

RESOLUTION NUMBER 20-014 (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 CITY'S ZONING ORDINANCE TO REVISE THE CITY'S DESIGN REVIEW PROCESSES AND THRESHOLDS FOR CERTAIN PROJECTS

WHEREAS, Santa Monica Municipal Code Chapter 9.55: Architectural Review (the "Architectural Review Ordinance") promotes the public health, safety, and general welfare by establishing procedures and providing regulations deemed necessary to preserve existing areas of natural beauty and cultural importance; and

WHEREAS, the Architectural Review Ordinance assures that buildings, structures, or other developments are in good taste, good design, harmonious with surrounding developments, and in general contribute to the preservation of Santa Monica's reputation as a place of beauty, spaciousness, and quality; prevents the development of structures or uses that are not of acceptable exterior design or appearance, are of inferior quality, or are likely to have a depreciating effect on the local environment or surrounding area by reason of appearance or value; eliminates conditions, structures, or uses, which by reason of their effect tend to degrade the health, safety, or general welfare of the community; and provides a continuing source of programs and means of improving the City's overall appearance; and

WHEREAS, the Architectural Review Ordinance establishes an Architectural Review Board (“ARB”) and sets forth standards and procedures for the ARB to implement the purposes the Architectural Review Ordinance; and

WHEREAS, the City’s Zoning Ordinance, Chapters 9.01 through 9.52 of the Santa Monica Municipal Code, sets forth design review processes for development projects in the City, including provisions that authorize the ARB to modify certain development standards; and

WHEREAS, the economic impacts of the COVID-19 pandemic have devastated nearly all of the City’s revenue streams, including sales tax, transient occupancy tax, parking revenue, and business license revenue; and

WHEREAS, after reviewing these impacts at its April 14, 2020 meeting, Council directed staff to develop a plan to restructure City operations to meet the challenges posed by COVID-19 and to balance the budget; and

WHEREAS, on May 5, 2020, the City Council adopted a restructuring plan (the “Restructuring Plan”) to: merge the Planning and Community Development Department and Building and Safety, City Planning, Economic Development, and Mobility divisions into the Community Development Department, and merge the Community & Cultural Services Department and the Housing Division into the Community Services Department; and

WHEREAS, the Restructuring Plan included a proposal to reimagine the City’s design review process, including a reduction in the projects that are reviewed by the ARB; and

WHEREAS, on June 25, 2020, the City Council adopted the FY 2020-21 through FY 2024-25 Five-Year Forecast, the FY 2020-21 Proposed Budget, and the FY 2020-22 Proposed Biennial Capital Improvement Program (CIP) Budget, and approved City staff's recommendation regarding a restructured design review process; and

WHEREAS, on September 8, 2020, the City Council took an immediate first step towards streamlining design review in the City by introducing for first reading an ordinance that would amend Chapter 9.55 to increase the threshold for administrative approval for design review, establish procedures for administrative approval, and make other minor changes, additions and corrections; and

WHEREAS, the City desires to explore next steps in restructuring the design review process by reviewing possible amendments to the Zoning Ordinance; and

WHEREAS, on October 7, 2020, the Planning Commission considered amendments to the text of the Zoning Ordinance to revise the design review processes and thresholds for certain projects, which are detailed 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 the Community Development Department 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 7th day of October, 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 7th day of October, 2020 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:

Director of Community Development Department

EXHIBIT A

[behind this page]

TOPIC	DESCRIPTION
<u>Design Review</u>	<p>Consider possible amendments to:</p> <ul style="list-style-type: none">• Revise the Architectural Review Board process to streamline review• Modify thresholds for review by the Architectural Review Board• Explore revisions where ARB has authority to modify certain development standards