

Notice is hereby given that a Special Meeting of the Planning Commission and Housing Commission will be held at 7:00 PM on Wednesday, November 20, 2019, at City Council Chambers in City Hall, 1685 Main Street, Room # 213, Santa Monica, for the purpose of conducting the following business:



AGENDA

CITY OF SANTA MONICA

SPECIAL JOINT MEETING OF THE PLANNING COMMISSION & HOUSING COMMISSION

Founded 1875
"Populus felix in urbe felici"

WEDNESDAY, November 20, 2019
7:00 P.M.

CITY COUNCIL CHAMBERS
ROOM 213, CITY HALL

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL: Planning Commission
Housing Commission**
4. **STUDY SESSSION: *Public Input Permitted***
 - 4-A. Discussion and possible direction on work efforts related to housing policy including preliminary findings from initial feasibility testing of potential modifications to Affordable Housing Production Program requirements in areas outside of Downtown.
[\[Staff Report\]](#)
5. **ADJOURNMENT**

[Because this is a special meeting, public comment is permitted only on items listed on this agenda. No other business will be conducted at this Special Meeting.]

Please note that this agenda is subject to change up to 24 hours prior to the scheduled meeting. We encourage you to check the agenda 24 hours prior to the meeting.

City Hall and the Council Chambers is wheelchair accessible. If you have any disability-related accommodation request, please contact (310) 458-8341, or TDD Number: (310) 458-8696 at least three (3) days prior to the meeting. All written materials are available in alternate format upon request.

Please turn-off or set your cell phone to vibrate while in the Council Chambers.

Santa Monica “Big Blue” Bus Lines #1, #2, #3, Rapid 3, #7, and #9 service the City Hall and the Civic Center. The Expo Line terminus is at Colorado Avenue and Fourth Street, a short walk to City Hall. Public parking is available in front of City Hall and on Olympic Drive and in the Civic Center Parking Structure (validation free).

CITY PLANNING COMMISSION

Mario Fonda-Bonardi, Commissioner
Nina Fresco, Commissioner
Leslie Lambert, Chairperson
Shawn Landres, Vice-Chairperson
Richard McKinnon, Commissioner
Elisa Paster, Commissioner
Jim D.Ries, Commissioner

HOUSING COMMISSION

Loren Henry Bloch, Commissioner
Rene Jean Buchanan, Commissioner
Todd Flora, Commissioner
Richard Hilton, Vice-Chairperson
Leonora Camner, Commissioner
Michael Soloff, Chairperson

City Planning Staff

David Martin, Director of Planning & Community Development
Jing Yeo, AICP, City Planning Division Manager
Heidi von Tongeln, Deputy City Attorney
Kyle Ferstead, Commission Secretary

Housing Division Staff

Barbara Collins, Housing Manager
James Kemper, Housing Administrator

AGENDA POLICIES

The Planning Commission considers a range of requests for development permits, appeals, and planning policy matters, and conducts public hearings on many of its agenda items. Due to the number, complexity and public interest associated with many agenda items, meetings of the Commission are generally lengthy. The Commission makes every effort to proceed as expeditiously as possible; your patience and understanding is appreciated.

PUBLIC HEARING PROCEDURES on each public hearing item include *ex parte* communication disclosure by the Commissioners; presentation of a staff report; Commission questions of staff; a fifteen (15) minute presentation by the project applicant or applicant's representative or team, if any; Commission questions of the applicant; three (3) minutes for each member of the public wishing to speak to the item; three (3) minutes for project applicant to respond to the public or clarify issues raised by the public; Commission deliberations and decision. For an appeal, the appellant, if not also the applicant, has fifteen (15) minutes to address the Commission prior to the applicant speaking and three (3) minutes to respond to public comment.

SPECIAL TIME LIMITATIONS. The Commission may limit the time of individual speakers or the total time on a particular issue. If there are more than seven (7) speakers requesting to speak on an agenda item, or if twenty (20) or more persons have requested to speak on any combination of items, the project applicant or appellant on any agenda item shall be limited to ten (10) minutes initially and three (3) minutes in rebuttal. Members of the public are permitted three (3) minutes to address the Commission except as follows: if a member of the public requests to speak on more than one agenda item, the time will be three (3) minutes for the first item and two (2) minutes for any other item unless the Commission grants by a majority vote additional time.

