BOULEVARD

BUS LIC NUMBER:

LOS ANGELES, CA 94116

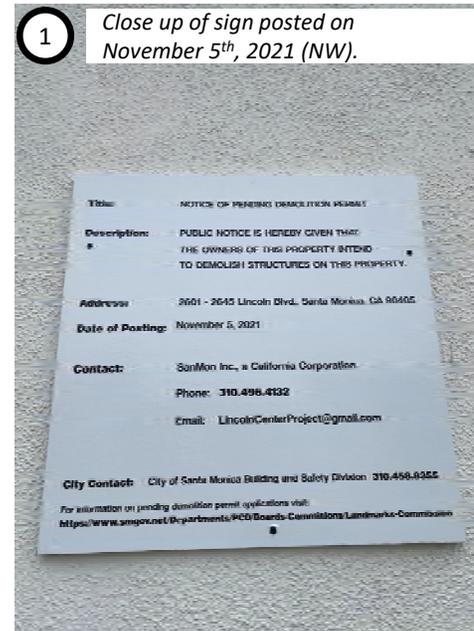
PHONE NUMBER: 3104964145

| Fee Description   | Fee Notes | Quantity | This Receipt      |
|---|-----------|----------|-------------------|
| B_Misc Review - Demolition  |           | 1.00     | \$241.97          |
| P_Demolition Permit   |           | 1.00     | \$861.73          |
| PL_Standard Plan Review - Tree Removal                                  |           | 1.00     | \$449.64          |
| PW_Construction & Demolition Waste Management Plan Review:<br>Demo Only |           | 1.00     | \$606.66          |
| <b>Total:</b>   |           |          | <b>\$2,160.00</b> |

| Method        | Check # | Paid By         | Comments | Date      | Amount            |
|---------------|---------|-----------------|----------|-----------|-------------------|
| Credit Card   |         | Alison A Warner |          | 11/8/2021 | \$2,160.00        |
| <b>Total:</b> |         |                 |          |           | <b>\$2,160.00</b> |

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

## Demolition Permit Site Posting



11/23/2021

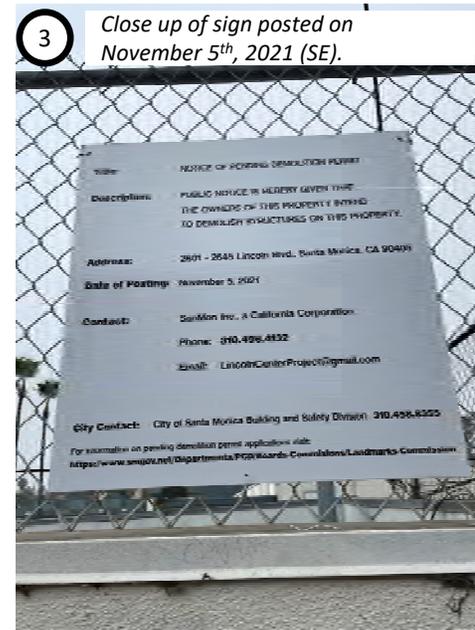
Demolition Permit Application – Photos of Existing Structures

Page 1



2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

### Demolition Permit Site Posting



11/23/2021

Demolition Permit Application – Photos of Existing Structures

Page 3

2601 – 2645 Lincoln Boulevard  
Santa Monica, CA 90405

### Demolition Permit Site Posting



11/23/2021

Demolition Permit Application – Photos of Existing Structures

Page 4





CITY PLANNING DIVISION  
**PRELIMINARY DEVELOPER TRANSPORTATION DEMAND  
 MANAGEMENT (TDM) PLAN: MIXED-USE**

(completed by City staff) ENT number: \_\_\_\_\_

Applications must be submitted at the City Planning public counter at City Hall.

City Hall is located at 1685 Main Street, Santa Monica, CA 90401. If you have any questions completing this application contact information for the TDM staff can be found [here](http://www.santamonica.gov/tmcontact) (www.santamonica.gov/tmcontact). AVR targets can be found [here](http://www.santamonica.gov/avr) (smgov.net/Departments/PCD/AVRLookup.aspx). Fees can be found on the [Finance Department page](https://finance.smgov.net/fees-taxes/fees-rates) (https://finance.smgov.net/fees-taxes/fees-rates).

PRELIMINARY DEVELOPER TDM PLAN: Mixed Use

**PROJECT ADDRESS:** 2601 - 2645 Lincoln Boulevard, Santa Monica, CA 90045

**APPLICANT:** (Note: All correspondences will be sent to the contact person)

Name: SanMon, Inc., a California Corporation

Address: 11611 San Vicente Boulevard, Suite 900, Los Angeles, CA Zip: 90049

Phone: 310-496-4135 Email: n/a

**CONTACT PERSON:** (if different)

Name: Alison Warner

Address: 11611 San Vicente Boulevard, Suite 900, Los Angeles, CA Zip: 90049

Phone: 310-496-4145 Email: Alison@balboaretail.com

**PROPERTY OWNER:**

Name: SanMon Inc., a California Corporation By: Joseph Fahey, President / CEO and VP

Address: 11611 San Vicente Boulevard, Suite 900, Los Angeles, CA Zip: 90049

Phone: 310-496-4135 Email: n/a

**Please confirm the following:**

- I have initialed the bottom of every page
- I have attached a map showing all transportation options available within a half-mile of the Project Site. This includes bike lanes, bikeshare stations, and bus and rail stops. (You can use the Transportation layers at [samomap.santamonica.gov](http://samomap.santamonica.gov))

I hereby certify that I am the owner of the subject property and that I have reviewed the subject application and authorize the applicant or applicant's representative (contact person) to make decisions that may affect my property as it pertains to this application.

Joseph Fahey  
 Property Owner's Name (PRINT)

[Signature]  
 Property Owner's Signature

3-7-22  
 Date Signed

*This part completed by City staff:*

Plan Approval Date: \_\_\_\_\_ Check/Invoice No: \_\_\_\_\_

Plan Approved By (Sign): \_\_\_\_\_ Amount Paid: \_\_\_\_\_

Plan Approved By (Print): \_\_\_\_\_ Payment Date: \_\_\_\_\_

Simple TDM Fee  
 Complex TDM Fee

Property Owner Initials: JP

**PROJECT INFORMATION**

Total Square Footage: 457,330 square feet

Total Square Footage of Non-Residential Portion: 30,870 square feet

Total Number of Residential Units: 521

AVR target of Project Site: 1.6

*Below is relevant information that is initially required under SMMC Chapter 9.28. If the Project Site is exempt from a component, write in "exempt":*

Estimated total number of parking spaces: 850

Estimated total number of unbundled parking spaces: 850

Estimated Total number of carpool/vanpool parking spaces: 0

Estimated Total number of long-term bike parking spaces: 799

Estimated Total number of short-term bike parking spaces: 23

If Project site has 10,000 sq. ft. or more of non-residential construction, confirm that showers and lockers will be included:

**Site Conditions That Affect Commute Travel**

**Select transit options located within a half-mile of Project Site:**

Big Blue Bus

- 1    2    3    5    7    Rapid 7    8    9    Rapid 10
- Rapid 12    14    15    17    18    41    43    MODE

Metro

- E Line    4    704 Rapid    720 Rapid    20
- 733 Rapid    33    534

**Select Business Districts located within a half-mile of Project Site:**

([smgov.net/uploadedFiles/Departments/HED/Economic\\_Development/BID%20Map.pdf](http://smgov.net/uploadedFiles/Departments/HED/Economic_Development/BID%20Map.pdf))

- Montana Avenue    Central Business District    Downtown Santa Monica
- Main Street    Pico Boulevard

**Select amenities located within a half-mile of Project Site:**

- Grocery stores    Libraries    Pharmacies    Coffee shops
- Banks    Childcare facilities    Gyms    Restaurants and bars
- Dry cleaners    Medical offices    Parks and open green space

Property Owner Initials: JP

PRELIMINARY DEVELOPER TDM PLAN: Mixed Use

**Site Conditions That Affect Commute Travel (continued):**

**Number of Shared-Mobility Drop Zones (including former bikeshare docking stations) located within a 2-block radius of Project Site:** 1

**Select bike paths located within a half-mile of Project Site:**

- East-West:  E Line Bike Path                       Michigan Avenue Neighborhood Greenway (MANGo)
- San Vicente Boulevard       Montana Avenue       California Avenue
- Arizona Avenue                       Broadway                       Pearl Street
- Ocean Park Boulevard

- North-South:  Marvin Braude Trail (beach bike path)       Main Street                       Ocean Avenue
- 11th Street                       14th Street                       17th Street                       28th/Stewart Street

**Any additional details can be attached to the end of the form.**

**Developer TDM Program Measures**

*By signing the bottom of this section, you confirm that you understand the minimum required physical and programmatic elements, as required under SMMC 9.53.130, listed below. For full details, please refer to the SMMC text.*

- **On-site Transportation Information:** Shall include, but not limited to, current maps, routes, and schedules for nearby transit routes, promotional ridesharing materials, bicycle routes and facility information, and walking and biking maps. Located where the greatest number of employees, visitors, and residents are likely to see it. This can take the form of a bulletin board, kiosk, digital screen, etc.
- **Active participation in a Transportation Management Organization (TMO):** Participation by business tenants and property management includes attending organizational meetings and providing parking and travel demand data.

Minimum requirements for non-residential portion:

- **New employee orientation:** Tenant leases shall include educating new employees about all available commute options
- **Parking Cash-Out:** This applies to business tenants. If parking spaces are partly or entirely subsidized for employees, then tenants must offer their employees the option to give up their parking spaces and receive a cash subsidy equal to the amount to the cost of the parking space
- **Incentives for employees that live within a half-mile of the workplace**
- **Information regarding availability of bike commute training**

*Continues on next page*

Property Owner Initials: JE

**Developer TDM Program Measures**

- **Free on-site shared bicycles intended for employee use during the day**, unless Project Site is located within a 2-block radius of a citywide bikeshare station. If no City-managed bikeshare system is in operation, you must provide the on-site shared bicycles.
- **Commuting matching services for all employees on an annual basis and for all new employees upon hiring**
- **Transportation allowance for employees**: This shall be included in tenant leases. The allowance shall equal at least 50% of the current cost of a monthly regional transit pass of an employee's choice, as long as the employee continues to not drive alone for the majority of the daily commute. Within the Downtown Community Plan area, the Transportation Allowance shall be at least 100% of the current cost of a monthly regional transit pass.  
  
For Tier 2 projects: The allowance shall equal at least 75% of the cost of a monthly regional transit pass, as required under SMMC 9.23.030.
- **Customer and visitor incentives for uses with significant numbers of customers and visitors**: this includes customer incentives programs (e.g. discounts), public directions prioritizing rideshare modes, and special event rideshare services.
- **Bike Valet**: This applies to Tier 2 projects. This shall be provided free of charge during all automobile valet operating hours, as required under SMMC 9.23.030.

Minimum requirements for residential portion

- **Transportation Welcome Package for Residents**: Provide packets on a per-unit basis that includes information about Project Site programmatic elements.
- **Transportation allowance for residents**: This shall be included in rental leases. The allowance shall equal at least 50% of the current cost of a monthly regional transit pass of a resident's choice. Within the Downtown Community Plan area, the Transportation Allowance shall be at least 100% of the current cost of a monthly regional transit pass. Residents can accept the allowance as long as they continue to not use a parking space, and does not and will not own or lease an automobile. This shall be offered to all residents listed on a lease and their immediate family living at the same address.

For Tier 2 projects: The allowance shall equal at least 75% of the cost of a monthly regional transit pass, as required under SMMC 9.23.030.

The Transportation Allowance requirement for residents does not apply if your project is 100% affordable housing as defined by SMMC Section 9.52.020.0050, per SMMC 9.53.130.

Check this box if your project is 100% affordable housing

Property Owner Initials:   JK

**Developer TDM Program Measures**

- **Local Preference Marketing Plan:** A marketing and outreach program for rental of units that focuses on employees of nearby businesses and within the City, the Santa Monica Malibu Unified School District, and the City's police and fire departments.
- **On-site shared bicycles:** This is required for Tier 2 projects, under SMMC 9.23.030. This shall be provided for free and intended for resident and guest use. This shall be optional if Citywide bikeshare is available within a 2-block radius of project site. If no City-managed bikeshare system is in operation, you must provide the on-site shared bicycles.

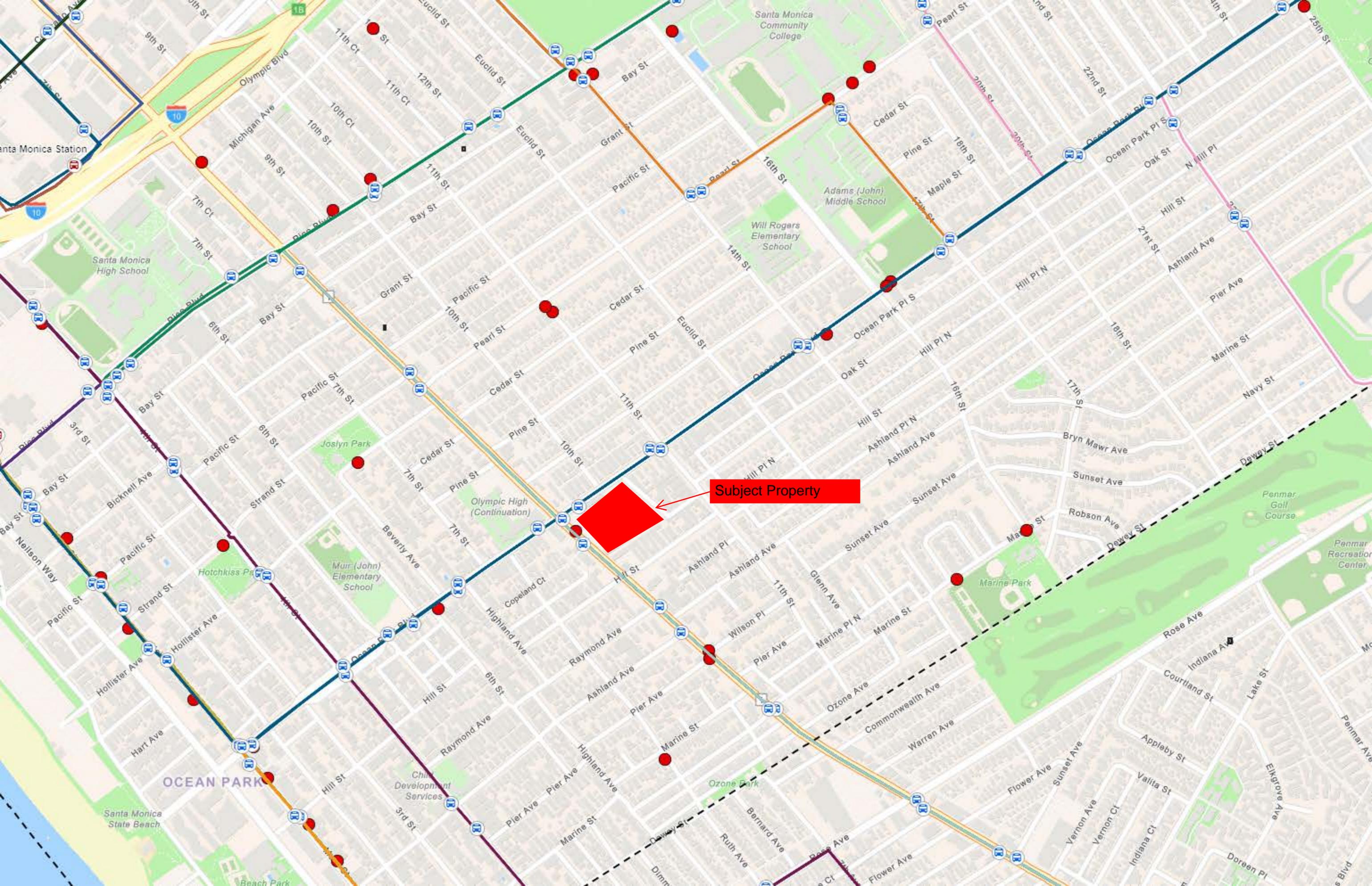
I confirm that I have read and understood the list of duties, responsibilities, and qualifications of the Project Transportation Coordinator (PTC) as outlined and required by SMMC Section 9.53.130(B)(2)(a).

Joseph Fahay                      [Signature]                      3-7-22  
 Property Owner's Name (PRINT)      Property Owner's Signature      Date Signed

**Other** This section is for describing any measures that are in addition to the mandated programmatic elements listed above:

Attach any additional pages as needed.

Property Owner Initials: JF



Subject Property

## **2601-2645 Lincoln Boulevard**

### **March 8, 2022**

**1. Site conditions that affect commute travel.**

The site is located at 2601-2645 Lincoln Boulevard at the corner of Lincoln Boulevard and Ocean Park Boulevard. The current site access allows for right turn in, right turn out along Lincoln Boulevard and Ocean Park Boulevard. A bike lane is located along Ocean Park Boulevard. Commercial deliveries heading south on Lincoln Boulevard may make a left turn to access the southernmost driveway.

**2. Property Owner is committed to:**

- a. Conduct annual surveys to determine vehicle trip behaviors including the collection of data pertaining to employee's means of travel, arrival time, and interest in information on ridesharing opportunities (this shall not be applicable to residential units);
- b. Monitor Developer TDM Plan; and
- c. Report annually in a manner required by City of Santa Monica

**3. Annual Budget to implement Developer TDM Plan.**

Property owner will develop the required annual budget to implement TDM Plan prior to the issuance of Certificate of Occupancy.

**4. Duties, responsibilities, and qualifications of a certified PTC.**

**Project Transportation Coordinator (PTC):**

Property owner shall designate an employee with appropriate training as required by the City, to be responsible for the development, administration, implementation, and monitoring of the Developer TDM Plan (the "PTC").

The PTC must be at the project site during normal business hours when the majority of employees are at the project unless alternative arrangements have been made. PTCs shall participate in City-sponsored workshops and roundtables. The PTC is in charge of implementing the TDM plan. The PTC shall also be responsible for disseminating information regarding alternative transportation modes and opportunities – particularly programs that involve commuter subsidies such as parking cashout and vanpool subsidies. In addition, transit fare media and day/month passes will be made available through the PTC to employees, visitors, and residents during typical business hours. In the event that the project is sold or transferred, the developer shall notify the Planning Director of the new point of contact for the

successor and/or new PTC for the project within thirty calendar days of such sale or transfer.

