To: Planning Director David Martin (david.martin@santamonica.gov)

Dear Planning Director Martin,

Please reject the project on the Gelson’s site for the following reasons:

1. The developer’s bonus density calculations are incorrect under the code for the reasons provided by SMCLC;
2. The developer should not be permitted to waive our code requirement for 2-bedroom units for affordable housing – we need such family-sized housing in Santa Monica and this project would provide only 12 units if the waiver were allowed;
3. Our City planning department lacked transparency in its dealings with the public on this highly controversial project by stalling and making excuses to repeated questions as to the status of the application process;
4. Our City planning staff allowed time to run out on the public’s comment deadline, denying an opportunity for outside substantive review of the relevant development standards to object to this project by residents and involved groups; and
5. City planning staff have not met their ethical obligations to the public as set out in the Ethical Planning Principles of the American Planning Association.

I urge the City Planning Director to cure these deficiencies by requiring the developer to revise its allowable density bonus and to comply with its affordable housing obligation before approving this project.

Cc: City Manager (david.white@santamonica.gov)

 City Council (council@smgov.net)

 SMCLC (info@smclc.net)