WHEREAS, on November 23, 1993, the City Council of the City of Santa Monica adopted the Civic Center Specific Plan ("1993 CCSP"), which set forth a new vision for the Civic Center area, and which anticipated that a variety of public improvements in the area would be funded by private commercial and residential development on property owned by The Rand Corporation ("RAND"); and

WHEREAS, in April 2000, the revitalization of the Civic Center took a major step forward when the Redevelopment Agency of the City of Santa Monica (the "Redevelopment Agency") purchased 11.3 acres of land in the Civic Center from RAND; and

WHEREAS, in January 2001, the City embarked on a comprehensive update to the 1993 CCSP and, in April 2002, the City Council initiated the update to the 1993 CCSP, which included a housing component to be developed on that portion of the Civic Center Specific Plan ("CCSP") area described as "The Village Special Use District;" and

WHEREAS, in 2003, the City began preparation of the Environmental Impact Report for an updated CCSP under the California Environmental Quality Act; and

WHEREAS, on April 1, 2004, the Redevelopment Agency issued a Request for Qualifications to solicit prospective developer-design teams interested in the development of the Village Special Use District; and

WHEREAS, on June 28, 2005, the City Council certified a Final Environmental Impact Report ("CCSP EIR") for amendments to the CCSP to provide for, among other things, the development of a mixed use, urban neighborhood within that portion of the CCSP area described as "The Village Special Use District" in order to address citywide affordable housing needs, and to transform the Civic Center from a single-purpose...
district into a vibrant mixed-use neighborhood with daytime and evening activity,” and adopted said CCSP amendments (“2005 CCSP”); and

WHEREAS, on January 10, 2006, the City Council approved selection of the Related Companies of California as Developer for the Village Special Use District component of the 2005 CCSP, and Developer has proposed a mixed-use Civic Center Residential Village Development Project to be known as the “Village at Santa Monica” and developed in a manner designed to promote the goals, objectives and policies of the 2005 CCSP, and which includes, but is not limited to, the following elements: (1) 324 new residential dwelling units, including 160 affordable units and live/work units suitable for artists; (2) up to 20,000 square feet of neighborhood and visitor-serving commercial uses, including retail and restaurant uses; (3) open space; and (4) infrastructure improvements and other public benefits.

WHEREAS, in April 2008, the City prepared an Addendum to the CCSP EIR in compliance with the California Environmental Quality Act which assessed the proposed Civic Center Residential Village Development Project and associated Land Use Element, Civic Center Specific Plan and Zoning Ordinance amendments (the “Addendum”); and

WHEREAS, on April 16, 2008, at a public hearing, the Planning Commission reviewed and recommended approval of the proposed CCSP Amendments to allow for the proposed Civic Center Residential Village Development Project; and

WHEREAS, the City Council has considered the Addendum and the CCSP EIR and reviewed the proposed CCSP Amendments at a duly noticed public hearing on May 13, 2008, before taking action on the proposed project, and has determined that the proposed CCSP amendments are consistent with the General Plan,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to the Santa Monica Municipal Code Section 9.04.20.18.160, the City Council hereby adopts the amendments to the Civic Center Specific Plan, as contained in Exhibit 1.

SECTION 2. The City Clerk 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:

________________________
MARSHA JONES MOUTRIE
City Attorney

Exhibit 1
Corrected CCSP language for the Village Housing Project.

New language is underlined, and deleted language is shown in strikeout form

CCSP: PROPOSED AMENDMENTS

INTRODUCTION (relevant sections only)

Background [Pages 2-3]

The purpose of this document is to establish the planning policies, and land use and development regulations related to the Civic Center Specific Plan area. This document builds upon, and supercedes, the 1993 Civic Center Specific Plan, as amended in 2000. The previous Plan established policies for public and private development. At that time, approximately half of the land within the Civic Center area was publicly owned; the remainder was predominantly owned by a single private property owner -- the RAND Corporation. The Plan established the land use and development regulations for the RAND property as well as for the publicly owned land. Another privately owned parcel -- 1733 Ocean Avenue -- was the subject of a previously established Development Agreement.

