



City Council Report

City Council Meeting: February 28, 2012

Agenda Item: 4-A

To: Mayor and City Council
From: Andy Agle, Director of Housing and Economic Development
Subject: Housing Needs Study Session

Recommended Action

Staff recommends that the City Council review and provide direction on issues relating to the continued provision of housing in Santa Monica, including direction on the policy issues and trade-offs identified in the report.

Executive Summary

This study session report is intended to provide the City Council with current information about housing in Santa Monica, including existing resources, current needs, and trends. This report also suggests key policy considerations related to housing in Santa Monica, including desirable typologies for future housing, moderate-income housing needs, and affordable housing as a community benefit of development.

Background

For many decades, a majority of Santa Monica residents have resided in small households in rental housing. With the adoption of rent control in 1979, a large portion of Santa Monica's rental housing stock was affordable to people with a diversity of incomes. Since the implementation of state-mandated vacancy decontrol in 1999, over sixty percent of rent-controlled apartments have been rented at stabilized market rates. In addition to rent control, Santa Monica has an extensive history that prioritizes affordable housing to preserve and promote a diverse and sustainable community. Residents have affirmed this priority in local voter-approved initiatives, such as Proposition R (1990), requiring that 30 percent of all new multifamily housing be affordable, and Proposition I (1998), authorizing the City to participate financially in creating affordable housing equal to one-half of one percent of the housing stock annually (approximately 250 residences). A third local initiative, the Tenant Ownership

Rights Charter Amendment (TORCA; 2002), directed that condominium conversion fees be used for affordable housing. City Council has further facilitated affordable housing through adoption of land use incentives and administrative funding guidelines to streamline affordable housing production and preservation, based on a policy foundation supporting affordable housing in the General Plan Land Use and Housing Elements. The Land Use Element also identifies affordable housing as a primary community benefit in new development. The Affordable Housing Production Program (AHPP) requires developers of multi-family housing to contribute to affordable housing production through a flexible framework to help the City meet its affordable housing goals. Finally, City Council has approved a local preference policy that prioritizes affordable housing opportunities for Santa Monica residents and workers.

Demographic Trends

Demographic information for Santa Monica indicates the population is aging somewhat and becoming more affluent. From 1990 to 2010, census data indicates that the median age increased from 37.9 to 40.4 years, much higher than the Los Angeles County median age (30.7 to 34.8, respectively). Also, while the young adult (25-44 years) population is decreasing, the middle age (45-64 years) population is increasing (other age groups, such as school age, college age and seniors are fairly stable). The average household size of 1.8 persons has remained constant since 1990. Median household income rose from \$36,000 to \$68,842 between 1990 and 2010. Adjusted for inflation (70 percent inflation since 1990), the 1990 median income would be \$61,200, demonstrating moderate real growth (approximately 12.5 percent over 20 years) in median incomes. Seniors represent 15 percent of current Santa Monica residents and 16 percent of current residents are persons living with disabilities.

Housing Stock

According to the 2010 census, there are a total of 50,912 housing units in Santa Monica, of which 71 percent are in multifamily buildings. The American Community Survey provides further information about the type of multifamily rental units in Santa Monica, as follows:

Multifamily Housing	
# of Bedrooms	Units
Studio	10%
One Bedroom	47%
Two Bedrooms	35%
Three or More Bedrooms	8%

Comparing the housing stock to Santa Monica’s demographic information shows a predominance of smaller households and multifamily residences of two bedrooms or fewer to accommodate the smaller households.

Regarding affordable housing, there are currently 3,764 residences specifically affordable for very low-, low-, and moderate-income households (seven percent of multifamily units), with 675 more in the pipeline (either in construction or with zoning approvals) for a total of 4,439 residences. Forty-five percent of the existing and pipeline residences are for very low-income households, 36 percent for low-income households and 19 percent for moderate-income households. More than two-thirds of these are zero-bedroom and one-bedroom apartments, with the balance comprising mostly two-bedroom apartments. The following tables summarize the portfolio of affordable housing in Santa Monica:

Affordable Housing Stock Characteristics

Table 1

Income Level		
Very Low	Low	Moderate
45%	36%	19%

Table 2

Unit Size				
0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm
23%	46%	20%	11%	0%*

* Less than ½ of 1%

The 4,439 affordable residences (completed and in pipeline) are generated through public subsidies, regulatory approaches (such as the AHPP), or development agreements. Approximately two-thirds of these received City financing and were developed by nonprofit housing organizations, while the other one-third was built by for-

profit developers in concert with the development of market-rate housing. Recently, several for-profit buildings have been constructed with studio apartments targeted to moderate-income households (\$60,000-\$68,000 per year for one- to two-person households) with rents of approximately \$1,495 per month.

Rental Assistance Programs

Section 8 Housing Choice Vouchers, Shelter Plus Care vouchers, and HOME Tenant-Based Rental Assistance vouchers are an important means by which affordable rental housing is made available in Santa Monica. The City's Housing Authority currently administers more than 1,400 vouchers that are funded primarily by the federal government, with 82 of the vouchers dedicated to low-income seniors and previously funded by redevelopment tax increment. Included in the 1,400 vouchers administered by the Housing Authority are also vouchers specifically for formerly homeless and special needs households. Each voucher provides direct rental payment assistance to fill the gap between what a tenant can afford to pay and the actual rent charged. A major challenge of the voucher program is that participants must find landlords willing to accept the voucher program's allowable rent payment maximums (established by household size and unit size). Unfortunately, market rents in Santa Monica typically exceed the allowed payment maximums. This situation limits the opportunities for program participants, other than in deed-restricted affordable housing which is already subject to rent limits. In this instance, renting to a voucher household may be financially advantageous if the payment standard is higher than the deed-restricted rent limit. Approximately 300 rental voucher households are currently residing in buildings that are also deed-restricted as affordable housing.

SCAG Determination of Housing Needs

Housing need is also projected by the Southern California Association of Governments (SCAG) and through the periodic Regional Housing Needs Allocation process (RHNA). Through the RHNA process, SCAG distributes regional housing demand among all cities within its jurisdiction, in the categories of very-low, low-, moderate-, and above-moderate-income housing. These housing targets must be addressed in each city's

Housing Element, and the next required update is due in 2013. SCAG's draft housing need allocation for Santa Monica currently circulating for public comment indicates that Santa Monica should demonstrate adequate sites to accommodate 1,674 housing units during the next Housing Element cycle (2014-2021), with 691 of these affordable to very low- and low-income households.

Housing Pipeline

Exhibit A lists housing developments that are in construction, have received approvals, or are in the planning stages in Santa Monica. Recognizing that all currently proposed projects may not ultimately be built, the data demonstrates general trends regarding affordable and market-rate housing planned for Santa Monica. The data shows development proposals involving more than 2,600 proposed residences, in addition to nearly 1,000 residences that are under construction and another 381 residences that have been approved for development. The bedroom breakdown of pipeline housing is summarized below. As several of the pipeline projects are in preliminary stages and have yet to define the exact number of residences and associated bedrooms, their bedroom make-up is not included in the percentages.

