

**RESOLUTION NUMBER 13-001: (PCS)
(Planning Commission Series)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA MONICA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE
BERGAMOT AREA PLAN**

WHEREAS, Santa Monica's Land Use and Circulation Element (LUCE) was adopted by the City Council in July 2010 and designated the land within the proposed Bergamot Area Plan (hereafter referred to as the "Plan") as the Bergamot Transit Village District and the Mixed-Use Creative District; and

WHEREAS, the Plan addresses the LUCE goals for the Bergamot Transit Village to create a high-quality, mixed-use creative arts/entertainment transit village focused around the new Expo Light Rail Station; to retain and enhance the Bergamot Station Arts Center as the center of culture within the Bergamot Transit Village; and to enhance circulation and transportation with pedestrian, vehicular and transit improvements; and,

WHEREAS, the Plan addresses the LUCE goals for the Mixed-Use Creative District to create a transit-focused employment center with mixed-use creative arts and a neighborhood that provides a quality transition to residential neighborhoods to the north, east and south; to enhance the circulation and transportation with pedestrian, vehicular and transit improvements; and to establish the district as a model for the creation of new shared parking facilities and transportation demand management strategies; and,

WHEREAS, the Plan has been developed as a strategic, sustainable, transit-oriented plan that will serve as a national model through the City's participation in the Sustainable Communities program for which a *Community Challenge* grant was awarded in 2010 by the US Housing and Urban Development (HUD); and,

WHEREAS, the planning effort for the Plan began in November 2010 and has been characterized by an extensive outreach process that engaged over six hundred Santa Monica residents and the local business community throughout the two and a half-year period through stakeholder interviews, community workshops, neighborhood meetings, focus groups, online surveys, and public hearings before the City Council, Planning Commission and the City's Boards and Commissions; and

WHEREAS, the Plan outlines development standards consistent with the LUCE, including reduced floor area ratio standards, land use regulations that encourage a mix of housing, creative office, cultural uses, retail, and services, and standards for open space and setbacks, as well as a set of design guidelines to allow for creative expression and design flexibility that will encourage human-scaled design with a vibrant street life that meets community expectations; and

WHEREAS, the Plan includes goals and policies for new housing affordable to a range of income levels that are integrated with goals and policies supporting the continuation and evolution of the creative economy, recognizing

the area's role as both an arts and culture center for the City and region and a hub of opportunity for creative people to live and thrive; and

WHEREAS, during the planning process, the community identified the importance of establishing two conservation districts to encourage adaptive reuse, incubate small businesses, maintain the centrality of arts in the Plan area and strive to retain some of the original fabric to connect with the area's history and cultural assets, while providing a vision for its future that is guiding the City's development of the Bergamot art center as an arts-rich, lively destination as the community has envisioned; and

WHEREAS, the Plan provides policies, standards and incentives that retain the area's unique character while allowing and encouraging additional retail and service activities that can create a walkable, pedestrian-friendly district along with design standards that encourage active ground floor uses and the expansion of ground floor retail over time; and

WHEREAS, the Plan includes transition zones adjacent to existing residential districts to ensure that new development respects the scale and sets back or steps back from property lines abutting residential districts; and,

WHEREAS, the Plan incorporates detailed transportation demand management strategies and shared parking standards to enhance circulation and transportation in the plan area and encourage implementation of the LUCE target of no net new PM peak hour vehicle trips; and

WHEREAS, the Plan outlines the desired implementation of a network of new and upgraded streets, pathways, appropriate intersections and signalized crossings to accommodate a significant anticipated increase in foot traffic and bicycle use generated by the arrival of the Expo Light Rail station, and includes street types that are designed to share the road space for equal use of those passing through using all modes of active and auto-oriented transportation; and

WHEREAS, the Plan provides a blueprint for public investment and private developer contributions to implement the plan including priorities for community benefits from Tier 2 and Tier 3 projects such as open space, affordable housing, transportation improvements including capital projects and demand management efforts, and cultural facilities, and the Plan outlines funding strategies through potential assessment districts; and

WHEREAS, analysis of the area's existing assets and anticipated infrastructure and open space needs has been conducted and the Plan includes recommendations for funding and upgrading such infrastructure as needed and appropriate; and

WHEREAS, in accordance with CEQA, City staff conducted environmental review of the Bergamot Area Plan to analyze whether the Plan is within the scope of the LUCE Program covered by the LUCE Program EIR, and determined that the Plan will not involve "new significant environmental effects or a substantial increase in the severity of previously identified significant effects" which was not previously identified in the LUCE Program EIR and that as a result

no new mitigation measures would be required in the Bergamot Area Plan, and that mitigation measures that were adopted for the LUCE Program EIR continue to remain applicable such that no further CEQA documentation is required for adoption of the Plan, and

WHEREAS, the Planning Commission held two public hearings on the Initial Draft Bergamot Area Plan on February 13, 2013 and February 20, 2013, and held public hearings on the Draft Final Plan on June 12, 2013, and July 10, 2013, received public testimony and written submittals and deliberated extensively on many aspects of the Plan.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SANTA MONICA DOES RESOLVE AS FOLLOWS:


SECTION 1. The Planning Commission has reviewed and considered the June 2013 Draft Final Bergamot Area Plan, attached hereto as Exhibit A and incorporated herein by this reference, recommends approval of the Draft Final Bergamot Area Plan subject to the modifications set forth in Exhibit B and respectfully submits this recommendation for approval to the City Council.

