

PRINCIPLES OF UNITY BETWEEN MEMBERS OF THE SANTA MONICANS FOR RENTERS'
RIGHTS COALITION -- Adopted January 1981 -- Working Papers:

PREAMBLE

This document represents the underlying Principles of Unity of the SMRR coalition and candidates. The document spells out the direction SMRR would like to see the city take, and as such, it suggests a variety of programs and positions. However, both SMRR and the candidates recognize that this entire program cannot be implemented at once or even in four years. Like all local government in California, Santa Monica is subject to the fiscal constraints of Propositions 13 and 4 and the unwillingness of the taxpayers to finance an ever growing governmental structure. This means that priorities must be established among existing city programs and the programs proposed herein.

It is therefore essential that the City government of Santa Monica be as lean and frugal as practicable so that much of the program discussed will be implementable within those constraints yet consistent with the direction of these Principles of Unity.

It is further understood that these Principles of Unity are neither inclusive of all the concerns of the various organizations and candidates nor should they be seen as excluding other concerns and commitments of candidates and member organizations.

PRINCIPLES OF UNITY: AIRPORT

The SMRR City Council candidates should support taking all necessary steps to close the Santa Monica Airport.

Furthermore:

- a. The land should remain in city ownership.
- b. The subsequent use of the land should be a matter of widest possible public debate. A citizens committee should be appointed to create a plan for the eventual development of the airport land. The residents of the neighborhoods immediately impacted by this development should be significantly represented in this body.
- c. We believe that the use of the land should reflect a mix of recreational, mixed-income residential, and light commercial development -- with appropriate attention to environmental and fiscal impacts.

1/25/81

PRINCIPLES OF UNITY: COMMERCIAL DEVELOPMENT

1. It is essential to have the maximum participation of Santa Monica residents and neighborhood organizations in planning decisions in commercial zones. Development in the Central Business District has city-wide impacts and should be subject to special public constraints.
2. Measures should be taken to prevent the encroachment of commercial zones into existing residential zones.
3. It should be the policy of this city to promote neighborhood commercial centers of moderate scale within walking distance to residents.
4. New commercial buildings in Santa Monica should generally maintain the low-rise character of the city.
5. City policy should develop methods to encourage the development of mixed commercial-residential structures, especially in the Central Business District.
6. All proposed projects must be evaluated for impact upon traffic, pollution and the integrity of the city infrastructure. Development likely to create unacceptable congestion, hazards to pedestrian traffic, air and noise pollution, and to place excessive burdens on streets, utility delivery systems, sewer systems, police and fire protection services should be discouraged.
7. All proposed large commercial projects must be carefully evaluated for their impact on the fiscal health of this city. Any projects likely to create significant burdens should be discouraged.
8. All new commercial development should be required to meet strict standards of energy efficiency and should utilize solar energy for space and water heating where feasible.

PRINCIPLES OF UNITY: COMMERCIAL DEVELOPMENT (page 2)

9. We are concerned that rapid commercial development places unhealthy pressures on land values and commercial rents in the city. Often such development and its ripple effects result in the displacement of existing long-time merchants. Controls on development should be developed to mitigate these impacts. When displacement occurs, relocation assistance should be provided to aid displaced merchants seeking to relocate in Santa Monica.

10. Public policy should encourage cooperative enterprises in Santa Monica.

11. Modes of transportation other than automobiles, such as shuttle buses, bicycles, and walking, should be encouraged in commercial zones.

12. The Council should establish a mechanism to encourage small business in Santa Monica and to aid in the creation of community based and public enterprises. The City should improve the management of city owned enterprises. The broadest possible public debate should be encouraged regarding the revitalization of the Santa Monica Mall.

13. Coordination between the Planning and Building Departments should be improved to enforce the conditions on permits. In the case of significant change, public input on alterations to approved plans shall be required.