Pipeline Residential Development					
		Number of Bedrooms			
	Units	0	1	2	3
Under Construction	963	7%	36%	38%	18%
Approved	381	24%	34%	37%	6%
Pending Approval	2650	30%	44%	23%	2%
TOTAL	3994	23%	44%	23%	2%

The pipeline data shows that housing that is under construction will provide a greater percentage of three-bedroom units and fewer studios and one-bedroom units relative to Santa Monica's current multifamily housing stock. The "under construction" numbers are likely skewed by the Civic Center Village and four low-income residential

developments which emphasize family housing. Overall, the residential pipeline shows a higher percentage of studios and a lower percentage of two- and three-bedroom units relative to Santa Monica's current multifamily housing stock.

Home Ownership

Home ownership in Santa Monica is out of reach for low-and moderate-income households. Over the last nine months, the median condominium sales price in Santa Monica was \$674,080 and the median single-family sales price was \$1,368,500. Down payment requirements, credit ratings, and homeowner association dues pose additional barriers to ownership for families of limited means. While the prolonged recession caused some reduction in median sales prices in Santa Monica, the decline has generally not been large enough to make home ownership affordable to low-and moderate-income families. Even households whose incomes exceed moderate-income standards can have difficulty affording home ownership in Santa Monica. Purchasing the median-priced condominium would require a down-payment of nearly \$135,000 and an annual household income of approximately \$125,000, or approximately 145 percent of the area median income. Purchasing the median-priced single-family home would require a down-payment of over \$270,000 and an annual household income of approximately \$275,000, or approximately 320 percent of the area median income for a family of four.

Foreclosure

The Los Angeles County Assessor reported that in Fiscal Year 2011/12, one percent of all housing units in Santa Monica completed the foreclosure process. Comparing July 2010 to July 2011, notices of default declined by 20 percent, the number of notices of trustee sales declined by 37 percent, and real estate owned by the lender declined by 56 percent. While the data indicates declining foreclosures in Santa Monica, the overall numbers are small. For example, in July 2011, a total of 12 foreclosures were filed.

Market-Rate Rental Housing

A large portion of market-rate rental housing is currently affordable to moderate-income households as evidenced by the 2011 Rent Control Board's Annual Report. The report indicates that median rents for zero-bedroom and one-bedroom apartments are at levels affordable to moderate-income households (\$85,400 for a four-person household; 2011). However, median rent for two-bedroom apartments is slightly above the moderate-income affordability level and three-bedroom median rents are priced considerably above the moderate-income affordability level. The following table illustrates the 2011 market-rate median rents and rent levels affordable to moderate income households:

Market Rents and Affordability		
Unit Type	Market Rent (2011)	Affordable Rent – Moderate Income
0-Bedroom	\$1,240	\$1,495
1-Bedroom	\$1,595	\$1,708
2-Bedroom	\$2,150	\$2,028
3-Bedroom	\$2,850	\$2,316

Demand for Affordable Housing

Specific data on incomes, associated housing costs, and household size for all persons that live or work in Santa Monica would precisely identify the need for housing, but such data is not readily available. However, a good proxy of current demand for affordable housing is found in the recent affordable housing waiting list established in late 2011 by the Housing Authority. Out of more than 33,000 applicants who completed online applications during a two-day enrollment period, 3,370 applicants either live or work in Santa Monica and will therefore receive a priority ('local preference') for affordable housing opportunities. Ninety-five percent of the applicants who live or work in Santa Monica have incomes considered extremely low or very low-income. Significant portions of the 3,370 applicants are seniors (25%), disabled persons (33%) and persons experiencing homelessness (10%), although these are not mutually exclusive groups.

For reference, 2011 income categories for various size households are shown in the following table:

Table 3

Household Income Categories			
Household Size	Extremely Low (30%)	Very Low (50%)	Low (80%)
1	\$17,950	\$29,900	\$47,850
2	\$20,500	\$34,200	\$54,650
3	\$23,050	\$38,450	\$61,500
4	\$25,600	\$42,700	\$68,300
5	\$27,650	\$46,150	\$73,800
6	\$29,700	\$49,550	\$79,250

Seventy-eight percent of waiting list applicants are one- to two-person households at extremely low- or very low-income levels. The remaining households on the waiting list are also mostly extremely low- and very low-income, but are larger households with three or more persons. Less than one percent of the waiting list applicants are moderate-income households, while another one percent have incomes above the moderate-income level. The following table summarizes the waiting list demographics with respect to income level and household size for applicants who live or work in Santa Monica:

Table 4
Waiting List Demographics

OVERALL

Income Category	Household Size					Total
	1-person	2-person	3-person	4-person	5+ person	
Extremely Low	52%	15%	6%	4%	2%	80%
Very Low	7%	4%	2%	1%	0.4%	15%
Low	2%	1%	0.4%	0.2%	n/a	3%
Moderate	0.0%	0.0%	0.2%	0.1%	0.2%	1%
Above Moderate	0.7%	0.5%	0.1%	0.2%	0.0%	1%
	62%	21%	9%	5%	3%	100%

The following three tables summarize the waitlist information among seniors, people with disabilities and homeless people:

Table 5
Waiting List Demographics
SENIORS (25% OF TOTAL)

Income Category	Household Size					Total
	1-person	2-person	3-person	4-person	5+ person	
Extremely Low	65%	12%	1%	1%	0.2%	79%
Very Low	11%	4%	1%	0.5%	0.1%	18%
Low	2%	1%	1%	n/a	n/a	4%
	78%	17%	3%	1%	0.4%	100%

Table 6
Waiting List Demographics
DISABLED PERSONS (33% OF TOTAL)

Income Category	Household Size					Total
	1-person	2-person	3-person	4-person	5+ person	
Extremely Low	71%	12%	3%	2%	1%	89.5%
Very Low	6%	2%	1%	0.2%	0.1%	9.6%
Low	1%	0%	0.2%	n/a	n/a	0.9%
	78%	15%	4%	2%	2%	100%

Table 7
Waiting List Demographics
HOMELESS PERSONS (10% OF TOTAL)

Income Category	Household Size					Total
	1-person	2-person	3-person	4-person	5+ person	
Extremely Low	76%	14%	5%	1%	0.3%	97%
Very Low	1%	1%	1%	n/a	1%	3%
Low	0.3%	n/a	n/a	n/a	n/a	0%
	77%	15%	6%	1%	1%	100%

Current Affordable Housing Programs and Policies

The City's approach to providing affordable housing involves direct funding of affordable housing as well as requiring or negotiating consideration of affordable housing needs as part of larger developments. Existing policies do not necessarily address all affordable

housing needs. For example, the AHPP does not require 'extremely low income' units and generally requires two-bedroom units because of the requirement that affordable units be comparable in size to the associated market-rate units. The Office Mitigation Fee program excludes creative office space, a popular development trend in Santa Monica that brings jobs and increases the demand for housing. The following table describes the affordable housing programs associated with various types of development.