Since the 1993 Plan was adopted, several public facility improvements set forth in the Plan have been initiated, including a new City Public Safety Facility, a major public parking structure, and the extension of Olympic Drive from Fourth to Main Street. During this period, the 1733 Ocean Avenue private office building was also constructed. In 2000, the RAND Corporation sold 11.3 acres of its property to the Santa Monica Redevelopment Agency and focused its development efforts exclusively on constructing a new headquarters facility on the remainder of its site. Later that year, the City approved a development agreement and amended the Specific Plan to permit the development of a new RAND headquarters on a 3.7-acre site opposite the Civic Auditorium. This allowed RAND to remain in their existing facilities pending the completion of the new facility. With completion of the new RAND headquarters, the remaining property has now been cleared and turned over to the Santa Monica Redevelopment Agency.

The Planning Process [Page 3]

With the significant changes in conditions and the need for more precise plans for the Agency's newly acquired property, the City Council decided that the Civic Center Specific Plan needed to be fully reconsidered and updated. The City Council initiated the planning process by appointing a Working Group to guide the efforts in preparing a new Specific Plan.
During the eighteen-month planning process, which commenced in the spring of 2001, the Working Group held eight public meetings including two weekend community workshops.

Ultimately, the conclusions and results of the planning process were presented at two public meetings held by the City Council, which gave direction for the preparation of a draft Specific Plan to be the subject of environmental review and further public comment.

**The Village Housing Project** [new]

The Civic Center Specific Plan sets forth a vision for the Village Special Use District as a mixed-use, urban neighborhood. The introduction of housing into the Village District is an important objective of the Specific Plan in addressing citywide housing needs and in transforming the Civic Center from a single-purpose district into a vibrant district with daytime and nighttime activity.

Beginning in 2005, the City conducted an extensive community planning process for the Village Housing project in the Village District. This process has included a developer selection process, community workshops, public hearings conducted by the City's Housing, Recreation and Parks, and Planning Commissions, and public hearings by the City Council.

In August 2007, the City Council authorized City Staff to conduct Development Agreement negotiations for the Village Housing project and draft modifications to the Civic Center Specific Plan in response to the community process for the Village Special Use District. In December 2007, a Development Agreement application was filed with the City of Santa Monica to develop the Village Housing project. Concurrently, applications were also filed to amend the Civic Center Specific Plan to incorporate the Village Housing project and to make the appropriate technical amendments to the Land Use and Circulation Elements ("LUCE") of the City's General Plan to reference the Village Housing project.

"In 2008, the City Council approved amendments to the LUCE, the Civic Center Specific Plan, and the Zoning Ordinance. Consistent with these legislative amendments and the uses authorized by them, the Village Housing project will be developed pursuant to a Development Agreement approved by the City Council. The Development Agreement contains the development, use and specific design standards for the Village Housing project."

Once the design for the Palisades Garden Walk, the Auditorium, and the Civic Core special use districts have been defined, the Civic Center Specific Plan will likely be amended again to address these refined designs.

**THE VISION** (relevant sections only)

**The Civic Center in the Future** [Pages 7-9]

*The Illustrative Plan at page 6 shall be modified to reflect the modified configuration of the Village Housing project, including the reconfiguration of Sites A and B and the replacement of the Village Green with the Living Street and Olympic Plaza, and appropriate changes to the title key.*
The Civic Center will retain its governmental and institutional role, but these uses will be integrated with new residential, recreational, civic and cultural activities to become a vibrant mixed-use district within the city. New linkages will connect the area to the surrounding neighborhoods. Main Street will become an integral part of the open space system and a more significant and central feature which unifies the site. The pedestrian experience of Palisades Park will be extended through the area and bike paths will connect with the Downtown, Ocean Park neighborhood and Santa Monica High School. A new Second Street Bridge will be extended over the freeway directly into the site, allowing for a mixed-mode connection with Downtown and the Main Street commercial area beyond. A direct visual and physical linkage will be created to the Beach and Santa Monica Bay -- taking advantage of the naturally declining grades and reinstating Olympic Drive along a corridor that was usurped by the construction of the Santa Monica Freeway and the RAND complex.

Moving through the site, -whether by foot, bicycle, on a bus or in a car -- will be a memorable experience revealing diverse activities, interesting vistas, the complexity of the site and the unique landscapes and buildings which comprise it. Public art will play an essential role in the area's overall aesthetic, providing unifying themes and distinct character. The newly created streets, promenades and public ways will be utilized not only for movement but also as part of the open space system for recreational activities and special events which reflect the cultural and artistic interests of the community.

