



City of Santa Monica Transportation Demand Management (TDM) Ordinance Developer FAQs

TDM stands for “Transportation Demand Management,” which is the practice of changing how, when, and where people move around the city by encouraging more efficient types of transportation behavior. Developments play a major role in shaping both our built environment and how we get around.

In 2015, provisions were added to the City’s TDM Ordinance ([SMMC Section 9.53](#)), applying additional TDM requirements to new developments that meet certain thresholds.

Does my project have TDM requirements?

TDM requirements are triggered by specific thresholds based on project type. Currently, these thresholds only apply to new construction:

- Non-residential: 7,500 square feet or more
- Residential: 16 or more residential units
- Mixed-use: 16 or more residential units with any associated non-residential floor area or 7,500 square feet or more of nonresidential floor area with any number of residential units

My project meets the minimum thresholds for TDM requirements. What are the requirements and what do I need to do?

Developer TDM requirements vary by project use and the requirements consist of physical and programmatic elements. This includes on-site transportation information, having a Project Transportation Coordinator, and certain commuter benefits. A list of all requirements can be found in [SMMC Section 9.53.130](#).

There are two main required documents that project applicants need to submit: the Preliminary Developer TDM Plan and the Final Developer TDM Plan. The Preliminary Developer TDM Plan forms are available [here](https://www.smgov.net/Departments/PCD/Applications-Forms/) (<https://www.smgov.net/Departments/PCD/Applications-Forms/>)

What if my project is located in downtown Santa Monica or is Tier 2?

Projects within the Downtown Community Plan Area boundaries have different TDM requirements -- please refer to [SMMC Sections 9.53.130\(B\)\(2\)\(b\)\(viii\) and 9.53.130\(B\)\(2\)\(c\)\(iv\)](#). Tier 2 projects have additional TDM requirements -- please refer [SMMC Section 9.23.030\(D\)](#).

What is the timeline for submitting Developer TDM Plans?

The Preliminary Developer TDM plan is submitted alongside your initial project application paperwork. The Final Developer TDM Plan is due shortly before issuance of the Certificate of Occupancy (CofO). (Please refer to [SMMC Section 9.53.120](#).)

Because of the scope of materials required for the Final Developer TDM Plan, City staff recommends starting on your Final Developer TDM Plan six months prior to seeking CofO.

After the first anniversary of your project’s CofO issuance, you are required to submit an annual monitoring report. Details about annual monitoring can be found in [SMMC Section 9.53.140](#).

Are there any fees associated with the application?

Yes, there are two types of initial fees associated with the Preliminary Developer TDM Plan: Simple and Complex. Current Fee amounts can be found [here](https://finance.smgov.net/fees-taxes/fees-rates) (https://finance.smgov.net/fees-taxes/fees-rates) Generally, the Simple Fee applies to administratively approved projects and the Complex Fee applies to projects that will need to be reviewed by the Planning Commission. Please consult with a City Planner to confirm.

The Initial Fee is paid with the submittal of the Preliminary Developer TDM plan. There is no fee associated with the Final Developer TDM plan. (There is a separate annual Developer TDM fee for annual monitoring after the project is built.)

My project includes affordable housing. Does the Ordinance include exemptions from TDM requirements?

The Ordinance does not include exemptions for affordable housing projects.

If any housing units are restricted to eligible applicants on a City waitlist, please make a note of it in your Preliminary and Final TDM plans. City staff will take this under consideration for the Local Preference Marketing requirement in the Final Developer TDM Plan.

Where do I find information about different mobility options?

For the map attachment requested by the Preliminary Developer TDM plan, [SM Map](http://maps.smgov.net) (http://maps.smgov.net) is an available resource. The requested information will be in the Transportation Layers (look for this  logo in the bottom left-hand corner).

For more information about mobility options in Santa Monica, here are some available resources:

- [Big Blue Bus](https://www.bigbluebus.com/Routes-And-Schedules/) (Santa Monica transit agency): https://www.bigbluebus.com/Routes-And-Schedules/
- [Los Angeles Metro](https://www.metro.net/) (Los Angeles County transit agency): https://www.metro.net/
 - [Ridematch.Info](https://www.ridematch.info/) for carpool/vanpool: (https://www.ridematch.info) -- a joint partnership between LA Metro, Orange County Transportation and Ventura County Transportation Commission
- [Breeze Bikeshare](https://www.santamonicabikeshare.com/): https://www.santamonicabikeshare.com/
- [Santa Monica bike lane network](http://www.smgov.net/bikelanes): www.smgov.net/bikelanes
- Information about [getting around by bike](http://www.smgov.net/bikesm) in Santa Monica: www.smgov.net/bikesm
- Car-share providers operating in the LA region:
 - ZipCar (Brian Lothamer, Regional Locations Manager, West: Blothamer@zipcar.com)
 - [Envoy](https://www.envoythere.com/property-owners) (https://www.envoythere.com/property-owners)
 - [Maven](https://www.maven.com/us/en/business-home.html) (https://www.maven.com/us/en/business-home.html)

In terms of nearby transit options, the website [Citymapper](https://citymapper.com/la) (https://citymapper.com/la) shows these options in terms of walking distance.

I have other questions. Who do I contact?

If you have any other questions not on this list, please contact City staff on the TDM team -- please email TDMplans@smgov.net or call 310-458-2201 x8956