



City of
Santa MonicaSM

MINUTES

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

WEDNESDAY, July 19, 2017
7:00 P.M.

CITY COUNCIL CHAMBERS
ROOM 213, CITY HALL

1. **CALL TO ORDER:** Chairperson Anderson called the meeting to order at 7:11 p.m.
2. **PLEDGE OF ALLEGIANCE:**
The Commission Secretary led the Pledge of Allegiance.
3. **ROLL CALL:** Present: Amy Anderson, Chairperson
Mario Fonda-Bonardi
Nina Fresco
Leslie Lambert
Richard McKinnon
Jason Parry

Absent: Jennifer Kennedy

Also Present: Susan Cola, Deputy City Attorney
James Combs, Associate Planner
Kyle Ferstead, Commission Secretary
Tony Kim, Principal Planner
Dean Kubani, Assistant Director of Public Works
Department & Chief Sustainability Officer
David Martin, Director of Planning & Community
Development Department
Garrett Wong, Sustainability Analyst, Office of
Sustainability & the Environment, Public Works
Department
Jing Yeo, Manager, City Planning Division
- 3-A. Oath of Office for Reappointment of Amy Anderson
The Commission Secretary administered the Oath of Office. The Commission congratulated Chair Anderson on her reappointment.
4. **PLANNING DIRECTOR'S REPORT:**
Mr. Martin gave the Director's Report. He announced the forthcoming meetings as follows: August 2 (zoning ordinance policy discussion #2); August 16 (two Development Agreements – 1430 Lincoln Boulevard and 1325 Sixth Street); and

September 6, 2017. He stated September 20 has been cancelled and the Commission Secretary is polling for an alternative second meeting date in September. Mr. Martin stated that July 25, 2017 will be the final City Council meeting on the Downtown Community Plan (DCP). He commented that City Council met on Monday, July 10 and Tuesday, July 11 on the DCP, took public comment on Monday night, then on Tuesday they deliberated and took a series of straw polls and gave staff direction on ordinances to return with on July 25, 2017.

Mr. Martin introduced new Associate Planner James Combs to his first Planning Commission meeting.

Commissioner McKinnon asked if the two Development Agreements mentioned for August 16, 2017 will be heard as one. Mr. Martin responded they will be heard separately.

Commissioner Lambert asked if the July 25, 2017 City Council meeting will be a public hearing and if the comments are limited to inclusionary issues. Deputy City Attorney Cola responded that the public hearing will be re-opened for comments on new materials primarily.

5. PLANNING COMMISSIONER ANNOUNCEMENTS:

Commissioner McKinnon announced he recently represented the City at a national conference on bikes. He related there were 300-400 participants and while Santa Monica is generally doing well, improvements in Mobility are needed. He asked staff about adding an issue on Administrative Approvals for projects on boulevards as regards Net Zero requirements. Ms. Yeo stated adding this issue would not be possible due to noticing requirements, but it could be added to the “third bucket.”

6. APPROVAL OF MINUTES:

6-A. April 26, 2017

Commissioner Parry made the motion to approve Items 6-A and 6-D. Commissioner Fonda-Bonardi seconded the motion, which was approved by voice vote.

6-B. May 10, 2017

Commissioner Fresco asked for a clarification correction on the May 10, 2017 minutes on page six, third paragraph regarding locations for the 14-foot setbacks. Commissioner Parry made the motion to approve Item 6-B as amended. Commissioner Fresco seconded the motion, which was approved by voice vote.

6-C. May 11, 2017

Commissioner Parry removed this set of minutes from the Consent Calendar due to some unresolved questions. This item is continued to August 2, 2017.

6-D. May 17, 2017

Commissioner Parry made the motion to approve Items 6-A and 6-D. Commissioner Fonda-Bonardi seconded the motion, which was approved by voice vote.

7. **STATEMENT OF OFFICIAL ACTION:** *None.*
8. **PUBLIC HEARINGS:**
- 8-A. **220 Broadway, Conditional Use Permit 17ENT-0069.** The applicant requests approval of a Conditional Use Permit (17ENT-0069) to allow the on-site sale and consumption of beer, wine, and distilled spirits (ABC License Type 47) in conjunction with a full-service restaurant (Blue Stove) with an existing Type 41 ABC alcohol license located within the Nordstrom department store. Blue Stove is located on the third floor of the department store and occupies approximately 2,900 square feet with seating for 87 dining patrons. [Planner: James Combs] **Applicant: Nordstrom, Inc. PROPERTY OWNER: Macerich Santa Monica, LLC.**

Commissioner McKinnon made the motion to approve 17ENT-0069 with the Statement of Official Action. Commissioner Fonda-Bonardi seconded the motion.

The motion was approved by the following vote:

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

9. **DISCUSSION:**
- 9-A. **Presentation by Garrett Wong, Office of Sustainability and the Environment on the Draft Electric Vehicle Action Plan.**

Sustainability Analyst Garrett Wong with the Office of Sustainability and the Environment gave a presentation on the draft Electric Vehicle Action Plan. Also present was Dean Kubani, Assistant Director of Public Works Department and Chief Sustainability Officer.

The following members of the public addressed the Commission: Amy Bishop Dunbar, Kelly Olsen, Paul Scott, Judy Abdo, and Paul Rosenstein.

