



City of  
**Santa Monica**<sup>SM</sup>

# MINUTES

## SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF SANTA MONICA

*Founded 1875*  
*"Populus felix in urbe felici"*

WEDNESDAY, April 26, 2017  
6:00 P.M.

CITY COUNCIL CHAMBERS  
ROOM 213, CITY HALL

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**1. CALL TO ORDER:**

The meeting was called to order by Acting Chairperson Nina Fresco at 6:16 p.m.

**2. PLEDGE OF ALLEGIANCE:**

Community Activist Jerry Rubin led the Pledge of Allegiance.

**3. ROLL CALL:** Present: Amy Anderson, Chairperson [arrived at 7:55PM]

Mario Fonda-Bonardi  
Nina Fresco, Vice-Chairperson  
Jennifer Kennedy  
Leslie Lambert,  
Richard McKinnon  
Jason Parry

Also Present: Susan Cola, Deputy City Attorney  
Rick Cole, City Manager  
Kyle Ferstead, Commission Secretary  
Cary Fukui, Associate Planner  
Peter James, Principal Planner  
Rachel Kwok, Environmental Planner  
David Martin, Director of Planning & Community  
Development Department  
Steve Mizokami, Senior Planner  
Shira Moch, Planning Intern  
Stephanie Reich, AIA, LEED® AP, Design & Historic  
Preservation Planner  
Beth Rolandson, Principal Transportation Planner,  
Mobility Division  
Francie Stefan, AICP, Manager, Mobility Division  
Roxanne Tanemori, Principal Planner  
Jing Yeo, AICP, Manager, City Planning Division

**4. PLANNING DIRECTOR'S REPORT:**

Mr. Martin gave the Director's Report. He announced venue changes for two of the Downtown Community Plan meetings: May 11 moves to the Civic Auditorium East Wing from the Main Library and May 18<sup>th</sup> moves from the Civic Auditorium East Wing to the City Council Chambers. He stated all meeting will begin at 6:00 p.m. Mr. Martin reported on recent City Council actions since the last Commission meeting as follows: the 2600 Wilshire Boulevard Landmarks appeal was denied; the Development Agreement Amendment for Providence Saint John's Medical Center was approved; and the Conditional Use Permit appeal for alcohol (Avery Restaurant), which was denied with a modification to the alcohol service hours to 10:00 a.m. to 2:00 a.m. Monday through Friday and 7:00 1.m. to 2:00 a.m. on week-ends and holidays. He also reported the Lincoln Boulevard Neighborhood Corridor Plan (LiNC) was approved by City Council on April 25, 2017. Lastly he reported that the pilot project "parklets" on Main Street began construction this week and is expected to be completed by mid-June. They will be located in front of restaurants Finn McCool's, Ashland/Hill and Holy Guacamole. Mr. Martin announced the City has received two awards from the California Chapter of the American Planning Association, one for Excellence for Urban Design for the Creative Crosswalks Pilot Program and the second is a designation of Downtown Santa Monica as a Great Place in California.

**5. PUBLIC HEARINGS:**

Planning Manager Jing Yeo gave a brief staff report for all three Resolutions of Intention. Commissioner Kennedy asked about a date discrepancy on all three Resolutions. Ms. Yeo stated it is typographical error and does not affect the validity of the Resolutions. One member of the public, Elizabeth Van Denburgh, addressed the Commission regarding Items 5-A and 5-C.

Commissioner McKinnon made a motion to approval Items 5-A, 5-B, and 5-C. Commissioner Parry seconded the motion, which was approved by unanimous voice vote. Chair Anderson was absent for the vote.

5-A. Resolution of Intention 17-003 (Planning Commission Series) A Resolution of the Planning Commission of the City of Santa Monica declaring its intention to consider recommending to the City Council that the Council make amendments to the City's Land Use and Circulation Element to implement and ensure consistency with the goals, policies, development standards, and procedures set forth in the Downtown Community Plan.

5-B. Resolution of Intention 17-004 (Planning Commission Series) A Resolution of the Planning Commission of the City of Santa Monica declaring its intention to consider recommending to the City Council that the Council make amendments to the City's Civic Center Specific Plan to implement and ensure consistency with the goals, policies, development standards, and procedures set forth in the Downtown Community Plan.

5-C. Resolution of Intention 17-005 (Planning Commission Series) A Resolution of the Planning Commission of the City of Santa Monica declaring its intention to consider recommending to the City Council that the Council make amendments to the City's Zoning Ordinance to implement and ensure consistency with the goals, policies, development standards, and procedures set forth in the Downtown Community Plan.

