



Information Item

Date: April 23, 2009

To: Mayor and City Council
From: Eileen P. Fogarty, Director of Planning and Community Development
Subject: Existing City-wide Development Activity

Introduction

Attached for the Council's information is a map and table identifying the pending development projects that are being processed for planning entitlements. This information is presented to provide Council with an understanding of the level of development activity and types of projects being proposed in the City. The current period has been defined by a slowing economy resulting in difficulties for many projects to obtain financing. This has likely been one major factor in a 65% decline in the number of applications proposing new construction between calendar year 2007 to calendar year 2008 and why applications for small and medium-size condominium projects have virtually ceased.

Discussion

Many of the pending applications shown on the map attached have been in process for some time and development trends show a noticeable reduction in the number of applications proposing new construction, likely due to the weak economy. The majority of projects propose new residential units.

Pending Development Projects

In the categories of pending administrative and development review projects, applications are pending for 90 apartment units (inclusive of 50 Single Room Occupancy units), 22 condominium units, 157 artist live/work studios (both on hold), and

44 units for a special hospital for acute rehabilitation. Staff has been working with applicants proposing SRO projects to adjust their proposals in terms of use, density, and mass so that they are more consistent with the City's vision for those areas. A previously submitted application for a 623-unit SRO project in the LMSD zone has been withdrawn and a smaller, 50-unit project has been filed.

While proposed new commercial development totals over 68,000 square feet, this number is made up of seven projects that are typically smaller in size or represents the commercial component of mixed-use residential/commercial projects, such as the mixed use project at 2919 Wilshire Boulevard, which consists of 26 apartment units and approximately 11,000 sf of commercial space. Staff has strongly encouraged applicants to incorporate Transportation Demand Management (TDM) measures into development review projects as project benefits necessary to adopt a Statement of Overriding Considerations for significant traffic impacts. These measures are incorporated as conditions of approval. The measures are typically tailored towards the location of the development and type of land use, the ability of the property owner and successors to implement them, and long-term monitoring. Examples of the measures include:

- Requiring that tenants charge their employees for parking
- Providing free bus passes and on-site information regarding transit services, bicycle facilities, and walking/biking maps
- Carshare service
- Preferential carpool parking
- Secured bicycle storage
- Shower and locker facilities for employees who use active means to get to work
- Participation in a future geographically-based Transportation Demand Management Association

Staff continues to refine how to better incorporate TDM measures into projects including quantifying how measures reduce project trip generation and integrating them into the environmental analysis for projects. A TDM Program Manager has also been hired to coordinate the implementation of TDM measures into projects.

Pending Condo Projects

Applications for small and medium-sized condominium projects virtually ceased in 2008. This trend may be attributed to more stringent affordable housing requirements, changes in development standards that took effect in January 2007, and the slowing economy that has resulted in the inability of many developers to obtain financing. Many applicants also requested that processing of their projects be put on hold due to difficulties in obtaining financing. Of the 149 condo units pending planning review, applications for only 9 units have been submitted in the past year. Others have been pending review for an extended period of time due to design issues or applicant non-response. Staff is not concerned that current trends will impact the overall analysis of RHNA compliance in the recently adopted Housing Element.

Pending Development Agreements

In comparing calendar year 2007 to calendar year 2008, the number of applications proposing new construction has decreased by approximately 65%. However, there has been increased interest in development agreements by property owners of large parcels, likely due to anticipated changes to land use regulations as a result of the LUCE effort and Interim Ordinance 2242 which requires a development agreement for projects that exceed a floor area threshold in the M1 and LMSD zoning districts. Staff has suggested development agreements as a means for the City to derive considerable public benefits from projects. Staff has regularly reviewed development agreement projects against the principles and goals of the LUCE Strategy Framework to ensure their consistency with the City's expectations. Additionally, the City Council adopted Development Agreement process allows for Planning Commission and City Council input at the project concept phase to ensure Development Agreement negotiations reflect the direction provided by the decision makers.

Generally, Development Agreements are considered for projects on large parcels, when the project has some unusual quality that existing zoning standards may not address, and most importantly, whether the City has the opportunity to derive substantial public

benefit from the project. The majority of pending developments in terms of square footage fall into the Development Agreement category. An example of a typical Development Agreement is 710 Wilshire Boulevard, which includes the adaptive re-use of a Landmark building to a 284-room mid-range hotel and 16 rental units with approximately 25,000 square feet of ground floor commercial space. Staff has been working with the applicant on the project massing prior to the project being brought forward for a community meeting, Landmarks Commission review, and to the Planning Commission and City Council for preliminary consideration and direction on whether negotiations for a Development Agreement should proceed.

