



# MINUTES

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

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

WEDNESDAY, May 31, 2017  
**6:00 P.M.**

CITY COUNCIL CHAMBERS  
ROOM 213, CITY HALL

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1. **CALL TO ORDER:** Chairperson Anderson called the meeting to order at 6:14 p.m.
2. **PLEDGE OF ALLEGIANCE:** Commissioner Parry 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  
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  
Shira Moch, Planning Intern  
Beth Rolandson, AICP, Principal Transportation  
Planner, Mobility Division  
Francie Stefan, AICP, Manager, Mobility Division  
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 upcoming meeting schedule: June 7, 2017 has been cancelled and June 21, 2017 will have hearings on three tract maps, a variance on Foxtail Drive and a project on 423 Ocean Avenue.

**5. PUBLIC HEARINGS:**

The following four items were heard as one with public comment being combined for all the items.

- 5-A. Land Use and Circulation Element Amendments** associated with the Downtown Community Plan. A Resolution of the Planning Commission of the City of Santa Monica recommending that the City 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. Civic Center Specific Plan Amendments** associated with the Downtown Community Plan. A Resolution of the Planning Commission of the City of Santa Monica recommending that the City 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. Downtown Community Plan**. This is the sixth 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. The Planning Commission may discuss any aspect of the DCP as well as potential associated amendments to the Land Use and Circulation Element, Civic Centre Specific Plan, and Zoning Ordinance. At this public hearing, the Planning Commission will hear public testimony and provide comments and consider adopting a Resolution of the Planning Commission recommending that the City Council adopt the Downtown Community Plan, subject to the changes in Exhibit A. The public hearing began on April 26, 2017.
- 5-D. Zoning Ordinance Amendments** associated with the Downtown Community Plan. A Resolution of the Planning Commission of the City of Santa Monica recommending that the City 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.

Principal Planner Peter James and Mobility Manager Francie Stefan introduced the four hearing items, which will be reviewed as one item. Ms. Stefan outlined the Mobility related changes to the Downtown Community Plan (DCP) and Mr. James related the changes to the design guidelines and standards.

Several Commissioners discussed the overall voting process for the meeting.

The following members of the public addressed the Commission: Tricia Crane, Michael Folonis, Eoin Gubbins, Thane Roberts, Jerry Rubin, Nat Trives, Jason Islas, Ron Goldman (also spoke for Manju Raman and Catherine Eldridge), Lauren Paull, Gabriella Roscoe, Denise Barton, Lauren Rosen, John Warfel, Carl Lisberger, Mike Gruning, Yesenin Monsour, Christopher Bell, Elena Christopolous, Ryan Hollan, Shawn Laures, Adam Fabac, Valerie Griffin, Nancy Coleman (also spoke for Jane Koehler), Danilo Bach, Therese Kelley and Barbara Kaplan representing the Architectural Review Board, Laurence Eubank, Mary Marlow (also spoke for Mark Kreller and Nancy Morse), Steven Wellier, Zina Josephs, Clare Thomas, Ellen Brennan, Ellen Hannan, Bill Schoene, Carol Lemlein, Carl Hansen, Elizabeth VanDenburgh (also spoke for Adam Rohluff and Deborah Rosetman), Steve Sugerman, Scott Schoenfeld, Paula Larmore, Judy Abdo, and Mitchell Lachman.

One member of the public, Matt Baird, was not present when his name was called:

[The Commission took a break from 9:29 p.m. to 9:48 p.m.]

Chair Anderson reconvened the meeting at 9:48 p.m. and closed the public hearing. She stated the Commission will be going by considering staff's changes on various issues and will continue with the straw polls until the required final votes are taken at the end of the discussion.

#### 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*

Chair Anderson expressed her opinion that she is uncomfortable with the idea of establishing Text Amendments for these special sites that are large and cover multiple lots. She expressed support for the 130-foot height limit. Commissioner Lambert expressed her agreement with Chair Anderson. Commissioner Fresco argued in favor of lower heights, specifically 50-feet to 60-feet depending on the site. Commissioners Fonda-Bonardi, Kennedy and Fresco spoke against the overlay.

Commissioner McKinnon made a straw poll motion to reaffirm the Commission's opposition to the concept of voter referendum for Development Agreements for the Established Large Sites. Commissioner Lambert seconded the motion.

The motion was approved by the following vote:

AYES: Anderson, Fonda-Bonardi, Fresco, Lambert, McKinnon, Parry;

NOES: Kennedy.