SECTION 2. The Planning Commission has reviewed the draft Environmental Review/Consistency Checklist and Traffic Analysis Memo that was prepared in compliance with CEQA Guidelines Sections 15162 and 15168, and determines that the Plan will not involve new significant environmental effects or a substantial increase in the severity of significant effects previously

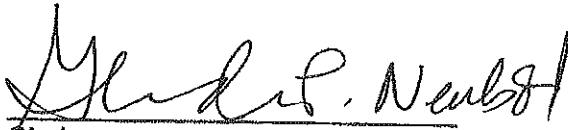
identified in the LUCE Program EIR. The Draft Final Bergamot Area Plan is within the scope of the LUCE Program covered by the LUCE Program EIR. No further CEQA documentation is required for adoption of the Plan.

SECTION 3. The Director of Planning and Community Development shall certify to the adoption of this Resolution and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:


MARSHA JONES MOUTRIE
City Attorney

Adopted and approved this 10th day of July, 2013.



Chairperson

I hereby certify that the foregoing Resolution 13-001 was duly and regularly introduced and approved at a meeting of the Planning Commission on the 10th day of July 2013 by the following vote:

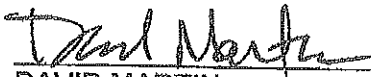
Ayes: Anderson, Kennedy, McKinnon, Newbold, Reis

Noes: Himmelrich

Abstain:

Absent: Parry

ATTEST:



DAVID MARTIN

Planning and Community Development Director

EXHIBIT B: Planning Commission Modifications to Draft Bergamot Area Plan (June 2013)

The following revisions are included in the Planning Commission's recommendation to the City Council to adopt the Bergamot Area Plan and the findings for consistency with the LUCE PEIR:

1. In the Bergamot Transit Village district, modify the Tier 2 maximum FAR limit to 2.0 (references throughout document to be updated consistently).
2. In the Mixed Use Creative District, modify the Tier 2 maximum FAR limit to 1.7 (references throughout document to be updated consistently).
3. Add to Chapter 5, B1: After the first sentence add: In circumstances where publically accessible roads and pathways are negotiated, FAR will be calculated on the gross area of the project site.
4. Add in Chapter 6 (Design Guidelines) under B.1: Projects that include a new road or pathway shall provide information about the size of the property (area) both with and without the easement being provided for the road or pathway.
5. Page 153 B.1.01 (not counted as floor area for FAR calculations): Add: "c. Outdoor dining areas adjacent to the public right of way."
6. On private parcels in the Conservation – Art Center District, the maximum for Tiers II and III will be changed to 1.5, with floor area representing .5 of the FAR to be devoted to arts-related and arts-compatible uses (references throughout document to be updated consistently).
7. In B.1.02, amend the incentive for workforce housing will to provide that for all units in a project above and beyond those required by the AHPP, an FAR bonus shall be provided equivalent to 25% of the floor area constructed for workforce housing, provided:
 - The units are deed restricted for any level of affordability up to 120% of area median income (AMI) for single and one-bedroom units and up to 150% of area median income (AMI) for two and three bedroom units.
 - The mix of units receiving the discount includes at least 50% with two or more bedrooms
8. Language will be added to the ARB process to require a 3-D model for any project over 7,500 square feet and a physical model for projects on sites of one-acre or more as well as a 3-D model that shows the surrounding area.
9. The following seven street cross-sections in Chapter 7 will be amended for consistency and accuracy: Berkeley Shared Space Street, Nebraska Shared Space Street, Michigan Complete Street, Olympic Complete Street, Nebraska Flexible Street, Street "A" Flexible Street, Stewart at Colorado Mid-Block Crossing. A number of revisions regarding labels on the maps will be made for clarification per Commissioner Kennedy's suggestions.
10. Explore protected east-west and north-south cycle-way and encourage connections beyond the Plan area.

11. Goals for 26th/Olympic Intersection: Design Olympic intersection to make crossing by pedestrians easy, safe and comfortable. Narrow perceived length of intersection. Enhance perceived safety of crossing.
12. Add language to B.14.A.01 in regard to the parking maximums for Tiers 1 and 2 to specify that an applicant's voluntary entrance into the shared parking program for the purpose of achieving a higher maximum is allowed based on the following findings:
 - a. That the location of proposed shared parking facilities is accessed from a street designated as a "complete street" in the Plan's Circulation network.
 - b. That proposed shared parking facilities were positioned to adequately serve adjacent existing deficiencies.
 - c. That proposed shared parking facilities met all Plan requirements and guidelines related to access and design.
13. Remove the zero emission parking requirement (B.14A.17; Table 5-10)
14. Add the following standards to define the parameters for storefronts in the RPO and PPO overlay districts:
 - 60' maximum frontage (retains flexibility for range of sizes)
 - 15' minimum frontage
15. Add a policy to explore opportunities for expanding the purple pipe system for recycled water.
16. The policy and standard requiring a specific land use mix of 60% commercial and 40% residential on parcels of more than three acres in the Bergamot Transit Village will be eliminated.
17. Table 5-11: Long-term bicycle parking for units – revise to "one per bedroom, minimum one per unit."
18. Add language that projects exceed State standards for energy conservation by 15%. Encourage cooperative efforts for area-wide energy generation.
19. Strengthen and coordinate sustainability components of the Plan.
20. Add language to the Implementation section that identifies alternative strategies for the realization of a public park, including potential land swaps (including City-owned land), transfer of development rights, etc. for land within that Plan area that can be developed as a park.
21. Change first word of E4.5 to read "Support" rather than "encourage."