



MINUTES

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

WEDNESDAY, May 17, 2017
6:00 P.M.

CITY COUNCIL CHAMBERS
ROOM 213, CITY HALL

1. **CALL TO ORDER:** Chairperson Anderson called the meeting to order at 6:15 p.m.

2. **PLEDGE OF ALLEGIANCE:** Commissioner Fresco led the Pledge of Allegiance.

3. **ROLL CALL:** Present: Amy Anderson, Chairperson
Mario Fonda-Bonardi
Nina Fresco
Jennifer Kennedy
Leslie Lambert
Richard McKinnon
Jason Parry

Also Present: Susan Cola, Deputy City Attorney
Kyle Ferstead, Commission Secretary
Cary Fukui, Associate Planner
Peter James, Principal Planner
David Martin, Director of Planning & Community
Development Department
Stephanie Reich, AIA, LEED® AP, Design & Historic
Preservation Planner
Roxanne Tanemori, AICP, Principal Planner
Jing Yeo, AICP, Manager, City Planning Division

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

Mr. Martin gave the Director's Report. He announced the next two Downtown Community Plan meetings will be on May 18 and May 31, 2017, both starting at 6:00 p.m. in the Council Chambers. He also announced the June Commission meeting schedule: June 7 and June 21, 2017, at 7:00 p.m. Mr. Martin reported that City Council will be holding their budget study sessions on May 23 and May 24, 2017. Lastly, he announced that May 18th is Bike to Work Day, which will be celebrated at City Hall from 7:00 a.m. to 9:30 a.m.

Commissioner McKinnon asked staff about the June meetings. Ms. Yeo stated the

June 7th meeting may be cancelled, but June 21st has a large agenda of hearing items.

5. PUBLIC HEARING:

5-A. Downtown Community Plan.

This is the fourth 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 a continued discussion on development standards in addition to development process and procedures review and project requirements. The Planning Commission may also discuss any other aspect of the DCP as well as potential associated amendments to the Land Use and Circulation Element, Civic Center Specific Plan, and Zoning Ordinance. 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. The public hearing began on April 26, 2017.

Chairperson Anderson introduced the discussion topics for this hearing and stated Thursday's hearing would focus on Mobility, Infrastructure and the Environmental Impact Report. She noted that a discussion on parking ratios from the Amendments to the Zoning Ordinance, which are not part of the Downtown Community Plan (DCP) will also be covered.

Planning Manager Jing Yeo gave a presentation on Project Requirements and Process Thresholds.

The following members of the public addressed the Commission: Julia Ladd, Mike Gruning, Laurel Rosen, Vesnia Monsour, Jason Islas, Denise Barton, Danielle Wilson [also spoke for Maggie Venezuela], Liliana Hernandez, Nellie Ruiz, Fildelfia Alcala, Lot Suria, Adine Foreman, Michael Folonis [also spoke for Janna Boklke], Hank Koning, Adam Rohloff, Elizabeth Vandenburg, Alin Wall, Nancy Coleman, Laurence Eubank, Mary Marlow, Ellen Hannan, Natalya Zerniktskaya, Carl Hansen, George Gleason, Scott Schoenfeld, Carl Lisberger, Dave Rand, Dustin Peterson, Paula Larmore, John C. Smith [also spoke for John London and Catherine Eldridge], Lupe Stevenson, and Judy Abdo.

The following members of the public were not present when their names were called: Cristina Sandrez, Gwynne Pugh FAIA, Jackie Martin, Elena Christopoulous, and Richard Brand.

[The Commission took a break from 9:13 p.m. to 9:32 p.m.]

Chair Anderson reconvened the hearing. Commissioner Lambert asked a procedural question regarding whether straw polls or actual votes would be taken at this meeting. Ms. Yeo stated it is anticipated that the final vote on the Downtown Community Plan and Environmental Impact Report will be taken on May 31, 2017.

Building Modulation Follow-Up

The Commission was asked if they support the Downtown Community Plan (DCP) revised modulation standards:

- *Minimum side interior setback refinements;*
- *Buildings with greater than 150-feet of street frontage;*
- *Required common open space language.*

Mr. James outlined the changes and additions to the Open Space and communal gathering spaces in the Design Standards from the previous meeting. Commissioner Parry asked for clarification on the Open Space change, which did not include a minimum size. Mr. James explained it is difficult to describe a minimum and the proposed language allows for flexibility in design. Commissioner Parry expressed concern there should be more specificity and suggested this be added to the errata sheet.

The Commission discussed the three questions and generally supported the revised building modulation standards for the side interior setback and for buildings with greater than 150-foot street frontage. Commissioner Lambert expressed concern with the potential loss of housing units.

The Commission asked staff to follow-up with proposed sample standards for the minimum communal Open Space requirement. This request was based on a straw poll by Commissioners Parry and Kennedy. Commissioners Fonda-Bonardi, Kennedy, McKinnon and Parry were in favor; Chair Anderson and Commissioners Fresco and Lambert were opposed.

Commissioner Fresco commented on the historic modulation on Second, Third Street Promenade and Fourth Street. She asked that staff study decreasing the street wall height on Second and Fourth Streets from 39-feet to 30-feet.

Project Requirements

The Commission was asked if they support the Downtown Community Plan (DCP) project requirements:

- *For uniform fees that vary by project type*
 - *Housing Projects – 90% of nexus maximum*
 - *All other projects – 23% increase above base*
- *For a uniform affordable housing percentage that varies by building height*
 - *50 feet – 15%; 60 feet – 20%*
- *For the affordability mix of affordable housing units based upon the Housing Element*
- *For off-site affordable housing*

- 50-feet – 20%; 60 feet – 25%
- Location within 500 feet of market rate

The City's fiscal consultant, Paul Silvern with HR&A, was present to answer questions from the Commission.

Commissioner Lambert expressed concern about the high level of fees for housing projects. Commissioner McKinnon expressed concerns about the cumulative effect of fees on the development process. Mr. Silvern assured the Commission that the fees and requirements as proposed will not reach a level of infeasibility. Commissioner Fonda-Bonardi supported keeping the proposed fee schedule and affordability mix. Commissioner Fresco agreed with Commissioner Fonda-Bonardi on the affordability mix and expressed concern with the parking reduction. Commissioner Kennedy stated a preference for flipping the affordability requirement for greater low and very low income units.

The Commission took a straw poll in support of the proposed fee requirements. The Commission generally supported the affordability mix with Commissioners Kennedy and Lambert expressed interest in an affordability mix of 30% extremely low, 30% very low, 20% low, and 20% moderate income, which was agreed upon as a recommendation. The Commission rejected the proposal to require off-site affordable housing within 500-feet of the market rate project and recommended increasing the distance to .25 miles if the subject property or anywhere within Downtown's boundaries.

Review Process

The Commission was asked if they support the Downtown Community Plan (DCP) review process:

- *For Administrative Approvals*
 - *Residential: less than 30,000sf*
 - *Commercial: less than 15,000sf*
- *For Development Review Permits*
 - *Residential: Tier 2; Tier 3 up to 60,000sf*
 - *Commercial: up to 30,000sf*
- *For Development Agreements*
 - *Residential: Tier 3 greater than 60,000sf*
 - *Commercial: greater than 30,000sf*
- *For Gateway Master Plan projects*
 - *Tier 2 development standards pending completion of GMP*

Commissioners Fresco, Lambert, Parry and Chair Anderson supported raising the Development Review threshold in the Transit Adjacent (TA) District from 60,000sf to 90,000sf with projects larger than 90,000sf requiring a Development Agreement in the TA District. Commissioners Fonda-Bonardi, Kennedy and McKinnon were opposed to this proposal.

The Commission discussed raising the Administrative Approval (AA) threshold from 50-unit 100% affordable housing project to 75-unit 100% affordable housing project and took a straw poll with only Commissioner Kennedy voting against the change.

The Commission took a straw poll to exempt 100% affordable housing projects from active and pedestrian design standards. The vote was unanimously in favor.

The Commission discussed community benefits and asked staff to follow-up with a review of the community benefits priority sections, per the request of Commissioner Fresco, to introduce the concept of “baseline” community benefits, not just priorities, mentioned on pages 26-27.

The Commission did not discuss the Gateway Master Plan and Chair Anderson stated the assumption that silence on the matter is agreeing to the proposal.

Established Large Site Overlay

The Commission was asked if they support the Downtown Community Plan (DCP) on the Established Large Site Overlay:

- *That there should be an Established Large Site overlay for 3 sites that authorizes building height up to 130’ subject to a special process and meeting specific requirements*
- *How projects on the 3 Established Large Sites may be approved*
 - *Simple majority OR*
 - *Voter approval OR*
 - *Supermajority*
- *That if voter approval is required for development agreements on Established Large Sites, how voter approval should be enacted*
 - *Text in DCP OR*
 - *Ballot measure*

Specific Plan Amendment

The Commission was asked if they agree with the Downtown Community Plan (DCP) approach to Specific Plan Amendments for height and FAR that:

- *Would establish a special process for Specific Plan Amendments to height and FAR that occur within 7 years of the effective date of the DCP*
 - *Voter approval OR*
 - *Supermajority*
- *If voter approval is required for Specific Plan Amendments for height and FAR, how voter approval should be enacted*
 - *Text in DCP OR*
 - *Ballot measure*

Commissioner McKinnon stated he does not support the Established Large Site Overlay (ELSO) as part of the proposed approach. He expressed the opinion that the sites should have established district zoning and if the developer want more height or floor area ratio, then a Development Agreement should be applied for with

a Specific Plan Amendment. Commissioner Fresco expressed her agreement with Commissioner McKinnon's comments.

The Commission discussed the three sites, the proposals for the sites and requested heights of 130-feet.

A straw poll was taken to reject the Established Large Site Overlay and the process to allow for a limitation on Specific Plan Amendments for height and floor area ratio. The vote was split three to three with one abstention (Commissioner Kennedy), Commissioner Fonda-Bonardi, McKinnon and Chair Anderson in favor and Commissioners Fresco, Lambert and Parry against.

On the question regarding the supermajority and voter approval for Specific Plan Amendments, the Commission took a straw poll and voted all in favor of removing these provisions.

Commissioner Parry asked if the Commission would consider reducing the public speaking time to two minutes per person at Thursday's hearing. The consensus was to allow the public the usual three minutes each to address the Commission.

6. ADJOURNMENT:

Chair Anderson adjourned the hearing at 12:34 a.m. on Thursday, May 18, 2017, to 6:00 p.m. May 18, 2017 in the City Council Chambers of City Hall.

APPROVED: JULY 19, 2017