**5. Developer TDM Plan program measures.**

A. Property owner shall provide:

i. **Commercial and Residential Project Component:** A Transportation Allowance equivalent to at least 75% of the cost of a monthly regional transit pass.

ii. **Residential Component Only:** Free on-site shared bicycles intended for resident and guest use. This shall be optional if Citywide bikeshare is available within a 2-block radius of the project site.

iii. **Commercial Component Only:** Bike valet, free of charge during all automobile valet operating hours.

B. Property owner and commercial lessee shall achieve the applicable AVR Target as required by the Santa Monica Municipal Code.

C. The property owner and commercial lessee on site should pay Employer Transportation Fee in accordance with SMMC Section 9.53.050.

D. If the on-site employees are more than 50, the employer shall develop Emission Reduction Plan in accordance with SMMC Section 9.53.060.

E. *On-Site Transportation Information.* On-site transportation information shall be located where the greatest number of employees, visitors, and residents are likely to see it. Such transportation information may be provided in an on-site physical location, such as a bulletin board or kiosk, or through other media, such as on a website or other digital means. Information shall include, but is not limited to, the following:

- i. Current maps, routes and schedules for public transit routes within one-half mile of the project site.
- ii. Transportation information including regional ridesharing agency, local transit operators, and certified TMO where available.
- iii. Ridesharing promotions material supplied by commuter-oriented organizations.
- iv. Bicycle route and facility information, including rental and sales locations, regional/local bicycle maps, and bicycle safety information within one-half mile of the project site.
- v. A list of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

- vi. Walking and biking maps for employees and visitors, which shall include but not be limited to information about convenient local services and restaurants within walking distance of the project.
  - vii. Information to commercial tenants and employees of the project regarding local rental housing agencies.
- F. The residential component of the project shall include the following programmatic elements:
- **Transportation Welcome Package for Residents.** Provide all new residents with residential component of the project site with a transportation information and benefit welcome package on a per-unit basis.
  - **Local Preference Marketing Plan.** Prepare and implement a marketing and outreach program for the rental of units that targets: (A) employees of businesses located within a one-half mile radius of the project; (B) employees of the local hospitals; (C) employees of the Santa Monica Malibu Unified School District; (D) employees of the City's police and fire departments; (E) employees of businesses outside the one-half-mile radius but within the City of Santa Monica. In leasing units, the developer shall give priority to applicants in the foregoing categories provided that all such applicants meet generally applicable leasing qualifications and criteria imposed by the developer.
  - **TMO Participation.** Active participation in the formation and ongoing activities of a certified TMO, if established and includes the project site, including payment of annual dues at a level so that trip reduction services are provided as set forth by the TMO, attendance at organizational meeting, providing travel and parking demand data to the TMO, and making available information to project tenants relative to the services provided by the TMO.
  - **Unbundled Parking.** The residential parking spaces shall be leased separately from the residential units, pursuant to SMMC Section 9.28.110.
- G. The commercial lessee shall provide, at minimum, the following, if applicable:
- i. New employee orientation.
  - ii. Parking cashout.
  - iii. Incentives for employees that live within ½ mile of workplace.
  - iv. Information regarding availability of bike commute training offered either on-site or by a 3rd party.
  - v. Free on-site shared bicycles intended for employee use during the work day (e.g., Bike@Work program). This shall be optional if Citywide bikeshare is available within a 2-block radius of the project site.
  - vi. Commuter matching services for all employees on an annual basis, and for all new employees upon hiring.
  - vii. Information regarding benefits of: Compressed Work Schedule, Flex-Time Schedule, Telecommuting, and Guaranteed Ride Home.
  - viii. Customer and visitor incentives for uses with significant numbers of customers and visitors such as retail, food service, hospitality, and

medical office:

- (1) Customer incentive program.
  - (2) Public directions prioritizing rideshare modes.
  - (3) Special event rideshare services.
  - (4) Shared ride service.
- ix. Any additional measures that would result in the developer achieving the applicable AVR Target.
- x. Active participation in the formation and ongoing activities of a TMO, if established and includes the project site, attendance at organizational meetings, providing parking and travel demand data to the TMO, and making available information to project tenants relative to the services provided by the TMO.

**2601-2645 Lincoln Blvd**  
**Virtual Community Meeting**  
**February 17, 2022, 7:00-10:30pm**

**A. Attendees**

Project Team

1. Applicant: SanMon Inc
  - a. Owners Representative: Alison Warner
2. Architect: Koning Eisenberg Architects
  - a. Hank Koning, KEA
3. Property Owner: SanMon Inc

**B. Recorded Video Transcript**

[0:00:00]

*Melissa:* It's seven o'clock. We've got 301 people attending. Shall we get started?

*Hank:* Sure.

*Melissa:* Great. Well, I want to welcome everyone. Thank you for taking the time to join us tonight. This is the second community meeting for the Mixed-Use Project at 2601 Lincoln Boulevard. My name is Melissa Sweeney, and I'm part of the project team. Our presenters tonight will be Hank Koning of Koning Eisenberg Architecture. Alison Warner of Balboa Retail Partners, and Dave Rand with Armbruster Goldsmith and Delvac. We want to get into it straightaway. I will hand the meeting off to Dave.

*Dave:* Thank you, Melissa. And good evening, everybody. Thank you for joining us. As Melissa mentioned, this is our second community meeting. We're holding a community meeting, because the city regulations for this type of land use project require a community meeting be held before the land use entitlement application is actually, submitted to the city. We held the meeting previously back in January. It was oversubscribed. The city determined that not enough people were able to participate. And as such, it did not meet the requirements of the mandatory community meeting. So here we are doing it again this evening.

We have upped our capacity to 10,000 people to make sure that everybody who wants to participate, make a comment, ask a question, will be able to do so this evening. A few housekeeping notes about how this is going to work. Because we are operating in a webinar format, the speakers will not be able to be seen on video. However, if you raise your hand, we will call on you and you will be able to be heard by everyone in the meeting. So, everyone will be able to hear your comments, and we will be able to hear your questions.

**The chat is for comments only. We encourage you to make comments in the chat, not ask questions, because we are trying to hear the people asking questions verbally and the questions just get lost in the chat. The chat does serve a purpose though, because in the interest of full transparency, we are going to take the chat, all the comments made in the chat, regardless of what they are and submit it to the city, as part of the application for this project, so the city can see everything that everybody said in the community meeting.** We are set to go two hours this evening, but we are going to allow everybody a chance to speak and ask their question and make their comment. We do encourage everybody to try and keep their comments to two minutes, to be respectful to make sure that everybody can get in and have their say.

**I should also add, forgive me that those calling in by phone can raise their hand telephonically by hitting star nine. Melissa is going to put some instructions in the chat for those of you who want to follow that, to make sure that if you're not Zooming in, but you're calling in, we can hear you and address your questions.** To make this go efficiently and smoothly, at least we hope, we're going to have a couple of speakers go, and then answer questions in batches as we move through. Our team, Hank and myself will do our level best this evening to answer each and every one of your questions to the best of our ability, assuming we have the answer to your question.

With that, I'd like to turn it over to Allison Warner. Allison Warner is with Balboa Realty Partners, the property owner and the applicant. She'll be followed by Hank Koning, the architect who will show you a overview of the project, the plans, and go through the programmatic details of the proposed development. Alison.

*Alison:*

Right. Thanks, Dave. Welcome, everyone. I'm Alison Warner, and I oversee development and redevelopment at Balboa Retail Partners. We are owners, operators, and developers of retail,

predominantly grocery anchored community serving retail properties. What that affords us is really a front row seat to how retail has been changing pretty quickly over the last 10 to 20 years. As you can imagine, much retail that has been built in the past many years has become obsolete. What I mean by that is, buildings that have been built in the 50s and 60s no longer effectively or efficiently meet the needs of today's tenants who are really doing their best to meet the needs of today's customer in 2022. Those tenants that are doing a tremendous job of that are also competing with online e commerce, grocery delivery, internet sales, you name it.

What I think that means is retail really has a big opportunity to continue to serve the community, and continue to provide daily needs and be a meeting place. We're in a point of really modernizing and learning to meet the needs of the community in today's world, specific to Lincoln Center. What that means is, is a pretty big opportunity that not only affords us the opportunity to right size retail for the tenants to better meet the needs of our customers, but to also meet the significant needs of housing in the city of Santa Monica.

So just at a high level, the proposed project includes 521 residential units that includes 53 affordable units. That will be a mix of studios, one bedrooms, and two bedrooms at approximately a 20%, 40% split. The retail component is all on the ground floor accurate with Lincoln out 35,000 to 45,000 square feet of retail that includes a grocer, a full-service grocer that will still meet the needs of the larger community. Parking will be at grade and very convenient for the retail project. And so, we really are excited about this opportunity to just better serve the community at a larger scale than the property is able to do so today. With that, I'm going to hand it over to Hank, to walk through the design of the project, and how we're going to achieve some of these big goals and other goals and dive a little bit more into the details that I think will answer many of the questions that we're already seeing flow through on the chat. Thank you, and Hank, I will turn it on over.

*Hank:* All right, let me share my screen here. Can you see that? Anybody?

*Alison:* Yes, it's good.

*Hank:* Yes. Okay. 2601 Lincoln Boulevard Lincoln Center. Okay. Hello, everyone. Why are we having this meeting? I think Dave explained that this is a second community meeting. Alison explained the

retail vision. I get to talk about the design vision for the project. I think I might have gone backwards. Anyway, 221 units, 36,600 square feet of retail restaurant on the ground floor. A little background on the site. It slopes up more than we think. When I went out there, I thought it was 25 feet differential, but there's actually a 35-foot differential from the one corner to the other. So quite a slope. It's been that way since 1955, when they did level the site for a grocery store development. It is connected to the bus lines that go on Ocean Park and Lincoln and the bike lane. So, it's a great site from that perspective.

We looked at the trucks, how the trucks came to deliver stuff to the market. We know trucks in residential neighborhoods are frowned upon, but this is how the trucks go today. Currently, there's 56,000 of commercial retail including the Gelsons market, and there's 195 surface parking spaces. What we basically do is, we move the retail. This is the old suburban model. You put parking in the front, the buildings at the back. It's not very pleasant for people who are either walking to the store because they're walking through the parking lot, etc. What we've done is we've basically flipped that dynamic. We've put the grocery store and retail towards the front, towards the street, to activate the street. We've put the commercial parking on the back. It's still at the same level as the grocery store, but now it's covered. We'll see that a little later.

Connecting those two, we have introduced a paseo that the grocery store opens and the retail opens. Well, some of it, so that people are using the same entrance door. So, there's not that front door back door thing that we see where stores were in the front and parking at the back. The paseo creates a great opportunity for outdoor dining area, a little bit removed from Lincoln Boulevard. We know that can get sometimes a little noisy. This is that paseo that I just mentioned in here. You can see Lincoln's on the right. At the back, you can see that black square. That's the entrance to the parking garage from that side. People are sharing the same entrance as some of the retail stores. There's an opportunity for outside dining. And then above that podium is the housing.

What we're doing the traffic circulation. We are keeping essentially the same curb cuts; except we're eliminating the middle one. We don't need that. We want to use that space, then that's where the paseo is. We're getting a traffic engineer to do traffic studies to look at what traffic mitigations need to be taken to make that intersection safer, and to make it work. Now, we are introducing a ramp off Hill Place North. That's the alley as you can see at the bottom of the screen, and that will go down to residential

parking. There's another level of parking underneath for the residents, and then we've introduced the city lots to have residential parking coming off the alley. That's where it's placed.

We also have a residential lobby, down here. That's also going to be used for deliveries, mail, packages, in here. They're not going to be double parking on the street, as you see UPS and what not doing all the time. We have 160 stores and a bit less, but we also have a lot less grocery store, smaller, and retail as Alison explained. Pedestrian connections here from the bus stops coming in both off Ocean Park and Lincoln through the paseo to the stores. The bike parking, we have lots of bike parking on the ground for long term bike parking and short-term bike parking for commercial and residential. The truck loading basically, it's doing the same thing it's doing today. So, it's basically going in undercover, and then around and then outs. That's following the same route from the freeway to the freeway that it has today.

Now, let's go up above that podium level in here. We looked at the urban grain in here. We noticed that the buildings are broken up, and it's really about the space in between the buildings. That's what we thought was great about this area. So, we've broken up the project. It was originally 10 separate buildings. We've now made it 12 to just open it up a bit more, so that there are views into the project, out of the project, and through the project. So, here's that site plan. In between will be landscaped courtyards. We've kept things like the pool area. We've kept that towards Lincoln away from the adjacent residential uses around the site so we don't disturb them. You'll see a big square. It's in the middle. I don't know if my pointer works on this, but that's actually a fire access lane for fire access. We're not seeing that as something that's used every day. We hope it's not used every day as a fire lane, of course. Well, it might be used for incidental loading movies and stuff like that, but we really don't want to everyday use the curb cut on Ocean Park because of the bike lane that exists there.

We've kept the parking entrances away from the adjacent residential. So that ramp coming up in a Hill Place is down the bottom next to the mixture Boulevard level. We're really trying to avoid and minimize any traffic impacts on the adjacent residential in the alleys particularly. The building for the height. Now, as I mentioned, the site slopes a lot. So, on sloping sites like the zoning ordinance, the heights are measured using SANG. It's Segmented Average Natural Grade. I'll just explain briefly. You take the site. You can divide it up into three equal portions. The portion at the low end, Lincoln Boulevard is taken from the midpoint elevation at

grade. The point at the rear yard is taken from the alley height and comes into that third at the back. In the middle, that middle portion it's halfway between the two. That's how heights are measured.

The heights here were 65 feet. You'll see that front portion on Lincoln is that height. The others towards the back are a little bit lower, respecting the fact that they're next to the residential community. So that's the midpoint of the lot. If we go back, this is the slope of Ocean Park Boulevard. So, you'll notice in this area, that lower floor level is basically below the grade of Ocean Park Boulevard. It's a basement, essentially unit of a garden, on that podium level.

Okay, so let's just look at the project here. Like I said, I've broken it up into a number of different buildings to be. There are some larger buildings on the site, but some have a footprint similar to these buildings. And so, you can see it's broken up. We've got our paseo in the middle, and then the driveways and retail facing Lincoln Boulevard. I'm just going to move around up to Ocean Park Boulevard. This is where the bus stop is, over here. What we've done is we've set the buildings back. We want to activate the street to it to have eyes on the street, etc. In here we've got units with patios, and stoops and potentially entrances going down to Ocean Park Boulevard. Here we have an entrance going into that podium level. There's also the ability to go down to the ground floor level from that bus stop down to the retail stores on Lincoln Boulevard. You can see the building goes up, and we're playing with the massing here, stepping up back the top floor, with the large landscape gaps in between.

Moving up Ocean Park. This is actually that fire lane. There will be some gates or barriers. We need something for security, but we also don't want folks driving and thinking that's the parking entrance. And so, it creates a big space in the middle of it, and we're thinking, "Wow, this could do double duty and become a kids play area." It does have gates that will only be used by emergency vehicles, and by loading in by appointment with management. It could be a great space for kids to ride scooters and tricycles and whatnot, but you can again see the spaces between the building and having landscaped courtyards along Ocean Park Boulevard.

And then moving back to the alley, this is 10th Court. So, you can see we've got the gaps between the buildings with these courtyards that from the alley you can overlook and see that landscaped courtyard. We also want to introduce landscaping along the alley.

There are some wonderful eucalyptus trees in the corner of the site, and it'd be great just to bring some of that landscaping back to the project and just soften the views from across the alley.

And then we're back here to really, the centerpiece of the commercial experience here is that paseo. Alison described, there's a mix of retail opportunities here. Yes, it would be great to have a dry cleaner, to have a UPS Store. There's an opportunity for all these things. The people who are living here, want those sorts of services as much as the community around. They do want to have a good grocery store that they can just walk down to, and not have to drive a car. I know we have a lot of people tonight, so I'm just going to leave it at that. This is the website for information about the project. We will be posting I believe, Melissa, correct me if I'm wrong. You're going to be posting this presentation and also the comments that are received. Is that correct?

*Melissa:* Yeah.

*Hank:* Beautiful. Okay. I'm going to leave it at that, because I know we have a lot of folks and I'm sure there's a lot of questions.

*Dave:* Before we dive into questions and take your comments, I do want to say just a couple of words at the outset about our process and our application and requests. The project will be reviewed by the city through what's called an Administrative Approval Process. The reason for that is the applicant filed what's called a preliminary application back in January. What that does under state law for a predominantly housing project like this is it locks in the rules, ordinances policies that were in place at the time that preliminary application was filed. Those rules allow this project to proceed with an administrative approval. We are also seeking density bonus of benefits allowed under a state law called the State Density Bonus Law that allows applicants to achieve certain benefits and features of a project by virtue of providing very low-income affordable housing units. So, through that process, we're seeking additional height to accommodate the density, the square footage that the project is proposing, and that is consistent with a policy and program The city has adopted to institute that state Density Bonus Law locally.

The Administrative Approval Process with our Density Bonus requests is not a short process. It's a long, exacting review by the city. It will be reviewed in detail by a myriad of departments for all the various things that we're seeing popping up in the chat, for issues related to circulation, safety, infrastructure, sustainability,

and the like. There will be a public hearing associated with the design of the project before the city's Architectural Review Board, but that is towards the end of the process. Much farther down the line. We are literally at the early outset of this effort. We have not even filed the main application yet, because again, the city requires that this community meeting be held to do that. I wanted to just disclose that. I'm sure there may be further questions, but I wanted to be clear about the process that will transpire from here after this community meeting is finished. With that, Melissa, if you could start unmuting folks, taking raised hands so we can hear everyone's comments and questions.

*Melissa:* Great. What we're going to do, I'm going to call out three names, and then sequentially unmute speakers. We've got a lot of people here tonight. 504 people are attending. We have a lot of speakers. We're going to ask you to limit your comments to two minutes. As you see in the chat, we're going to give everyone one pass at a comment because there's so many people. We have limited time. I appreciate it. Our first person is, I'll say the first three. William Waddell, Sherry Silverton, and Chris Mack. I'm going to unmute, William.

*William:* Yes, hi. No, I was only commenting that early on. You're wondering if you could show all the participants. I was just mentioning that you can have multiple screens, if you want to have a participant view.

*Melissa:* Thank you. I'm not sure if we're able to do this. This is being done with panelists and attendees. I'm not sure that that can be done, but I appreciate the input. Thanks, William.

*William:* You're welcome.

*Melissa:* The next person is Sherry Silverton. I'm unmuting you. Thank you. You'll be followed by Chris Mack and Todd Erlandsson.

*Sherry:* My question is about water. I'm told, as the city stands, we have a big water shortage. You've got a huge amount of units going in. How are you going to add water to the city's water supply?

