

NOTICE OF A PUBLIC HEARING BEFORE THE SANTA MONICA CITY COUNCIL

TUESDAY, APRIL 14, 2015 and WEDNESDAY, APRIL 15, 2015, AT 6:30 p.m., City Hall (more info below)

On April 14-15 at 6:30 pm the draft Zoning Code and all the LUCE Amendments go before the City Council. After hearing public testimony, they will decide:

- Should Wilshire should be the highest, densest boulevard in the city?
- Should only Wilmont be targeted for 6' additions to historical landmarks and properties of merit?
- Should "Activity" Centers be eliminated at 14th/Wilshire and Centinela/Wilshire?
- Should 1801 Wilshire be up zoned into an unofficial "Activity" Center?
- Should parcels be consolidated to create extra big apartments and very big parking lots that exit into Wilmont?
- Should an extra 3' (creating an extra floor) be added to Montana Ave, incentivizing housing 1.5 miles from Expo?

Elizabeth and Nikki from Sunset Park are leading a sub-committee of Neighborhood Council that also includes Laurence. This small group is creating a remarkable document to present to the City Council, an impressive array of resident priorities and community core values.

But some City Council members don't read everything they're sent. That said, they are a captive audience on the dais.

Wilmont will need speakers April 14 to make sure City Council listens to our priorities, as every land use attorney and lobbyist will be championing their cause.

Below is the official notice in the SMDP.

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TUESDAY, APRIL 14, 2015 and WEDNESDAY, APRIL 15, 2015, AT 6:30 p.m.

NOTICE OF A PUBLIC HEARING BEFORE THE SANTA MONICA CITY COUNCIL

SUBJECT: Study Session on the Draft Zoning Ordinance, Proposed Land Use and Circulation Element Amendments, LUCE Amendment Appeals, Draft Official Districting Map, and Draft LUCE Land Use Designation Map Amendments

APPLICANT: City of Santa Monica LOCATION: Citywide

A public hearing study session will be held by the City Council to review, comment, and provide direction on the following:

- Draft Zoning Ordinance (Zoning Ordinance Update Redline Public Review Draft, as modified by the Greenline)

Proposed Land Use and Circulation Element (LUCE) Amendments:

1. Amending the title of all “Building Height Standards” graphics in Chapter 2.1 of the LUCE to “Building Height Guidelines” to clarify that graphics do not establish mandatory development standards². Striking the following text from Chapter 2.1: “similar to the established stepback standards of the zoning ordinance in effect as of May 27, 2010” throughout the LUCE 3. Clarifying throughout the LUCE that Tier 1 is baseline, by-right development up to the discretionary review thresholds established by the Zoning Ordinance
4. Amending text on pg. 2.1-41 (first bullet on the left) to include: “and a 3-foot height bonus above the 32-foot base height”⁵. Eliminating the requirement that Tier 2 Residential and Mixed-Use projects be processed by development agreement unless the projects provide nonresidential uses above the first floor
6. Eliminating the provisions stating that Tier 2 discretionary review be undertaken by a Conditional Use Permit and clarifying that this discretionary review can be undertaken by a development review permit or its equivalent.⁷
7. Removing the Activity Centers Overlays on Wilshire Boulevard – Wilshire/Centinela and/or Wilshire/14th or modifying the development standards authorized in these centers
8. Removing Tier 3 from the Mixed-Use Boulevard land use designation (MUB) in certain areas of the City or modifying the MUB development standards for Tier 3 in these areas of the City⁹. Removing Tier 3 from the Mixed-Use Boulevard Low land use designation (MUBL) in certain areas of the City or modifying the MUBL development standards for Tier 3 in these areas of the City
10. Establishing that a project which preserves a City-designated landmark or structure of merit in a portion of the R2 District that had historically been zoned R3 shall receive a 6-foot height bonus, allowing for an additional floor of housing beyond that otherwise authorized in this district
11. Modifying the discretionary review process for a project that requests Tier 3 height by eliminating the requirement that such review only be through a development agreement when the project would preserve a City-designated landmark or structure of merit and the requested FAR would not exceed the limitations established for Tier 2 projects

•Exhibit A of Attachment K 3)

- Appeals of Planning Commission Denials of Specified LUCE Amendments (#4, 7, 8, 9) and LUCE Land Use Designation Map Amendments (1127 2nd Street, 1129 2nd Street, and 1137 2nd Street)

Draft Official Districting Map

Initial Study/Negative Declaration (State Clearinghouse #[2013121053](#))

The City Council is recommended to direct staff to return on May 5, 2015 with a Zoning Ordinance for 1st reading, LUCE amendments, LUCE Land Use Map amendments, and the Official Districting Map. LOCATION: City Council Chambers, Second Floor, Santa Monica City Hall 1685 Main Street, Santa Monica, California