Development Type	Affordable Housing Policy
Market-rate multifamily housing	<u>Affordable Housing Production Program</u> required multifamily development to contribute to affordable housing production.
Low-income multifamily housing	Housing Trust Funds are invested by the City; redevelopment was primary source.
Moderate-income multifamily housing	Zoning incentives are provided for the production of 100 percent affordable housing.
General office space (excl. creative space)	<u>Office Mitigation Fee Program</u> collects a fee that is applied toward affordable housing and parks.
All other development (e.g. hotel, retail, office other than general office)	No policy currently exists.
Development Agreement	Affordable housing is negotiated as part of the development agreement.

Santa Monica nonprofit affordable housing developments have been successful in competitive funding applications. They also receive significant subsidy from City Housing Trust Funds, which have recently averaged \$285,000 per housing unit. The largest source of the City's Housing Trust Fund had been redevelopment tax increment which represented 75 percent of the City's housing trust funds (approximately \$100 million over the last 10 years). Other revenue sources include:

- Developer fees - \$250,000 to \$1.5 million annually over the last decade
- Condominium conversion fees – insignificant amounts over last several years
- Community Development Block Grant - approximately \$1.2 million annually; used primarily for non-housing activities

- HOME Investment Partnerships Program - decreased by 20 percent over the last several years; approximately \$700,000 per year; used primarily for rental housing vouchers.

Locally controlled funding has leveraged State funding, private tax-credit investor equity and bank loans. However, the recent dissolution of redevelopment agencies in California has eliminated Santa Monica's primary revenue source for affordable housing. State funding from voter-approved bonds is also largely exhausted.

Discussion

Market-Rate Housing Typology

Santa Monica is an extremely desirable place to live. As a result, the demand for housing far exceeds supply, making ownership and rental housing prices much higher than regional averages. As a result of the unmet demand, strong housing values, and high barriers to entry, the City continues to receive proposals to create new housing. The City has a solid policy basis for allowing the continued production of all types of housing in Santa Monica, including SCAG targets, the need to provide housing options for Santa Monica residents as household needs change, and a desire to create housing to meet the needs of the many workers employed in Santa Monica.

One critical question is what types of future housing would serve the needs of Santa Monica residents and workers. Nationally, the 2010 Census found that less than 30 percent of households are families with children. Traditionally, many Americans have considered the single-family house to be the most appropriate place for families with children. With 29 percent of all Santa Monica housing in single-family dwelling units, the availability of housing for families with children matches national trends. Of course, not all single-family homes are occupied by families with children and many such families live in multifamily housing. Additionally, it is unlikely that many new single-family homes will be created in Santa Monica, given that most opportunities for new residential development occur in Santa Monica's commercial districts.

A critical question then becomes what type of multifamily housing will serve the needs of Santa Monica's current and future households. Santa Monica's average household size of 1.8 people is well below the national average of 2.6, indicating smaller households. For market-rate housing, the City could prioritize larger units in order to attempt to increase the number of families with children in Santa Monica, though there is no guarantee that larger units will be occupied by families with children. Alternatively, the City could prioritize smaller units that reflect Santa Monica's current demographics. A third course is to prioritize a mix of unit sizes in order to create housing for a variety of current and future Santa Monica households. Finally, the City could let the private market dictate what type of market-rate housing should be built.

An additional market-rate housing consideration is neighborhood stability. Even with a majority of its housing stock in rental apartments, Santa Monica has enjoyed noteworthy neighborhood stability as a result of rent control. Rent control has allowed many residents to stay in their apartments for decades and become invested in their neighborhoods. A concern is that newer market-rate apartments, which are not subject to rent control, do not experience the same type of long-term residency. Owners of newer apartment buildings explain that average tenancies are less than two years. Greater turn-over may be caused by the high rents commanded by newer apartments, the potential for significant rent increases in non-controlled apartments, and the fact that monthly rents can be comparable to mortgage payments or rents for larger, older apartments. Such transiency of the residential population makes it difficult to establish residential stakeholders who have a sense of ownership in the community and who can participate in community activities, such as neighborhood watch and other neighborhood groups. The concern is particular acute in Downtown Santa Monica, where approximately 2,000 rental apartments have been built in the last decade, while only one condominium building has been built and another has received approvals. The current lending environment makes it very difficult to secure financing for condominium development. However, once the lending environment improves, Council may wish to consider planning and entitlement mechanisms to support the creation of home

ownership opportunities in neighborhoods that are largely composed of market-rate apartments without rent-control protections.

Affordable Housing Typology

The mismatch between supply and demand is particularly acute for low-income households who are unable to afford market-rate housing. For example, the vacancy rate in affordable residences is consistently around two percent; vacancies are rare and quickly filled. Additionally, a total of four percent of all housing vouchers turn over annually, which provides few opportunities for those on the waiting list. The vacancy rates reflect a great demand for affordable housing, especially among the most vulnerable populations (seniors, people with disabilities, and people experiencing homelessness). As a result, opportunities for affordable housing resulting from available vacancies or voucher turn-over are minimal.

If the affordable housing waiting list is representative of the overall community's affordable housing needs, it indicates a need for deep affordability levels and smaller apartment sizes to accommodate the needs of low-income Santa Monica residents and workers seeking affordable housing. If the waiting list is not representative, it does indicate, nonetheless, that over 3,000 Santa Monica resident and worker households are seeking affordable housing in Santa Monica and need deep affordability and smaller units to meet their needs.

Affordable Housing Typology in Private Development

Currently, the AHPP requires unit sizes and bedrooms of affordable housing to generally match the unit sizes and bedrooms of the associated market-rate housing. While such an approach helps ensure an element of equity between the affordable and market-rate housing, it may not best serve the needs of low-income resident and worker households. According to available data, low-income resident and worker households who are seeking affordable housing could be accommodated by smaller units. To address these needs, an alternative AHPP approach could promote a larger number

of smaller units, rather than fewer, larger units, to serve a greater number of needy households. Council could also consider the provision of apartments that are affordable to extremely low-income households as satisfying greater needs than a larger number of apartments that are affordable to households with higher incomes. While making such changes to the AHPP would require additional studies and analyses, Council could consider endorsing such an approach in upcoming development agreement considerations.

Entitlement Incentives

Downtown Santa Monica provides a case study in using entitlement incentives to produce housing, particularly affordable housing. The zoning code allowed certain residential developments that provided on-site or off-site housing pursuant to AHPP requirements to be approved administratively. Under the zoning allowances, thousands of apartments, and hundreds of affordable apartments, were constructed. Until a new Downtown Specific Plan is adopted, most downtown development triggers the requirement for a development agreement. In order to support the creation of affordable housing, Council could consider providing entitlement incentives for housing developments that provide far more affordable housing than required by the AHPP. Providing entitlement incentives such as administrative approvals for housing developments that meet certain affordable housing goals would run counter to the desire for more public input in the development process. While Architectural Review Board approval is required of administratively approved development, administrative approval does not include the Planning Commission review associated with development review permits or the Planning Commission and Council review associated with development agreements.