*Dave:* I'll answer that question. The city of Santa Monica actually has a very unique and forward-thinking ordinance called the Water Neutrality Ordinance. It actually requires that new projects achieve a net neutral water demand, and to the extent there's additional water required by a, new development offsets are required as the obligation of that new project in order to achieve that water

neutrality. So, one of the things that happens when a project like this is proposed is, all the infrastructure issues are fully vetted by the city. We can't get a building permit unless it's demonstrated that there's adequate sewer capacity, adequate water supply, all those things. But in addition to that, Santa Monica goes well beyond most municipalities and requires this water offset program. Through that, we're confident that the water supply will be met and that offsets will be provided to achieve water savings elsewhere in light of the net increase of the new development.

*Sherry:* What do you mean by offsets? Exactly what are you going to do?

*Dave:* There's fees that have to be paid, substantial fees that go towards water savings programs, promoting water conservation, and other aspects in order to achieve water savings elsewhere off site in the city.

*Sherry:* Are our bills going to go up? When you say offset, and you're saying there are fees, our bills are going to go up. I don't see how else they can do it.

*Dave:* Now, by offsets, it's the project promoting water conservation and savings off the property site. It's not something that's going to raise your water bills, certainly not this project. It's designed to promote conservation throughout the city to ensure that additional water supply is offset, it's reduced through that program. Melissa, do you want to promote the next?

*Melissa:* Yeah.

*Dave:* I'm not sure if we're doing this right to be candid in terms of, are we promoting people to panelist or how is that?

*Melissa:* We're in attendees mode, and I'm just asking them to unmute just like a regular Zoom.

*Dave:* Okay.

*Melissa:* Yeah, it's fine. Thank you very much, Sherry. The next person I'm calling on is Chris Mack, followed by Todd Erlandsson and John Given. Chris, I've just asked you to unmute. There we go.

*Chris:* Good evening. Chris McLeod, the Pico Neighborhood Association chair. I'm curious, is this a scam project? Is this just a scoping meeting? Because there's no way you can get water in Santa Monica for a project the size. You will never get a connection.

This is just one of the things that says it's a scam, and then you've got Hank Koning, which is number two. It's not looking good. Are you going to dump this project in the future to the largest bidder, and something else is going to go there, not what you're talking about tonight?

*Dave:* Because I think we answered that question, in response to Sherry. The project could not get a building permit. It could not get built unless adequate water supply is demonstrated. We fully expect that to be the case, and for some very unexpected reason that wouldn't be the case, the project couldn't get built. The city has extensive processes in place to ensure that those infrastructures is adequate to serve all new development, this one included.

*Chris:* You're saying you have a permit?

*Dave:* No, we do not have a permit. As I said, we are at the very beginning of the process. We have an extended effort to go through with the city, where they verify all number of different things, infrastructure included. Only at the end of that process is a permit issued, and we are a long way from that. So, we do not have a permit.

*Chris:* Right, so unless you guys strike a water well, you guys aren't going very far. Thanks very much.

*Dave:* Thank you for your comments.

*Melissa:* Thank you, Chris. Next is Todd Erlandsson, followed by John Given and Michael Kohn. Let's see, Todd. I'm sorry.

*Hank:* There he is.

*Todd:* Melissa, can you hear me?

*Melissa:* Yes.

*Todd:* Great. I just wanted to say, I'm a local resident in the neighborhood Ocean Park. I've been here for 45 years. I'm also an architect and I have a business on Lincoln Boulevard about three or four blocks away from this project. I've been on LinkedIn for 25 years and we've been hearing about this project, but really have not seen much happened on the entire stretch of Lincoln in that time. I've also been hearing about this project on this property. I think it's about time that some of these projects happen, and that we see Lincoln grow and change and become more of an artery and a part

of the city. I personally appreciate the thoughtfulness of the design by Koning Eizenberg. I also appreciate this process because I know the project will grow and develop, and we'll respond to these comments. I think the city and the architect and the developer are listening, and that they'll do their best to mediate or just address the comments if necessary, or if possible, to the comments that we'll make. That's all I have.

*Melissa:* Thank you, Todd.

*Dave:* Thank you, Todd. I appreciate it.

*Melissa:* I'm moving down the list here. John Given, followed by Michael Kohn and Peter Allschuler. I'll unmute you, John. John, are you there?

*John:* Yeah, can you hear me?

*Melissa:* Yeah.

*John:* Okay. Hi, I'm John Given. I'm a 40-year resident of Ocean Park and I'm in favor of the proposed project Lincoln Center. This is from where I begin. Our housing markets in housing affordability are crushed by inadequate supply. Urban housing developed and density is a superior solution to auto centric for all. Progressive Santa Monica is a community that seeks to be a part of the solution. We have been doing this in the city keeps improving. This is how, target housing development and locations which do not displace existing housing. We have the land area and ageing auto centric and underutilized strip commercial properties. This is exactly the circumstance of the proposed Lincoln Center. The project has been described in flyers in alarmist terms because it has 10 buildings. This is just bizarre since the design uses multiple buildings to break down massing to an urban scale overlooking pedestrian oriented commercial plazas. Instead of a much larger more cost-efficient block, multiple buildings are planned to bring light, air, and sea through sightlines into the property in greater habitability of the individual units. The pattern of development is not inconsistent with apartment blocks throughout my neighborhood in Santa Monica.

The affordable housing included in the proposal is 100% financed by the developer. My estimate is this is probably a \$25 million hit to the project. Would I like to see more affordable housing? Yes. The city doesn't have the funds. Perhaps the project as the private property is developed and occupied, there will be opportunity to

increase affordability with acquisition funds or housing assistance vouchers, but you can't get there if the project doesn't move forward. Thank you very much.

*Melissa:* Thank you, John. As I move down the list, Michael Kohn, followed by Peter Allschuler, followed by Mitch Greenhill.

*Michael:* Thank you very much for having me, Michael Kohn. Almost 10 years or more than 10 years ago, I was at the Albertson as it was then. We were cleaning up the parking lot of the bushes and everything. It was part of the beautify Lincoln thing, and it was called Stinking Lincoln, back then. That project, back then we were already fighting with this beast, which is Lincoln Boulevard. It is a beast, not because it's going to Boulevard, but it's a beast because there's so many cars on it. It's so much of a destination of cars, and you see all the car lots and the car repair places and all of that. That's not a community. That's not a place where people want to be. That's not a place we want to defend or maintain or consider a community asset. It's a community liability, and I'm grateful for this project that takes away this liability and that ugliness that pervades there.

I don't understand why some people in the community think that parking lot is something that needs to be preserved. I've never seen them cleaning up the bushes there. I just fear that they think out of "not in my neighborhood and we are a little beach community town" attitude. I'm sorry for that attitude, because it's really an attitude that comes together with this cohort, calm mentality that has delivered us a climate emergency for which we have to thank them, I think, or maybe not thank them. Anyhow, thank you for going ahead for presenting this and thank you for improving Stinking Lincoln.

*Dave:* Thank you very much.

*Melissa:* Our next speaker Mitch Greenhill followed by Peter Spellman, and Arlene. I'm not going to try to pronounce your last name. Peter?

*Peter:* I've been here as long as some of those earlier speakers in fact, I've been here for 42 years. I've just In Santa Monica de transformed from its quaint resort community into what is essentially Manhattan by the sea. The state has attempted to increase the affordability of a city that is ranked amongst the most expensive in Southern California, but this project doesn't do that. It has cited State Senate Bill 330 in claiming a density bonus, but the project does not meet the minimum requirements for such an increase in

the number of units. It does not provide the required number of low-income residences, and does not adhere to existing or proposed changes in multiuse Boulevard lows zoning, which limits heights to 47 feet. How did your company calculate it qualification for a density bonus and greater height?

*Melissa:* Thank you, Peter, for your comment or question.

*Dave:* Peter, we will absolutely answer that. Well, let's take a few more questions and I'll answer in batches.

*Melissa:* Our next speaker is Mitch Greenhill. Mitch?

*Mitch:* Hello, can you hear me?

*Melissa:* Yes.

*Mitch:* Hi, I've been a resident of Ocean Park since 1976. My question originally, was going to be have you done a traffic study? But I guess in the presentation, I found out that you haven't, which I find a bit shocking. I think the traffic is a big issue here. I feel the project is way too big. 520 units in Ocean Park, that's probably as many units as between my place and the site, which is eight blocks or something. The presentation was interesting, I could imagine that project being very appropriate on the side of the Blue Bus maintenance yard, which is two blocks away from the metro station. That's where you should put 500 units where people can walk to the metro station. You should not put 500 units at the corner of Lincoln Boulevard at Ocean Park Boulevard. It's just way out of scale. Thank you.

*Melissa:* Thank you, Mitch. Our next question is from Peter Spellman, and then it'll be followed by Arlene and Jeremy. I'm going to unmute you, Mr. Spellman.

*Peter:* Okay, hi, I'm a 44-year resident of Ocean Park. The problem I'm having with this meeting is I don't feel like it's a meeting. A meeting implies two people or two sides communicating with each other and exchanging ideas. What I'm seeing is this is an announcement about your project. Your project is already set in stone. I think as several of you have said already, the only reason we're talking is because having a "community meeting" is mandated by the administrative code that you have to follow. You don't really care about what we say. We're just venting. We just live here. We're the people who are going to be stuck with this monstrosity. All the traffic, you haven't even studied it. The water,

you haven't even really looked at that. None of this stuff. [inaudible 00:38:55] out of scale. Interestingly, all the pictures of the project, none of them were pictures with the neighborhood included. None of them, not one. Isn't that interesting? Because if you did that, you'd see how out of scale it is. What I really want to know is, really do give a shit about anything that we say? You're going to do your project, make as much money as you can out of it. Stick as many units in there as possible. What I would say to the 500 people listening is if you really care about our neighborhoods, you're going to put political pressure, you're going to put legal pressure, and economic pressure on the developer and the architect, and that's the only way that a change is going to happen. Thank you.

*Melissa:* Thanks, Peter.

*Dave:* Thank you. Okay, let's stop and go through those questions. First, Mr. Allschuler. To clarify, I did not cite SB 330 for the density bonus. That is the state law that allows us to file a preliminary application and essentially, vest under the rules in place at that time, allowing us to proceed with an administrative approval. The density bonus, the additional FAR and the height that you referenced is achieved through the provisions of the state density bonus law, which governs every municipality in the city, including Santa Monica. How we have calculated the density bonus request is essentially the tier one baseline standards, which the city requires is the base for a density bonus, allow a FAR of one and a half times the size of the lot.

By virtue of providing 15% very low-income units, that's one of the deepest affordability levels that exists when it comes to restricted affordable units. The project's entitled to a 50% FAR increase, achieving an FAR of 2.25 to 1. That's 2.25 the size of the lot. So that's the square footage. The height is achievable by seeking what's called the density bonus waiver of development standard. What the state law says is once that density bonus is applied in Santa Monica, meaning the extra square footage, if there's a development standard in the code that precludes the ability to achieve that square footage, then the standard can be waived. We are seeking to increase the height to five stories in order to accommodate the square footage awarded through the density bonus. Again, that is a function of the project providing 53 very low-income units. In order to do that. This is not the first project that has proposed these sorts of requests in Santa Monica. The city approved a density bonus project on a commercial boulevard with the exact same zoning as this property, and that

project was awarded the exact same that 50% FAR increase that I mentioned for providing the same percentage of affordable units. There is precedent for this request, and how those additional square footages were calculated.

With respect to Mr. Greenhill's comments about traffic appreciate. Of course, those concerns. They are critical concerns not only for the community, but for the applicant to the extent this project gets the circulation wrong, then we have a huge problem and that no one will want to live here, which is obviously not what this effort is about. It is critical for all parties involved, us included, to make sure that the circulation gets done right. As a result, we've hired a traffic engineer who will be looking at those circulation issues to make sure that this project is accommodated in a way that creates the least amount of negative conditions on the surrounding roadways as possible. I will tell you, the city and the mobility division at the city has an extremely comprehensive review of those issues to ensure safety, adequate circulation within the vicinity of the site.

I respectfully would disagree with your proposition that these units have no place on a commercial boulevard, such as the corner of Lincoln and Ocean Park. Here we have an outdated commercial building and a surface parking lot. The City of Santa Monica has been allocated 9000 units to build by the State of California over the course of the next eight years. It's not a matter of housing not getting built. Housing has to get built to meet state demands to address the housing crisis. So, the question is where do you put those units? Do you put them in the R1 neighborhoods? Density single family stable neighborhoods? Do you put them in R2, R3 neighborhoods where you would displace existing tenants? Many of the rent-controlled tenants. Or do you put them on surface parking lots on the commercial boulevards, proximate to transit and make it bike friendly and pedestrian friendly, which is our objective here? We do believe this is an appropriate place for densities, especially in light of the city's housing obligations, the need for housing in our region and also the city. The project in our estimation has been designed to break up massing, to be porous, to be inviting, and to not be a monolithic single structure that looks super imposing from the streetscape, but rather looks inviting and welcoming as a place you both want to go, shop, and live.

Lastly, Mr. Spellman's questions. We do give a damn. We are interested in community feedback. We got some feedback at the last meeting that was instructive and that is actionable, frankly and helpful. And so yes, this is a required meeting. That is absolutely

the case. The applicant team is taking notes. We are listening to your comments, suggestions. Yes, this is a team that is proposing to build a project. We have certain objectives with respect to density and commercial square footage and uses and the like. We are absolutely interested in the feedback received at this meeting. I don't speak for the city, of course, but I would suggest the city as well. That's why they are requiring report of this meeting, and why we will be submitting all of your comments to the city as part of our application process. With that, Melissa, why don't we go to the next three callers?

*Melissa:* Okey-doke. Arlene, followed by Jeremy followed by Elizabeth Brooks. I'm going to unmute you, Arlene.

*Arlene:* Can you hear me?

*Melissa:* Yes, thank you.

*Arlene:* Okay, I would like to just thank the two gentlemen by the name of Peter for their comments. We need people that are that serious thinkers. My family has been in Sunset Park since the 60s. You used to be able to walk around here and feel safe and comfortable. The density you're talking about, it makes it--. We can't even use Lincoln Boulevard as it is. You have to time it. Otherwise, you're unable to use Lincoln Boulevard. The density you're talking about who's going to make it useless, absolutely useless to drive down Lincoln Boulevard. Until you address the water, we're wasting our time here. I don't want to see your designs. You address the problems, make sense out of them. And just because the state's crazy, we don't all have to get crazy.

There's no reason for us to be increasing all the density in just this small town of Santa Monica. It's illogical. It makes absolutely no sense, and we need more common sense. The people that are here paying the taxes need to have their needs addressed. Not just future and additional people, that you are just compounding the problems and making the density impossible. We can barely function right now. You had plenty of people with your traffic study on Ocean Park Boulevard. We attended those meetings. My husband's a retired civil engineer. We told them about the insanity. I am lucky if I see one or two bicycles ride down the bicycle lane on Ocean Park. That was years ago, and that was supposed to create all this wonderful transportation for bicyclists. Well, all it did was increase the traffic on Ocean Park Boulevard, because we lost a lane in each direction. I'm not impressed with your traffic studies. I'm not impressed with all your talk here. You can jar and change those

studies to make it look like whatever you want it to look like, and I'm just really not impressed at all. Thank you.

*Melissa:* Thank you. We now go on to Jeremy. Let me unmute you.

*Jeremy:* Can you hear me?

*Melissa:* Yes.

*Jeremy:* All right. Well, I'm going to use the whole two minutes and not yell at you guys. Okay? I live in the neighborhood. I'm a huge fan of the project by sole virtue of the fact that we need 20 of them. We don't. We need 15, 20 more of these things to make a dent into the housing crisis. I actually have a real question. Dave, you mentioned the state density bonus. Did you guys maximize the 50% density bonus? You're not leaving a unit on the table here?

*Dave:* Yes, the way Santa Monica does it which is somewhat unique because many cities in their commercial districts regulate development by density, which is traditional density which Jeremy, it's the number of units per the size of a lot. Santa Monica doesn't do that in the commercial districts.

*Jeremy:* It's a FAR, right?

*Dave:* Exactly, by building envelope. The height and FAR are primarily. The density bonus which is the maximum 50% permitted under the state law for providing the maximum 15% of the base density the pre density bonus project is very low income, that yields the FAR here in this case of 2.25 which is being proposed.

*Jeremy:* Okay, when you submitted your baseline project, you inflated it as much as humanly possible to maximize the number of the square footage that you're allowed?

*Dave:* I don't know what you mean by our baseline project and maximize. We are seeking the 50% density [crosstalk 00:50:00]

*Jeremy:* Yeah, cool. I just want to make sure that you guys aren't leaving out because a lot of projects, especially with all of the antagonist relationship with communities end up not utilizing the full density bonus. I just want to make sure that you guys are. So that's awesome. Totally appreciate it. You guys are almost done, stay the course. I look forward to seeing the project being built.

*Melissa:* Thank you, Jeremy. There was Elizabeth Brooks in the queue, but she doesn't seem to be there anymore. Elizabeth, if you accidentally left the queue, please get back on if you have a question or comment. The next speaker is Stacy, followed by Mary Marlo, and Jackie Stansbury.

*Stacy:* Hi, like some of the other callers, my family has been here, actually, since not just the 60s, but since 1939. So my point about this is what I noticed with all the callers, is that the real residents who have been in Santa Monica for most of their lives are the ones that are having a problem with the extensiveness of this project. 521 units on a large corner is ridiculous. I mean, you might as well just build a gigantic office building. You said that you're supplying 15% of those will be affordable housing. I think to myself, "Okay, that's not enough." The state of California said you had 30% and why on earth are you doing 521? That gives you your bonus for this bonus thing that you need to get from the state? I'm all for improving Santa Monica, but I just think that your project is way too big.

Look at Santa Monica, there are 1000s of apartments that are overpriced that people can't rent because they can't afford them. And affordable housing for 50 units for the entire city, that's just not going to cut it. I'm curious, why did you make it 521 units? Also, why haven't you done the traffic study like you say you're going to do it? That should have been one of the first things that you did. The water study, that should have been one of the first things you did as well, by you paying a fee or whatever it is to get more water. That's ridiculous. We don't get to pay God for water. This is the state of the reality of our world. I just wish that on the next meeting that we have, perhaps you could take actually more time to go over people's questions first, and then answer them before giving your whole presentation. Thank you.

*Melissa:* Thanks, Stacy. Then I'm going to find your Mary, Mary Marlo, and she will be followed by Jackie Stansbury. And then I think Dave will probably want some time in there. Hi, Mary.

*Mary:* Hi. I'm unmuted?