In the future, the area will no longer be seen as a number of disparate elements but as a multifaceted urban district with many layers of activity that reflect the maturing form of the city. The new parkland and recreational, community and cultural facilities will augment the shopping, governmental and institutional uses and create additional reasons for residents to visit the area. At the same time, the civic identity of the area will be revealed, not through a single governmental building or set of buildings, but focused on a new Town Square which will provide unique opportunities unavailable elsewhere in the city for civic gatherings and special events. To the north of the Town Square, a new City Services Building will create an appealing gateway from the north and counterpoint the cultural role of the Civic Auditorium with the service functions of city government.
New housing will add a diverse population, extend the vibrancy of activities through all hours of the day and night and install a strong sense of a community in the area. Residential development will be created in a mixed-use village setting. The housing will incorporate a range of unit types to attract a diversity of households, such as families, entry-level workers, senior citizens and artists. On the ground floor along Ocean Avenue, retail and restaurant space will enhance the pedestrian-oriented street front; along Olympic Drive the Living Street and Olympic Plaza, residential entrances will create a sociable environment. The housing units will be organized around the Living Street, the Olympic Plaza area and the family garden, which provide a common area and focus for the residential neighborhood.

Two parks will be created in the northern part of the Civic Center: the Town Square, which will be the focus of social and civic events, and Palisades Garden Walk, which will be a special place that celebrates the horticultural and artistic characteristics of Santa Monica and extends the bluff and arroyo landscape of Palisades Park into the Civic Center. A “tavern on the green” restaurant and interpretative facilities could be incorporated into the southwest corner of the park. Within the open space system of the entire Civic Center area, opportunities for integrated commemorative works and public art, as well as water elements that provide a cooling effect and demonstrate the recycling potential of urban run-off, will be incorporated, thus reflecting Santa Monica’s social, cultural and environmental values.

At the southern end of the study area, the Civic Auditorium surface parking will be consolidated into above- and below-grade parking structures, thus freeing up the land for a variety of park purposes. Improvements will be made to the landmark Civic Auditorium as the principal venue for large musical and cultural performances as well as exhibitions and community gatherings. Its east wing will be expanded to include a wider range of community-serving activities including space for exhibitions, cultural activities and community events, all oriented to the new park. This park will provide small open space areas to extend the activities of the Civic Auditorium into the park and also will include a fenced play field to help meet the increasing demand for organized and informal sports.

An early childhood center will also be developed within the park setting, providing full-time, quality care and education for the infants, toddlers and pre-school aged children of nearby employees and residents, as well as support facilities for parent and professional development.

OPEN SPACE

At page 10, the Open Space Plan shall be modified to provide the footprint of the current Village design, delete "the Village Green and Mews" and insert "the Living Street and Olympic Plaza area."
At page 12, the diagram in the lower left-hand corner shall be revised to reflect the reconfiguration of the Village Housing project including the reconfiguration of Sites A and B and replacement of the Village Green with the Living Street and Olympic Plaza.

- [text relevant section on Page 21 only]

**OS-5.** Create a publicly accessible plaza adjacent to Olympic Drive that connects to the Living Street which shall be a broad pedestrian pathway between Ocean Avenue and Main Street with opportunities for
experiencing an active pedestrian street life. The Living Street and Olympic Plaza will provide a pedestrian oriented central focus at the heart of this new mixed-use neighborhood with pedestrian connections linking it to the perimeter streets—

**OS-12. Establish a network of pathways and promenades that link together the parks and plazas within the Civic Center.** In addition to Olympic Drive and Main Street and the Living Street, there are a number of pathways and promenades that extend through parks and plazas, contributing significantly to the open space experience of the Civic Center. Foremost among these is the diagonal network of pathways crossing the site from Civic Auditorium Park through Palisades Garden Walk to the Pier entrance and Palisades Park. The network of pathways adds variety and complexity to the regularity of pathways along streets and drives.