Commissioner McKinnon made a straw poll motion to remove the Established Large Site Overlay from the Downtown Community Plan. The vote was as follows:

AYES: Fonda-Bonardi, Fresco, McKinnon;

NOES: Anderson, Kennedy, Lambert, Parry.

Commissioner Kennedy switched her vote to aye and the motion was approved.

Commissioner Lambert made a straw poll motion to retain the 130-foot height limit for the Established Large Site Overlay. The vote was approved as follows:

AYES: Anderson, Fonda-Bonardi, Fresco, Lambert, Parry;

NOES: Kennedy, McKinnon.

Commissioner Parry proposed a straw poll motion to support up to 105-feet for projects in the Established Large Site Overlay; apply the Ocean Transition height and FAR limits in Table 4.2 for the first 150-feet of parcel depth from Ocean Avenue; not allow projects that include any office floor area to be eligible for the increased height and FAR; and require that projects must include housing. The motion was unanimously defeated.

### Mobility

The Commission discussed the staff changes to the Mobility section and offered the following recommended amendments and changes which were agreed to by consensus:

- Change “buffered” to “protected” bike facilities on Ocean Avenue, Second Street, and Broadway [PC#36 in Supplement to Exhibit B]
- Amend language to the Wilshire signature sidewalk to accommodate improvements for all modes of mobility [PC#2 of Exhibit B]
- Add language to Action AM4.1C that addresses resident access to Downtown [Staff #62 of Exhibit B]
- Amend Policy 3.6 to “Use pricing, concentration, time restrictions and location as tools to manage vehicle congestion in Downtown and make Downtown accessible for short-term users.”
- Amend Action 3.6A to “Establish demand-sensitive variable parking pricing, time limits, and marketing.”
- Amend Action 3.6B and replace with “Encourage use of convenient parking for short-term use through pricing and time restrictions, including installation of meters on Sixth and Seventh Streets.”
- Modify Action 3.6G to clarify that public parking must be built entirely outside the Bayside Conservation District. [PC #35 of Supplement to Exhibit B]

Commissioner Parry made a straw poll motion to add a new action to pursue the

elimination of 600 public parking spaces within the Bayside Conservation District over the life of the Plan. The motion was approved by the following vote:  
 AYES: Anderson, Fonda-Bonardi, Fresco, Lambert, McKinnon, Parry;  
 NOES: Kennedy.

Revised Design Modulation Standards

The Commission discussed the staff changes to modulation and recommended the following changes:

- Change timing of PPS1.1A to initiate a Downtown Streetscape Manual from mid-term to short-term.
- Add a new bullet to Section 9.10.010, Purpose
  - “Provide opportunities for a high level of architectural innovation and creativity to enhance the Downtown as a place of beauty and sophistication.”
- Add phrase on Page 186 to preamble for Building Modulation Standards
  - “In order to modulate building mass and express a design concept, new buildings or additions to existing buildings shall be designed in three dimensions on the front and sides ...”

The Commission voted five-to-two to retain the standard in the Plan that does not require façade modulation for the first thirty-nine feet within the Bayside Conservation District.

Auto Dealers

The Commission discussed the one auto dealer site that falls within the Downtown Plan area at Lincoln and Santa Monica Boulevards in terms of redevelopment and square footage that would trigger either a Development Review permit or Development Agreement.

Commissioner McKinnon made a motion to exempt existing Auto Dealers from a Development Agreement if expansion or redevelopment is proposed (i.e. follow the existing process set forth in the Zoning Ordinance). The motion was approved by the following vote:

AYES: Anderson, Fonda-Bonardi, Lambert, McKinnon, Parry;  
 NOES: Fresco, Kennedy.

Miscellaneous Recommendations

Commissioner Lambert expressed her belief that there needs to be more housing incentives in the DCP and proposed increasing the floor area ratio (FAR) by .5 and height by ten feet for the Neighborhood Village and other districts. Commissioner Fonda-Bonardi explained why this proposal is ill-advised. He stated there is enough housing in Downtown. The Commission discussed these issues at length and Commissioner Kennedy offered an alternative to increase housing units.

The Commission made the following recommended changes:

- Reduce maximum allowable fence, wall, or hedge height from six-feet to five feet

- in the Zoning Ordinance.
- Change authority that promulgates outdoor dining regulations from City Manager to Planning Director in Zoning Ordinance
- Clarify titles of Section E, Page 192/193 of DCP to be more clear
  - Section heading: Pedestrian-Oriented Design Standards
  - #2 Pedestrian-Oriented Frontage Design for New Development
  - #3 Pedestrian-Oriented Ground Floor Design for New and Existing Development
- Add new Policy LU1.4 that clarifies intent of strategy for regulating ground floor activity and form
  - “Promote the distribution of land uses such that the most active uses are provided in the historic core and areas served by transit, while the least active uses are provided in the transition areas adjacent to residential neighborhoods.”