6. **PUBLIC HEARING:**

6-A. **Downtown Community Plan.** This is the first in a series of Planning Commission public hearings to review the Final Public Hearing Draft of the Downtown Community Plan (DCP) and Final Environmental Impact Report (State Clearinghouse #2013091056). The Planning Commission has established a schedule of deliberation topics to take public comment and discuss all aspects of the DCP. This public hearing will include an overview of the Final Draft of the Downtown Community Plan (DCP) and Final Environmental Impact Report. The Commission will hear public testimony and provide comments and preliminary recommendations to staff on these topics. Revisions, additions, and/or deletions will ultimately be included as part of the formal Planning Commission recommendation to the City Council for adoption.

*(It is anticipated that public testimony will be heard at the April 26, 2017 Planning Commission meeting and that the Commission may opt to deliberate at a continued meeting, which will begin on April 27, 2017, at 6:00 p.m. in the City Council Chambers. Additional hearing dates are listed on [www.downtownsmplan.org](http://www.downtownsmplan.org) and <https://www.smgov.net/Departments/PCD/Boards-Commissions/Planning-Commission/> )*

City Manager Rick Cole gave an introduction to the evening's presentation on the Downtown Community Plan, hereafter referred to as the "Plan." The staff presentation was made by Principal Planner Peter James, Planning Manager Jing Yeo and Mobility Manager Francie Stefan.

Following the staff presentation, Commissioner Lambert stated she will not be attending the meetings on May 10 and May 11, then asked for confirmation that decision-making will not occur at each public hearing on the Plan. Ms. Yeo confirmed that the final votes will be taken on May 31, 2017, and the Commission will likely take "sense of the Commission" polls during the meeting process.

There was discussion about which nights certain topics would be discussed and when various consultants would be present.

Commissioner Fonda-Bonardi asked staff about the document's horizon date of 2030 and when is the start date. Ms. Yeo stated the start date is from the baseline year of the Environmental Impact Report (EIR), which is 2016.

Commissioner Lambert asked staff if the Gateway Master Plan will have separate environmental review. Ms. Yeo answered in the affirmative. Commissioner Lambert asked if the proposed large projects will have additional environmental review. Ms. Yeo answered in the affirmative.

The following members of the public addressed the Commission: Daniel Shenise, Jerry Rubin, Michael Salazar, Lauren Paull, Jason Islas, Leonora Yetter, Carl Hansen [representing Santa Monica Chamber of Commerce], Denise Barton, Elizabeth Van Denburgh, Mary Marlow [representing the Neighborhood Council], Rayne Laborde, and Matthew Karyadi. The following members of the public submitted requests to speak but were not present when their names were called: Richard Orton, Richard Brand, Elena Christopoulos, and Michele Perrone.

Following the public testimony, the Commission took a break from 8:24 p.m. to 8:41 p.m.

Commissioner Lambert commented on regional housing allocations, how they work and stated that the Los Angeles region is currently 100,000 housing units short.

Chair Anderson invited the Commission to ask questions and for clarification about the process and topics discussion schedule.

Commissioner McKinnon asked what happens if there are parts of the Plan that are found objectionable such as whether or not three large sites should be considered differently. Mr. Cole responded by commenting on past practices and the assumption there will be no dramatic changes to the Plan. He further commented that staff traditionally defers to the Commission's recommendations and the reason for scheduling six meetings is to produce a final Plan for City Council review and adoption. He commented on various portions of the Plan including housing, historic preservation and public open space as well as the three specific large sites (Fairmont Miramar Hotel, Gehry project site and the Fourth/Fifth/Arizona site).

Commissioner McKinnon asked about the proposal for freeway capping and the Gateway Access sites. Mr. Cole responded that nothing may come of the proposals and it is planned as a ten year process which will deal with solving mobility issues and the noise/aesthetic issues of the freeway.

Commissioner Parry asked Mr. Cole what form the Commission's recommendation should take. Mr. Cole responded that the recommendations can take two forms with policy bullet points and specific changes in an errata type format. He stated staff will be framing questions to help develop the recommendations. Commissioner Parry asked when City Council is anticipating beginning their discussions and deliberations. Mr. Cole responded that two meetings are set for July and Council will be looking to the Commission for their recommendations and final comments.

Commissioner Fonda-Bonardi commented that the schedule does not include a place for review of the environmental impact report (EIR). Ms. Yeo responded that the EIR is a reference document and will be distributed soon. She stated it can be discussed at any point in process and staff would recommend a dedicated time would be on May 18, 2017 as the consultants will be present at that meeting and on May 31, 2017.

Commissioner Fresco asked staff to explain the Commission's responsibility as regards to the EIR. Ms. Yeo explained that City Council makes the final determination on the EIR and the Commission's role is advisory. Chair Anderson asked what would happen if the Commission felt areas of the EIR needed strengthening. Ms. Yeo stated this is the final EIR, but some amendments could be made prior to City Council review. She also stated the best effort has been made to respond to public comments in the final EIR.

Commissioner Parry suggested addressing some of the public comments received on the EIR, specifically the level of analysis for Alternative 2. Ms. Yeo explained the EIR includes detailed project level analysis for Scenario A and B, which were project options for the Downtown Community Plan. She further explained the City Council initially authorized an analysis of Scenario A, which calls for more growth. She stated that Scenario B is a step down using a more reasonable forecast for growth and based on the build-out analysis and the Land Use and Circulation Element (LUCE) goal of "no new net PM peak hour trips." Ms. Yeo stated that the draft DCP before the Commission is essentially Scenario B and the EIR offers five alternatives, which were studied per California Environmental Quality Act (CEQA) guidelines.

Commissioner Kennedy asked that a discussion on social services be added to May 10<sup>th</sup>. Ms. Yeo stated this can be done although the concept of social services flows throughout the document under the lens of wellbeing. Commissioner Lambert commented that the chair of the Social Services Commission has asked for a housing development discussion on May 17<sup>th</sup>. Ms. Yeo responded that a letter was received from that Commission this afternoon and staff would need to review it.

Commissioner McKinnon commented on the Mobility portion of the document and asked about placing more specificity in the Plan. Ms. Stefan responded that it depends on the topic and whether staff knows the best aspect for goals. Commissioner McKinnon commented on the Bike Action Plan, the Lincoln Boulevard Neighborhood Corridor (LiNC) Plan and other plans in relation to traffic and parking concerns. He emphasized the need to be more specific. Ms. Stefan responded it is appropriate for the Commission to choose the level of recommendation on any of the issues and for streetscape, there are some specific recommendations including sidewalk widening Ocean Avenue and Wilshire Boulevard, and reference to a transit lane potential in the Transit Corridor and Fourth Street. She stated when streetscape changes are proposed, staff does a great deal of outreach, and staff will respond to recommendations from the Commission. Commissioner McKinnon commented that the Plan seems too "car-

centric” and noted that pedestrian deaths continue to occur as well as car accidents.

Commissioner Kennedy asked if the review process will be similar to the Zoning Ordinance Update format and if public comment will be received at each meeting. Chair Anderson responded that the public will be heard at every meeting and urged the public to speak to the topics set for each meeting, although she will not deny anyone’s desire to address the Commission.

Commissioner Parry asked for clarification from staff on discussion materials and whether they will be distributed before each meeting. Ms. Yeo responded that the staff report for this hearing covers most of the topics to be discussed at future meetings and, where applicable, staff will provide additional background materials, although those materials may not be part of a staff report. She stated staff will be taking notes and compiling the comments, areas of agreement and disagreement for presentation on May 31 and in order to facilitate the formal motion and recommendations. Commissioner Kennedy asked if the key questions can be distributed prior to each meeting. Ms. Yeo responded in the affirmative.

Chair Anderson commented that she looks forward to input from the community and robust discussion by the Commission. She urged the Commission to be in touch with staff regarding clarifying questions and with editorial comments so everyone is prepared to receive public comments at the forthcoming meetings and dive into staff questions.

Commissioner Kennedy expressed her support for Commissioner Parry’s comment on receiving staff questions in advance of the public hearings.

Chair Anderson outlined the upcoming meeting schedule:

<b>Date</b>	<b>Location</b>	<b>Deliberation Topic</b>
May 10, 2017	Council Chambers	Arts/Culture, Open Space, Historic Preservation, Social Services & Housing Strategy
May 11, 2017	Civic Auditorium, East Wing	Development Standards
May 17, 2017	Council Chambers	Development Standards (Part 2), Review Process & Project Requirements
May 18, 2017	Council Chambers	Mobility & Infrastructure
May 31, 2017	Council Chambers	Vote on Commission Recommendations for Amendments to the LUCE, CCSP, Zoning Ordinance & Final Draft DCP / Final EIR

**7. ADJOURNMENT:**

At 9:41 p.m. Chair Anderson continued the public hearing to May 10, 2017 at 6:00 p.m.

**APPROVED: JULY 19, 2017**