Workforce Housing

There is general agreement about the need for housing that serves the needs of all Santa Monica residents and workers. The LUCE identifies the construction of additional affordable and workforce housing above current regulatory requirements as a

community benefit. Several current development agreement proposals are considering this option. However, there are currently no adopted requirements for workforce housing, which generally targets households earning up to 180 percent of the area median income (approximately \$154,000). Discussion of workforce housing has generally focused on opportunities to address the housing needs of Santa Monica residents and workers whose incomes do not qualify them for existing affordable programs but who may struggle, nonetheless, to afford housing in Santa Monica.

Given that market-rate apartment rents do not differ significantly from moderate-income rents, community benefits associated with creating apartments that are affordable to moderate-income households (or households with incomes above the moderate-income level) are questionable. There could be some community benefit associated with providing three-bedroom or larger apartments that are affordable to moderate-income households, though the data is unclear as to whether there are significant numbers of moderate-income households searching for such housing.

Unlike rental opportunities, there may be workforce housing benefits associated with creating ownership housing for moderate-income and above-moderate-income households who work or live in Santa Monica. Households with these incomes generally are unable to afford market-rate condominiums in Santa Monica. As evidenced by the difficulty in securing financing for moderate-income condominiums that were originally proposed for High Place East, the creation of such workforce housing may be difficult.

Housing Locational Issues

The Land Use and Circulation Elements of the General Plan set forth a framework for allowing additional development to occur in a few select locations that are well-served by transit and other infrastructure. The attributes that are favorable for all development types are also favorable for housing development. In particular, the development of three Exposition light rail stations in Santa Monica provides an outstanding opportunity

to provide excellent transit access for nearby residents. The LUCE encourages new housing resources in complete neighborhoods near the new stations, generally in locations where residential development was previously not allowed. It is critical that new development near the stations include a significant component of affordable housing. This is especially important because low-income people tend to be more frequent users of transit and because the City's largest funding source for affordable housing, redevelopment tax increment, is no longer available.

Primacy of Affordable Housing as a Community Benefit

The dissolution of redevelopment funding for affordable housing means the City's primary new affordable housing pipeline may be housing built by for-profit developers as a part of larger developments. The LUCE identifies affordable housing as a primary community benefit. Council may wish to refine or expand this direction to ensure that community diversity continues to be addressed.

Council may also wish to consider whether affordable housing should be provided by all new development. Traditionally, affordable housing has been provided in concert with market-rate housing. However, other development types, including hotels, retail, creative office and general office, generate demand for affordable housing. Given the variety of development agreements that Council will consider in the coming months and years (see Attachment B), negotiating the provision of affordable housing as part of commercial developments would provide Santa Monica with additional tools to address affordable housing needs. The City could also prepare a nexus study to ascertain the link between commercial development and affordable housing in order to address affordable housing needs in developments that are subject to development review permits.

Other Funding Sources

Affordable housing funding sources available to the City are small compared to what was available through redevelopment tax increment. Leaders in Sacramento have

committed to finding a new funding source. However, given the gridlock and financial problems in Sacramento, it is unclear that a viable solution is readily available. If the state government is unable to develop a long-term affordable housing funding solution in the coming months, Council may wish to consider opportunities to develop a local funding source, such as a tax or fee, that could be used to support affordable housing.

Ground-Floor Housing

Approximately one-third of the Santa Monica residents and workers on the affordable housing wait list are people with disabilities. Many are people with mobility impairments, who have expressed a need to reside in ground-floor housing in order to access exits more easily in an emergency. In reviewing future development proposals, Council may wish to consider ground-floor approaches that create engaging, sidewalk-oriented storefronts without preventing opportunities to create access for people with mobility impairments.

Commission Action

The Housing Commission discussed the study session information at its February 16, 2012 meeting. The Commission was generally supportive of various approaches to continue to support affordable housing. One Commissioner expressed concern about efforts focused primarily on the production of smaller affordable housing units rather than family housing, even though the data reflects the greatest need for smaller units. The Commission recommended that studios and one-bedroom apartments be well-designed to maximize livability for their residents.

Summary of Key Issues

This staff report covers a variety of important issues related to multifamily housing in Santa Monica's future. Given the many development agreements that the City will consider in the coming months, staff has prioritized the need for Council direction on the following policy issues:

- Should rental apartments that are affordable to moderate-income households be considered a community benefit?

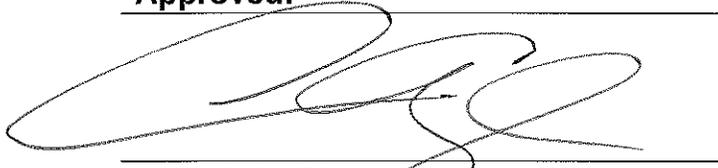
- Should affordable housing community benefits be targeted toward smaller units that serve extremely low- and low-income households that make up the large majority of the Santa Monica residents and workers seeking affordable housing?
- Should affordable housing be negotiated as a community benefit associated with commercial development? If so, should staff begin to lay the groundwork for a nexus study between commercial development and affordable housing?
- Should entitlement incentives be used to promote affordable housing development, even if it means fewer opportunities for public participation?
- If workforce housing is proposed as a community benefit, should it be targeted toward ownership opportunities?

Financial Impacts & Budget Actions

There are no financial impacts associated with conducting the study session. If Council wishes to implement new programs or practices, staff will return with an evaluation of resource implications.

Prepared by: Jim Kemper, Housing Administrator

Approved:



Andy Agle, Director
Housing and Economic Development

Forwarded to Council:



Rod Gould
City Manager

Attachments:

- A. Residences in Construction, Approved, or Proposed (as of February 22, 2012)
- B. Planning Commission Caselist (as of February 16, 2012)

ATTACHMENT A
Residences in Construction, Approved, or Proposed (as of February 22, 2012)