*At pages 22 the diagram shall be modified to reflect modifications made to the Village Housing project*

![Diagram showing pathways and promenades within the Civic Center.](image)

*At page 39, the diagram shall be modified to reflect modifications made to the Village Housing project including the reconfiguration of Sites A and B and replacement of the Village Green with the Living Street and Olympic Plaza.*

**DEVELOPMENT STANDARDS** [relevant sections only at Pages 47-48]

Parks, promenades, pathways, streets and greens will create an appealing setting and vivid identity for the Civic Center. Within this framework of public open spaces, a number of buildings are planned that will add to the character, quality, intensity and mix of uses within the area as a whole. They will enrich and extend
the existing program of cultural, community, institutional and government uses, and will house a range of new uses including housing. The new uses will add diversity and complexity to the area, address citywide needs and better integrate the Civic Center as a vibrant and meaningful urban district within the life of Santa Monica.

The buildings in the Civic Center will contribute to the unique identity of the district, not through individual monumentality, but through their contribution to the creation of a well-composed and appropriately scaled sequence of places that support a wide range of activity. As such, buildings will help to create clearly defined “neighborhoods” within the Civic Center, each responding to the natural, visual and aesthetic characteristics of the site to establish a unique sense of place. New buildings will also be designed to complement key historic landmarks including City Hall and the Civic Auditorium, adding to their meaning and significance while respecting their scale and character and reinforcing their identity within the district and the community.

This element of the Specific Plan focuses on the design of buildings: the activities that they accommodate; the way in which they relate to open spaces, streets, and other buildings; their scale and massing; their architectural treatment and use of materials; and their accommodation of parking and service functions. The intent of the Plan is not to legislate a particular architectural style -- Santa Monica is known for its diverse architecture and its ability to create distinctive urban places -- but rather to encourage the design of buildings that contribute positively to the spatial experience of the Civic Center, and that help activate the public realm of parks, promenades, pathways and streets.

Existing and future buildings within the Civic Center include public and private structures that will take on specific identities, based upon their predominant use, but many will be mixed use in nature, with vertical integration of different types of activities. Even in Santa Monica today, these buildings are the exception rather than the rule, and they post some specific and unique design issues. In addition, many of the buildings will experience a retrofit, historic restoration or adaptation that present some extraordinary considerations in terms of design. These common issues as well as those that are specific to individual buildings and sites are the focus of this element of the plan.

In looking at the buildings more specifically, the study area is divided into five special use districts, each with specific policies and property development standards aimed at achieving the overall vision for the area. The district policies describe the design treatments for the buildings, setting forth provisions for allowable uses, parking requirements, setbacks and easements, building heights and stepbacks, and the design treatment of ground level areas and building facades. Where no specific provisions are made, the development standards of the Zoning Ordinance shall apply except to the extent the site is governed by a Development Agreement.

**The Village Special Use District** [relevant sections only at Pages 62-63]

*At page 50, the Illustrative Plan shall be modified to reflect changes to the Village Housing project including reconfiguration of Sites A and B and replacement of the Village Green with the Living Street and Olympic Plaza.*
The introduction of housing in the Civic Center is an important objective in addressing citywide affordable housing needs, and in transforming the Civic Center from a single-purpose district into a vibrant mixed-use neighborhood with daytime and evening activity. To this end, the Plan calls for RAND property purchased by the Redevelopment Agency south of Olympic Drive to be reserved for the creation of a mixed-use village. The Village will include three new housing sites, the Viceroy Hotel, the recently completed 1733 Ocean Avenue private office building, and the RAND Headquarters. The Living Street shall be a broad pedestrian pathway that provides a connection between Ocean Avenue and Main Street. This pathway and Olympic Plaza—shall provide a pedestrian-oriented central focus at the heart of this new mixed-use neighborhood with pedestrian connections linking it to the perimeter streets.

The neighborhood is envisioned as an urban village with low and mid-rise structures that are compatible and closely integrated with the Living Street and Olympic Plaza. A diversity of architectural treatments, sensitively scaled to the pedestrian, is encouraged to promote a rich and varied “village” character. The following standards describe the intended forms and treatment of buildings within the Village:

**VD-1.** Up to 325 residential units shall be permitted within the Village, at the following densities:

- **a.** Site A located along the north south side of the village green east of First Court Olympic Drive shall not exceed 8066 dwelling units (or 65 units per acre);
- **b.** Site B located west of First Court and along Olympic Drive and Ocean Avenue adjacent (south) to the Living Street shall not exceed 145160 dwelling units or 135 units per acre; and
- **c.** Site C located south of the 1733 Ocean Avenue building along Ocean Avenue and Vicente Terrace shall not exceed 13099 dwelling units (or 140 units per acre).