*Melissa:* Yes, Mary.

*Mary:* I have a question that I'd like answered pretty soon. I live in the neighborhood in Ocean Park, and like many people use all the commercial businesses at Lincoln and Ocean Park. I see that there's only going to be a small part in 36,000 square feet to be

replaced when you're demolishing over 60,000. I'm curious, why is this a more balanced project, particularly in light of, you're adding over 500 units which will be at least 1000 more people to use the shopping? The thing that I think neighbors are concerned about and feel like this is very unbalanced is that we're all going to have to drive farther. There won't be a dry cleaners, there won't be a pharmacy. The grocery store from the drawing I saw, 15,000 square feet. That's a 711. That's not a grocery store. I don't know what size the restaurant will be, but it's going to be small. This is not neighborhood serving commercial, especially when you're putting in a whole new neighborhood. I'd like to understand, particularly because the developer is the owner of commercial properties, why you're not taking a lot more commercial properties here? The state density bonus law says you can be 1/3 commercial. This is less than 10% commercial. So, help us understand the reasoning behind this because it doesn't make sense to us that don't want to drive to shop. Thank you.

*Melissa:* Thank you, Mary.

*Dave:* I'll take that. I'll answer Mary's question simply.

*Melissa:* Okay, thank you.

*Dave:* Yeah, I appreciate those comments, Mary. Respectfully, I think we just we disagree. We think this is a balanced project. We think that 36,000 square feet of commercial square footage is right around a square footage that will allow for true neighborhood serving businesses at this location. The grocery store will be a more modern grocery store. The ownership is in conversations with a number of tenants that are well known. We don't know who it's going to be yet, but it could be Gilson's. It could be somebody else, but it's going to be a real viable grocery store that will be a benefit to the community members and project residents alike. There'll be restaurants and businesses that the community can patronize. We do think we have the right balance for commercial uses at this location.

I would say that, for those folks that are concerned about traffic, commercial uses generate more traffic, more trips per square footage than residential units do. To the extent that you add more commercial square footage, you do increase traffic. Not saying this project isn't going to produce any traffic, but that's another balancing consideration. The ownership group are experts in retail and making retail successful, and they've taken a very hard look at the layout and the types of tenants, types of uses, and the amounts

of square footage, and then they're expert knowledge and experience. I believe they've right size those uses for this location. We do think it will be successful, but I appreciate and understand your comments about wanting more businesses and commercial opportunities for neighbors to patronize.

*Melissa:* Thank you. I'm going to call on Jackie Stansbury, unmute you here.

*Jackie:* Hi. I have lived in Los Angeles my entire life. One of my favorite neighborhoods in Los Angeles next to Santa Monica is Hollywood. I don't get there very often, but I spent the afternoon in Hollywood yesterday. I see someone smirking and I know why, because what has happened to Hollywood is horrific. It is one god awful, gigantic dents over built high rise for people with money to live in after the next. Do you know what I saw in front of every single one of those buildings? By the way, these buildings all look exactly like the hideous high rises that are already on Lincoln Boulevard now, and that you are planning to build at the corner of Lincoln and Ocean Park Boulevard. They are upscale, dense, over built buildings, and camped in front of every one of those high rises in Hollywood is more homeless people than I have ever seen in my entire life.

I grew up in Hollywood, I went to the punk clubs in Hollywood. There was always a handful of street people. There was never ever, ever a homeless population. What I would like to understand is how all of this building is aiding in the housing crisis? The one and only justification for building additional units in an overcrowded city is affordable housing for people, and yet you're building 53 affordable units that probably won't be affordable. The fact of the matter is, we have another city right here in our county where that is not working. It simply doesn't work. These units are not going to be serving the people who need to live in them. If the City of Santa Monica wants to have affordable housing, they should be building subsidized public housing and it should be dedicated to the people who need to work here but cannot afford to live here. But throwing spaghetti at the wall and saying, "We're going to have a handful of affordable units." That doesn't work. By the way, the city of Vancouver did the same exact thing, and those high rises are empty.

They are investments for China and those high rises, the units in them sit empty and all over Vancouver, there are homeless people. So, the idea that building more dense buildings solves the

homeless problem is a lie. And then when you go to the water issue-

*Melissa:* Jackie, well, you're at two minutes, I'm sorry. We're gonna need to move on.

*Jackie:* I do wanna add one thing about water, please?

*Melissa:* Yeah, sure. Quick please.

*Jackie:* Unless you're gonna like put timers on the showers in those units, how dare you talk about offsets? I don't wanna have to have low flow toilets to accommodate 500 new people that don't need to live here.

*Melissa:* Thank you, Jackie. Our next person is Liz Hanrahan followed by John. I don't know how to pronounce your name, last name but Alle and Andrew Apter. And maybe after Liz, we'll have Dave to make some more comments. Liz, I'm gonna unmute you. Thank you.

*Eugene:* Actually, this is Eugene Hanrahan. I'm using Liz's computer. My question is, have any of you four individual made donations in the last five years to any Santa Monica politician, either as individuals or through the companies that you work for? And also miss Sweeney, did you recently work on the campaign for Glean Davis, City Council member for Santa Monica? And Mr. Rand, are you a partner with the law firm of Armbruster Goldsmith, and excuse me if I'm mispronouncing this Delvac, is that correct? Could you answer those questions for me, please?

*Dave:* Okay, we'll stop, Melissa. We can answer some questions. I want go back to Jackie's comments, and appreciate the feedback and understand concerns about density. I would take issue with comparing this project at Five Stories to Hollywood and Vine or Hollywood and Highland, where you have true high rises, or Vancouver, where you have true high rises for them either. These are mid-rise buildings; I understand and appreciate that you don't think 53 very low-income units is sufficient. Obviously, the city needs more affordable housing, everybody believes that more affordable housing should be built. There is a difference though between unsubsidized affordable housing that is using no public resources, like the 53 very low-income units that will be built on this site and other higher percentage affordable projects, namely 100% affordable project that benefit from public subsidies, from tax credits, and from a totally different financial model.

So, 53 unsubsidized units using no public resources as part of a single project, we don't believe is a small thing. That's almost a project within a project. It's very rare. And while we could debate density and we could debate whether that's enough or not, one thing that can't be debated is your comment that those won't really be affordable units. They have to be affordable units. The city imposes a deed restriction on the property, ensuring that for 55 years those units are at very restricted low rents that can rise very minimally. And to give you an indication of exactly what that means, a studio unit in this project cannot be rented for more than \$700 a unit. A one-bedroom not more than \$800 a unit, a two-bedroom not more than \$900 a unit. That is a substantial subsidy, not a public subsidy, but a private subsidy for rents that, you know, are well below obviously, market rate rents in the region, along the city of Santa Monica. So, that is a true affordability benefit locked in by legal covenant for the long term. The next question about campaign contributions, I have no idea. I only can answer for myself, I haven't given anything, any contributions to anybody. I do work for the law firm of Armbruster Goldsmith & Delvac, that is my firm. I am partner at that law firm, so that is true but I think there's nothing really else to address in that question. I think we're caught up, Melissa. Let's take a few more.

*Melissa:* Okay. John, and I'm sorry, I can't pronounce your last name, Alle, and Andrew after will follow, and Jim Bernstein will follow. John, I'm unmuting you.

*Alle:* Hello? Can you hear me?

*Melissa:* Yes.

*Alle:* Great. To just start like Jeremy, by apologizing for my neighbors who have decided to just scream abuse at you all night, I think this looks like a great project. Like Jeremy said, wish we could have 10, 20 more of these. I just have a question about the bike parking. Is there gonna be secure bike parking both for residents and for people just coming to visit the shopping center? I've been living in apartments my whole life; I've had bikes stolen out of my buildings' garages before. It's a lot easier to justify having a bike, riding a bike if I know it's not gonna get stolen out of the garage, you know, when I'm not looking. And likewise for people riding to the shopping center, it's a lot easier to choose to ride your bike there if you know that the bike will still be there when you get back out of the store.

*Melissa:* Thank you. The next speaker is Andrew Apter, I'm going to unmute you.

*Andrew:* Thanks very much for the invitation to speak. I'm a resident who lives between Euclid and 11th street on Oak Street, so I'm very close. We've brought three children up in the area, and one of them got hit by car riding to Samohi High. The police reports there, it may have been his fault, he was reckless. My questions are not about that, but I just wanna say that I will be personally affected by this project, but I'm not an [inaudible 01:06:59]. I actually, I have a broader perspective, I teach in the social science at UCLA and I see this as part of a systemic problem and challenge, rather than all about me, and I believe in respectful discourse as well. My question, I have two questions, one is very concrete. Have you been in touch with Solar Santa Monica or any of the sort of green infrastructure offices and initiatives in Santa Monica, to at least start with something very easy and basic like putting photovoltaic cells on the roof in order to provide electricity? Personally, if you do that, I will have a significant change of attitude toward the project.

And my second question is a little more abstract, it has to do with how you as developers conceive of your project within a broader context. And this is also very important to me because from my own perspective, in terms of social systems not in terms of where I live, I do believe that a project like this has multiplier effects that influence a range of environments. And without going into details, it does seem to me there is a tipping point we're all dealing with from our own vantage points at which concerns the point where the benefits attached to the project are outweighed by the negatives, in terms of social costs. And do you have an algorithm for that? Do you have an awareness that independently of what the legal requirements are that you have to meet in order to promote your project? Is this something you think about and if so, what is it? And if it isn't something you think about, do you think it's a good idea? Two questions.

*Melissa:* Thank you, Andrew.

*Dave:* All right. Let's go back to John's question about bike parking first. Yes, there will be secured bike parking. There's gonna be 829 bicycle parking spaces in the project, a substantial number of bike parking spaces. One of the primary goals of this project is to be bicycle-pedestrian friendly, that will include both ample parking for residents, but also visitor parking. For commercial patrons and visitors to the residential units. So, this is absolutely gonna be a

bike-friendly project. Moving on to Andrew's question the first one is much easier than the second. Yes, there will be solar panels on the roof. Santa Monica has one of the most progressive most forward-leaning, sustainability and local energy code requirements than any municipality around. It encourages, requires solar, so that will absolutely be a feature of the project as well as the number of other sustainability benefits, whether it's EV charging, the water neutrality I've mentioned in the past, numerous others.

Your second question is obviously a tough one, but I can tell you having represented the residential development partner for this client, that they think very hard and carefully before they buy properties. And what will it mean not only for their business prospects as developers, what will it mean for the surrounding community. What does that mean? That means not looking to displace existing residence, it means looking to build sustainable projects. And, you know, I fully appreciate that there are many people on this zoom call who will not agree with what I'm about to say, but it is well documented that building mixed income, mixed use projects, designing them well, and replacing old outdated commercial uses and surface parking lots is sustainable. It is the way to grow in the future, and that is what this project is about. And the charge of the development team is to do it in a way that will be inviting for project patrons. A place where people want to come, they want to gather, they wanna shop, they want to enjoy, and a place where people wanna live. And that's people of different incomes and different backgrounds, and that's obviously achieved through the project's affordability benefit.

So, that's how we see the project fitting in with the broader fabric. We think - and again, I know, I can see the chat lighting up, people disagree. It's fine, that's what this meeting is about, but you ask the question, what's our philosophy, that's our philosophy. Delivering a great project that will improve the neighborhood that will offer services that will be designed and be attractive and address the social ills Andrew, that you were talking about. The fact that we don't have enough housing the fact that these requirements are in place. And if you have to build housing, where are you gonna do it? This is a place where we believe it's appropriate. Melissa, do you want to take another few callers?

*Melissa:* Yep. Jim Bernstein, you're up next. I'm unmuting you. Thank you.

*Jim:* Here we go. Can you hear me?

*Melissa:* Yeah.

*Jim:* Hi. Well, first of all, thank you for having the meeting. I appreciate it, even though it's required. I'm not against adding housing, and especially affordable housing. I do; however, I live about three blocks from where this project will be, and I've lived in Santa Monica for 34 years. And as many other people have stated, 521 units seems insane to me. If you stand on the corner of Ocean Park and Lincoln at 6:00 PM, the traffic is backed up from that intersection all the way back down to main street, and people wait for 15 minutes to go to the light. And the same thing if I drive down Lincoln or drive from Lincoln up to Montana avenue, it could take 20 minutes at rush hours. So, it seems insane to add this amount of housing.

The other thing I believe Dave, you said, well commercial projects generate more traffic than per residential projects. There's a famous book called How to Lie with Statistics, it all depends on the density of the commercial projects and the density of the residential projects, so that just seems like double speak. So, I think the last thing I wanna say is, I feel like you guys would get a lot more support if you, and I appreciate the hearing, if you said, "Here's our prior proposal, we need to hear and work with the residents, and we're hearing you all say, this is too many units. Okay, maybe we should change it to 250 units." And I think you'd get more support from it. Another woman said, you're just basically saying here it is, we have to have this meeting. So, I think it's important to work with the community. And once again, I do appreciate the time for the feedback.

*Melissa:* Thank you, Jim. Next is Tim followed by Richard Orton followed by Ellen Hannan. Tim, I'm going to unmute you.

*Tim:* Hello? Can you hear me?

*Melissa:* Yep. Thank you.

*Tim:* My concern about the approval process is the public is kind of cut out of it when it comes to when the rubber meets the road and we have to rely upon the city to represent our interests. In the city right now, their staff is solely depleted, their capabilities are greatly reduced, and here's a project that's going to require even greater attention and diligence to keep it on track. And so, I wanna just put that out, I'm a 46-year resident and property owner at Ocean Park, I wanna just put that out that putting all the obligation on the city of looking out all our interests and cutting the public out of the

approval process, really makes me nervous. So, thank you for having this meeting.

*Melissa:* Thank you, Tim. And I'm going down the list, Richard Orton, I'm gonna unmute you.

*Richard:* So, I'm done? Awesome. This is Richard Orton.

*Melissa:* Yeah.

*Richard:* Can you hear me?

*Melissa:* Yes, sir.

*Richard:* Okay. I've lived in Santa Monica since 1970 in Ocean Park, and I think this building is way out of scale to the property, I'm very much against the huge size of it. And I have a couple of little nitpicky things I wanted to ask about. The buildings south side, the six buildings there, all seem to be looking into each other's living rooms. It doesn't seem like they're very far apart, you're looking right into the other's home. And my other point is the building on the corner of Ocean Park and Lincoln, it seems to me to make this place acceptable, you need open space at the corner particularly, and it doesn't have it. It seems like in your drawings, the building showing's coming right up to the property line. And so, I think you ought to remove that corner building. And I wanted to ask about dry cleaners. I used the dry cleaners there all the time, and it's right adjacent to the parking lot. The way you have structured things now, it looks like the smaller retail is quite distant from the parking lot, not convenient to dropping off laundry at all. So, what do you suggest about that? And the last thing would be, you show very mature trees, have you allowed for tree wells along the property to accommodate those big trees that you show in your drawings? Thank you very much.

*Melissa:* Thank you, Richard.

*Dave:* Melissa, why don't we stop? And I think it would be good for Hank to address some of those questions relative to open space parking convenience for the commercial uses and the landscaping plan. And then address Jim's comments about the insanity of it all.

*Hank:* Well, first of all, Jim's comment that 251 units is insane, I would just like to remind people the site is quite large, it's 203,000 square feet, and so, it can accommodate a lot of units. A lot of sites are too small to efficiently accommodate units, 'cause the parking gets

very difficult to accommodate. And in terms of the distribution of the commercial that hasn't been determined yet where they are, one of our thoughts was, "Hey, you know, we've got a grocery store there, if people going into the grocery store can drop off their dry cleaning while they're there. Hey, guess what? That's one less trip generated." The same for other stores like UPS, your comment about being easy to drop off, yeah, that's well taken, and that's gonna be - obviously a dry cleaner's gonna look at the convenience of drop off before they rent the store, etc., so that's an important retailing aspect.

And in terms of the open space, what we've done in this project is, you know, the city has a requirement for commercial buildings to be within 10 feet of the property line, so what we're doing is creating that space in the middle rather than the corner. It's quite noisy at the corner, so it's not as conducive a place for people to hang out and sit. So, that's the idea of the paseo and yes, we will be having tree wells around the perimeter of the site to accommodate those trees as well as the ones in the paseo and we're gonna be adding some new street trees where we can along Ocean Park Boulevard. It's a little bit devoid of street trees at the moment. So, I hope that answers the questions.

*Melissa:*

Thank you, Hank. I'm gonna call on Ellen Hannan, then Natalya Zernitskaya. and then it looks like Gina Hass. I'm sorry if I get that wrong. Ellen, I'm gonna unmute you right now.

*Ellen:*

Hi, I'm Ellen Hannan, I live up near Wilshire and Lincoln and I'm well versed in retail properties with housing on top of it because I've gone through all of this on the north side of Lincoln and the Downtown area. It does not seem to be working and I've spoken to people in city planning and they agree with me that it is really difficult to have retail directly underneath housing. The smells, the odors, rats, the noise, the late-night noise, really affects the people who are living and frequently leaving the apartments above them. I can give you a couple of examples, The corner of Colorado and Broadway is not working out, most of those units in there are being used as Airbnb because they can't even get tenants. And I've known people who have gone in there for the low-income units, and they said, "I'm not living here." And they go off and get a small unit up on Montana area. So, it's not something and as Mary said, what about the retail? The expense of the retail is so much that the smaller guys can't come in and do a little dry cleaning because they're just not gonna make the money, and dry cleaners use a lot of electricity and water. But my main concern as a public health nurse is the traffic and the safety on Lincoln Boulevard.

Prior to their pandemic, it is gridlocked. I always use 11th street, sorry for those poor people on the 11th street, they have to put up with all those fumes on these different hours.

All of the stuff that it's not just your project, we're gonna see more and more of these coming down Lincoln on both sides of these huge projects, making more and more traffic. It's not going anywhere, the freeway is there, people are going to the freeway, it's going to be gridlocked most of the time. Although those fumes are going up into those apartments because they're too close to the road, people riding their bicycles are going to be infusing those fumes into their lungs, there's no open space between the sidewalk, the sidewalk is too small, there needs to be some kind of bike lane there. There are no buses on Lincoln, they rarely ride, they rarely commute like once an hour and they don't go anywhere, so that's my problem. I'm gonna give you an example of the gridlock. I was coming down at four o'clock in the afternoon on Lincoln. I got just about to where the freeway was. It was gridlocked in every single direction, but the train coming up and down behind me. And what pulls up behind me, I could not move in any direction, gridlock going in every direction, but the fire truck right behind me with the siren blaring, blaring, blaring, there was no place for us to go. I sat through three lights with that blaring behind me, and I just feel sorry for anyone who's living in those apartments, who are gonna be sitting there looking at that gridlock every evening and every morning. And this is -

*Melissa:* Ellen, you're at two minutes.