PRINCIPLES OF UNITY: HOUSING

1. Support an ordinance requiring developers to include affordable units (rental and sales) in all new mutli-family developments and further require that a significant percentage of those units be for persons of low and moderate income as defined by HUD guidelines. Such units would be subject to resale control.
2. Support an ordinance that would encourage and provide incentives for mixed residential and commercial uses in areas currently zoned for commercial use.
3. Take every possible action to provide the approximately 400 housing units allowed by Proposition N.
4. Prohibit the conversion of rental units to condominiums and market-rate cooperatives. Investigate the feasibility and effect of limited equity and no-equity, non-market rate cooperatives on the city's housing stock.
5. Immediately begin a study of the underutilization of existing housing with explicit instructions regarding the means to correct this problem.
6. Expand the consumer complaint section of the City Attorney's Office to receive, process, investigate, refer, and/or prosecute where applicable complaints dealing with discrimination in housing.
7. Make the first priority for Block Grant funding the construction and rehabilitation of housing for low and moderate income people.
8. Establish a positive marketing and education program for landlords and eligible tenants regarding the availability of federal and state housing subsidies, giving special attention to housing for families, seniors, and the handicapped.
9. Establish a tenant counseling program as a service of the city.
10. Support, strengthen and extend the protections of Santa Monica's Rent Control Law.

PRINCIPLES OF UNITY: HOUSING (page 2)

11. Allocate all necessary funds to the City Attorney to participate in the legal defense of the Rent Control Law.
12. Provide funding to hire qualified personnel who would investigate tenants' complaints regarding uninhabitability, maintenance, and safety of rental units.
13. Develop a property maintenance code.
14. Support the formation of a non-profit corporation to build and own low and moderate income housing.
15. Expand eviction protections to tenants in all rental units without exception.
16. Investigate and support and the use of pension funds and public enterprise as sources of capital for developing housing for low and moderate income people.
17. Investigate and pursue measures to insure that vacant rental units are made available for rental.
18. Support municipal and other public programs to purchase available land for housing and community development projects.

PRINCIPLES OF UNITY: SELF-GOVERNMENT

1. The City of Santa Monica will help neighborhoods to solve neighborhood problems by supporting community organization efforts.

2. Neighborhood Impact Statements should be included in Environmental Impact Reports to allow neighborhoods and residents to review the impact which a particular development might have on a neighborhood, particularly on traffic flow, noise, aesthetics, neighborhood services, housing, small business, crime and the like.

3. The composition of membership on the Planning Commission should reflect the geographic diversity of the city.

PRINCIPLES OF UNITY: CRIME AND PUBLIC SAFETY

1. In order to assure a higher level of public safety, a greater sense of personal security and more efficient response capability, the city should hire more police personnel.
2. Police officer deployment should reflect the greater needs of high crime areas of the city. New and existing personnel should be deployed in a fashion which generates a visible and real presence in the community, such as foot patrols in highly pedestrian-use areas of the city.
3. The City should support and assist community and neighborhood anti-crime programs. The Police Department should assist such programs in training citizens in effective crime deterrence. Such programs also help to generate a healthier community-police relationship.
4. The City should provide the necessary funds to modernize aspects of police services. In particular, computerized priority response equipment can assure a faster response time to citizens' calls.
5. All new residential and commercial units should meet minimum security standards such as the installation of dead-bolt locks, effective window locks, solid core doors and adequate lighting. Design requirements should include characteristics which assure the visibility of access routes and other crime deterrent designs.
6. Programs which encourage the retrofit of existing residential and commercial units with the above minimum security measures should be supported.
7. The City should undertake to provide street and alley way lighting in inadequately lit areas of the city.
8. Juvenile diversion programs, including recreational opportunities and counseling for youth, should be supported.
9. SMRR supports the Council-written anti-crime referendum.
10. SMRR opposes the SMAC-written initiative.
11. The City will provide information regarding state programs which reimburse victims of violent crimes.

PRINCIPLES OF UNITY: SOCIAL SERVICE PROGRAMS

1. Senior Citizen programs should be expanded with more decision-making responsibility placed in the seniors themselves to:
 - a. expand the hot-lunch program
 - b. allow groups to use the kitchen facilities for meals not catered by contract
 - c. plan mixed generational programs
 - d. expand health programs
2. The Commission on Older Americans should have a greater role in policy development in the city. Staff liaison should be changed from Parks and Recreation to the Assistant City Manager's office.
3. Consumer Affairs should provide regular complaint handling, special legal work, and regular participation at proceedings before the PUC.
4. ~~Handicapped~~ ^{DISABLED}-directed programs must be developed and handicapped citizens must be included in reviews of City codes, projects, etc.
5. Independent, non-profit, community based social service organizations should be funded on an annual basis as an integral part of the city's regular functions.
6. CDBG funds should be made available for community activities and to community organizations. CDBG should not be used for structural repairs to city facilities.
7. City sponsored child care programs should be developed. The City will pursue public funds for this purpose. Children's day care programs must be expanded to meet the needs of families and to provide constructive activities for children from infancy through adolescence. Before and after school supervision on every school program should be implemented.
8. The Library's services should continue to expand, and programs developed to actively involve citizens.
9. Community promotion funds should be used to encourage arts and theater, as well as music.