**VD-3.** At least 160 of the units shall be affordable to very low and low-income households. The precise distribution and mix of all of these affordable units between the three sites will be determined at the time the residential development is proposed. The remainder of the units shall provide a broad range of affordability to accommodate an economically diverse resident population will be located in Site B.
VD-4. Affordable family housing is required. The affordable family housing encouraged provided on Site A, B shall have access to a secure play area and pedestrian access from the Living Street and Olympic Plaza.

VD-5. Live-work units that are suitable to artists are required. The live-work units are encouraged along ground floor frontages within the Village district (e.g., on the Village Green and along Olympic Drive, as appropriate). Affordable live-work units that are suitable to artists on Site B are required to be on the ground level.

VD-6. Up to a total of 20,000 square feet of neighborhood and visitor serving neighborhood and visitor-serving commercial and retail uses, including restaurants, are required on Sites B and C and shall be distributed throughout the site along the Ocean Avenue frontage, the Living Street and Olympic Drive. Outdoor dining for restaurants may be provided per the terms of the Village Development Agreement.

VD-7. All development on Sites B and C, Site A shall be set back from Ocean Avenue by a minimum of 20 feet to extend the landscape and open space qualities of Palisades Park, and to create a broad sidewalk that can serve the ground level neighborhood-serving uses by a minimum of 18 feet, the precise amount to be established in the Development Agreement for the Village Housing project.

The Illustrative Massing at page 65 shall be revised to reflect the reconfiguration of the Village Housing project and the replacement of the Village Green and Mews with the Living Street and Olympic Plaza.

The illustrations at page 66 of the setbacks and easements, and the building envelope, shall be modified to
reflect the reconfiguration of the Village Housing project.

VD-8. All development within Site A and B shall be set back a minimum of 10 feet from Olympic Drive located to provide for landscaping, additional walkway, front yard for ground-level units or outdoor dining for neighborhood-serving commercial uses landscaping and a walkway along Olympic Drive with a minimum ground level setback of 18 feet, the precise amount to be established in the Development Agreement for the Village Housing project.

VD-9. Development on Sites A and B shall be set back at least 10 feet from the RAND property line and have a minimum set back from Ocean Avenue of 18 feet, and a minimum set back from Olympic Drive of 18 feet at ground level. set back:

a. At least 10 feet from the RAND property line and the pedestrian walkway to be provided on RAND property, to provide for landscaping, additional walkway, or front yards for ground-level units, the precise amount to be established in the Development Agreement for the Village Housing project.

b. At least 10 feet from Main Street for landscaping and additional walkway areas.

c. At least 40 feet from the eastern face of Site B, to create a pedestrian mews along First Court and a 40-foot wide building-to-building separation.

VD-10. Development on Site B shall be set back to create a 50-foot building separation from the 1733 Ocean Avenue building and to create a pedestrian linkage between the Village Green and Ocean Avenue as described above have a minimum building separation of 35 feet from 1733 Ocean Avenue the precise amount to be established in the Development Agreement for the Village Housing project.

VD-11. Development on Site C shall be set back to create a 50-foot building separation from the building, to create a pedestrian linkage between the Village Green and Ocean Avenue as described above.

VD-12. Within the Village, building heights shall be minimized and taller heights shall be permitted only when public benefits are clearly articulated. The maximum building height shall be up to 56 feet and five floors
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(i.e., one floor of ground floor pedestrian-oriented space and four floors of residential), as measured from the Ocean Avenue sidewalk elevation. This height shall be subject to the following conditions: Housing project, the maximum building height shall be as follows:

a. For Sites A and B, the maximum building height shall be 65 feet as measured from the existing sidewalk grade of Ocean Avenue as further specified in the Village Development Agreement.

b. For Site C, the maximum building height shall be no greater than 96 feet for the southern portions, 87 feet for the central portions, and 68 feet for the northern portion as specified in the plans for the Village Housing Project Development Agreement. Building height is measured from the Ocean Avenue sidewalk as specified in the Village Development Agreement.

c. These maximum building heights shall not apply to building height projections as provided in the Development Agreement for the Village Housing project.