Staff continues to work with the three property owners on the joint planning effort for 2834 Colorado Ave, 2930 Colorado Ave (Village Trailer Park), and the parcels in between (2848-2912 Colorado Ave). The proposal represents a unique opportunity to implement the key principles of the LUCE Strategy Framework and establish a high standard for future redevelopment of the changing industrial lands. In response to City Council direction on the LUCE Strategy Framework, the projects have been revised to include a more balanced mix of workforce and affordable housing with neighborhood commercial, creative office and studio space. Staff has been meeting with all three property owners to ensure cooperation for the addition of circulation infrastructure and open space that would provide benefits to the surrounding neighborhood and future residents.

Recent Development Highlights

Recent development highlights and updates include:

- The St. Monica Campus Enhancement and Parking Improvement Plan at 725 California Avenue recently received both Planning Commission and City Council preliminary review. The development and construction will take place over the next seven to ten years, including an upgraded Community Center with 168 subterranean parking stalls, an addition to the High School, conversion of conference rooms to classroom space for the Elementary School, improvements to the courtyard playground, renovations to the gymnasium and auditorium, and a 102 space subterranean parking garage expansion. New construction includes

16,973 net new square feet for the Community Center and 6,700 net new square feet for the High School addition.

- The adaptive re-use of the Landmark surf shop at 2001 Main Street into 14 apartments and 4,150 square feet of ground floor commercial space is also scheduled for Spring 2009 Planning Commission review followed by formal Landmarks Commission. This project has undergone extensive community review and preliminary design review by staff to ensure the sensitive treatment of the Landmark by the new construction. The project received a courtesy review by the Landmarks Commission on December 8, 2008 to ensure that any concerns regarding the project are known prior to the Planning Commission hearing.

Community Outreach

Staff has continued to host community meetings early in the project review so that the community has an opportunity early in the process to provide input on the design of the project. The most recent community meetings include:

- 2919 Wilshire Blvd – a mixed-use project consisting of 26 apartment units and 11,259 square feet of retail space.
- 2001 Main St – a second meeting was held for any members of the public that were not able to attend the first meeting for 14 apartment units and 4,150 square feet of retail.
- 725 California – St. Monica Campus Enhancement and Parking Improvement Plan (details as noted above).

The meetings have also presented an opportunity to give residents a greater understanding of the key steps in the development process and to inform the surrounding neighborhood of proposed projects while they are still in a conceptual stage. Having projects reviewed by the community at a conceptual stage provides the greatest opportunity to actuate change as components of the project may not yet have been established.

