



March 2007

March Workshops to Focus on Improving Services to Santa Monica's Neighborhoods

The LUCE project will enter an exciting new phase this month that brings the discussion of Santa Monica's future to the City's neighborhoods. A four-part workshop series is scheduled to commence in mid-March that will look at identifying short- and long-term improvements, as well as critical trade-offs and choices.

Urban Design Exercise Studies Neighborhood Center Enhancements

Residents and members of the business community are invited to participate in an urban design exercise on "placemaking" aimed at generating ideas, standards, and guidelines that implement the **goals and objectives** of Land Use and Circulation Elements (LUCE), which were endorsed by the community and adopted by City Council in November 2006. City staff is moving forward with the LUCE process, and is now asking for community input to make Santa Monica's neighborhoods even better. Each workshop will feature a guest speaker and a presentation on urban design principles that improve quality of life, and support healthy communities. The workshop will focus on planning for desirable services and improved connections between residential and commercial areas in the neighborhoods. The City will present the ideas and suggestions generated by this workshop series at a community-wide event to be announced in May. For more information, please visit us at our website: www.shapethefuture2025.net

Placemaking: A Fresh Look at Neighborhoods

Come to one workshop or all three!

Workshops in late March / early April
Call City Planning for more information (310) 458-8341

Fence & Hedge Ordinance Extended

Last month the City Council extended the interim fence, wall and hedge ordinance. In doing so, Council signaled its intent to keep grandparenting provisions that allow the retention of all nonconforming fences, wall and hedges constructed or planted prior to 08/25/06. While generally successful, some aspects of the interim ordinance require further study. The Council directed staff to return before

September 30, 2007 with recommendations to address the following issues:

- » Required process to Register nonconforming fences, wall and hedges
- » Clarify alley hedge height provisions
- » Standards for hedge maintenance
- » Clarify objection criteria, to include items such as: prior complaints, date of house purchase, obstruction of views
- » Standards for Key Parcel / Reversed Corner Lots

Planning Commission Seeks Interpretation of who is an "Artist"

At its **February policy meeting**, the Planning Commission directed staff to develop an interpretation of the meaning of the word "artist." Recent artist studio developments in the City's industrial and manufacturing districts gave rise to the concern that the zoning ordinance was being broadly interpreted to allow residential studios instead of live/work art spaces. The Commission and several members of the community articulated a need to strengthen the code by clarifying who is intended to occupy these types of "artist in residence" structures. Staff will return with a Zoning Administrator Interpretation in the Spring for use in all future applications of the artist studio provision. A copy of the February **staff report** is available online.

Want More Info? Contact Us

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