*Ellen:* Okay. I'm sorry. I'm just gonna tell you this this reality. You people are not looking at reality. You giving me a beautiful view. Hank, I like your design, it's beautiful, it's too big, and maybe you belong somewhere else. Try putting it up by the airport, you're gonna be doing a lot of building up there in the next few years.

*Melissa:* Thanks, Ellen. Thank you very much.

*Ellen:* Thank you, Melissa.

*Dave:* Let's take one more, Melissa. And then I'll address that one comments.

*Melissa:* Okie dokie. Hold on. I'm gonna unmute Natalya Zernitskaya.

*Natalya:* Hi, good evening. Thank you for the opportunity to share my input. So first, I just wanted to say, I'm really excited about this project

because we really need housing in Santa Monica. We really need housing all across California, and this is in a location that does not displace existing residents, which is honestly my favorite part about this project, in addition to it being a lot of housing. I did have a couple of questions though, the first one is about parking. So, 880 parking spots for cars seems like it too much for a project like this, especially when it's on two major [inaudible 01:24:16], excuse me, and have high quality bus lines. So, how did you get to this number, and is there any way that the total number of parking spots could be reduced? My other question is about whether this will require a transportation demand management plan, and how you're going to encourage people to use bikes and multimodal transportation and reduce our dependence on cars.

And then two more questions, sorry. Will the building be dog-friendly? Because that's very important to me, and I know that modern building codes have changed and building materials have changed over the years, and I'm really lucky to be able to live in Santa Monica in a rent-controlled home, but my apartment building is extremely old and I can literally hear like every step my upstairs neighbors take. So, I was just wondering how you're going to make the building friendly for the tenants to live in, like what's the soundproofing gonna be like, is there anything that you have at this time that you can share with us? Cause I know it's still very early in the process and I'm sure a lot of things haven't been decided yet. So, that's all my questions, thanks so much for this presentation.

*Melissa:* Thanks, Natalya.

*Dave:* Thank you, Natalya. Okay, let me go back, I guess, generally thematically to Jim and Ellen Hannan's comments. So, mainly about the number of 521 units and congestion, and 521 is a big number. It's a big project, it's a large number. But when we think of density, it's a function of not only the number, but the size of the lot. And to Hank's point, this is a huge property. This project is actually less dense than the projects you're referencing along Lincoln Boulevard and along many of the commercial boulevards, because there's just the lot area to accommodate this kind of project. Given the location, we think while 521 units is a big number it's appropriate, given it's a uniquely-sized property in the city of Santa Monica. And yes, there is congestion, yes, there is traffic. Anyone who, you know, says otherwise obviously is not living in reality, but where's the traffic coming from and does it exist? The traffic is coming from the 10 freeway with people

pouring into town to work in Santa Monica, who don't live in Santa Monica.

There's a jobs-to-housing imbalance in the city. And the way you rectify and address jobs to housing imbalance is to build more housing. Instead of building more commercial uses on a commercial property, you build mixed-use housing and try to build a project that will reduce trips, that will have what we call technical term, internal capture, residents using the commercial uses and taking cars off the road. To Natalya's point, you impose transportation demand management strategies to encourage bike parking, transit passes, multimodal use, you make it bike friendly and pet friendly, and all those things will absolutely be part of the project. To address Natalya's parking question. Parking is obviously a very important issue community-wide but also for the developer. Developers of multifamily mixed-use buildings have to get the parking right. If you don't get the parking right, you either do one of two things. You build too much parking, you spend a lot of money because parking is extraordinarily expensive, and so it makes no sense to build more than what you need.

If you under park the project, then people are not gonna wanna live there and the project is not gonna work, and so that's a disaster. So, our great deal of time and attention goes into on the development of a project like this in understanding the market, the demographic, the area, and right-sizing the parking. And here we believe we have done that, the project does have a substantial number of parking spaces, 910 vehicle parking spaces in total, it's for the commercial and the residential, but we believe we've hit the sweet spot between parking actually below the city codes that apply to the boulevards, but in excess of the reduced parking ratios that would be permitted by the state density bonus law. So, we think we've right-sized that amount, such that there will be adequate parking, there won't be spillover parking impacts to the surrounding neighborhood, and tenants will have the parking they need, but the project will not be overparked to produce unnecessary vehicular trips that could otherwise be avoided. Melissa, let's take a few more questions.

*Melissa:* Okie dokie. I think this is Gina Hass, but I'm not sure followed by Yolande, and Lou. So, I'm unmuting you.

*Gina:* Hi, Melissa, can you hear me?

*Melissa:* Yes.

*Gina:* Yes, you got it right. It's Gina Hass. I'm not opposed to a project on the corner of Lincoln and Ocean Park. In fact, I'm in favor of the project. However, I am opposed to this project, it's three stories, too tall, 400 units, too many, and represents a parking challenge and traffic problem. Statements and rationale and support of this project are inaccurate. While the intent is commendable, the outcome will have a harsh impact on long standing residents. Given the hillside location entrance and exit to the property is limited, a correct traffic flow assessment is required and will show that we are already overloaded, those that own homes on hill street between Lincoln and about 21st will be severely impacted.

Someone commented that this is a great project if in the correct place, Lincoln and Ocean Park is an inappropriate location for the density and traffic, and will result in inequities to current homeowners of Sunset Park. We need to have transparent information, correct assessments, and an empathy for the negative impact of the people that will have work, and that have worked hard to make this community safe and peaceful to date. You mentioned the administrative approval process. First, please comment on who is involved in this process. Is it an internal Santa Monica City departmental review? Second, please comment on the timeline for this. Third and finally, please describe how the viewpoints of those opposed are equitably assessed and there is transparency to the public.

*Melissa:* Thank you very much. I'll move on to our next speaker who is Yolande, I think is how you pronounce your name. I'm unmuting you and you'll be followed by Lou and Kathy.

*Yolande:* Okay. Hi, I'm just going to thank you for your presentation and all your answers. I think overwhelmingly there seems to be a real concern with the traffic, and that Ocean Park around Lincoln turns into one lane going to the beach, that on Lincoln, and Broadway, and Colorado, there are duplicate apartments that you're planning to build now that were not there where Michael's were. We have already on 4th street on Lincoln and 26, those exits on 10 are ready halfway down the freeway, and you just have this whole - and that's not even on a summer with the amount of tourists that Santa Monica wants to bring into the city. It cannot be just we're gonna review it. This is really, really, really a serious problem. Lincoln is a nightmare, it's already there. That the traffic is already there. You really, it would have to be a whole re-engineering 11th, maybe putting in an exit and an entrance. I mean, we go from seventh to 26th on 10th without any entry or exits, and you're thinking of putting in at least 1,000 to 2,000 people along with cars in that

area. You just can't overlook it; it's been running through this whole conversation. It cannot be just, "Oh, we'll take it in review." This is what people are up in. If you come up with some sort of real intelligent, how are we gonna deal with this? I think people, how they look at this will be different because you're gonna make a nightmare for the people who live here.

*Dave:*

Okay, let me go back to answer Gina Hass's questions with respect to process. So, as I mentioned, it's an administrative approval application process. An application first needs to be submitted to the city, that hasn't happened yet. Again, we are at the earliest, earliest point in the process. That application includes a writeup of the community meeting, and we're gonna go beyond that and we are going to submit each and every one of the comments, the myriad of comments that have appeared in the chat tonight as part of the application, so the city has that. The AA, the administrative approval process is extensive and thorough in terms of city departmental review of the project. So, the Planning Department reviews the requests, the density bonus requests, they review for code compliance, the Mobility Division reviews for traffic, for circulation, for safety, the Public Works Department reviews for the surrounding streets, and for infrastructure related issues. The Sustainability Division reviews, solar, EV charging, all the city's compliance with the city's green codes. The Trash Division reviews R&R, reviews how the trash will be picked up and making sure that's - and it goes on and on, so it's not a quick process.

It's, you know, at least a year if not more, of city vetting and will culminate in a public hearing or potentially multiple public hearings with respect to the design of the project before a citizen appointed body called the Architectural Review Board, those are folks appointed by members of the City Council who sit and review the design of a certain project, and they will make changes and they impose conditions, and that in and of itself is a pretty thorough exacting process. So, this is extensive. This is not a, you know, we file something, we get a building permit and you're gonna see construction occurring in your neighborhood in the next couple of months. Based on anticipated to timeframes both through the administrative approval process, and also the building permit process, which is another extensive set of reviews by city officials, we expect construction to commence, and this is rough because of course we don't control these timelines, these are city processes, but we expect the timeline to be roughly two years or more, two and a half years before construction could commence. It's likely going to take two and a half, three years to build a project like this. So, we're five plus years away from this project coming to reality.

So, again, not a tomorrow kind of thing, and we are only starting at the very outset of the process. So, Gina Hass, I hope I answered those questions with respect to how the process works and the timeline, Melissa.

*Melissa:* Thanks, Dave. Next is Lou, followed by Kathy Knight, and J Wilson. I'm gonna unmute you, Lou. Hi, Lou, I sent a request to unmute if you can unmute yourself.

*Lou:* Okay, there it is.

*Melissa:* Oh, there. Great.

*Lou:* Okay. Thank you, yes. I don't have a car, so I take the number eight bus, which goes up and down Ocean Park Boulevard, and I see almost three days a week, what goes on in that area and up and down at sideways. Yeah, for me, my quality of life would be terribly impacted by losing that little shopping area. It serves my postal needs, it's got a dry cleaner, it's got a pharmacy for medication, it's got food for my belly, it's got restaurants, it's just a one stop shop.

And now that the bus system, there are fewer buses, everything takes longer to do, so to lose all those places that have survived recessions, those stores have survived COVID, so they're obviously a need for this community, those stores, they probably would never be able to come back with the type of upscale place you seem to wanna build. And as to the bike situation, somebody else mentioned it, that Ocean Park Boulevard is extremely steep. You almost need to be Lance Armstrong on steroids to get up and down that hill. So, I don't think you're gonna be bringing a lot of cyclists in, so that means cars and the way it looks, I think aesthetically it's could be anywhere USA. I don't think it has a lot of anything to draw the eye to it, to make it interesting or unique, it's very brutalist almost. Yeah, I think it's just too big and too ugly and we don't really need it. So, thank you.

*Melissa:* Thank you, Lou. I'm going down the list again, I'm sorry. Kathy Knight is next. I'll unmute you.

*Kathy:* Okay. Yeah, I'm Kathy Knight, I've lived in the area for 30 years and I think this'll really, really change our lives here. I love the open space and being able to walk to Galson's a few blocks away and just have an open space, I love that. And to be just crammed in everywhere, I don't like that at all. And also, Santa Monica's already one of the most densely populated cities in all of LA

county, and we don't need to make it more overcrowded here in Santa Monica. And one of the issues I have concern about that a lot of people have brought up is the traffic, I like to know the statistics, like how many more car trips a day, if you have 910 parking spaces, how many more car trips a day will there be, and what are the impacts going to be on Lincoln and Ocean Park Boulevard?

I hear you're gonna do some kind of traffic this or this, but it doesn't sound like a really serious traffic study that developments usually have to do when they're developing something. So, we really need a clear, clear traffic study. And my third question is how long would it be taking I think you said two to three years to tear down what's there now, and then develop. How long would it take to tear it down and then how long to build and what would you do? I mean, how much pollution would there be in the air coming in around the neighborhood with such a gigantic, huge development being done. I see what's done, the dust that comes just from somebody changing something on their house in the neighborhood, just one house. How are you gonna prevent any pollution coming from all of this huge tear down and building? How are you gonna keep the pollution out of the neighborhood, and what kind of pollution also would it be? Thank you.

*Melissa:* Thank you, Kathy. our next speaker is J Wilson. I'm going to unmute you.

*Wilson:* Hello? Can you hear me?

*Melissa:* Yes.

*Wilson:* Great. Hi, my name's James Wilson, I'm a native to Santa Monica. I've lived here all my life, 63 years, and my family lived here before that in the Sunset Park area. I've sat on commissions with the city of Santa Monica, and I think 65 feet is very high for this neighborhood I have to agree with a lot of the people. I'm also an architect by the way, I believe that there should be some way to break down that mass as we approach the streets, to a more pedestrian scale. I believe we should also break down that mass on the east and the south property lines of the property, again, to help it to ease the impact on the neighbors. By the way, what's the unit mix? I haven't heard anything about the unit mix. And then the other thing is that retail is what will benefit this neighborhood the most, and that I feel is a little under-designed, it's not really inviting people in. Again, breaking down that mass and allowing

more sunlight to get down to that paseo is gonna make it a much more pleasant place to be.

If it's just five stories on each side and a deep canyon, it's gonna be dark all day long, and it won't be a very nice place to go and visit, so it won't be successful in that sense. So, again, yeah, traffic, Ocean Park, is there any talk about widening the streets along Ocean Park and Lincoln in the area of the project to give back something to help ease that impact that it will have, because it will have an impact. So, I guess those are my questions. The unit mix, look at designing it so that you can step back as you go up so that the impact is not as great to the neighborhood and parking, oh, that's another one, automated parking. Have you looked at automated parking? That way you reduce the amount of area that you need to park those vehicles, and maybe that way you can reduce the size and impact of the project. Thank you very much.

*Melissa:*

Thank you very much.

*Dave:*

All right, let me answer a couple of questions. First, Kathy's got concerns about pollution, I gathered mainly from construction. Kathy, when you build a project like this, there are several different regulatory agencies that have oversight over it, and that propose a series of requirements to make sure that construction impacts, noise, dust, air quality related issues are mitigated and reduced to the fullest extent possible. So, the South Coast Air Quality Management District, SCAQMD has a series of rules and regulations that need to be adhered to, where dust needs to be minimized, and construction needs to be handled as sensitively as possible to avoid impacts and to the neighborhood. The city of Santa Monica also has a number of requirements in that regard. Construction is inherently disruptive and that's just reality. It also is short-term and does not go on forever. So, the city and the local air district regulate those to try and reduce those things as much as possible.

This developer has worked with the community and the city on other projects where they will be a point personal liaison for the community to interface with during construction, so you know, if there are acute concerns that neighbors have, certain things that sometimes happen during construction, there's a point of contact. So, someone can and address those issues and the neighbors have someone to call basically. Operationally, a project like this, and again, there'll be folks that disagree, but it's well documented that these kinds of mixed income, mixed use boulevards located near transit on the boulevards actually reduce pollution. They reduce

greenhouse gas emissions. Vehicular trip lengths are shorter, meaning less pollutants in the air resulting from car trips and, you know, more encouragement of clean modes of transportation, bicycles, pedestrians, and what have you. So, there are sustainability benefits we talked about earlier in the call, to doing a project like this, which we do believe in.

The next caller had a question about the unit mix, that one we can certainly answer of the 521 units, is comprised of 91 studio units, 229 one-bedroom units, and 201 two-bedroom units. That's the overall unit mix, and then the affordable unit mix will be proportionate and mirror the unit mix of the market rate units. So, will be at parity there. Automated parking is complicated for small and uncomplicated projects, and this is a larger project, and so it would be, I think, logistically very difficult to do automated parking at this location, and one of the key objectives of the project is user-friendly parking, not only for residents, but also for commercial patrons to make sure the grocery works, and is inviting and is friendly and usable. And so, we think traditional parking lends itself to a better experience for both patrons and residents. And that's why that strategy has been employed on the project as opposed to some of the newer tech technologies like an automated system. Melissa.

*Hank:* Dave, could I just jump - there's a couple of questions, one was about the noise, I think Ellen mentioned noise of Lincoln and Natalya mentioned noise within the units. First of all, we'll have an acoustic study done, the noise levels on Lincoln and Ocean Park will be analyzed, and that will determine what level of acoustic windows we'll require and whether we will need this thing called Z ducts that we used on the Belmar project to allow outside air in, but it goes through a sound baffling device so you don't get a lot of noise. So, you still get outside ventilation into your building, and typically we place those on the interior side of the building, not next to the road. And then there's very stringent codes now about noise between units, and as far as I know that this is gonna be a dog-friendly project, we've talked about having dog wash stations within the building, so that people can use that and not have to scratch up the bathtubs.

*Dave* Thank you, Hank.

*Melissa:* Thanks. We'll move on. Next speaker is I think Samir Nadu. Oh, did I click the wrong person?

*Dave:* Melissa? Do you have a sense of how many raised hands are remaining? We are -

*Melissa:* 37.

*Dave:* 37, okay. We're closing in on the two-hour mark, but as we promised, we will go as long as everybody, so everybody has an opportunity to make a comment or ask a question.

*Melissa:* Okay. I'm just trying to - thank you, I'm trying to find where Samir went, but it looks like Helene is on, I don't know where these have gone, there you are. You should be able to unmute yourself, Helene.

*Helene:* Hi, thank you. I didn't really have a question. I put my question in the chat and I believe you answered it. Most of my questions have been answered - well, have been asked, not really answered just like many people really concerned about traffic, and I think a study should be done during high tourist season, not at our lowest point. I think we need to do that, especially since we are right by the beach. I think it's really important to understand the traffic impact at our tourist season time. Also, the water supply, I really don't understand what you're talking with offset, so that I think you need to explain better at your next meeting. And you talked about noise impact on the residents of the actual project, but what about the noise impact on the residents who live around the project? I hear a lot of traffic noise. I live up on Highland Avenue, and I hear a lot of noise from Lincoln Boulevard. So, I'm curious of 520 units, possibly another thousand residents living on the corner, what kind of noise impact that's gonna have up here on Highland and the surrounding area. I'm also concerned that if part of this is about affordable units, why there aren't more? Certainly, I know that the state has asked the city of Santa Monica to find 8,000 affordable units in the next couple of years, I know that's a tall order and certainly your 50 some units will be helpful in that completing that project, but if this really is about having affordable housing for the community, then I think you should increase your numbers. That's all I have, thank you.

*Melissa:* Thank you, Helene. Our next question is questions or comments from Graham Rigby. I'm unmuting you, Graham.

*Graham* Here we go. Can you hear me now?

*Melissa:* Yes.

*Graham* Thank you. Yeah, I'm Graham Rigby, I'm an Ocean Park resident, I live very close to this project and walk to the Galson's for groceries from time to time. I just wanted to second what some other people had said before, that I really strongly support this project, this is a much, much better use of the lot than its use now, we can house a lot of people and there's a terrible, terrible housing shortage in Santa Monica and the state of California at large. Every community needs to do its part to make sure we have enough housing in the state of California, Santa Monica, can't be an exception. And it's actually especially important here where there are so many jobs and opportunities, and a lot of people wanna live, which is why the rent is so, so expensive. The only solution is to build more housing and I really appreciate the work you've all done to make this a beautiful use of the space. Thank you so much.