Prepared by: Jing Yeo, AICP, Special Projects Manager

Attachments

1. Map showing development projects pending planning review April 2009

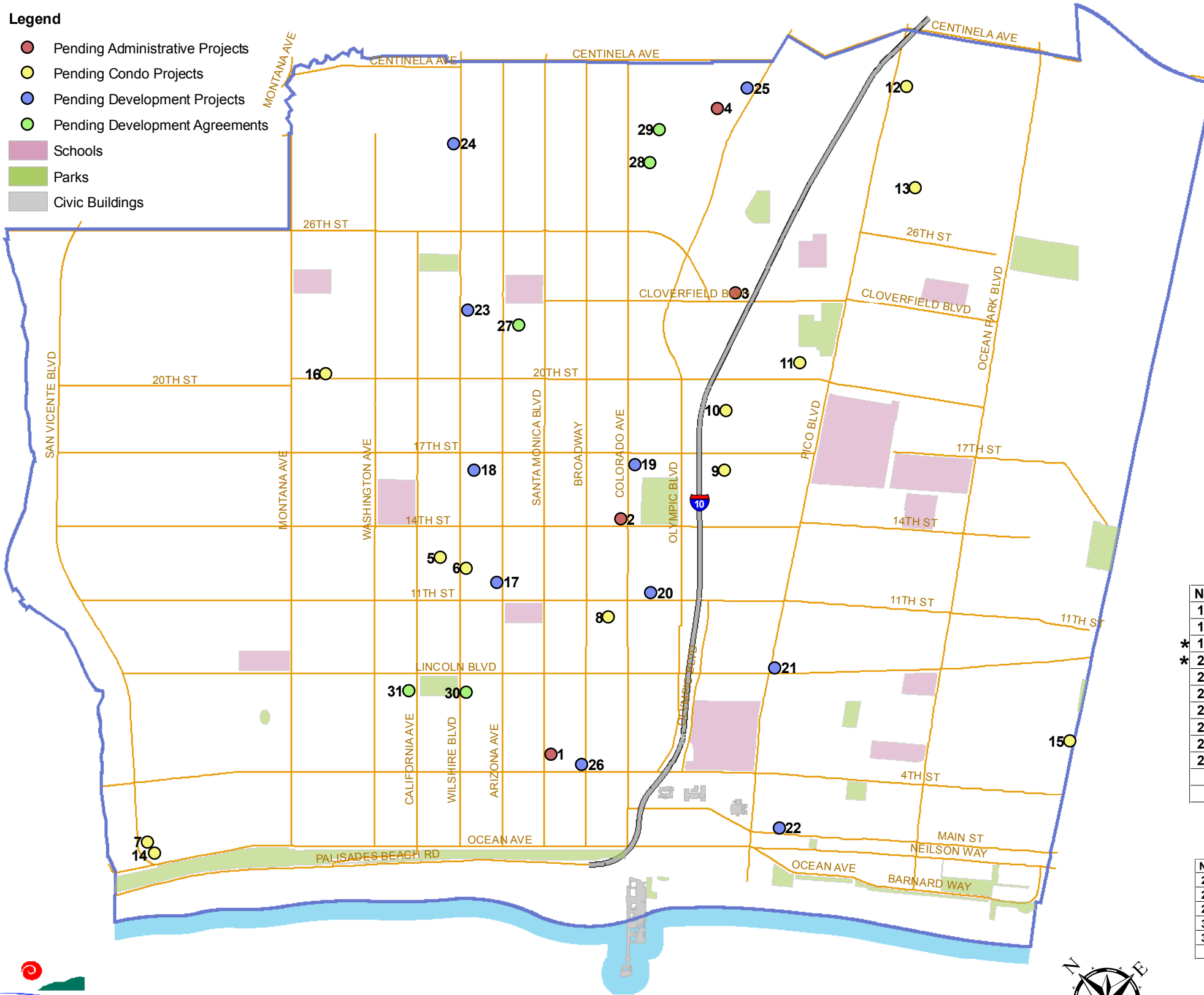
City of Santa Monica

Development Projects Pending Planning Review

April 2009

Legend

- Pending Administrative Projects
- Pending Condo Projects
- Pending Development Projects
- Pending Development Agreements
- Schools
- Parks
- Civic Buildings



Pending Administrative Projects

NO	ADDRESS	ZONE	USE	# UNITS	COMM	CREATIVE
1	1410 5th St	C3C	Adding commercial space		6,283 sf	
* 2	1551 14th St	M1	Media Production			5,776 sf
3	1819 Cloverfield Blvd	LMSD	Gas Station		6,079 sf	
4	3060 Nebraska Ave	LMSD	Mixed Use - SRO/Comm	50 units		
TOTAL				50 units	12,362 sf	5,776 sf
EXCLUDING APPS ON HOLD				50 units	12,362 sf	

Pending Condominium Projects

NO	ADDRESS	ZONE	RESIDENTIAL
* 5	1134 Euclid St	R2	6 units
* 6	1211 12th St	R3-A/R3	15 units
* 7	130 San Vicente Blvd	R2	22 units
8	1531 10th St	R3	14 units
9	1803 16th St	R2	11 units
* 10	1824 Michigan Ave	R2	12 units
11	2020 Virginia Ave	R2	21 units
12	2310 33rd St	R2	6 units
13	2323 28th St	R2	8 units
14	301 Ocean Ave	R4	26 units
15	3214 Highland Ave	OP2	6 units
16	851 20th St	R2	2 units
TOTAL			149 units
EXCLUDING APPS ON HOLD			94 units

Pending Development Review Projects

NO	ADDRESS	ZONE	USE	# UNITS	COMM	OFFICE	MEDICAL	SCHOOL
17	1131 Arizona Ave	R3	Special Hospital for Acute Rehab.	44 units				
18	1217 16th St	CP3	Outpatient Medical Center				45,000 sf	
* 19	1610 Colorado Ave	M1	Artist Studios	91 units				
* 20	1639 11th St	M1	Artist Studios	66 units				
21	1907 Lincoln Blvd	C4	Drug Store		9,412 sf			
22	2001 Main St	CM2	Mixed Use - Apmt/Comm	14 units	4,150 sf			
23	2300 Wilshire Blvd	C6	Mixed Use - Condo/Comm	22 units	25,400 sf			
24	2919 Wilshire Blvd	C6	Mixed Use - Apmt/Comm	26 units	11,259 sf			
25	3131 Olympic Blvd	LMSD	School - Private					141,964 sf
26	401 Broadway	BSC3	Mixed Use - Comm/Office		5,908 sf	15,681 sf		
TOTAL				263 units	56,129 sf	15,681 sf	45,000 sf	141,964 sf
EXCLUDING APPS ON HOLD				106 units	56,129 sf	15,681 sf	45,000 sf	141,964 sf

Pending Development Agreements

NO	ADDRESS	ZONE	USE	RESIDENTIAL	COMM	CREATIVE	MEDICAL	SCHOOL
27	1328 22nd St	CP5	Hospital				3,252 sf	
28	2834 Colorado Ave	LMSD	Post-Production Facility			150,300 sf		
29	2930 Colorado Ave	RMH	Mixed-Use - Condo/NC/Creative Office	352 units	7,700 sf	105,250 sf		
30	710 Wilshire Blvd	C3/C3C	Mixed Use - Hotel/Res/Retail	284 rooms/16 units	25,194 sf			
31	725 California Ave	R2	School - Private					23,673 sf
TOTAL				284 rooms/368 units	32,894 sf	255,550 sf	3,252 sf	23,673 sf



*Applications on hold