PRINCIPLES OF UNITY: SOCIAL SERVICE PROGRAMS (Page 2)

10. The City should take appropriate action, without duplicating existing services, to meet the health needs of the citizens, including investigating the filling of the position of Health Commissioner currently in the City Charter. Health programs through the community service organizations should be encouraged.

11. County and municipal programs which provide recreational opportunities and counseling services for youth should be supported.

12. The City shall make every effort to re-establish the Social Security Office in Santa Monica.

13. The Senior Citizen Day Care program should be expanded to two additional sites.

14. Community gardens should be supported and expanded.

15. The City will insure adequate and convenient transportation for Seniors and ~~handicapped~~ ^{DISABLED} persons.

16. Given the anticipated fiscal cutbacks in federal and state budgets, and to the extent feasible, the City should provide financial support to agencies that provide human services, including, but not limited to the following: child nutrition, health screening, maternity services, family planning, and abortion.

PRINCIPLES OF UNITY: CITY ADMINISTRATION
PRIN

1. The Council should strengthen the existing Consumer Affairs division of the City Attorney's Office.

2. The City should facilitate communication between city government and Santa Monica citizens and promote citizen participation in municipal affairs.

Redundant
3. ~~The Council should strengthen and expand municipal support for the arts.~~

4. A citizens' advisory committee should be established for each neighborhood park.

5. The City should support compensation for City Council members equivalent to salaries of City Councilmembers in "general law" cities through a vote of the people.

PRINCIPLES OF UNITY: ENERGY

The City Should:

1. Implement a Municipal Solar and Conservation Utility such as has been proposed.
2. Provide MS and CU services to commercial and industrial sectors.
3. Facilitate the use of bicycles in the city through bike lanes and racks.
4. Implement a city-wide recycling program.
5. Pass a Solar Access Ordinance.
6. Require solar water heating systems in all new residential, commercial, and industrial construction, substantial rehabilitation, and modifications, where cost effective, technically feasible, and where solar access is guaranteed.
7. Implement solar and conservation measures, where cost-effective, in all municipal buildings.
8. Advocate progressive energy policies and programs on the County, State, Federal, and utility level.
9. Investigate and implement policies which encourage bus and bicycle use.
10. Develop a city energy plan and planning process.
11. Develop local programs and incentives to encourage retrofit of solar energy and conservation measures in existing buildings so that savings in energy costs can be passed on to renters and buyers.

PRINCIPLES OF UNITY: ENVIRONMENTAL HEALTH

1. The Council should enact a toxic chemical and hazardous waste disclosure law to require as a condition for a business license, businesses and institutions in Santa Monica to publicly report what chemicals they use and what methods are used for disposal.
2. The use and manufacture of 2 4-D and similar toxics should be banned in Santa Monica.
3. A study of city pest management procedures should be conducted and the finding of alternatives to toxic substances should be emphasized.
4. Information on safe methods of disposing household toxic substances should be distributed to all residents.
5. The City should take steps to improve water quality and prevent further pollution of Santa Monica Bay.
6. The Council should act to improve the quality and taste of water in the City.
7. The City should support the Coastal Act, EPA, and other governmental bodies and regulations which promote environmental health.
8. The City should take steps to improve air quality and prevent further pollution in Santa Monica.

PRINCIPLES OF UNITY: HUMAN RIGHTS

1. An aggressive affirmative action program for city employees should be immediately implemented.
2. No institutions which discriminate on the basis of sex or race should be allowed to operate on city owned land or to receive city subsidies.
3. Sex role stereotyping in city-sponsored programs and jobs should be eliminated.
4. The city should prohibit discrimination in housing and employment based on sexual preference.
5. We believe that all women should have control over their own bodies. The City Council should vigorously support the right of all women to choose whether or not they will have an abortion.