d. Non-habitable penthouse and mechanical areas shall be architecturally integrated with the overall building composition (e.g., as vertical expressions or sloping roof elements, etc.) or they shall be stepped back from the building face to be concealed from view from the ground.

e. Development of Site C along Ocean Avenue shall provide step backs for a variation by a minimum 9 feet for portions of development above 45 feet. To promote variation, up to 25 percent of the building front will be exempt from the required stepbacks, provided that an equivalent frontage is stepped back in an equivalent manner in accordance with the design proposed Development Agreement for the Village Housing project.

f. The City may allow by development agreement additional building height up to a maximum of five additional feet, over and above what would otherwise be allowed, for Sites A, B and C if such additional height is the only practicable means to comply with new technical building requirements that take effect after City approval of the Development Agreement for the Village Housing Project."

VD-13. Residential development shall provide within the designated development sites an overall average of 80 square feet of (Sites A, B and C) usable private open space (e.g., courtyards, gardens, terraces, balconies) for each dwelling unit. The amount of private open space shall be determined in accordance with the Development Agreement for the Village Housing project.

"VD-14. In addition, an average of 100 square feet of usable common open space shall be provided for each dwelling unit. The amount of common open space shall be determined in accordance with the Development Agreement for the Village Housing project.

VD-15. Residential development within Site A shall include units with primary entrances oriented to Olympic Drive, and entrances, or patios oriented to Olympic Drive and the Village Green and its pedestrian mews the Living Street.

VD-16. Residential development within Site B shall include units with primary entrances or patios oriented to Olympic Drive and the Village Green pedestrian mews accessible open space or the Living Street.

VD-17. Within Sites B, A and C, local-serving ground-level neighborhood serving commercial uses are required will be provided along the Ocean Avenue frontage and Olympic Drive frontages in accordance with the Development Agreement for the Village Housing project.

VD-21. Parking and service entrances shall be located in areas that minimize disruption of pedestrian ways
and open spaces, Sites A, B and C shall have parking garage entrances located off the alleys. More specifically, in accordance with the Development Agreement for the Village Housing project.

a. Parking and service access to Site A shall be from Olympic Drive, no closer than 100 feet from the Second Street intersection.

b. Parking and service access to Site B shall be from an on-site driveway at the site’s south edge or from Olympic Drive, no closer than 100 feet from the Ocean Avenue intersection.

c. Parking and service access to Site C shall be from the driveway at the site’s north edge or from Vicente Terrace.

IMPLEMENTATION [relevant sections only at Pages 81-84]

Regulatory Program

I-2. Public and private development projects over 10,000 square feet shall be subject to the Development Review Permit requirements of the City of Santa Monica Zoning Ordinance. The findings related to any project shall include the project’s conformance to the Specific Plan. The City may approve a Development Agreement rather than a Development Review Permit for such projects.

I-5. The City will solicit proposals from private and non-profit developers for the implantation of the housing program set forth for the Village Area Special Use District. The City and selected developer(s) will solicit community input in the design of the housing. Implementation of the housing program in the Village Area Special Use District will be governed by the Development Agreement for the Village Housing project.

A. Table 2: Civic Center Specific Plan Improvement Program [relevant sections only]

B. Streets, Promenades and Pathways

- The extension of Olympic Drive and the Olympic Drive Promenade from Main Street to Ocean Avenue

- The improvement of Main Street including Main Street Circle between Olympic Drive and Pico Boulevard.

- The extension of Second Street between Colorado Avenue and Olympic Drive including the construction of a new bridge across the Santa Monica Freeway.

- The construction of additional streets to provide access to specific sites and facilities including the improvement of Fujinomura Douri and Civic Center Drive.

- The enhancement of the pedestrian and visual environment along the perimeter streets including Pico Boulevard, Ocean Avenue, Second and Fourth Streets.

- Traffic controls throughout the area to provide for safe vehicular, pedestrian and bicycle access.

- The improvement of the Main Street Bridge and the existing public right-of-way along
Colorado Avenue as a pedestrian way and gateway plaza to the Civic Center

- **Create a Living Street which shall be a broad pedestrian pathway with opportunities for an active pedestrian street life, and provides a pedestrian connection between Ocean Avenue and Main Street**

- **Parks and Open Spaces**

  - The 5.6-acre Civic Auditorium Park on the existing Civic Auditorium parking lot.
  