*Melissa:* Thank you, Graham. Our next speaker is Max followed by Karen Taylor and Ann Hoover.

*Max:* Okay. Hi, thank you very much for having the meeting and for accepting so many comments. I wanna say that I empathize with some of the speakers prior, I understand they often want Santa Monica to be the community they grew up in, and I wanted to say a couple things. Firstly, in a message to them that I don't think it's possible to free Santa Monica in time, just stopping building housing doesn't mean changes don't happen. If we don't build housing, then existing housing gets bit up in price. It's just not possible to have a sparsely built community by the ocean in the heart of LA, that's also reasonably affordable. So, I wanted to also ask you for residents who are keen on this being built and are generally keen for more housing to be in Santa Monica, what we could do to support the project. Thank you.

*Melissa:* Thank you, Max. Our next speaker is Karen Taylor, followed by Ann Hoover and Aaron S. Karen.

*Karen:* Hello. Can you hear me?

*Melissa:* Yeah.

*Karen:* I was curious to hear more about the administrative approval process, and if you could help us all understand what's the alternative to that. Obviously, there must be a benefit to you as developers of this project to have it under that heading, so it'd be in the interest of transparency for us to know how that benefits you, and what it leaves out of the process for residents of Santa Monica. So, if you could elaborate on that, that'd be great.

*Dave:* So, why don't we stop there and I'll take that. So, the streamlined process that is the administrative approval was essentially a function, and I wanna be very clear here on that, again, I don't speak for the city, but the creation of the process was a function of the fact that these types of predominantly housing projects that comply with state law that comply with code, and that may or may not use density bonus incentives, effectively cannot be denied under state law, absent, extraordinarily unique conditions. And those conditions are not traffic, and design, and things of that sort, they're very high-bar conditions. And so, the city determined that based on number one, it's extraordinary housing demands that were being placed upon it by the state.

Two, the fact that state laws essentially prevent municipalities from denying these kinds of housing projects, that it did not make sense to subject them to a longer, more extensive review process. Karen, the alternative is a development review permit, that's another type of entitlement that requires public hearings and more process, and so these projects were effectively streamlined, and that is the difference between some of the other processes that exist and the administrative approval but as I've said multiple times tonight, that does not mean that the administrative approval process is some quick over-the-counter one and done issuance of a permit. It is very detailed and very extensive, in all the ways I've already disclosed to you tonight, and it's time consuming. So, it is, I guess I would say streamlined in a relative sense, but by no means does it result in snap approvals or lacks oversight in terms of the projects and its impacts and implications to the city and the neighborhood and everything else. So, I hope that answers the question.

*Melissa:* Thank you, Dave. I'm going to unmute Ann Hoover followed by Aaron and Godfrey. Ann.

*Ann:* Great. Can you hear me?

*Melissa:* Yes.

*Ann:* Great. Hi, I'm Ann Hoover, and I participated with Hank and Dave, and possibly Melissa in the city's Housing Production Technical Working Group when they were putting together the housing element. And so, a little earlier tonight, Dave mentioned the 9,000-unit requirement that the state wants us build between now and 2029, that's called the Six-Cycle Arena. So, I wanna parse that number, of those 9,000 units, the vast majority we're supposed to

build well over 6,000 units that are either affordable or low-income. Only 2,000 and a little change of that 9,000 number are supposed to be market rate. And as of a year ago, based on what city staff confirmed based on what already is in the pipeline as of a year ago, we only needed to build 890 market rate units by 2029 to be Six-Cycle compliant for market rate.

Obviously, in the past year, more market rate units have entered the pipeline, we may even now be beyond what we need to build for market rate to be compliant, to meet the state's requirement seven years from now. Add on that, and this is also confirmed by city staff, we have a 7% vacancy rate in Santa Monica right now. That's 4,500 units, most of which are market rate and they are vacant. So, we can talk about a jobs-housing imbalance, but people are driving into Santa Monica because they can't afford to live here, otherwise those units would be full. So, for everyone on the call, all we need to build in Santa Monica is housing that is affordable for people, and this project doesn't do it. As Jeremy said, "Oh, we need 10 or 20 more of these." No, we don't, we only need to figure out a way to build housing that people can afford. So, I'd like to hear from Hank and Dave, and Allison and Melissa, why we need this market rate project, that's gonna suck resources, put several small businesses out of business, and be bad for the neighborhood. We don't need market rate housing. So, folks, why do we need this project? Thank you.

*Melissa:* Thanks, Ann.

*Dave:* Well, we obviously, Ann, disagree that additional housing is a drain on resources and not a good thing for community. Additional housing of all types is needed, one of the reasons that housing is so expensive is that there is a shortage of supply. And increasing supply in housing production has effect on pricing. And look, the city has its strategies as you know, Ann, to address the affordable housing crisis. You are correct that the preponderance of units that are required under the Housing Element Arena process are affordable, and this project is contributing to them by providing, again, the 53 unsubsidized units that come with no public resources. The city has dedicated public land through the housing element process for the production of 100% affordable housing projects, and that's because the city recognizes that those types of projects need subsidy, whether they need direct infusion of resources, which is hard to come by or land.

And so, the city has, rather amazingly actually, given the municipalities don't typically do this, set aside some of its most

precious property resources for the production of 100% affordable housing. And then there are affordable housing providers that will build 100% affordable projects that obtain other kinds of benefits. Both subsidies, tax credits, and greater density bonuses, significantly greater density bonuses and incentives than you're seeing in this project, to allow those projects to be feasible. So it's a balance, and we would say that we need housing of all types and that's a good thing, and it's not as if this is just an all-housing project with no commercial, as we talked about there will be the businesses coming back to this site, and we believe they will be a great benefit to the community. So, appreciate your comments but on some of those points, Ann, we just have to agree to disagree.

*Melissa:* Thanks. I'm going to unmute Aaron and after him Godfrey and after him Bradley Ewing. Aaron, I'm gonna ask you to unmute.

*Aaron:* Hi, thanks for the chance of comment here. Two things quickly. First, Dave Rand, you made a peculiar comment that you would put in a viable grocery store. Galson's is definitely a viable grocery store, you should consider going inside. Next thing, we've talked about the traffic, but I don't feel we've adequately addressed it. Some people have put it in the chat that this intersection is the second most dangerous in the city. I would like all four of you to acknowledge, and if that's not true, please comment. I am a home owner and I have a child, I live just west of Lincoln Boulevard, and what happens already with the traffic is people swerve off Lincoln Boulevard, and go barreling down this other street. Now looking at the road, looking at the ways, looking at the map apps, this is dangerous, of course. Alison, you mentioned you cared about the community. If you do, I hope you'll comment. We've seen people, we've seen car accidents, we've seen people get struck on bicycles, get struck by cars, so this project is certain to exacerbate the traffic problem. There's just no way around it. So, if you would kindly acknowledge what I've said, whether you agree or not, and then I would love for you to respond. Thank you

*Dave:* Again, appreciate those comments, hear the concerns over traffic and circulation loud and clear, and again, as I've said, I'm acknowledging your comment, Aaron, and again, we will have to work with the city on addressing exactly those concerns. The city is well aware of the segments and intersections that pose the greatest danger throughout the city, so their review for projects that are being proposed in intensifying areas in and around those types of intersections is gonna be more exacting and more probing and more involved. And so, again, that's why this doesn't happen overnight. That's why it's a year plus process, and a big part of that

is the mobility division and their review over the traffic and circulation effects that we are as an applicant studying as well. So, that is all part of this process, but we acknowledge and hear your concerns, and thank you for commenting.

*Alison:* Dave, if I could just jump in real quick, there's been a handful of comments about how the retail will continue to serve the community. And yes, today it is 60,000 square feet but as I mentioned earlier, 60,000 square feet, part of that is a 40,000 square foot box. That's really too big for a grocery store in today's world. And if you walk into any of the newer, be it Galson's grocery stores, Trader Joe's, you name it, many of them are going smaller, 'cause they've learned more efficient ways to operate their business, and still serve the needs of the community. So, just by way of example, if our plan is proposing a 15,000 square foot grocery, another example of what that looks like would be a typical Trader Joe's is about 12,000 square feet. Bob's Supermarket down the street is actually also about 12,000 square feet. So, I just kinda wanted to provide that for a little bit of context so that people can understand that even if it's 36,000 to 46,000 square feet of retail, really appreciate hearing the comments tonight about the type of retail that you guys like to use, and who you'd like to see in this project ultimately because we do think that in more efficient space, we can still have a great mix of uses, like the ones that you're naming that will still meet your daily needs.

*Melissa:* Thanks, Alison. I'm going to unmute Godfrey followed by Bradley Ewing, and Art. So, Godfrey, I'm gonna ask you to unmute.

*Godfrey:* Hi, yeah, my name is Godfrey Wachira, and I'm with Creed LA. So far, thank you for the presentation, I think this is a potentially very good project and I think we need both market retail and affordable housing. Guys, as a group, we really have an interest in the advancement of a safe and skilled construction workforce as a community benefit. Do you guys have any plans to provide this benefit, at least to compliment the affordable housing community benefit? Thank you.

*Melissa:* Thank you, Godfrey. Bradley, you're on deck.

*Bradley:* Hi, there, can you hear me?

*Melissa:* Yes.

*Bradley:* Cool. I just wanted to call in support of this project.

*Melissa:* Oops, I apologize.

*Bradley:* Can you hear me now?

*Melissa:* Yes.

*Bradley:* All right, cool. Sorry about that. Yeah, I just wanted to call in support of this project. I've been a resident here for many years over in the Wilshire Montana neighborhood, and I really wanted to like echo and hammer on what Dave was saying earlier about the benefits of infill density, because that is my personal lived experience. I used to commute 50 miles one-way to my job here in Santa Monica, and I was able to find an apartment that I could afford and change that to a walking commute. And now, I'm lucky if I put more than 15 miles in my odometer month-over-month. And so, in addition to that, like I think the fact that you're building hundreds of units within immediate proximity to a grocery store, in addition to the other units that are surrounding the neighborhood is incredibly, incredibly important and good. I live less than a block from a grocery store today, and it is such a huge boost to my quality of life to just walk over to the grocery store to be able to get groceries and to run other errands.

I've seen the majority of my friends and family that I've grown up with like pushed out of Southern California and California in general due to the housing shortage, and so it's a very personal issue to me really happy to see a project of this size come to the lot. I pass that lot every week, biking down Ocean Park, I think it's a huge eyesore we need, you know, I think dozens more of these types of projects. I would love to see something like this happen at the pavilions that I live next to over in Wilmot. I just have one quick question, when you guys are doing development on the Ocean Park side of the parcel, I do wonder if it would be possible for you guys to implement or improve the bike lane that's there, ideally create some sort of protected bike lane. I imagine that would need some more coordination with the city but just those shares tend to not really be enjoyable or really safe to ride in, and it's a really huge issue for those of us who are trying to get around in a sustainable and healthy way. Thank you very much.

*Melissa:* Thank you, Bradley. The next speaker is Art. I'm unmuting you.

*Art:* Thank you for taking my comments. I am a 50-year resident of Sunset Park. I shop at Galson's, I go to the eye doctor in that development and I use the UPS store. I'm concerned about the height of the project. It seems two stories' too high. Several of the

speakers tonight or chat people or architects. Before the comments from them are given to the City Council, I would like payment disclosure from all firms involved in this project. Will you agree not to pay the speakers to make favorable comments about the project?

*Dave:* Hold on a second. I'm sorry, I have to interrupt you there. There is no one who has been paid to make any kind of comments on this project. That is not something that happens, people are making comments based on their opinions, and they're all welcome. Whether you hate this project, whether you love this project, or you're agnostic, no one is getting paid to make any comments this evening or at any point.

*Art:* So, Dave, all the firms involved in this project agree not to pay any of the speakers tonight or at any of the community meetings, who made comments now in the future?

*Dave:* Agreed.

*Hank:* Agreed Art. Yes, absolutely.

*Dave:* 100%.

*Art:* I also asked for a traffic study. Ocean Park is gridlock by 3:00 PM. I can't leave my house after 3:00 PM if I want to go a mile. I can't go to Galson's after 3:00 PM. So, I know Hank has an office on Broadway near the Helen's Cycle, where do all of you live? Do you not understand the impact of this project you're proposing? I assume you live far away. I'd really like to understand the disclosure of the City Council, how many miles from this project do each of you live. Thank you very much for accepting my comments tonight.

*Melissa:* Thank you, Art. Our next commenter is Kelsey, followed by Carrie and then Larry. Kelsey, go ahead.

*Kelsey:* Hi. Thank you. I have three quick questions. As the previous speaker said, yeah, I'm an architect. I wanna know, do you have any outside play yards for the children who will be living in this project? Are you hoping to get any kind of environmental certification from LEED, the LEED Environmental Certification? And what is your strategy for security here? How are you gonna keep people feeling safe in this project? Will there be site security guards? You mentioned 800 bicycle parking, you put 800 bikes in an enclosure and one team with a truck and some bolt cutters can

steal a hundred at one go. So, what's your security strategy. That's it. Thanks. Bye.

*Melissa:* Thank you.

*Dave:* Hank, do you wanna take those?

*Melissa:* Oh, go ahead.

*Hank:* Sure. A couple of things I'll go back to. Somebody mentioned I think it was J Wilson about breaking down the massing to the neighbors. We are respecting the daylight plane requirement that's in the zoning ordinance, and that takes a vertical line from the center of the alley up 25 feet and then angles at 45 degrees. I think that's one of the great requirements in that came out of the loose. So, that gives daylight light near to adjoining residential properties. And then, in regard to play space, yes, we're gonna be incorporating play space into the project both for adults with the pool area and a gym and all those sort of amenities, but also kid play space. LEED certification, not sure what we are finding most of our projects end up going for a LEED Gold and end up getting platinum because the total 24 requirements in [inaudible 02:14:54] now kind of get you into that position. So, certainly it'll be at least a LEED Gold equivalent there, or there are other systems in around besides LEED, such as the well building etc., so we're not sure if they're gonna do a certification or just an equivalence.

Security is a big concern. I have heard of so many, so many problems in the Galson's parking lot. What we've got now is by moving the parking back, it's undercover, it's at the same level. This project will have cameras. It'll be much more difficult for people to come in and do all sorts of nefarious things. The bike parking will be distributed and locked both within the secure garage and there'll be locked bike compounds, not all in one spot, but distributed around the project, both for the commercial bicyclist. And we're hoping there'll be some of those who ride their bike to work, providing showers for them, and then for the residents. So, I hope that addresses some of the questions there, but any I missed there, Dave, if you do recall?

*Dave:* I think that that covers it.

*Melissa:* Okay. Moving on to Carrie Lederer, followed by Larry, and then Nathan Dean. Carrie, I'm gonna unmute you.

*Carrie:* Hi, thank you. This is actually Matt and Carrie, so we live one block away from Galson's. There's been a lot of things said here, I'm not gonna repeat some of the things that a lot of the residents have said, but I think we all recognize that one of the big value propositions of the property is that it's to address a shortage of housing. So, what I'd like to ask are questions around that goal. So, do you have anything in place to monitor occupancy sort of by residents of these units? I mean, are we gonna have Airbnb's there, are there gonna be a lot empty that are third and fourth homes for wealthy people? That's question number one, if there's something in place for that, or we can expect to see the trends that we've seen everywhere in the country. The second question is, is there any monitoring of how this has affected the rents and the rate of increase in rents in Santa Monica in the future with penalties, for the developer, if they don't reduce the average rents? Thank you.

*Melissa:* Thank you.

*Dave:* Let me take that, Melissa.

*Melissa:* Okay.

*Dave:* I wanna make a couple things clear. First of all, the city has Airbnb ordinances in place that prohibit Airbnb's. So that's not allowed to happen at this property. Secondly, the City Council not that long ago, I'd say about a year ago, adopted an ordinance for all multifamily buildings like this that requires that the tenants in the building occupy the unit as their primary place of residence, and lease the unit for a minimum of a one-year term. The idea behind that is to ensure that these units are being actually rented by individuals addressing the housing shortage, improving that, you know, increasing the housing stock to meet the objectives of the project, not for corporate rentals or short-term rentals, or second, third homes that people occupy for a week out of year. So, those regulations will absolutely govern this project, and I think address those concerns.

And to your second point, I mean, the answer is, no there's no penalty in place in this municipality or any other that I am aware of in the state of California or in the country that penalize developers, if the rents go up. It's a function of the market with respect to the market units. With the affordable units, there is a program in place, very strict program that the city has that mandates that the units be occupied, that they be occupied only by in income-eligible individuals and households, and for these units, that's people making 50% of the area median income. Give you a sense of that,

that's for a two-person household making about \$47,000, three-person household making about \$53,000. And that is annually monitored, enforced, and strict penalties are in place if the units are either not rented and occupied, given the significant need for these units. And if the units were, you know, occupied by income-ineligible individuals, in other words, people who are making more than who should be qualifying given the restricted affordability level.

*Melissa:* Thanks, Dave. Larry, followed by Nathan Dean followed by Zina Josephs. Larry, I'm unmuting you. Larry, I sent you ask to unmute thing, you should be able to.

*Larry:* Okay, I'm sorry. Can you hear me now?

*Melissa:* Of course. Thank you.

*Larry:* Okay. Hi. So, my name is Larry, I live here in Ocean Park. I've lived here for 20 years, very close to where this development is proposed to be built. I would join the people who would be opposed to this - can you hear me?

*Melissa:* Yes.

*Larry:* Okay. I would be opposed to this development. I feel like if this is to develop affordable housing in Santa Monica, then 100% of these units should be affordable. And I'd like to ask the City Council who are hopefully gonna hear this recording, to answer for why this is not gonna be 100% affordable housing if that's what's, you know, the goal of the, of the City Council is for development. Second, I do ride my bike in Santa Monica and riding on Lincoln is very, very, very dangerous, it's one of the few streets I will not ride on, and I wanted to know if any of the four of you ride your bike on Lincoln and have experienced that, 'cause I know you're promoting all these bike spots within this complex, and I don't think that bike-riding on Lincoln is feasible or safe. Lastly, I'd like to say that Lincoln is a uniquely bad street in all of Los Angeles, there's no side streets to take that go North and South, people get off the 10, they come to work, they have to go down Lincoln's, Venice's a zigzag and the golf course blocks north-south access. So, everything goes through Lincoln, which is why it's a snarl and can take 45 minutes to get five miles down the street in rush hour. Not to mention how this will reduce tourist dollars, which Santa Monica, I'm sure is very interested in in the summer when there's the east-west stuff trying to get into the lot.

