



City of **Santa Monica**



August 2006



# Strategic Zoning Effort Joins LUCE Project Initiatives

Proposition 90 that recently qualified for the November state-wide ballot has caused the City to evaluate its ongoing efforts relative to the preparation of new Land Use and Circulation Elements of the General Plan. The Initiative is not only directed toward eminent domain and redevelopment activities, but as provided in the **Secretary of State's analysis** would impose new restrictions on all state and local agencies' ability to enact and enforce land use planning, zoning, environmental, consumer and other laws and regulations. If approved by California voters, it would amend the California Constitution, effective the day following the election, to define compensable "damage" to property as including "government actions that result in substantial economic loss to private property," including as examples such actions as down zoning and "limitations on the use of private air space." By doing so, it may impose new costs on local decision makers who implement planning changes such as adjustments to private property development standards, including building height, scale and density.

On July 11, 2006, the City Council directed staff to expeditiously implement key components of the ongoing

Land Use and Circulation Element effort according to an incentives-based approach that was outlined in the **Council report**. For more information on this subject, please visit the **Strategic Zoning** Webpage.

### Key Dates to Participate

- August 16: Planning Commission consideration of a Resolution of Intention (ROI)
- September 6: Planning Commission recommendation on draft Ordinance subject to PC action on ROI
- September 12: City Council consideration of a proposed Ordinance

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### Planning Commission Recommends LUCE Goals to City Council

In a recent meeting of the Planning Commission, the **draft Goals** for the Land Use and Circulation Elements were formalized and approved. The Commission carefully deliberated the Goals language, taking into account public input gathered from multiple outreach sources and events in order to capture the community's expectations. These Goals are tentatively scheduled to be reviewed by the City Council on September 26th

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### Future Planning Commission Meetings

On September 6th, the Planning Commission is expected to have a discussion on the use of performance indicators in the LUCE General Plan documents. The City's Environmental Programs Manager, Dean Kubani,

is tentatively scheduled to participate in the discussion sharing his experiences and knowledge using indicators in the **Sustainable City Plan**. Subsequent policy meetings will focus on the Alternatives workbook. The City's Land Use consultant, Dyett & Bhatia will be present at the meeting to discuss information that will be included in the workbook, sources of information and how this effort advances the project toward a preferred plan.

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### New Project Website Coming This Fall!

Scheduled for a Fall release, the new Shape the Future **website** will feature a fresh updated look and increased user functionality. Staff has been busy developing a new version of the project website to



engage the community, and to provide a more comprehensive look at the project. The new site will serve as the primary information resource relating to the LUCE project, and will give users the opportunity to communicate with the planning team, and with each other. If you have suggestions about what you would like to see included in the new website, please **email** the Shape the Future 2025 team with your ideas.

### Want More Info? Contact Us

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