The Commission voted on the changes:

- To allow housing projects on parcels up to 15,000 square feet to be processed through an Administrative Approval and would require ARB concept review prior to approval. (Not a unanimous vote.)
- To change the specific limitation to L(1) for office use in the Neighborhood Village District. (Not a unanimous vote.)
- To allow to allow 100% Affordable Housing Projects to receive an FAR increase of 0.5 and a height increase of 10 feet in the Neighborhood Village District. (Not a unanimous vote.)
- To delete Staff Change #137 in Exhibit B to not change the affordable housing percentage mix. (Unanimous vote.)
- To allow off-site housing projects to be located anywhere in the DCP area in addition to the one-quarter mile radius. [Staff Change #136 in Exhibit B.] (Unanimous vote.)
- To not support a motion to reduce building height on the East side of Lincoln Boulevard from 50-feet to 40-feet. (Not a unanimous vote.)
- To not support a motion to reduce the threshold when a CUP is required for certain land uses from 7,500 square feet to 2,500 square feet. (Not a unanimous vote.)

Commissioner McKinnon made the following motion: Move that the Planning Commission has reviewed the Environmental Impact Report (EIR) and determined that the EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) and subject to the changes made at this hearing. Commissioner Parry seconded the motion.

The motion on the recommendation to City Council to adopt of the Environmental Impact Report was approved by the following vote:

AYES: Anderson, Fresco, Kennedy, Lambert, McKinnon, Parry;

NOES: Fonda-Bonardi.

Commissioner McKinnon made the following motion: Move that the Planning Commission adopt Resolution 17-006 recommending that the City Council adopt the Downtown Community Plan draft dated April 2017, subject to the changes in Exhibit B and other changes recommended through discussion and straw vote. Commissioner Parry seconded the motion.

The motion on Resolution 17-006 to adopt the Downtown Community Plan was approved by the following vote:

AYES: Anderson, Fresco, Kennedy, Lambert, McKinnon, Parry;

NOES: Fonda-Bonardi.

Commissioner McKinnon made the following motion: Move that the Planning Commission adopt Resolution 17-007 recommending that the City Council amend the Land Use and Circulation Element to be consistent with the DCP, as recommended by the Planning Commission. Commissioner Parry seconded the motion.

The motion on Resolution 17-007 to amend the Land Use and Circulation Element was approved by the following vote:

AYES: Anderson, Fonda-Bonardi, Fresco, Kennedy, Lambert, McKinnon, Parry.

Commissioner McKinnon made the following motion: Move that the Planning Commission adopt Resolution 17-008 recommending that the City Council amend the Civic Center Specific Plan to be consistent with the DCP, as recommended by the Planning Commission. Commissioner Kennedy seconded the motion.

The motion on Resolution 17-008 to amend the Civic Center Specific Plan was approved by the following vote:

AYES: Anderson, Fonda-Bonardi, Fresco, Kennedy, Lambert, McKinnon, Parry.

Commissioner McKinnon made the following motion: Move that the Planning Commission adopt Resolution 17-009 recommending that the City Council amend the Zoning Ordinance to be consistent with the DCP, as recommended by the Planning Commission. Commissioner Parry seconded the motion.

The motion on Resolution 17-009 to amend the Zoning Ordinance was approved by the following vote:

AYES: Anderson, Fonda-Bonardi, Fresco, Kennedy, Lambert, McKinnon, Parry.

Chair Anderson expressed her pride in the Downtown Community Plan and that this Plan does an amazing job of changing land use patterns in terms of density and mobility options, thereby creating access and opportunities in a smart and balanced way. She stated it has been a pleasure to work with staff on this Plan and with the Commission. Commissioner Parry acknowledged the work the community put into this Plan, diving deep in the EIR and the Plan. He also acknowledged the work of

Chair Anderson. Commissioner McKinnon acknowledge the astonishing and extensive work staff has done on these big documents: the Land Use and Circulation Plan, Zoning Ordinance update, and Downtown Community Plan. He congratulated everyone for their efforts.

**6. ADJOURNMENT:**

The meeting was adjourned on Thursday, June 1, 2017, at 1:23 a.m.

**APPROVED: SEPTEMBER 6, 2017**