

Wilmont Resolutions

Annual Meeting June 2017

DRAFT

Wilmont supports an urban park at 4th/5th and Arizona (resident-owned land) to serve as a vibrant, green gathering point for our community.

- At least 80% of the land must be ground-level open space.
- The remainder must not exceed the zoning height limit.

Background

The Downtown Specific Plan proposes a 12-story building on this 2.5 acre site. With limited ground-level open space, the proposed structure would offer mostly commercial space, including office space and a luxury hotel, but little housing. This Plan will increase traffic down Wilshire because of the work/housing imbalance.

Wilmont supports a 4-3-2 city: 4-stories Downtown, with 3 stories on boulevards and two stories in neighborhoods.

- The 4-3-2 model is sustainable for water, solar power, parking, traffic, public services and our ability to survive serious events e.g., earthquakes.
- Downtown boulevards that transition to neighborhoods (like the north side of Wilshire), must not exceed 3-stories.

Background

Downtown now includes the north side of Wilshire from Lincoln to Ocean. Most apartments and condos next to Wilshire are 1-3 stories high. 4-storey buildings would shade Wilmont homes next door. North Wilshire is also beyond walking distance of Expo, so high, dense housing would increase parking and traffic in Wilmont.

Wilmont supports the halt of commercial invasion and expansion into residential neighborhoods.

Background

The Downtown area has been expanded by 30% - pushed east of Lincoln Blvd. and to the north side of Wilshire Blvd. The Downtown Community Plan proposes dense 50' buildings on Wilshire with minimal parking. Developers continue their pressure to rezone residential parcels on 2nd Street to commercial in Wilmont. The Palihouse is a 24/7 hotel that disrupts our neighborhood and the Miramar Hotel expansion is a threat to the quality of life all surrounding residents.

Wilmont supports the elimination of all "Super Large Sites"/"Opportunity Sites" in the Downtown Specific Plan and all future city plans.

- Super Large sites filled with luxury hotel rooms and office spaces exacerbate our housing/jobs imbalance, use up our limited water supplies, stress city services and increase traffic to our city.

Background

- The Fairmont Miramar, Gehry Hotel (Ocean Hotel), 4th/5th and Arizona development, Wyndham Hotel, Sears property, BBB property and Expo Metro Yards could all be 130 feet tall.
- The proposal for the 4th/5th and Arizona development is 2.5 acres/ 12-stories, but only offers 48 Affordable Housing units. That project would bring thousands of additional cars down Wilshire every day.
- The MIRAMAR luxury hotel complex

Wilmington supports the development of a circulator system (small buses, jitneys, trolleys) that moves throughout the City and connects to Expo.

- The Big Blue Bus is a regional service that does not prioritize Santa Monica residents.
- Residents need realistic transit options, not mandates, elimination of parking or PR campaigns to stop using cars.

Wilmington supports parking standards that allow existing residents to park on the street near their homes.

- Parking standards must not allow hotel and motel guests, banquet and wedding attendees, employees and visitors to use already-scarce residential parking spaces.
- The City must revise parking standards, including the Downtown Specific Overlay, that push traffic and parking problems deep into residential neighborhoods.

Background

The Downtown Specific Plan allows developers to offer much less parking than the rest of the city, including Wilshire. For example: the 4-story buildings on Wilshire would have ½ parking space per studio and one bedroom apartment and one parking space per every two or more bedroom apartment. Buildings would have one guest space for every 15 units.

The Plan proposes 50% less parking for hotels and motels. It offers no alternative for employee parking except parking on residential streets, no real plans for large banquets/conferences held by the proposed “Opportunity Site” hotels, or on-site guests or visitors to the spa/gym, restaurants or other amenities. These Opportunity Sites/lux hotel complexes are across from the beach, Palisades Park, 3rd Street Promenade and California Incline – areas already drawing significant local and regional drivers.

Wilmington supports the concept that all City policies, programs and plans, including area plans, should prioritize residents.

- Businesses (especially locally-owned businesses), tourists, visitors and employees are important but residents are the backbone of our community.

Background

When City plans and policies are being considered, non-residents’ views carry the same or more weight than that of residents. The City’s Zoning Codes and the draft Downtown Community Plan prioritize the welfare of employees and tourists over residential quality of life. Examples: the City allows the Palihouse Hotel to disrupt

the surrounding Wilmont neighborhood. Only 30% of spaces in the Civic Center's new Early Childhood Education Center are reserved for the children of Santa Monica. Employees and valet services are permitted to park on residential streets, forcing residents to park far from their homes. 50 feet (4-5 story) buildings are planned for Wilshire. Adjacent to 2-3 story apartments and condos will be thrown into shade, and traffic and parking problems will escalate throughout Wilmont.