UNDER CONSTRUCTION	PROJECT	# of Units	Number of Bedrooms				
			Studio	1	2	3	4
	Civic Center Village	318	0	88	147	83	0
	High Place (CCSM)	91	0	0	32	59	0
	2802 Pico (CCSM)	33	0	0	23	10	0
	6th and Pico (CCSM)	32	0	0	22	10	0
	26th and Broadway (CCSM)	33	0	0	21	12	0
	1502 Broadway (NMS)	32	19	13	0	0	0
	1420-40 5th Street (NMS)	100	0	36	64	0	0
	1427 7th Street (NMS)	50	7	16	27	0	0
	Broadway and Lincoln (NMS)	98	12	84	2	0	0
	Broadway and 9th (NMS)	98	32	66	0	0	0
	Mayfair	38	0	21	17	0	0
	519 Santa Monica Blvd	40	0	25	15	0	0
	TOTAL	963	70	349	370	174	0
APPROVED			Studio	1	2	3	4
	401 Broadway	56	48	8	0	0	0
	7th and Arizona	106	22	71	13	0	0
	301 Ocean	20	0	0	5	14	1
	525 Broadway	125	4	49	72	0	0
	711 Colorado	26	11	0	15	0	0
	1514 7th Street	26	6	0	20	0	0
	3214-3218 Highland Avenue	6	0	0	1	5	0
	2323 28th Street	8	0	0	8	0	0
	2438 Ocean Park Avenue	2	0	0	0	2	0
	1518 11th Street	6	0	0	6	0	0
	TOTAL	381	91	128	140	21	1
PENDING APPROVAL			Studio	1	2	3	4
	Papermate	325	TBD-->				
	Village Trailer Park	481	207	198	76	0	0
	Roberts Center * see note	169	48	80	23	0	0
	Paseo Nebraska (NMS)	545	175	175	175	20	0
	1802 Santa Monica	26	24	2	0	0	0
	2901 Santa Monica (NMS)	50	0	40	8	2	0
	3402 Pico	300	77	139	68	16	0
	1318 2nd Street	56	28	28	0	0	0
	1443 Lincoln (NMS)	100	TBD -->				
	1650 Lincoln (NMS)	90	0	75	15	0	0
	1660 Lincoln (NMS)	82	1	61	20	0	0
	1415-33 5th (NMS)	200	TBD -->				
	1547 7th (NMS)	40	TBD -->				
	Miramar	120	TBD -->				
	2300 Wilshire	30	0	7	23	0	0
	2919 Wilshire	26	0	6	13	7	0
	1803 16th Street	10	0	5	5	0	0
	*also has 18 live/work units						
	TOTAL	2650	560	816	426	45	0
GRAND TOTAL		3994	721	1293	936	240	1

ATTACHMENT B

Planning Commission Caselist*

List Prepared as of: February 16, 2012

* this list includes all discretionary applications that will require a public hearing by the Planning Commission. Also listed are Development Agreement float-up discussions where an application has not yet been formally submitted.

<u>Project</u>	<u>Applicant</u>	<u>Tentative Hearing Date (Planner)</u>
<u>Commercial Projects</u>		
TA 05-003, VAR 05-011 401 Wilshire Boulevard To Allow Continued Use of 4800 sf Storage Area on 4th Level of Subterranean Garage. Filed 4/14/2005	David Forbes Hibbert, AIA, Contact 310-394-4045 Douglas Emmett, Applicant 310-255-7700	
CUP 06-020, DR 06-019, TA 06-007 1131 Arizona Avenue New 3-Story, Skilled Nursing Facility w/ 48 Beds & 27 Parking Spaces to Replace Existing 1-Story Facility. TA to Amend SMMC Sec. 9.04.08.06.060 & 9.04.08.06.070. Filed 11/14/2006	Jeoung & Il Hie Lee, Applicants	(T. Kim) <i>Pending Environmental Review</i> <u>Community Meeting:</u> 12/01/2009; 3/1/2011 <u>Float-Up:</u> 3/23/2011
CUP 11-010, VAR 11-023 2800 Wilshire Boulevard Remodel Existing 12,947sf Retail Store to new Market w/ Type 21 Alcohol License. Variance for Parking: Site is Deficient 10 Stalls; 11 Bicycle Racks are Proposed. Filed 11/08/2011	Fresh & Easy Neighborhood Market, Linda Haynes, Applicant	3/21/2012 (R. Bunim) <u>Community Meeting:</u> 3/1/2012
CUP 11-011	Fernando Martin, Applicant Howard Robinson, Contact 310- 828-0180	2/15/2012, Cont. to 2/22/2012

<p>1654 Ocean Avenue</p> <p>Type 47 Alcohol License for New 1521sf Restaurant "Casa Martin" in the RVC District.</p> <p>Filed 12/08/2011</p>		(R. Bunim)
<p>CUP 12-001</p> <p>1401 Ocean Avenue</p> <p>Proposed Restaurant w/ Type 47 Alcohol License & Request for Parking Variance.</p> <p>Filed 1/24/2012</p>	<p>Mani Brothers Portfino Plaza LLC, Applicant</p> <p>Kevin Kozal, Contact</p> <p>310-393-1007</p>	(S. Mizokami)
<u>RESIDENTIAL & MIXED-USE PROJECTS</u>		
<p>DCP 03-013, TM 03-014</p> <p>1803-1807 Sixteenth Street</p> <p>11-Unit Condominium, Townhouse-Style, 2-story w/ "tuck-under" parking below grade (25 spaces) in 15,000 sf total.</p> <p>Filed 9/10/2003</p>	<p>Steven W. Stapakis 949-500-3427</p>	<p>3/21/2012</p> <p>(L. Yegazu)</p> <p><i>Pending Environmental Review Modification To Project</i></p>
<p>TM 05-009, VAR 05-010 [TTM #54420]</p> <p>1211 Twelfth Street</p> <p>15-Unit Condominium w/ Semi-Subterranean Parking.</p> <p>Filed 3/31/2005, 4/14/2005</p>	<p>E-Ho Lin, Contact Turtle Sunset Villas LP 310-478-6873</p>	<p>(R. Bunim)</p> <p><i>Pending Environmental Review</i></p>
<p>DR 06-007 & TM 06-021 [VTTM #66625]</p> <p>2002-2018 Twenty-First Street</p> <p>19-Unit Townhouse-Style Condominium w/ 42 Parking Spaces in Subterranean Garage.</p> <p>Filed 7/12/2006 [TM] & 7/18/2006 [DR]</p>	<p>Park Virginia, LLC, Applicant Farhad Ashofteh, Contact 310-399-9995</p>	<p>(S. Mizokami)</p> <p><i>Pending Environmental Review</i></p> <p><u>Community Meeting:</u> 11/18/2010</p>
<p>DR 06-012, DCP 06-012, TM 06-027 [VTTM #67005]</p>	<p>PLUS Architects, Shahab Ghods, Contact</p>	<p>NOTE: EIR Process Suspended per</p>

