



May 2007

Latest Policy Planning Faces the Big Issues

While the Land Use and Circulation Element (LUCE) update experiences renewed interest and participation from residents and business members, other policy matters capture public interest as well. City Council passes emergency ordinance to regulate large, dense housing projects.

Discretionary Review Required for Large Housing Projects

Last month the City Council adopted an **emergency interim ordinance** that establishes a discretionary review process for all housing projects containing more than 50 units. This action requires applicants to obtain a Development Review permit, which is reviewed in a public forum before the Planning Commission. The discretionary permit requirement also provides an opportunity to adequately assess potential environmental impacts. Affordable housing projects with 50 units or fewer will still be entitled to administrative application processing. All affordable housing projects will still be able to take advantage of many other City incentives that support this form of housing. It is anticipated that the City Council will extend the provisions of this ordinance at its May 8 meeting. More information is available online at the City's website.

Placemaking Workshop

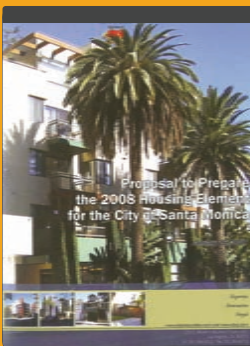
Monday, May 7th

Civic Auditorium, East Wing
1885 Main Street
7:00 - 9:00 PM

The entire community is invited and encouraged to participate in this workshop that will help us Shape the Future!

Together we create our
FUTURE
Hear how your input is coming together with the Land Use & Circulation Element to make Santa Monica a better, more vibrant place to live, work and play.
Monday, May 7 at 7:00 pm
Civic Auditorium, East Annex, 1885 Main Street
See us for more details.
Sun 11, 2, 5, 7, 9 & 10 serve Civic Center

Housing Element



The Housing Element will include the following topics:

- » Identify Needs for Affordable, Workforce and Market-Rate Housing
- » Determine Future Available Development Capacity
- » Establish Quantified Housing Goal
- » Prepare Housing Plan
- » Prepare Environmental Documentation
- » Final Document and State Certification



The City has chosen EIP Associates to prepare the Housing Element and California Environmental Quality Act (CEQA) documentation for the 2008-2014 planning period



Work on Santa Monica's Housing Element Underway

Planning & Community Development staff has initiated work on the 2008-2014 Housing Element (HE), and has contracted with EIP, a land use planning & environmental consulting firm, assisted by Paul Silvern of HR&A, to research and prepare the document. Due to the timing of the HE (for which State law mandates completion by July 1, 2008) with the current LUCE effort, staff and consultants are building a strategy to integrate and coordinate consistent policy for both documents. Community input on housing

issues that has already been gathered through the LUCE process will inform the Housing Element's direction, and it is anticipated that the HE consultants will participate in upcoming LUCE workshops addressing housing issues in order to achieve unified housing policy for both short-term and long-term planning.

More Community Workshops Planned for Summer Season

On May 7th, Planning and Community Development will wrap up a successful round of neighborhood Placemaking workshops with a citywide event that will invite

participants to vote on Placemaking principles that will guide future development projects in Santa Monica (details in box above). In keeping with the new "building blocks" approach to completing the LUCE, staff is currently planning additional community-wide events that will tackle key issues of community concern such as the future of the City's Industrial lands, economics and affordability, traffic and our transportation system, and how our major streets could be better utilized as public spaces. Results from each workshop will contribute to piecing together a comprehensive plan that reflects the community's values. This approach has already reinvigorated the City's partnership with residents and members of the business community to create a future that meets the community's needs and retains the qualities that make Santa Monica a unique and enjoyable place to live.

Want More Info? Contact Us

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