REQUESTS TO SPEAK on an agenda item must be submitted on a speaker's request form ("chit") and submit it to the Commission secretary. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

ASSIGNING OF TIME for members of the public wishing to speak to an item is permissible within specified limits. A "representative speaker" may be allowed one additional minute of speaking time, to a maximum of five (5) additional minutes [hence, eight (8) minutes total] for each person actually in attendance who assigns his or her right to speak via a request to speak form to the "representative speaker." The project applicant, applicant's representative or team of representatives (which may include the project architect, attorney, facilitator and all other representatives of

the applicant), shall be allowed a total of fifteen (15) minutes initially and three (3) minutes in rebuttal.

PRESENTATIONS BY MEMBERS OF THE PUBLIC should begin with the speaker stating his or her name and address for the public record followed by a statement regarding the item under consideration. Please speak to the Commission as a whole.

PROFESSIONALS APPEARING BEFORE THE COMMISSION should clearly identify their status, such as "attorney", "paralegal", "architect", "designer", or "landscape architect". Instances of misrepresentation of professional status may be referred to the City Attorney for possible prosecution.

DEVELOPMENT PROJECT FILES AND PLANS. The project file and project plans regarding any development application on this agenda are available at the City Planning Office, Room 212, located at City Hall, 1685 Main Street, Santa Monica. Staff reports are also available at the Planning Commission webpage: <http://www.smgov.net/Departments/PCD/Boards-Commissions/Planning-Commission/>

WRITTEN MATERIALS, LETTERS AND E-MAILS regarding agenda items should be submitted to the City Planning Division staff prior to the Commission meeting. All written materials, including e-mails, will be forwarded the Commission Secretary for inclusion in the public record and, if received by noon on the Monday prior to the Wednesday public hearing, shall be forwarded to the Commission in advance of the meeting. Late submissions will be place on the dais on the night of the public hearing, but might not be reviewed by the Commission.

EX PARTE COMMUNICATION DISCLOSURES. During the pendency of any quasi-judicial proceeding, no member of the Planning Commission may engage in *ex parte* communications with applicants, appellants or members of the public with respect to the matter which is the subject of the proceeding unless that member of the Commission discloses such communication. Prior to each quasi-judicial agenda item each Commissioner must place on the record the subject and substance of any written or oral *ex parte* communication including the identity of the person, group or entity with whom the communication took place.

TIME LIMITATION ON CONSIDERATION OF NEW ITEMS. The Commission shall not commence consideration of a new item on its agenda after 11:00 p.m. unless otherwise required by State or local law or unless otherwise determined by a majority vote of those Commissioners present.

CONSENT CALENDAR items will be acted upon by the Commission at one time

without discussion unless a Commissioner requests discussion on an item or a member of the public has submitted a request to speak on an item. If such a request is made, the item will be heard after the balance of the Consent Calendar has been voted upon.

ACTION BY THE PLANNING COMMISSION on most matters occurs with the affirmative votes of at least four Commissioners.

DESIGN ASPECTS OF PROJECTS considered by the Planning Commission must also be approved by the Architectural Review Board. For more information on this process, contact the City Planning Division.

APPEALS of certain actions of the Commission are appealable to the City Council. The appeal period is generally ten to fourteen days from the date of the Commission's action. For specific information on appeals, please contact the City Planning Division.

*For more information regarding the Planning Commission agenda or development permit procedures and standards, please contact the **City Planning Division at (310) 458-8341.***

Copies of agendas and staff reports are available on the City's Home Page on the World Wide Web using the following address: www.smgov.net or <http://www.smgov.net/Departments/PCD/Boards-Commissions/Planning-Commission/>

No smoking in City Hall



The goal of instituting the Resolution 10642 (CCS) is to "safeguard participatory democracy in Santa Monica," and this is presented as 6 points:

- Treat everyone courteously
- Listen to others respectfully
- Exercise self-control
- Give open-minded consideration to all viewpoints
- Focus on the issues and avoid personalizing debate
- Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions