

## EXHIBIT B: PROPOSED TEXT ADJUSTMENTS TO THE DRAFT CIVIC CENTER SPECIFIC PLAN

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### **Bicycle Circulation**

**C-16. *Design Olympic Drive as a bike friendly street.*** Class III bicycle access will be provided along Olympic Drive. In addition, bicycle access will be provided through the Palisades Garden Walk immediately north of Olympic Drive.

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### **The Civic Core Special Use District**

Like the Auditorium District, the Civic Core is characterized by a significant open space. The new Town Square is the focal point within the area, and adjacent to it are a grouping of civic and governmental buildings including City Hall, the County Courthouse and the Public Safety Facility, ~~now nearing completion~~. A new parking garage immediately east of the Courthouse along Fourth Street is currently ~~in design~~ under construction. While the historic City Hall structure contributes significantly to the identity of this area, and while the area contains many of the traditional activities of a Civic Center (i.e., city government, public safety, courts), it lacks a strong sense of place and cohesion. A key objective of the Plan is to reinforce this area as the core of the Civic Center, and as a major public gathering place within the community.

A number of existing and new buildings will reinforce the civic identity and the activity program of the civic core. More specifically, the Plan provides for preservation of City Hall and restoration of the original 62,000 square foot envelope through removal of the Police wing and restoration of the original courtyard. The Plan also provides for the consolidation of local public services within a new City Services Building of up to ~~400,000~~ 40,000 square feet that provides a strong northern edge to the Town Square and creates a civic gateway to the downtown. In addition to these structures, the Plan incorporates the new Public Safety Facility of 120,000 square feet, and the 1,000-car Civic Center Parking Structure. The District will also include a strong visual focal point at the northern end of Main Street, achieved through measures such as building elements, open space design, public art or circulation features.

## City Services Building

The Plan calls for the construction of a separate City Services Building along the northern edge of the Town Square to meet the operational and space needs of city government. The building is envisioned as a distinctive civic structure that provides a dynamic northern anchor and terminus to Main Street, and strong spatial definition to the Square. Just as the existing City Hall conveys a strong civic identity befitting of the 1930's, the City Services Building will express the progressive, creative and artistic character of modern-day Santa Monica, while complementing the historic structure and reinforcing the Town Square. ~~The building footprint spans the Main Street corridor, incorporating a major portal that maintains views and public pedestrian access along this key axis between the Civic Center and the downtown.~~ The following standards are intended to guide the design of this important structure.

**CC-5.** The City Services Building shall not exceed ~~400,000~~ 40,000 square feet in area.

~~**CC-6.** A public pedestrian way of at least 30 feet in width shall be provided through the building site along the axis of the Main Street Bridge. This "portal" shall be designed to accommodate pedestrian movement and remain open to the public at all times. The height of the portal shall be sufficient to maintain views to the Civic Auditorium from the mid-span of the Main Street Bridge, which shall be preserved as a pedestrian gateway to the Civic Center from the downtown.~~

**CC-7.** Active public-oriented uses that add interest and enliven the pedestrian environment shall be located within the first 50 feet of the ground floor of the building adjacent to Fujinomura Douri.

**CC-8.** The massing of the building shall create a strong three dimensional profile befitting its prominent gateway location and appropriately respond to the historic City Hall, the Main Street axis, and the Town Square.

**CC-9.** The maximum height of the building shall be 45 ~~56~~ feet and three ~~four~~ floors as measured from the Fujinomura Douri sidewalk elevation, with the following exceptions that

- ~~• East of the Main Street axis the building face along Fujinomura Douri shall step down to a maximum of 35 feet and two floors to provide a complementary relationship with City Hall as viewed from the Town Square and Olympic Drive.~~
- West of the Main Street axis a portion of the building, not to exceed 5,000 square feet, may be constructed to a maximum height of 85 feet and five

floors, provided that this portion of the building is designed to create a distinctive vertical silhouette that reinforces the civic identity of the structure on the Town Square and provides a focal point for the northern end of Main Street.

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### **Palisades Garden Walk Special Use District**

**PG-2.** Structures shall be set back from the centerline of Olympic Drive by a minimum of ~~420~~ 80 feet to preserve the view corridor from Fourth Street to Pacific Terrace.

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### **Village Special Use District**

On “Building Envelope” Diagram for the Village Special Use District, replace 120’ maximum height with 84’.

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### **Allowable Uses**

**VD-1.** ~~Up to~~ 325 residential units shall be permitted within the Village...

**VD-2.** Density may be redistributed between sites, provided that the overall program of 325 units is achieved but not exceeded, ~~and that an overall minimum of 225 units is achieved.~~

**VD-4.** Affordable family housing is required. The family housing is encouraged on Site A...

**VD-5.** Live-work units that are suitable to artists are required. The live-work units are encouraged along ground-floor frontages...

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**VD-12.** Within the Village, building heights shall be minimized and taller heights shall be permitted only when public benefits are clearly articulated. The predominant Except as provided in Policy VD-13, the maximum building height shall be up to 56 feet and five floors (i.e. one floor of ground floor pedestrian-

oriented space and four floors of residential), as measured from the Ocean Avenue sidewalk elevation. This height shall be subject to the following conditions:

- a. Non-habitable penthouse and mechanical areas shall be architecturally integrated with the overall building composition (e.g., as vertical expression or sloping roof elements, etc.) or they shall be stepped back from the building face to be concealed from view from the ground.
- b. Development along Ocean Avenue shall step back by a minimum 9 feet for portions of development above 45 feet. To promote variation, up to 25 percent of the building front will be exempt from the required stepbacks, provided that an equivalent frontage is stepped back in an equivalent manner.
- c. Variation and creativity should be used in the application of building stepbacks to avoid “wedding cake” buildings.

**VD-13.** On the southernmost portion of Site C adjacent to the Viceroy Hotel, the height of development will be permitted to a maximum height of ~~120~~ 84 feet ~~and eleven floors (ten floors of residential and one floor of public-oriented neighborhood-serving ground level uses)~~ as measured from the Ocean Avenue sidewalk elevation, provided that:

- a. The tower is designed as a slender and articulated form not to exceed 70 feet in the north-south direction and 120 feet in the east-west direction. The tower shall be located at least 180 feet from the northern property line of Site C.

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*Delete pages related to the Santa Monica Place Special Use District*

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### **The Colorado Avenue Special Use District**

Until a specific development is proposed, the Plan calls for the provisions of the existing ~~C-3~~ zoning to remain in effect throughout the area. However, ~~the following policies shall guide~~ future development of the Sears portion of the property should consider the following policies:

**CA-1.** The department store's landmark building ~~should~~ is encouraged to be preserved and restored as part of any future redevelopment.

**CA-2.** The pedestrian street environment along Colorado Avenue and Fourth Street ~~should~~ is encouraged to be enhanced by providing ground level retail uses and streetscape improvements.

**CA-3.** A significant program of residential development, including affordable housing, ~~should~~ is encouraged to be included on the property.

**CA-4.** Surface parking lots ~~should~~ are encouraged to be replaced with subterranean parking or encapsulated parking within buildings.

**CA-5.** The property owner ~~should~~ is encouraged to coordinate with the City of Santa Monica to provide a component of public parking on the portion of the property east of Fourth Street to intercept freeway traffic destined for the downtown, and in so doing to help reduce congestion on downtown streets.

**CA-6.** The property owner ~~should~~ is encouraged to coordinate with the City of Santa Monica and the Metropolitan Transportation Authority to integrate an elevated light rail station as the western terminus of the planned Exposition line within or adjacent to the development.

### ***Other Sites***

**CA-7.** The Holiday Inn site shall be subject to the existing ~~RVC / C-3~~ zoning provisions of the City of Santa Monica Zoning Ordinance.

**CA-8.** The office building sites on Fifth Street shall be subject to the existing ~~C-3~~ zoning provisions of the City of Santa Monica Zoning Ordinance.

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### **Regulatory Program**

**I-6.** Properties within the Colorado Avenue Special Use District of the Specific Plan will continue to be subject to the provisions of the City of Santa Monica Zoning Ordinance. However, any proposed modifications or redevelopment of the area, including changes in use, intensification or configuration, will trigger the appropriate discretionary review process, including the development review and conditional use permit processes and environmental review. ~~The findings related to any project shall include the project's conformance with the objectives and policies of the Specific Plan.~~

**Table 2: Civic Center Specific Plan Improvement Program**

***Private Redevelopment***

- ~~The reconfiguration of Santa Monica Place to provide for the pedestrian connection to the Third Street Promenade and for the creation of a more vibrant retail environment with up to 560,000 square feet of retail uses and 85,000 square feet of upper-level office.~~
- The future redevelopment of the Sears site with a mixture of uses to be determined as part of a separate development process, and with provision for public parking and public transit facilities.

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