<p>1639 Eleventh Street</p> <p>66-Unit Artist Lofts in 3-Stories Over 2-Levels of Subterranean Parking (147 Parking Spaces) in M-1 District. Total 54,058sf</p> <p>Filed 9/12/2006</p>	<p>310-478-0439</p> <p>Pacifica Equities LLC, Property Owner</p>	<p>Applicant.</p> <p>(G. Page)</p> <p><i>Pending Environmental Review</i></p> <p><u>Community Meeting:</u> 1/12/2009</p>
<p>DR 06-020, DCP 06-009, TM 06-034 [VTTM #68096]</p> <p>2300-2320 Wilshire Boulevard</p> <p>New Mixed-Use Building, 3-Stories w/ 24,910sf Ground Floor Commercial; 35,990sf (30-Unit Condominium) on 2nd & 3rd Floors w/ 2-Levels of Subterranean Parking.</p> <p>Filed 11/30/2006</p>	<p>Danny Soroudi, Maxxam Enterprises, Applicant</p> <p>Roberto Moreno, Contact Moule & Polyzoides, Architects 626-844-2400</p>	<p>3/21/2012</p> <p>(G. Page)</p> <p><i>Draft EIR Released 9/29/2011; Comments Due 11/12/2011</i></p> <p><u>Community Meeting:</u> 3/3/2011; 10/11/2011</p>
<p>TM 06-048 [VTTM #68473]</p> <p>1134 Euclid Street</p> <p>6-Unit Condominium w/ Moderate Income Unit Over Subterranean Garage.</p> <p>Filed 12/28/2006</p>	<p>Harvey Goodman, C.E., Contact 310-829-1037</p> <p>Khadijeh Momtaz, Applicant/Property Owner</p>	<p>(G. Szilak)</p> <p><i>Pending Changes to Parking & Affordable Housing Requirement.</i></p>
<p>TM 09-002 [VTPM #68198]</p> <p>927-929 Lincoln Boulevard</p> <p>Relocation of Existing Historic Bungalow On-Site & Construction of 3 Condominium Units w/ Semi-Subterranean Parking.</p> <p>Filed 3/19/2009</p>	<p>Ali Sharifi, Applicant Harvey Goodman, Contact 310- 829-1037</p>	<p>(S. Albright)</p>
<p>TM 09-003 [TPM #71063]</p> <p>1047 Ninth Street</p> <p>Proposed 3-Unit Condominium 2-Stories w/ Subterranean Parking (6 Parking Spaces) in 7004sf total.</p> <p>Filed 4/23/2009</p>	<p>Camille Zeitouny, Applicant 626-581-7899</p>	<p>(C. Townes)</p>

<p>TM 11-004 [TTM #71515]</p> <p>1533 Eleventh Street</p> <p>5-Unit Condominium, 2-Story w/ Mezzanine & Subterranean parking.</p> <p>Filed 8/11/2011</p>	<p>Shokrollah M. Jahromi, Applicant 310-678-2543</p>	<p>(D. Banks)</p>
<p>DR 11-003</p> <p>1041-1047 Seventeenth Street</p> <p>Extension Request for 3 Years for DR 09-002.</p> <p>Filed 9/29/2011</p>	<p>17th Street Villas, LLC, Applicant</p> <p>Kevin V. Kozal, Contact 310-451-4138</p>	<p>4/18/2012</p> <p>(G. Szilak)</p>
<p>DR 11-004</p> <p>1453 Third Street Promenade</p> <p>Modify DR #374 to Add a New Condition Requiring the Public Passageway to Remain Open to the Public from 7:00AM to Midnight Daily.</p> <p>Filed 12/13/2011</p>	<p>Promenade Gateway, LP, Applicant</p> <p>Howard Robinson, Contact 310-838-0180</p>	<p>4/18/2012</p> <p>(L. Yegazu)</p>
<p><u>Development Agreements</u> [Pending & Filed]</p>		
<p>DEV 07-005</p> <p>2930 Colorado Avenue</p> <p>Proposed LEED-Certified Mixed-Use Development on 3.85 acres: 240 Condominiums Units, 109 Apartment Units (Low-Income & SRO), in approximately 181,800 sf w/ Commercial (40,030sf) & Retail Space (8,030sf); 503 Parking Spaces in 1-Level Subterranean Garage & At-Grade Covered & Uncovered Parking. TOTAL SF: 229,860sf. Also Requesting Zone Change from R-MH (Residential-Mobile Home) District to LMSD (Light Manufacturing & Studio District).</p> <p>Filed 6/25/2007</p>	<p>Village Trailer Park LLC Mark. L. Luzzatto, Contact 310-261-8777</p>	<p>(J. Yeo)</p> <p><u>Float-Up: Review by PC 8/15/2007; Forwarded Recommendation to City Council to Begin DA Process.</u></p> <p>NOP for EIR Released 6/10/2010</p> <p>NOA for DEIR: Released 10/14/2011, Comments Due <u>11/28/2011</u></p>

<p>DEV 07-006</p> <p>710 Wilshire Boulevard (& associated addresses: 718 Wilshire Boulevard, 1213-33 Seventh Street)</p> <p>Proposed hotel & mixed-use project located on 8 lots fronting on Wilshire Boulevard, Seventh Street and Lincoln Boulevard. The proposed project includes 2 potential development scenarios. The first scenario ("Development Scenario 1") would involve construction of a 285-room hotel & 16,421sf retail/ restaurant project, including adaptive reuse of an existing Landmark building structure (Santa Monica Professional Building), & a separate mixed-use 24-unit residential building w/ 1,600sf of ground floor retail on a separate lot across 7th Court alley w/ frontage on Lincoln Boulevard. The hotel & retail/ restaurant project would occupy the lots currently addressed as 710 Wilshire Boulevard, 718 Wilshire Boulevard and 1213-1233 7th Street. The mixed-use building would occupy an adjacent lot addressed as 1218 Lincoln Boulevard. The second scenario ("Development Scenario 2") would involve the development of the same hotel & retail/ restaurant project components of the first scenario, but would not include the development of the mixed-use residential building.</p> <p>Filed 7/24/2007</p>	<p>Maxser & Company, Ltd., Applicant</p> <p>Ken Kutcher, Attorney, Contact 310-441-3669</p> <p>Howard Laks, AIA, Architect 310-393-4455</p>	<p>1/25/2012, Continued for Design Changes to 2/15/2012</p> <p>Forwarded Recommendation to City Council to Approve DA.</p> <p>(J. Yeo)</p> <p>Float-Up Hearing: 6/10/2009 Forwarded Recommendation to City Council to Begin DA Process.</p> <p><u>City Council Float-Up: May 25, 2010</u></p> <p>NOA for DEIR Comments Due <u>9/1/2011</u></p>
<p>DEV 09-001</p> <p>1802 Santa Monica Boulevard [1407 & 1413 18th Street]</p> <p>3-Story, Mixed-Use Building w/ 32 Residential Units (8-Units Workforce Housing - Median Income) & 9400sf Ground Floor Commercial Space Over 2-Levels Subterranean Parking Garage w/ 95 Parking Spaces. Total Square Footage: 36,000sf</p> <p>Filed 12/10/2009</p>	<p>Plus Architects, Applicant Shahab Ghods, Contact 310-478-6149</p>	<p>(S. Mizokami)</p> <p>Float-Up Hearing: 2/16/2011 Recommendation to Proceed Forwarded to City Council to Begin DA Process.</p>
<p>Development Agreement DEV 10-002</p> <p>1681 Twenty-Sixth Street (Papermate site)</p> <p>Proposed Mixed-Use Project: Creative Arts Office Space; Ground Floor Commercial</p>	<p>Hines 26th Street LLC, Applicant Colin Shepherd, Contact 213-626-5200</p> <p>Harding Larmore</p>	<p>4/25/2012</p> <p>(J. Yeo)</p> <p><u>Community Meetings:</u></p>