So, to me it's just way out of scale, and to say that the grocery store removing it, is somehow gonna reduce traffic, people are gonna have to buy groceries, they're gonna go up to the routes that are gonna go to the whole foods, they're gonna be driving, except for the people who live literally above this. They're not gonna be walking to the small grocery store in that. At least, I don't think so. I think people are still gonna drive 'cause we don't have a subway; we don't have advanced infrastructure. I lived in New York for many, many years. I know what taking subways is like, we don't have the infrastructure for public transport that people take that's effective and useful. So, I think this project is out of scope to the neighborhood.

*Melissa:* Thanks, Larry.

*Larry:* [Inaudible 02:23:06] comments.

*Melissa:* Thanks. The next speaker is Nathan Dean.

*Nathan:* Hello? I have a couple of questions. Maybe one of them is more of a comment. During construction are the sidewalk's gonna be closed? I find that very disruptive. There's a construction on 14th street that closed the sidewalk, so I can't walk up and down that. Dave has talked a lot about this reducing traffic because people will live where they work, obviously that means that the people who live here work in Santa Monica and not downtown. I know, you know, when I went downtown pre-pandemic, half my office lived in Santa Monica and if so, if they're just moving here 'cause they make a lot of money and work downtown, that doesn't reduce traffic. It also can create more traffic into Santa Monica if they don't live near this unit, if they live, work up in Montana area, then the Lincoln issue. And then, I'm just wondering what the budget income for the developer is on this project, or what the IRR is, the internal rate of return. That's all I have. Thank you.

*Melissa:* Thank you. Zina Josephs, you're on.

*Zina:* Thank you. A quick comment and a question. As Ann Hoover noted we only need to 2000 market rate units by 2029 and those are already in the can. We need 6,000 affordable units, so this 53 is really a drop in the bucket. Existing grade is the grade on the certified survey submitted with the project application and probably 95% of the Galson's parcel is at the Lincoln Boulevard elevation, not at the 10th court elevation and has been since around 1956. However, using a segmented average natural grade, which Hank referred to, your drawings show the buildings being stepped

up in rows, so that the third row of buildings will tower over the existing three storey multifamily building at 1020 Ocean Park Boulevard, that's next to 10th court. And then with the additional 18-foot rooftop structures, the top 55 or 65-foot buildings, the rooftops on the third row, now seem to be about a hundred feet above Lincoln Boulevard. So, what in the municipal code allows 100-foot-tall buildings on Lincoln Boulevard, which is zone mixed-use Boulevard low on the Galson's site?

*Melissa:* Thank you, Zina.

*Dave:* Hank, do you wanna take Zina's questions about the height measurements?

*Hank:* Yeah. We're using the segmented average natural grade, which does take the grade level at the back of the site which in the midpoint of the rear parcel, which is at 10th court, it is up high as you said, and that's the way the code prescribes it, and then it's taken from the street level at Lincoln. So, it does step back, that would be the case if this was a bunch of individual parcels and it would step up the same way up the hill. So, that's the way the Santa Monica code prescribes measuring height on slope sites.

*Melissa:* Okay. Thank you. Our next caller is Kelly Hsiao. I think it's pronounced followed by Kurt, Peter Kurt, and Nancy Luke house. I'm sorry, I'm not doing those names very well. Kelly, I'm unmuting you.

*Kelly:* Hi. So, I live within 750 square feet of this new development, and like everyone said, I have concerns for the health and safety of my family due to, I believe increased traffic and congestion that I believe that this development will cause, being that that area is already the second most dangerous corner of Santa Monica. But I do have three questions. First, or any of the comments from the January 11th meeting addressed in this current design? I think you mentioned they were. So, I just don't know specifically what those were. Additionally, what is the actual square footage of each type of unit in this project? I think you mentioned studios, one-bedrooms and two-bedrooms, and then thirdly, will any of the market rate apartments be under rent control, and if so for how long, and how will then increases be determined? Thanks.

*Melissa:* Thank you.

*Dave:* So why don't I take a couple of those? We heard some comments, neighborhood concerns in the first meeting about some of the

adjacencies with mechanical equipment, some of the landscaping on the ground floor, bike safety and bike amenities, and those are just examples of aspects of the project that we're looking at closely, and that potentially will result in some adjustments. The project will not be subject to rent control. Again, with the 53 very low-income units will be more than rent control, they'll be restricted at the actual rent, not just rent increases per year, but the market rate units will not be subject to rent control. That's two out of three, Hank, count me out with the third if you have it.

*Kelly:* It was a square footage.

*Dave:* Square footage. Thank you.

*Kelly:* Oh, and then wait, just a follow up to, you said you addressed from the first meeting changes, from this meeting, how will we know what feedback you've incorporated?

*Dave:* Well, the city actually requires us to report to them on changes and modifications to the project that were raised during the community meeting. And so, again, the application hasn't been filed and the project is still evolving, but that goes into the file and the city actually requires a specific report on that. Hank, do you wanna take Kelly's questions about the size of the units, the square foot?

*Hank:* Sure. There is size requirements that are in play for affordable inclusionary housing in here. So, one-bedrooms for instance, are a minimum of 600 square feet. Two-bedrooms are 850 square feet. The market rate units we have some studios, they kind of average around 500 square feet, the one-bedroom units 700, and then two-bedroom units are around 800, 900 square feet. So, it varies a bit, we have a variety of units in here. So, we don't have it as - it all spelled out on the application as yet we're still refining all that.

*Kelly:* Can I ask just one more question? What will be the rent you're gonna charge for the market rate units? Do you guys have an estimate based on a model that you built?

*Dave:* We don't know what that is. The project won't go to market probably for five years, and we do not know what the market rates will be, but the market rate units will charge what the market will bear at that point in time, but we don't know what that is today, given the time horizon that exists for the project.

*Kelly:* And you haven't built in model? Don't you have to build financial models for these developments for your investment?

*Dave:* I don't have a financial model for the project. I don't the answer to that question.

*Kelly:* Does Alison know the owner of the till?

*Dave:* Alison is not the residential developer, and Alison has a sense of the commercial rents, but the residential developer is another entity, a partner with the property owner that Alison works with.

*Kelly:* Got it. Thanks.

*Melissa:* Thank you, Kelly.

*Hank:* And I just wanna make a comment to somebody who talked about sidewalk closures.

*Dave:* Thank you, yeah.

*Hank:* And the construction folks have said what they'll do is they'll do what they call a sidewalk tunnel, so the sidewalk stays open and they have their, you know, you've probably seen these where the office and facilities are above the sidewalk in the structure for the construction team. They've also talked about maybe starting at the north side of the project and then moving to the south. So, that means they've got good staging areas, somebody asked about construction worker parking. So, that way they can get staging for construction workers' parking materials, concrete trucks, whatever on that portion. And then they can do the rest with less disruption. And in terms of the issue of dust, look, one of the great things about the site is in 955, they hold all that dirt away and level it. So, we only have one level of sub train parking. So, that's gonna reduce a lot of the timeframe for the excavation and also the dust, etc.

*Melissa:* Thanks, Hank. Moving on to Peter Kurt followed by Robin, followed by dorsgna@csun. So, Peter, I'm unmuting you.

*Peter:* Hi. First, I wanna thank you for holding this meeting. I also want to commend you for indicating that you'll stay through all the people that have asked to speak. I think that's terrific. I'm kind of torn on the project. I do believe that that property could be put to better use, but I think like a lot of people stated, the scope is a little too large. I also don't particularly like the design, I think there's too many similar type buildings being built in Santa Monica with Tonga Park nearby, it might be nice to incorporate some of the

native American elements as themes into the building. And I'm sorry, I joined the meeting a little bit late, I use McCarthy Pharmacy a lot, and I'm concerned that they and other small independent businesses there won't be able to afford the rents. I live north of Wilshire one block, and I know that there's businesses like Fuddrucker's that was at 20th and Wilshire, that couldn't afford the rent went out of business. Omar's Exotic Pets up at St [Miller 02:33:55] and Wilshire. I knew Omar talked to him a lot as you can hear, I've got parrots in the background. He couldn't afford the rents and went out of business here. Other, you know, less expensive places like [inaudible 02:34:10] that people probably don't remember on Wilshire went out of business. What are you going to do to make sure that places like McCarthy's can still afford to be on this property?

*Melissa:* Thank you, Peter. Our next caller is Robin Swicord.

*Robin:* Can you hear me? Can you hear me?

*Melissa:* Yes.

*Nick:* This is Nick, I'm on Robin's computer. I've been a resident of Ocean Park for 46 years. I have a comment and then a couple of questions. I don't want all of you to have any illusions about this project. What you're doing will destroy a community. Dave said that he thinks that the size of this project is appropriate, all I can say is that's because you don't live here. Let me give you an example, I know you don't shop here. If you did, you would try to shop at Whole Foods. If you've tried to shop at Whole Foods, you know you can't find a parking space at Whole Foods. So, what do you do? You go to Galson's. Well, Galson's, won't be there anymore, or there'll be a much smaller version of Galson's. The smaller version won't have everything that Galson's presently has, and we won't have the UPS store, we won't have the dry cleaner, all those services won't be there. We have a community here, and yes, the fact that parking lot is really big, the fact that it's really big means we can always find a parking space.

I wanna point out my second comment has to do with Dave saying that adding this large project with all this density will actually reduce pollution. Studies have shown it will reduce pollution, that's Orwellian, I'm sorry. If this project, if all those services go away, people will be driving to other grocery stores. That's gonna add to pollution. They'll be driving to other UPS stores; they'll be driving to other dry cleaners. Okay, now I have two questions. The first has to do with I kept hearing we had 15% affordable housing, but

then we have 53 units. I can do the math, that's not 15%. The second question has to do with what I just heard, which is that you have 800 and you have a two-bedroom that's 900 square feet. That's 20 feet by 45 feet. Is that actually possible if that's the size of the unit? That's very small for two bedrooms. That's tiny. I'm done, thanks.

*Melissa:* Thank you.

*Dave:* I wanna answer the question about the calculation, then Alison maybe you can answer some of these general questions a about retail and tenants. So, you're correct, the state density bonus law, which this project is governed by, apportions the 15%, very low income on the pre-density bonus component of the project. So, what you effectively do to calculate that is to back out the density bonus units and assess the 15% on the base, the pre-density bonus component. That is why the numbers reflect the 10% of the total, but when we say 15% and I mentioned this earlier, it's 15% of that pre-density bonus amount.

*Melissa:* Thank you, Dave.

*Alison:* Melissa, I was just -

*Melissa:* Chime in, I'm sorry, Alison.

*Alison:* That's okay. Just answer some of the retail questions. And so, as I mentioned at the beginning of the call, retail is an ever-evolving and ever-changing market. And we do see, you know, local businesses that struggle with online internet commerce, and we've seen a lot of struggles through the COVID era. And as a landlord owner operator, we do our best to work with those tenants to try to figure out, you know, how to make things work. I think that what makes retail so special, is that when you think about merchandising a project, you want a lot of different types of tenants that cover small local Mom-and-Pop all the way to kind of some of the chains that you can rely on. Like some of the comments I see you guys look to go to Michael's and Joann's, etc.

And so, we do look to find the right mix in our projects and have all types of tenants, and that will certainly be, you know, at the forethought when we, you know, get five years down the road and have an understanding of what the demand is. And we are kind of actively talking with all the tenants there to understand what their trends are expected to be, and for example, Galson's is a tenant that actually does want to be smaller. They have expressed that to

us, and so they're part of our larger conversation about the future of this property. Thanks, Melissa.

*Melissa:* Thank you, Alison. The next speaker is dorsgna@csun followed by Azra and Ellen.

*Maria:* Yes, I'm sorry. My name is Maria, sorry that I didn't change my sort of working zoom thing here. So, of course, I very much wanted to thank the person that spoke before me because he said it's so eloquently that this will really, really destroy this place, its character, the beauty and everything that has attracted all of us to come live here. But my specific question is for you, Melissa, and at the very beginning of all this, somebody asked you if you were in any way, shape or form, connected to council person, Gleam Davis, and you kind of didn't wanna, you know, you didn't respond to this question. So, I don't know what the answer is, but just by not responding, it seemed like you had something to hide. And also, with other things that happened to you, like people were reading off of scripts, the whole thing seemed again very [farcical 02:40:48], so it would be very nice to hear from you. What are your connections to Gleam Davis, if any? And since we're here, I also would like to hear from all of you, if you have donated money to California politicians, what are your connections to all these campaign processes that involve real estate. Thank you.

*Melissa:* Thank you. I will answer that question. I was a paid consultant on Gleam Davis' last City Council campaign. That's the extent of it, it's all public records, all of that, donations and things like that. But I don't make donations, but I did work for Gleam Davis as a campaign consultant.

*Dave:* And I can very clearly state that we don't make donations to politicians as a corporate policy.

*Melissa:* Okay. next caller is Azra followed by Ellen Mark and Leslie Wilson. I hope I pronounce your name right, Azra. I've just unmuted you. I'll send a request to unmute if you could unmute yourself. Azra, are you there? I can only ask you to unmute.

*Dave:* I don't think Azra wants to speak,

*Melissa:* Yeah. Okay. Well, moving on, our next person, next participant is Ellen Mark, followed by Leslie Wilson and Halina Alter. Ellen? Ellen, you need to unmute yourself on your screen. I just sent a request to unmute. Do you see that? Okay.

*Dave:* Is there an issue with the Zoom, or we're just getting -

*Melissa:* I don't know. I mean, this is the normal process I ask the participant to unmute and then they unmute themselves. So, Ellen and Azra, we're gonna move on, and so that puts Leslie Wilson on deck. Leslie, I'm asking you to unmute, so you can look at that.

*Leslie:* Hello. Hi, I'm Leslie Wilson, and I'm disclosing that I'm an architect, and I'm one of those architects who build most the highest density projects in Manhattan and all over Los Angeles. So, I've been where you are, Mr. Koning, and I've been where you are, Alison. I know exactly where you're sitting there. Two things for the city of Santa Monica, I do not understand. I've worked with the city of Manhattan; I've worked with all kinds of municipalities in California. Santa Monica is in a very unique position to have a good leverage with these developers to twist their arms, to do the better projects, and I do not see that happening. The projects along the Lincoln Boulevard, and now it is most horrendous 90s thinking of what the housing development should be. Although, the city is golden, I mean, anybody who - developers comes in here, bill, they will make money. Believe me, I've done those calculations throughout my career, they make money here, and I don't know why city cannot twist their arms to do better development projects.

Number two, this corner is very, very active corner. Unfortunately, it's very pedestrian. I mean, if anybody stood there, any of you stood there and watched this corner, it is very few active corners on Lincoln Boulevard. And the project you guys described, looks like it's gonna be a fortress of security and I believe as a probably will have a very nice fence and cameras all over the place. That's not how you appease the neighborhood, especially not this neighborhood. There are so many current brand-new developers in Manhattan and San Francisco and LA, that invites the ground floor becomes a part for the neighborhood, and it becomes open, but still very secure for the tenants. There are very, very easy cost-efficient way to do that with all the technologies we have, but you don't seem to, this project is like in 1990s security design there. I mean, even actually going back to 80s and there are so many wishing that the platform in [inaudible 02:46:07] city, they even though edge project on the corner of, you know, [inaudible 02:46:12] and Olympia, which is monstrously big, but the ground floor is completely open for the pedestrian traffic and experience.

It's like outdoor mall with a park and outdoor spaces for the neighborhood communities. That is how you appease the client and what, that idea will make your project guarantee longevity, and

then more attract better tenants are there, and will appease the neighborhood better. Mr. Koning, I've been a huge fan of your project for a long time, this project is not right for this site. It's not right for the neighborhood and has to have a better, more forward-looking design for the developments of what the developments can bring to this neighborhood, not -

*Melissa:* Thank you, Leslie. We're at more than two minutes, I really appreciate your comments. Thanks. And let's see, Halina Alter, I'm unmuting you,

*Halina:* Can you hear me?

*Leslie:* I got it out of my system, I'm okay.

*Halina:* Can you hear me?

*Melissa:* Yes.

*Halina:* Okay. I'm new to this process. I've lived in Santa Monica for 39 years. According to some of the people in the chat, I live in the wrong part of Santa Monica, my daughter, my son-in-law, and my three grandchildren live in the area that's gonna be impacted. I don't know how I feel about the project, but I'm here out of interest. From what I've listened to and what I've heard, I think there are a bunch of unknowns. What impact is this gonna have on the school? In the schools in the area, the pre-schools, the elementary school, John Adams Middle School, you're marketing to 521 families as an ex-New Yorker I can understand some people being appalled by the size of the two-bedroom apartments, but are schools going to be able to handle the influx if you're marketing to families with children? What about police, paramedic, and fire department response times? I haven't heard anybody talk about that at all. That area is a nightmare.

In terms of affordable housing, that is wonderful but if you look at fair market rents for Santa Monica, are you going to be attracting a bunch of millennials, if that's the right generation, or people with lots of money to spend who are gonna put up dividers in the one-bedroom apartments, or the two-bedroom apartments, just like they did on the upper east side, in New York? And rather than having a family or two adults with one child living there, you're gonna have four or five young adults. Has anybody looked at the ramifications of any of this?

*Melissa:* Thank you, Halina, you're at two minutes and I appreciate your remarks.

*Halina:* You didn't cut off people that were supportive to you and I will happily stop talking, but I have to tell you that I've always heard about Santa Monica politics, and what it's like, and this whole process to me just reinforces everything that I have heard about the city. And now I am willing to say goodbye.

*Melissa:* Thank you, Halina. The next person on deck is Shiva, followed by Kent Strumpell, followed by Ronaldo. Shiva, I'm going to unmute you.

*Shiva:* Can you hear me?

*Melissa:* Yes.

*Shiva:* I have couple of questions. Is anybody in the city officials connected to this project and are they willing to notify Santa Monicans that they're not involved, either them or their spouses are part of these development companies?

*Melissa:* Okay, thank you, Shiva?

*Shiva:* And what's the answer?

*Dave:* So, why don't we stop and try and address some questions? So, the public service issues and the infrastructure issues that Halina mentioned, I said this earlier in the meeting, but that is all part of the city's review of the project, both the administrative approval stage, and also at the building permit stage. The project has to pay a substantial amount at school fees, it's state law that you have to do that for square footage in residential units. So, there is a fusion of payments to the public school system, as a result of this project, the larger the project, the bigger the payment then the more resources, the code of the school district. I'm sorry, Shiva. I didn't follow that question; I didn't understand it and so I can't answer it. And someone else did -

*Hank:* Dave, my understanding of the question was, are any of the city officials involved in some way in this project?

