



NOTICE OF A PUBLIC HEARING BEFORE THE SANTA MONICA CITY COUNCIL

SUBJECT: Public Hearings will be held concurrently by the City Council for the following:

Amend the Land Use and Circulation Element

The City Council will consider adoption of a resolution to amend the Land Use and Circulation Element (LUCE) of the General Plan of the City of Santa Monica to modify the height and floor area ratio standards for Tier 2 and Tier 3 projects within the Mixed Use Boulevard land use designation within the Downtown District and ensure consistency with the proposed Downtown Community Plan.

Amend the Civic Center Specific Plan

The City Council will consider adoption of a resolution to amend the Civic Center Specific Plan (CCSP) to remove the Colorado Avenue Special Use District in order to eliminate conflicts with the Downtown Community Plan boundaries.

Amend the Zoning Ordinance

The City Council will consider adoption of amendments to the Zoning Ordinance (Divisions 1-5 of SMMC Article 9) related to the Downtown Community Plan (DCP), including but not limited to clarifying the relationship between the DCP and Zoning Ordinance regulations; land use regulations; height limits for fences, walls, and hedges; demolition review procedures; parking, loading, and circulation; and outdoor dining in the community plan area. The City Council will also consider adoption of amendments to Land Use and Related Provisions in the City's Zoning Ordinance (Division 6 of SMMC Article 9) related to the Downtown Community Plan and additional transportation demand management requirements in the community plan area.

Amend Santa Monica Municipal Code (SMMC) Article 8

The City Council will consider adoption of an amendment SMMC Article 8 related to the Downtown Community Plan to extend the expiration time limits for demolition permit applications to accommodate new demolition review procedures proposed for buildings over 40 years old in the community plan area.

Downtown Community Plan Final Public Hearing Draft

The City Council will review the Final Public Hearing Draft of the Downtown Community Plan and Final Environmental Impact Report (State Clearinghouse #2013091056). The Council will consider adoption of a resolution to adopt the Final Downtown Community Plan. The Council will also consider adoption of resolutions certifying the Final Environmental Impact Report (EIR) for the DCP and adopting a Statement of Overriding Considerations and mitigation measures identified in the Final EIR.

Opportunity for public input on the above amendments, the draft Downtown Community Plan, and Final Environmental Impact Report will be provided at the Monday, July 10, 2017 hearing. Following public testimony, the Council will close the public hearings and begin deliberations on Tuesday, July 11, 2017 and conclude deliberations on Tuesday, July 25,

2017. The Council staff report will be available online:
<https://www.smgov.net/departments/clerk/agendas.aspx>

WHEN AND WHERE: Below is the anticipated schedule and the location of the public hearings for the draft Downtown Community Plan and associated amendments the LUCE, CCSP, Zoning Ordinance, and Municipal Code.

DATE	TIME	LOCATION
Monday, July 10, 2017 Tuesday, July 11, 2017 Tuesday, July 25, 2017	Each meeting will begin at 6:30PM	City Council Chamber, 2 nd floor Santa Monica City Hall 1685 Main Street, Santa Monica, CA 90401

HOW TO COMMENT

The City of Santa Monica encourages public comment. You may comment at the City Council public hearing, or by writing a letter. Written information will be given to the City Council at the meeting.

Address your letters to: City Clerk
Re: Downtown Community Plan
1685 Main Street, Room 102
Santa Monica, CA 90401

Or email to councilmtgitems@smgov.net

MORE INFORMATION

If you want additional information about this project or wish to review the project, please contact Peter James, Principal Planner at (310) 458-8341 or by e-mail at peter.james@smgov.net. The Draft Downtown Community Plan is available at the Planning Counter during business hours or available www.downtownsmplan.org. The meeting facility is wheelchair accessible. For disability-related accommodations, please contact (310) 458-8341 or (310) 458-8696 TTY at least 72 hours in advance. Every attempt will be made to provide the requested accommodation. All written materials are available in alternate format upon request. Santa Monica Big Blue Bus Lines numbered 1, 2, 3, Rapid 3, 7, 8, 9, Rapid 10, and 18 serve City Hall and the Civic Center area. The Expo Line terminus is located at Colorado Avenue and Fourth Street, and is a short walk to City Hall. Public parking is available in front of City Hall, on Olympic Drive, and in the Civic Center Parking Structure (validation free). Pursuant to California Government Code Section 65009(b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Monica at, or prior to, the Public Hearing.

ESPAÑOL: Esto es una noticia de una audiencia pública para revisar aplicaciones proponiendo desarrollo en Santa Monica. Si deseas más información, favor de llamar a Peter James en la División de Planificación al número (310) 458-8341.