<p>(Neighborhood Serving); Housing - Mix of Affordable, Workforce & Market-Rate; Ground Floor Public Open Space For Community Gathering & Cultural Arts Venue; Street Improvements - New North/South Street to Bisect Site for Vehicle / Bicycle Access; New East/West Street for Service Access on North of Site; & North/South Pedestrian Access From Olympic Boulevard Through Site; & Subterranean Parking.</p> <p>Filed 5/20/2010</p>	<p>Kutcher & Kozal LLP 310-393-1007</p>	<p>12/15/2009</p> <p>Float-Up Hearing: 1/27/2010 Forwarded Recommendation to City Council to Begin DA Process.</p> <p>NOP for EIR Released 11/16/2010</p> <p>DEIR Comments Due.: 3/12/2012</p> <p>CC Float-Up: 3/22/2011 - CC did not move this project forward. 8/23/2011 Council Meeting #2</p>
<p>DEV 11-001 AMC Theater Project</p> <p>1318-1320 Fourth Street</p> <p>Construction of an Approximately 63,000sf theater Building Which Includes Approximately 2,197 Theater Seats; An Approximately 2100sf Retail Tenant Space; & An Interior Restaurant Space That Will Be For Theater Patrons & Also Open to the Public; Removal of 324 Existing Parking Spaces in Parking Structure #3 (Demolish Parking Structure).</p> <p>Filed 1/7/2011</p>	<p>AMC Entertainment, Inc. & Metropolitan Pacific Capital, Inc, Applicant</p> <p>Dale Goldsmith, Contact Armbruster Goldsmith & Delvac LLP 310-209-8800</p> <p>City of Santa Monica, Property Owner</p>	<p>(R. Tanemori)</p> <p><u>Community Meeting:</u> April 12, 2010</p> <p>Float-Up Hearing: 6/16/2010; Cont. to 7/21/2010 - Recommendation to CC to Being DA Process</p> <p>NOP EIR Comments Due 6/1/2011</p>
<p>DEV 11-003</p> <p>Miramar Hotel Development Agreement</p> <p>1133 Ocean Avenue (aka: 101 Wilshire Boulevard)</p> <p>Proposed Revitalization Includes: Preserving Morton Bay Fig Tree & Palisades Building; Providing Increased Open Space w/ New Plaza @ Corner of Wilshire & Ocean; Removing Surrounding Walls; Replacing 2 Surface Parking Lots w/ New Retail Shops; Adding Up to 120</p>	<p>Ocean Avenue LLC c/o MDS Capital</p> <p>Alan Epstein Contact 310-458-3600</p>	<p>(R. Tanemori)</p> <p><u>Community Meeting:</u> 6/30/2011</p> <p>Float-Up Hearing: 2/08/2012, Cont. to 2/22/2012</p>

<p>For-Sale Condominiums & Affordable Housing Per Code; Creating 150 New Jobs; Objective to Obtain LEED Silver Certification for All New Buildings; & Provide for All Uses (freeing up 100-150 On-Street Parking Spaces).</p> <p><u>Application Submittal</u> <u>Digital Plans</u></p> <p>Filed 4/2011</p>		
<p>DEV 11-004 [Salvation Army Site]</p> <p>1666 Eleventh Street & 1665 Tenth Street</p> <p>Proposed New 2-Story, 60,800sf Rehabilitation Center w/ 1-Level Subterranean Parking & 7,500sf Surface Parking Lot @ 1665 Tenth Street.</p> <p>Filed 5/12/2011</p>	<p>Howard Laks, AIA, Applicant & Contact 310-393-4455</p>	<p>(S. Albright)</p> <p>NOI & draft MND Released 9/6/2011, Comments Due By <u>10/5/2011</u></p>
<p>DEV 11-005</p> <p>1660 Lincoln Boulevard</p> <p>82-Unit, 6-Story (59-Ft.) 100% Affordable & Workforce Housing Apartment Complex w/ Subterranean Parking & 1500sf Retail space.</p> <p>Filed 6/16/2011</p>	<p>DE Architects, Don Empakeris, AIA as Applicant 310-451-7917</p> <p>1660 Lincoln NMS LLC, Property Owner</p>	<p>4/18/2012</p> <p>(G. Page)</p> <p><u>Community Meeting:</u> 1/17/2012</p>
<p>DEV 11-006</p> <p>1447 Lincoln Boulevard</p> <p>Expand the Ground Floor Retail / Residential Floor Area from 7000sf to 13,100sf (Comprised of Additional 4,333sf Retail & 1,767sf Commercial (for Residential Leasing Office), for Total Floor Area Not to Exceed 46,475sf. Initial Project Approval for 97-Unit, 100% Affordable Housing Project w/ 3-Levels Subterranean Parking (Currently Under Construction).</p> <p>Filed 6/30/2011</p>	<p>Lincoln Studios LLC / NMS Properties, Applicant</p> <p>Tim Ball, Contact 310-593-4224</p>	<p>3/21/2012</p> <p>(T. Kim)</p>
<p>DEV 11-009</p> <p>501 Colorado Avenue</p>	<p>OTO Development LLC, Applicant</p> <p>Michael Gallen, Contact</p>	<p>(S. Mizokami)</p>

<p>Proposed 136-Room, 5-Story Hotel w/ Subterranean Parking for Hampton Inn & Suites by Hilton.</p> <p>Filed 7/14/2011</p>	<p>310-379-4030</p>	<p><u>Community Meeting:</u> 10/27/2011</p> <p><u>Float-Up Hearing:</u> 12/14/2011</p>
<p>DEV 11-010</p> <p>1554 Fifth Street</p> <p>Proposed 136-Room, 6-Story Hotel w/ Subterranean Parking for Courtyard by Marriot.</p> <p>Filed 7/14/2011</p>	<p>OTO Development LLC, Applicant</p> <p>Michael Gallen, Contact 310-379-4030</p>	<p>(S. Mizokami)</p> <p><u>Community Meeting:</u> 10/27/2011</p> <p><u>Float-Up Hearing:</u> 12/14/2011</p>
<p>DEV 11-012</p> <p>1548 Sixth Street</p> <p>Add 4-Units to Existing 50-Unit Mixed-Use Project. Units will be within Existing Bldg. Envelope. New FAR: 2.11. Request that Current Parking (102 Spaces) Satisfy Parking Requirements.</p> <p>Filed 7/26/2011</p>	<p>LUXE LLC - NMS Properties, Inc., Applicant</p> <p>Tim Ball, Contact 310-893-4224</p>	<p>5/16/2011</p> <p>(R. Bunim)</p>
<p>DEV 11-013</p> <p>819-829 Broadway</p> <p>Expand Ground Floor Retail Space * & Add 1 SRO Unit to a 97-Unit, Mixed-Use Affordable Housing Project Currently Under Construction. *Expansion from 7,000sf to 9915sf & Total Residential SF from 33,375sf to 34,435sf.</p> <p>Filed 7/26/2011</p>	<p>NMS Broadway Properties, LP., Applicant</p> <p>Tim Ball, Contact 310-893-4224</p>	<p>3/21/2012</p> <p>(T. Kim)</p>
<p>DEV 11-014</p> <p>1650 Lincoln Boulevard</p> <p>Proposed 90-Unit, 6-Story, Mixed-Use Project Over 2-Level Subterranean Parking Garage. Project Consists of 34 Market-Rate One-Bedroom Units; 56 Affordable Units (22 Workforce & 19 Moderate Income Units & 15 Very-Low Income Two-Bedroom Units) & 1500sf Ground Floor Retail.</p>	<p>1650 Lincoln MNS, LLC., Applicant</p> <p>Tim Ball, Contact 310-441-3700</p>	<p>4/18/2012</p> <p>(G. Page)</p> <p><u>Community Meeting:</u> 1/17/2012</p>