*Dave:* Oh, okay. Thank you, Hank. No, the answer, Shiva, is absolutely not. This is a private development project, there's no one from the city involved in any way, shape or form, other than in their official capacity and reviewing the project as city officials.

*Hank:* And in regard to the school issue is Santa Monica's School District is lacking students. They're allowing students from out of the city to come in to their schools because there's a shortage of students. So, having more kids, having that fee, which is not in substantial, will really help the school district. And then, I seen the chat people asking about my political contributions. The only ones I've made were recently to Richard Bloom. He was running for county supervisor. I support Richard because he has a real commitment to affordable housing. As you know, he's dropped out of that race. So, that was my reporting.

*Melissa:* Thank you.

*Dave:* Melissa, how many more comments do we have? We're now an hour over our timeframe.

*Melissa:* I think actually 11, because it was 13, but two we're not responding, so.

*Dave:* Okay

*Melissa:* We've got Kent Strumpell. I will ask you to unmute, Kent. After Kent, Ronaldo and after Ronaldo, Ryan. Here we go, Kent.

*Kent:* Great. I think I'm unmuted. Thank you for the opportunity to speak. I actually think this project looks a like a solution to many of the very serious problems that are confronting us today, from traffic to the affordable housing shortage, to the climate crisis. I think that projects like this actually help prepare us for the future by being way more resource-efficient than far away, suburban locations where people be are being forced into with insane commute distances to get to their jobs on the west side. Traffic is a huge issue because transportation, including those big commutes is the primary source of our city's planet warming carbon emissions. And locally, a big contributor to rush hour congestion is our low-density suburban land use that forces most of us to drive nearly everywhere to get what we want. But the more we create communities where residents can find most of what they need on a daily basis within walking, biking, short trans-ride, or get to a nearby job easily, perhaps in the car, the more we create what could be called complete neighborhoods, the less driving people will need to do, and the more viable it becomes to get around by walking, biking, transit, or a short car trip.

And in terms of the size of this project that many people have commented on, I think this is exactly the scale that we need to be going in to prepare us for the future. Projects of this scale are not like Manhattan; they more closely resemble the predominantly five storey height of cities like Paris and other very livable European cities. And by the way, many of those cities are also finding it possible now to convert their road space currently dominated by cars, into pedestrian, bike, and transit facilities as well. They are demonstrating that mid-rise cities with well-designed density are very livable and sustainable. So, I think projects along these lines are a climate solution. I do share concerns about the amount of parking and whether it would be possible to make any of the units, including the market rate units available with no parking for those who don't want it and shouldn't have to pay for it.

*Dave:* I think that's two minutes. Thank you.

*Melissa:* Yeah. That's your two minutes. Thank you, Kent. Our next person is Ronaldo Manera, followed by Ryan Brode, and Anne Greenspun.

*Ronaldo:* Can you hear me?

*Dave:* Yes.

*Melissa:* Yes.

*Ronaldo:* Okay, great. Dave, you made a comment in the beginning about this development being with the residential above and the businesses below, it was designed for the people that wanna live there, had nothing to do with the community in general and the ability to shop locally by locally. It doesn't address the congestion that has already been done, I don't want to go over all of this again because you've covered most of these points. I was born in the city, St. John's Hospital, I've lived here all my life, and at one time, this one as an affordable city. If you had a decent job, you could buy a house, you could rent an apartment. It's become an elitist city since rent control was implemented. All of the good that this was supposed to do for people that are low-income housing, it did not accomplish that. The average lot in Sunset Park now goes through or \$2 million, and then it will be developed after that. I don't see how this project will help anything.

Talk about population density that came up earlier. Population density, my math might be a little wrong, there's 90,000 people, roughly eight square miles. That's over 10,000 people per square

per mile. That has to be one of the most densely populated in the country. The state has some kind of a mandate that we further congest this city. Our infrastructure is shrinking, our population is growing, and that leads to a lot of the problems that are inherent with this kind of a movement. You have kids that are going to school, there's a school across the street from this complex that you're talking about. When I grew up, I went into a vacant lot before the shopping bag was put in. We used to have rock flights and stuff like that. Not that that's a good thing but, you know, that's part of the experience of living in a city that has property for kids to grow up. The biggest unit you have in this development is at 800 square feet. These are not family conducive, so you're not building anything for families. You're building things for, I think a previous person said millennials, that's one thing. There's so many things here. Let me see, I still have a little time left.

*Melissa:* Ronaldo, try to be succinct because you're at two minutes now.

*Ronaldo:* Okay. Well, I think my point is you guys have hit a hornet nest here, and it's not gonna go away. So, you might reconsider everything, and if you actually lived in the area here and experienced what these people are calling in about and complaining about, you might have a different view. You're in business to make a profit, I don't blame you for doing what you're supposed to do and what you're being paid to do. I think it's our city planning and our City Council that has allowed this travesty to take place. That's all I have to say.

*Melissa:* Okay. Thank you, Ronaldo. Next on deck is Ryan Brode followed by Anne Greenspun. Ryan, I'm unmuting you. Thank you.

*Ryan:* Hi. Can you hear me?

*Melissa:* Yes.

*Ryan:* All right, good. I just wanna add my comments to this project. I'm in disagreement with this project. As a member of the future generation, I believe this is not a good idea for the area because of the traffic, and then I have some impacts that will be caused by this. So, first of all, there's obviously not a water enough water to sustain all these people in the water table. If you keep pumping out water from the water table, the ocean is right next to it, it's gonna come up and you're gonna have - the ground is gonna start sinking and you're gonna have ocean water in your water table, and that's obviously not good. And then if you're thinking about having solar and you're a resident near this area, forget about your solar plans

'cause you're gonna have no sun. There's gonna be tremendous amount of dusts created by this project, which in lots of dust is a whole bunch of carbon is released when it's getting turned around.

And then also, you have all these businesses that you've been talking about, all these small businesses that need support that are making their profit from people that are buying goods. And if there is no more of that, they're just gonna be kicked out because the rent is way too high, and that's obviously gonna be a factor 'cause it's a new building. What do your new buildings have? High rent costs and everything like that. And it's just common sense Econ shows that if there's less water price will go up, and you're just gonna make all the price go up for rest of residents in our area. And then Hank, by the way, there's no shortage in kids in school. I know that for a fact, 'cause I'm a kid, and they're making money off it. So, I don't know what you're trying to say there, but also, I know my time's about to go, but just there are not gonna be affordable units also, just the property value is too high. So, I wish you the best of luck, and thank you for letting me talk on this panel.

*Melissa:* Thank you, Ryan. Let me unmute Ann Greenspun. I don't see her anymore on the roster. Yes, I do.

*Anne:* Can you see me?

*Melissa:* Yes. Now I can. Thanks Ann.

*Anne:* Okay. Should I start again?

*Melissa:* Yes, please. I'm

*Anne:* I'm not sure where I was. Oh, my God. Everybody must be so tired, including Hank, Melissa, Allison and Dave, thank you for being here to answer our questions, I think we still need a lot more answers, so continue that. The Westside urban form had all the mayors meet this past week, Santa Monica, Hollywood, Culver City, Beverly Hills, they all agreed, all agreed that there is no housing crisis, it's an affordable crisis. This project, I think it's a little out of scale - It is out of scale for the site, it's actually ginormous it's on a hill, which makes it look bigger, and I would either cut it in half or perhaps use another location as others mentioned. I think it should be more about function than form. I wondered why you didn't have any more preliminary studies. There could be little ones to address the big issues that most of us are talking about tonight. Traffic, safety, water, to better answer our questions. Residents also should have protections both to

preserve the city and maintain our visual character. So, I wondered what kind of weight did we carry with you guys tonight? And my last question is I was trying to save the chat here, but I don't know if the chat is controlled by you, because I can't seem to save it. I know there's three little dots, but they don't show up. So, that was my question.

*Melissa:* Thank you, Ann.

*Dave:* I'll answer that, as the first question we've gotten in a while. We've gotten a string of comments, but the answer to your question about the studies, is Anne, those are all critically important things that will be evaluated in detail not by the developer, but by the objective third party city and their subject matter experts during the process. We're at the earliest possible stages, just starting this, and so that all gets vetted through, it's just part of the process. And with respect to the comments tonight, I don't know about the chat, but we are taking these comments in, they're gonna be provided to the city, they're gonna be part of the public process, and we we've done that not once but twice now, but as part of this applicant team. So, hopefully that addresses those questions, and Melissa, if you know the answer to how to get to chat, but it will be part of the public record since it will be submitted to the city.

*Melissa:* I don't know from the participants standpoint on this particular format, but it is recorded as part of our recording, it's recorded as a text file, so we will have that as part of our summary. I wanna move on to - we're now at 10:06 PM. So, I'm going to move on to Susie Barajas, followed by Larry, and Ajay.

*Susie* Hi, can you hear me?

*Melissa:* Yes.

*Susie:* Great. Thank you for holding this. There's just a couple of points and maybe a question here and there. With the regards to traffic, I live on maple street between 10th and 11th, and I can tell you, since Ocean Park went down to one-way, both each way, our traffic on our street has increased. So, with the traffic, I would appreciate that you guys consider the streets that we have on your traffic report, because people go speeding down our street and my kids, I don't even let them play outside anymore. Number two, with the affordable subsidized housing, which units are you gonna assign to that, two-bedrooms, one-bedrooms? And I just wanna reiterate housing isn't the issue, it's the price of housing that's the issue here. You keep encouraging cleaner modes of transportation.

I'm a mom, I work in Santa Monica, I can't ride my bike when I go grocery shopping or when I take my daughter to school, can't do that. So, it's great encouragement, but let's be real, it's not gonna happen. You are destroying this community. I've grown up here, I've lived on this street, and I moved back and it is like destroying the community here. The police can't even handle the current issues we have in Santa Monica, how are they gonna handle this? And Hank, I'm not sure where you hear that the Galson's parking lot is dangerous. That's not an accurate statement. And which City Council members live in this community that they'll experience what we're gonna go through? That's it.

*Melissa:* Thank you, Susie.

*Dave:* Your one question in there, Susie, the affordable units and the type of them, whether they're studios, ones or two-bedrooms will reflect the proportionate unit, mix of the market rates. So, it'll be a blend and the blend will be the same percentage as the market rate units.

*Melissa:* Thanks, Dave. Larry is up next, followed by Ajay and Mike Veinstein.

*Larry:* Yes. Can you hear me?

*Melissa:* Yes.

*Hank:* Yes.

*Larry:* Well, I have to thank you guys for staying up so late and taking speakers till the end, it's really appreciative. I wanna ask if any of you really care that 80% to 90% of the residents in Ocean Park and Sunset Park, and maybe five or seven Santa Monica City Council members don't want this project as presented. Do you really care? I'd appreciate four honest answers. Thanks again.

*Melissa:* Thank you, Larry. We're moving ahead, we have eight speakers left, I think probably six is the actual number. Ajay, I'm going to unmute you followed by Mike, and Karen. I can see you're unmuted there.

*Dave:* Before Ajay goes, let me just answer the last question. And the answer is, do we care about what the public thinks about the project? Of course, we care. And I don't know that your 80% to 90% is a statistical account. There's people who have strong views about this project on both sides of the equation, and this developer

and this applicant team cares deeply about how the projects are perceived both the city and the community. So, that's a heartfelt answer to your heartfelt question. We may not agree on outcomes on various things, but we do care about the public perception and how this whole effort is perceived.

*Melissa:* Ajay, are you there? I see your square; I see that you're unmuted. If you are not unmuted, we can't hear you. Okay. I think we're gonna need to move on. Mike you're unmuted followed by Karen Croner, and Dan Ferris. Here we go, Mike.

*Mike:* Great. Thanks to everybody. I'm actually calling in from the jungle in a small village in Mexico, it's amazing. I'm gonna phrase my concern as a question so that Dave is happy. And that is that, I don't feel that we can solve the whole state housing crisis -

*Hank:* Oh, we lost him.

*Dave:* We lost you, you went on mute, Mr. Veinstein.

*Mike:* Okay. I'm back again.

*Dave:* There you are.

*Mike:* Okay. So, since we can't solve the whole state housing crisis with one project, on the last call, I mentioned the former concept of activity center for this corner, which Hank definitely deflected at the time, and the tradeoff that I see between that concept then and now, is that then the idea of such a large corner if a developer was gonna develop the project with greater size, they really had to get into a lot of negotiation and be very creative about the design. And I thought at that time we would get a community center, now what we, as a dense housing project with some nice spaces in between. And I think this is such a critical corner, we're losing the opportunity to make a center, and even in terms of the design, it doesn't really speak to all these four streets crossing and looking in. This strikes to me as something that would fit in the middle of a block in the middle of a big city, but not as a corner and not as a place that you would go to, to go to for a happening or something being there and it's missing the chance.

And if we look, I know that you wanna deal with the sound on Ocean Park Boulevard, but if you're thinking about what the street's gonna be like in 50 years, you're gonna have a lot of dense housing, we're also gonna have electric cars and it's not gonna be as noisy. So, I'm just feeling like you've made a choice, a trade out

here to max out on what the state allows now by right, and we've lost the chance to have a more creative site. And yes, it would've been less money and a little bit less housing, but there aren't many corners that are so major in terms of long-term urban design and what this street could look like 30 or 40 years from now. So, I guess, you know, did you debate that tradeoff? And maybe it was just dollars and cents from the people who are investing here, but I think we're losing a historic opportunity with this corner to be great and it's just okay. Over.

*Melissa:* Thanks, Mike. Thanks very much.

*Mike:* Thank you.

*Melissa:* We're getting down to the last few. Karen, I'm going to unmute you followed by Patricia and then Tamra.

*Karen:* Hi there, can you hear me?

*Melissa:* Yeah.

*Karen:* Hi, listen, I think what Mike just said is spot on. This is a remarkable opportunity for this corner, and I think what Nick said earlier is essential. He said you're decimating the community and the neighborhood. And I think that everybody here needs to really take that to heart and think about it. And Hank, I have been a huge fan of your work from when you first started out and saw you as an artist. And I know that you can do better than this. And I find it, I guess what's very clear here, is there's a community that's saying do better. We believe in our local shop owners, we believe in our community, we believe in our neighbors, we believe in [inaudible 03:14:44]

*Dave:* We're losing you, Karen.

*Melissa:* Karen, you're breaking up.

*Karen:* Can you hear me now?

*Dave:* Yes.

*Melissa:* Can you hear me now?

*Melissa:* Yes.

*Hank:* Yes.

*Karen:* Perfect. Look, we're all working people. You guys wanna make as much money as possible off of this development, I get it. We want to maintain a community that is life-affirming and really, really fucking meaningful. So, I guess the question I would have is, is there a compromise, are you even considering a compromise? How much smaller would you be willing to go to create something spectacular?

*Melissa:* Thanks, Karen.

*Dave:* Yeah. And the answer is, this meeting is about getting that kind of feedback specific, broad, general, all the rest of it, and the applicant team has to take this under consideration, and think through some of these things. I don't have an answer for you on the spot, Karen, but that's why the community meeting is held.

*Hank:* And I just wanna say we're at the beginning of that design process. We've submitted a concept in here, we're gathering input from you guys, and the design's gonna develop as we move forward. I think you said it's gonna be a good year process here at least, and then another year to get building permits, etc. And so, there's a lot of time there for the design to improve, and we'll be bringing on various consultants to help us in that endeavor.

*Melissa:* Thanks, Hank. We have two speakers left, Patricia and Tamra, and then I'm gonna just revisit a couple who were not responding. So, Patricia, I'm unmuting you.

*Dave:* I don't think Patricia's Interested in making a comment.

*Melissa:* Patricia, I'll just give her another opportunity. I just sent an ask to unmute, if you could just try unmuting your computer. Okay, then I think we have one person left in the queue. Tamra Raven, I'm unmuting you.

*Tamra:* Hi there. Can you hear me?

*Melissa:* Yes.

*Tamra:* So, Alison, at the beginning, you said that you cared about the community. I think now you've heard from the community on the Zoom meeting, at least 90% of the people here have said that you're gonna hurt this community with this project. Can you acknowledge that you heard that tonight? Allison, I'm looking to you to really answer this question.

*Alison:* I think that there's a larger community of Santa Monica that we are very interested in making sure that this center serves all of it, including the neighborhoods directly next to it. And I very much have heard every comment that was said tonight. And as Dave said just a minute ago, there's a lot to digest here. A lot of info has been asked and discussed and we'll certainly take that back, and also, we'll be submitting all of this to the city as well as Dave mentioned earlier. So, thank you to everyone for your time tonight and for your comments. We are listening.

*Tamra:* I definitely disagree with you. I think you need to listen to 90% percent of people who talked tonight, who don't believe this project, and I really hope we can find a way to make it all go away 'cause it's not for this community. You're gonna destroy this community.

*Melissa:* Thank you, Tamra. I'm just looking at there are three hands still up. Patricia R, Ellen Mark, and Azra. I will ask Patricia to unmute and Ellen and Azra, and see if you're still there, because we're at the end of the line here.

*Dave:* And I think these will be ask three speakers, Melissa.

*Melissa:* Yes, they will be. Okay. I've asked Patricia. Ellen, just asked her to unmute I don't see anything, and Azra. Okay, we're not getting any responses from those requests, so I do see one more in line, Susie Shapiro, I'll unmute you right now.

*Susie:* Can you hear me?

*Melissa:* Yeah.

*Susie:* Thank you. thank you for tonight. This was very educational, much appreciated. For the future now, how can the community remain involved? Will there be more opportunity? How can we follow the process along? Is that a possibility? Thank you.

*Melissa:* Thank you, Susie.

*Dave:* Yeah. I mean there's several steps along the way of this process, as we've talked about, Susie, it's a long process. There'll be public hearings around the design of the process that will occur, that's kind of later in the process, but there's a series of events that occur, and we don't work for the city, but the city is there to handle public questions and input about the process. We have a website, if you

email us what questions about the project, we can get back to our applicant team can get back to you. And so, we hope to remain engaged with the community as this this effort goes forward. And on behalf of the whole applicant team, Alison, Hank, and Melissa, myself, I wanna thank everybody for your comments, like I said, we appreciate it, whether it was good, bad, or indifferent, we really tried tonight to give you our attention, answer the questions as best we could, listen to your thoughts, and hopefully folks learned some stuff. The meeting was productive and it served its intended purpose. So, everybody, have a terrific night. Thank you for your time and we appreciate it.

*Melissa:* Thanks, everybody.

*Hank:* Thank you. Okay, goodnight, all.

*[End of Audio 03:21:33]*