

January 2007

Planning and Community Development Looking Forward to a Productive 2007

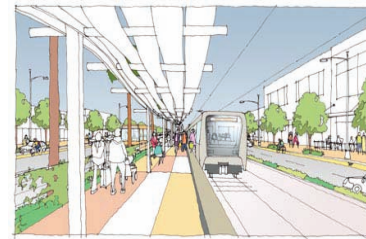
The Planning and Community Development Department is preparing for a successful new year. In addition to the Land Use and Circulation Element Update that will include new outreach efforts, staff will be preparing a new Housing Element, and working on a variety of policy projects to improve Santa Monica.

Work begins on Housing Element

PCD Planning staff has issued a request for proposals to prepare the City's next General Plan Housing Element for the planning period of 2008-2014. The project's timing is based on a requirement to submit the document to State **Housing and Community Development** (HCD) by June 2008, and by the upcoming determination of new Regional Housing Needs Assessment (RHNA) numbers. The RHNA assigns each jurisdiction a number of housing units, including very low, low and moderate income units, that it must allow to be built in order to contribute its fair share to the need for more housing in the region. The **Housing Element** will include a number of required components, including analysis of constraints on housing development, proposed policies for meeting the City's housing needs, and a site-specific inventory of potential sites where additional housing units may be developed to show compliance with the RHNA. Following the hiring of a consultant, work on the Housing Element is anticipated to begin in April 2007.

Upcoming Workshops
"Building Blocks"

COMMUNITY WORKSHOPS: Beginning in Spring, the next phase of the Land Use and Circulation Element update will involve a series of focused workshops that deal with the "Building Blocks" of our community. Issues regarding public spaces, transportation, the economy and our city's affordability will be discussed and analyzed.



Planning Commission Recommends Proposed Affordable Housing Exemptions

At their December policy meeting the Planning Commission unanimously supported staff's recommendation to exempt 100% affordable rental housing projects from the Development Review and Conditional Use permit requirements in most zoning districts citywide. The exemptions will allow developers to bring more affordable units online expeditiously, and will increase the City's stock of housing opportunities for low- and moderate-income families. A copy of the **staff report**, and the **presentation** can be downloaded on the City's website.

Staff Presents Expo Light Rail Update

Now that funding has been secured, the design/build process is underway for the nine mile **Exposition Light Rail** segment between downtown Los Angeles and Culver City. It will include eight new stations and completion is expected in 2010. Phase II, which will provide service between Culver City and Santa Monica is expected to cost \$750 million dollars, and has

just begun its primary planning stages. The Phase II planning process will take place in 3 steps: a.) alternative analysis, b.) preliminary engineering, and c.) detailed design. At an upcoming workshop, the community will soon have the opportunity to provide input regarding alignments and stations, as well to identify issues for further consideration. Ridership for this segment is estimated to transport 72,000 rider boardings per day.

Want More Info? Contact Us

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