

**RESOLUTION NUMBER \_\_-013 (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 a public hearing on the Draft Final Plan on June 12, 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 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 12th day of June, 2013.

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Chairperson

I hereby certify that the foregoing Resolution No. \_\_\_\_\_ was duly and regularly introduced and approved at a meeting of the Planning Commission on the 12th day of June 2013 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

ATTEST:

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DAVID MARTIN  
Planning and Community Development Director