

RESOLUTION NUMBER 20-011 (PCS)

(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 AMEND THE TEXT OF THE ZONING ORDINANCE TO ESTABLISH PROJECT REQUIREMENTS FOR TIER 3 HOUSING PROJECTS GREATER THAN 90,000 SQUARE FEET LOCATED IN THE CITY'S DOWNTOWN DISTRICTS

WHEREAS, on July 25, 2017, the City Council adopted the Downtown Community Plan ("DCP") which sets forth the City's vision of the Downtown as a high quality, mixed-use district offering opportunities for housing for people across the income spectrum, jobs, arts and culture, local serving retail, and community and visitor gathering places; and

WHEREAS, the DCP encourages the development of uses that support a 17 hours a day/7 days a week environment that meets the needs of businesses and residents, including retail goods and services, food stores, restaurants and cafés, hotels, health clubs, entertainment, and comparable uses; and

WHEREAS, in the DCP, Downtown housing projects are encouraged to support a strong and economically diverse residential neighborhood component; and

WHEREAS, the DCP supports that encouragement by differentiating between housing projects and commercial projects and provides for various incentives for housing projects including increased process thresholds; and

WHEREAS, the DCP's project requirements for housing projects are further intended to incentivize and place a priority on the development of housing in Downtown, implement affordable housing requirements that result in a greater number and more diverse unit mix, and ensure greater discretionary review for commercial projects; and

WHEREAS, the DCP establishes three application review procedures for housing projects: Administrative Approvals, Development Review Permits, and Development Agreements based on Tier level (1, 2, or 3) and the amount of proposed square footage in a project; and

WHEREAS, the DCP requires Tier 3 housing projects greater than 90,000 square feet require to be processed by a Development Agreement; and

WHEREAS, Santa Monica Municipal Code Section 9.10.070 sets forth project requirements for all Tier 2 and Tier 3 projects up to 90,000 square feet; and

WHEREAS, on December 10, 2019, the City Council conducted a study session on housing policy in part to discuss options for increasing housing production throughout the City with a particular emphasis on incentivizing one hundred percent affordable housing projects, and considered whether increasing the thresholds for ministerial review of certain housing projects would further stimulate housing production; and

WHEREAS, on March 10, 2020, the City Council held a public hearing and adopted an Emergency Interim Zoning Ordinance Number 2633 (CCS), authorizing 100% Affordable Housing projects and housing projects compliant with the Housing Accountability Act to be processed by an Administrative Approval; and

WHEREAS, during its March 10, 2020 discussion, the City Council received testimony requesting that the City consider allowing Tier 3 housing projects located in the DCP area that exceed 90,000 square feet to be processed by Development Review Permit as a further means of stimulating housing production and streamlining the housing project approval process; and.

WHEREAS, approval of Tier 3 housing projects greater than 90,000 square feet by Development Review Permit offers greater predictability in both the review process and the requirements for applicants and is likely to decrease overall project costs; and

WHEREAS, amending the text of the DCP to allow for the processing of Tier 3 housing projects greater than 90,000 square feet by Development Review permit will encourage the development of larger housing projects and maximization of housing opportunity, thereby increasing housing production in the Downtown; and

WHEREAS, establishing project requirements for Tier 3 housing projects greater than 90,000 square feet will increase the certainty for applicants while implementing Land Use and Circulation Element policies which require that as development is approved above the base floor area ratio and height, it must be accompanied by a range of community benefits that provide incentives for the production of affordable housing and

reduce the additional burdens more intense development allowed by the General Plan will impose on the City; and

WHEREAS, on May 13, 2020, the Planning Commission considered amendments to the Zoning Ordinance to establish project requirements for Tier 3 housing projects greater than 90,000 square feet, as set forth in Exhibit A, and hereby declares its intention to consider such changes by adopting this resolution pursuant to Santa Monica Municipal Code Section 9.46.030(B).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SANTA MONICA DOES RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to Santa Monica Municipal Code Section 9.46.030(B), the Planning Commission does hereby announce its intention to consider recommending to the City Council that the City Council amend the text of the Zoning Ordinance, as set forth in Exhibit A, attached to this Resolution.

SECTION 2. 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:

GEORGE S. CARDONA
Interim City Attorney

Adopted this 13th day of May, 2020.

Chair, Planning Commission

I hereby certify that the foregoing Resolution of Intention was duly and regularly introduced and approved at a meeting of the Planning Commission on the 13th day of May, 2020 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:

Director of Planning and Community Development

EXHIBIT A

Potential Zoning Ordinance Amendments

TOPIC	DESCRIPTION	SMMC SECTIONS TO BE REVIEWED AND/OR REVISED INCLUDE BUT ARE NOT LIMITED TO:
Project Requirements for Review Tier 3 Housing Projects	Consider amendments to project requirements for the City's Downtown Districts to establish requirements for Tier 3 housing projects over 90,000 square feet	9.10.070