  - The improvement of the Courthouse lawn and the creation of a 0.8 acre plaza along the Main Street frontage.
  
  - The one-acre Town Square in front of City Hall.
  
  - The six-acre Palisades Garden Walk north of Olympic Drive and west of Second Street.
  
  - The 0.7 acre Village Green as a focal point for the new neighborhood south of Olympic Drive.

**I.17.** The Living Street and Olympic Plaza will be completed in conjunction with the Village Housing project.

**CONSISTENCY WITH THE GENERAL PLAN** [relevant sections only]

*Development Standards* [Page 86]

The maximum allowable development permitted in the General Plan is governed by the 1993 Civic Center Specific Plan and its 2000 amendment. This includes: up to 350 units of new housing, 250,000 square feet of office space, up to 20,000 square feet of retail uses, a new cultural and community facility of 55,000 square feet, and County Courthouse expansion of 140,000 square feet. (The RAND headquarters, the Public Safety Building and the Civic Center garage were also programmed in the 1993 Specific Plan and incorporated within the General Plan amendment of that same year). The maximum height of development is established at 72 feet and 6 floors for the RAND headquarter building, 70 feet for development north of Olympic Drive, height limits ranging from 65 feet to 96 feet for residential sites south of Olympic Drive, and various heights ranging from 35 to 84 feet for the public buildings east of Main Street. All sites are subject to specific bulk and massing regulations.

This Specific Plan revises the overall program of Civic Center development set forth in the 1993 and amended 2000 Specific Plan for the area south of the Santa Monica Freeway, by: eliminating commercial office as a permitted use, by reducing the anticipated cultural and community facilities from 55,000 square feet to 20,000 square feet, and by adding the 40,000 square foot City Services Building to the development program. The net reduction of square footage is approximately 185,000 square feet of overall floor area.

In the interest of preserving as much public land for open space, the Specific Plan promotes some increases of building heights on specific parcels within the area south of the freeway. In the Village area, the Specific Plan contains varying height limits of 65 feet for Sites A and B, and 96 feet for Site C. In addition, the Plan provides for a small portion of the City Services Building to a height of 85 feet to create a distinctive silhouette along the Main Street axis. Specific massing guidelines are also modified to take into consideration the revised framework of streets and open spaces. While revisions have taken place, the overall urban design principles for the compatible integration of buildings with open spaces and with existing...
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historic resources remains intact.

The Specific Plan does not provide a revised development program or regulations for the Sears property, which remains subject to the existing standards of the City of Santa Monica’s Zoning Ordinance, and is therefore consistent with the existing General Plan.

**Scenic Corridors** [Pages 89-90]

The Scenic Corridors Element was adopted by the City Council in 1975. The purpose of the Scenic Corridors Element is to protect and enhance the scenic resources of the City of Santa Monica. It is proposed that this be accomplished by establishing a system of scenic corridors along existing roadways that traverse areas of scenic beauty and interest.

The Element establishes seven scenic corridors in the city:

1. Santa Monica Freeway from the city boundary to Ocean Avenue;
2. Ocean Avenue from the north city boundary to Barnard Way;
3. Pacific Coast Highway (Route 1) within the city limits;
4. Barnard Way from Ocean Avenue to south city boundary;
5. Wilshire Boulevard from the city boundary to Ocean Avenue;
6. Santa Monica Mall; and
7. Santa Monica Municipal Pier.

The goals of the Scenic Corridors Element require policies that provide for the beautification of thoroughfares which lend themselves to landscaping, pleasing architectural treatments, and the development of scenic corridors for the use of pedestrians and bicyclists.

The policies of the Civic Center Specific Plan are consistent with the Scenic Corridors Element in the way they affect the treatment of and development along Ocean Avenue between Colorado Avenue and Pico Boulevard. These policies require a twenty-foot wide publicly accessible setback along the eastern side of Ocean Avenue in this area that would be used for strolling, sitting, conversing, reading, eating, etc. The Specific Plan also includes the Living Street -- a pedestrian pathway between the Site A housing and the Site B housing that provides a pedestrian connection between Ocean Avenue and Main Street. In addition, the Specific Plan retains the bicycle lanes on the street and calls for a landscaped median along Ocean Avenue where feasible.