Filed 8/30/2011		
<p>DEV 11-015</p> <p>3008 Santa Monica Boulevard</p> <p>New 2-Story Office Bldg. w/ Ground Floor Retail Over 2-Levels Subterranean Parking (71 Pkg. Spaces) in 25,210sf Total.</p> <p>Filed 10/27/2011</p>	<p>David Forbes Hibbert, AIA, Applicant 310-394-4045</p> <p>Albinas & Vita Markevicius Trust, Property Owner</p>	(G. Page)
<p>DEV 11-016: "Roberts Center"</p> <p>2848 - 2912 Colorado Avenue</p> <p>Mixed-Use Project: Approx. 300,000sf w/ Production, Post-Production Studio Space, Creative Office Space & Ground Floor Neighborhood Serving Retail & Restaurant Space & Between 169 - 231 Rental Units (Multi-Family housing); 2-Levels Subterranean Parking [510 Spaces] & Public Spaces w/ Pedestrian Access on 2.8 acres.</p> <p>Filed 11/30/2011</p>	<p>The Roberts Companies, Robert Blumenfield, Applicant</p> <p>E.D.D.G. Inc., Contact Sami El Bayar 310-503-1295</p>	<p>(J. Yeo)</p> <p><u>Community Meetings:</u> March 13, 2009; May 7, 2009</p> <p>Float-Up Hearing: 11/10/2010 Forwarded Recommendation to CC to Begin DA Process.</p> <p><u>City Council Float-Up:</u> July 26, 2011</p> <p>NOP for EIR Released 12/14/2011, Comments Due 1/26/2012</p>
<p>DEV 11-017</p> <p>3402 Pico Boulevard, 2337 Centinela Avenue & 2403-2409 Centinela Avenue</p> <p>Proposed 4-Story, 300-Unit Apartment Building w/ 5000sf Ground Floor Retail & Two Levels Subterranean Parking w/ 554 Parking Stalls.</p> <p>Filed 12/15/2011</p>	<p>Gregg Amees, Applicant TC Pico Development LLC</p>	<p>(T. Kim)</p> <p><u>Community Meeting:</u> 1/26/2012</p>
<p>DEV 12-001</p> <p>1318-1324 Second Street</p> <p>Proposed 4-Story, Mixed-Use Project w/ 56-Units on 3 Stories Above Ground Floor Retail [6840sf] in 47,171sf Total. 2-Levels Subterranean Parking [66 Parking Stalls] in</p>	<p>David Forbes Hibbert, AIA, Applicant Kati Joyce, Contact 310-394-4045 x110</p>	(S. Mizokami)

28,103sf. Filed 1/13/2012		
Proposed Development Agreement: Paseo Nebraska 3020, 3030-3060 Nebraska Avenue, 3025 Olympic Boulevard, & 1819, 1820 Berkeley Street Proposed Approximately 545 Multi-Family Housing Units (20% Moderate Income, 60% Workforce Housing, 20% Market Rate); Approx. 80,00sf Neighborhood Serving Commercial Space & Creative Office Space; Series of Publicly Accessible Pedestrian Paseos to Connect Public Streets Through the Site; Public Street Improvements & Construction of Approx. 1000-Space, 2-Level Subterranean Garage.	Nebraska Studios, LLC, Developer Dale Goldsmith, Contact Armbruster Goldsmith & Delvac LLP 310-209-8800	(R. Tanemori) <u>Community Meeting:</u> January 14, 2010 <u>Float-Up Hearing:</u> 2/3/2010 Forwarded Recommendation to CC to Begin DA Process.
<u>Text Amendments & General Plan Amendments</u>		
TA 08-004 201 Palisades Beach Road Amend SMMC Section 9.04.08.12.060(f) to Eliminate Everything After the Works "Rear Yard Setback Fifteen Feet." Filed 5/23/2008	The Beach Club, Applicant David Forbes Hibbert, AIA, Contact 310-394-4045	(L. Bar-El)
TA 08-007 1144 Twelfth Street Amend Bootleg Unit Ordinance. Filed 10/21/2008	1144 12th Street, LLC 310-315-1956	(G. Page)
TA 12-001 C-4 & CM Districts To Permit Off-Street Food Truck Venues in the C-4 & CM Districts by Performance Standard Permit (PSP). Filed 1/26/2012	City of Santa Monica, Planning & Community Development Department, Applicant 310-458- 8341	5/16/2012 (P. Foley)

<p>TA 12-002</p> <p>Citywide</p> <p>Amendment to Add Subchapter 9.73, Establishing a Transportation Impact Fee.</p>	<p>City of Santa Monica, Planning & Community Development Department, Applicant 310-458- 8298</p>	<p>3/7/2012</p> <p>(B. Rolandson)</p>
<p><u>APPEALS TO PLANNING COMMISSION</u></p>		
<p>APPEAL 11-006</p> <p>137 Hart Avenue</p> <p>Appeal of Zoning Administrator's Denial to Allow One, Sub-standard Parking Space in 10-Foot Setback.</p> <p>Appeal Filed 7/27/2011</p>	<p>Robert Ward, AIA, Applicant & Appellant</p>	<p>4/18/2012</p> <p>(R. Bunim)</p>
<p><u>APPEALS TO CITY COUNCIL</u></p>		
<p>APPEAL 10-004 of DR 07-006, VAR 07-018, & EIR 09-003</p> <p>2919-23 Wilshire Boulevard</p> <p>Approved by PC 6/16/2010: Mixed-Use Building w/ 11,259sf Retail / Commercial & 26-Unit Apartments; & 100 Parking Spaces in Subterranean Garage; 38281sf Total</p> <p>Appeal Filed 6/28/2010</p>	<p>Vickie Neemeyer, Appellant 310-279-5900</p> <p>Wilshire Structures, LLC, Applicant 310-829-0200</p>	<p><i>Date Pending</i></p> <p>(G. Page)</p>
<p>APPEAL 11-010 of DR 09-001; CUP 10-023, VAR 10-021 & Denial of SOC</p> <p>1907-1929 Lincoln Boulevard</p> <p>Proposed One-Story, Retail Building w/ South At-Grade Parking (31 Parking Spaces) Accessed from Bay Street & Lincoln Court & w/ Basement Stock & Electrical Room. Total: 11586 Gross Sq. Ft. EIR Certified 9/21/2011; SOC Denied 11/2/2011.</p> <p>Appeal Filed 11/16/2011</p>	<p>Dillon Tidwell, Applicant / Appellant 970-282- 1038</p> <p>CA Lincoln & Pico LLC c/o Tatum Real Estate</p>	<p><i>Date Pending</i></p> <p>(L. Yegazu)</p>