Commissioner Fonda-Bonardi asked Mr. Wong about costs associated with installing public electric vehicle (EV) charging stations, multi-family residences and private residences. Mr. Wong explained the cost per public charging station and the voltage requirements for private stations including possible electrical panel upgrades. Commissioner Fonda-Bonardi asked how many electric vehicles are utilized by the City. Mr. Wong responded there are approximately 115-130 vehicles in the fleet. Mr. Kubani added that there are 500-600 non-electric sedans in the fleet. Mr. Wong explained the Southern California Edison Company pilot program allows the City to get free infrastructure for the new public charging stations. Commissioner Fonda-Bonardi asked about the availability of electricity. Mr. Wong explained the “duck curve” for electrical demand during an average day and that Edison is slowly upgrading lines from 4KB to 16KB.

Commissioner Fresco commented on the idea of private homes putting EV chargers on the street and how this is paid for. Mr. Wong responded that this is not being

recommended and explained that “guerilla charging” is occurring in some neighborhoods. He stated there is an issue of fair access to the resource. Commissioner Fresco asked about the speed of technological advances and costs associating with installing these EV facilities. Mr. Wong agreed there are advances occurring all the time in the area of EV charging.

Commissioner Parry asked about the priority and strategy for providing options in multi-family districts. Mr. Wong commented on cost barriers and on a new law under the City’s Rent Control Board that says if a property owner and tenant agree, a tenant can pay for installation of an EV charging station in their parking space. He commented on potential incentives that would include a local rebate and that such stations could benefit multiple people. Commissioner Parry asked if there is a strategy for curbside EV charging in the multi-family areas. Mr. Wong responded that the current focus is on the multi-family districts and showed the Commission a map of proposed locations. Commissioner Parry asked if such installations would result in the loss of street parking spaces. Mr. Wong answered in the affirmative, adding that EVs are replacing other vehicles. Commissioner Parry asked if property owners are being encouraged to make updates and serve multiple people. Mr. Wong responded that EV charging stations within multi-family buildings would be primarily for building residents and opening it up to others could be an issue. He commented that one idea being considered as an incentive is an “adopt a charger” program. Ms. Yeo commented on newer multi-family buildings that have either excess parking spaces or shared parking agreements and how such spaces could be utilized for EV charging. She also commented that with older buildings it will be more difficult to dedicate parking for EV charging.

Commissioner McKinnon asked Mr. Wong for the Plan’s goal in terms of number of vehicles and how will the Plan’s effectiveness be monitored. Mr. Wong stated it is hoped that 25% of vehicles in Santa Monica will be electric by 2025 and the success of the Plan will be monitored through vehicle registrations, tracking permits for EV chargers over time. Commissioner McKinnon commented on the quality of EV charging map and the need for more EV stations. Mr. Wong agreed and expressed the hope that when City Council adopts the Plan, staff can move forward on near-time projects and development of an incentive program. He commented that the criteria being used for installation is where it may be possible to install EV charging stations but not necessarily where they will be needed or wanted. Commissioner McKinnon asked about installations in large private lots like supermarkets or large commercial complexes. Mr. Wong responded that such sites, like the Gelsons’ lot on Lincoln Boulevard, are being explored for potential installations. He stated that Whole Foods already has EV chargers at some of their locations and are adding more. He commented that staff is being careful with incentives in order to serve those who are less resourced. Commissioner McKinnon asked if there will be more finalized numbers and information when the Plan returns for Commission review. Mr. Wong answered in the affirmative.

Chair Anderson commented that it is great the focus is on creating more access for people in multi-family buildings and was curious about other locations. Mr. Wong responded that the first filter was to focus on multi-family areas; the second filter

was to look at where there was shared or head-in parking, so it can serve multiple spaces; and the third consideration was to look at street lights. He stated there may be better suited locations based on available electricity, however Edison does not say what is feasible or volunteer location and only responds to direct queries. Chair Anderson suggested that the next map include street names. She asked about the trade-offs between commercial versus residential areas. Mr. Wong responded that there are a wide variety of uses in commercial areas while residential location will be used more during evening and nighttime hours. Chair Anderson asked about the challenge of paying for EV charging and for entry into beach parking lots. Mr. Wong stated there has been discussion on ways to work out this dilemma. He further stated that this discussion was on concepts and he will return with the draft Plan in September and then to City Council in October 2017.

Commissioner Fonda-Bonardi praised the draft Plan. He asked if the proposal includes providing at least one EV charging parking spaces in new buildings and how transformer room sizes could affect development. Mr. Wong responded that transformer room size can be an issue, but technology is constantly changing and room sizes should decrease in time.

Commissioner Lambert commented that requiring EV stations in affordable housing projects could reduce the production of such housing.

Commissioner McKinnon asked what cities are leading in the area of public EV charging stations. Mr. Wong responded that Vancouver, Canada; Seattle, Washington; and both Sacramento and San Jose, California have been leaders in this area.

Chair Anderson thanked Mr. Wong for his informative presentation.

10. FUTURE COMMISSION AGENDA ITEMS:

Commissioner Fonda-Bonardi asked for a discussion on the new seismic safety ordinance, which he says needs enhancements. Mr. Martin responded that a Building and Safety staff member can be invited to a future meeting, however the Commission does not have the authority to make changes to that ordinance. He added that recommendations could be given to City Council.

Commissioner Fresco asked to discuss and plan for a Commission retreat as other City Commissions hold. Mr. Martin responded that this could be done in the fall.

11. WRITTEN COMMUNICATIONS:

- 11-A. Planning Commission Caselist
- 11-B. Transmittal of Development Projects Information (June 2017)

12. PUBLIC INPUT: None.

13. ADJOURNMENT: Chair Anderson adjourned the meeting at 9:28 p.m.

APPROVED: SEPTEMBER 6, 2017