

EVENT NAME

Objective Design Standards Workshop

EVENT DATE: MONDAY, 22 AUGUST, 2022 - 06:00 PM to 07:30 PM

EVENT BY: CITY PLANNING CONFERENCE

Posted Questions

[06:18 PM]

elizabeth asked : How is the planning department going to protect existing residents from the negative impacts of all this accelerated development?

2 upvotes | 1 answer | 0 reply

Stephanie Reich, AIA, Staff answered -

Impacts are addressed through policies adopted by the City Council. This is the kind of project that would assist in ameliorating that impact as a component of addressing that concern.

[06:32 PM]

Jessica R. asked : One of the biggest impediments in forward progress and reduction in project delays is the opacity and unavailability of the City's website. Why is there no staff directory? Why is it so difficult to contact staff in planning and building and safety?

2 upvotes | 1 answer | 0 reply

Stephanie Reich, AIA, Staff answered -

The website is a work in progress, and currently could use improvement. The permitting system is also a challenge which will be updated in time. There is a staff directory, although the website may be a challenge. Please use the City's 311 system or make an appointment at the counter to talk with Planning staff.

[06:37 PM]

Michael Baroff asked : Bergamot is a unique area, with the ongoing development of the community arts site itself. The City has supported the development of artist live/work studios, which may have unique "requirements" to accommodate the "making of art". How might the standards reflect this, given

2 upvotes | 1 answer | 0 reply

Jing Yeo, Staff answered -

thank you for your comment

[06:43 PM]

Ken Kutcher asked : How does the City anticipate balancing the goal of setting objective design standards versus the task of avoiding governmental constraints?

Many objective design standards create the need for waivers and modifications which then undercut the protections of the HAA.

2 upvotes | 0 answer | 0 reply

[06:35 PM]

Cynthia Rose asked : Excited to see more production of much needed housing in these areas. Ground floor community serving retail that is active is important. Can or will there be incentives to make sure these ground floor uses are active community serving rather than just commercial.

1 upvote | 1 answer | 0 reply

Stephanie Reich, AIA, Staff answered -

Development/revision of the standards governing the ground floor is one aspect staff is currently reviewing in the Housing Element and in the Objective Design Standards project.

[06:39 PM]

Cynthia Rose asked : continuing on activating ground floor - can we incentivize to support local, small and neighborhood businesses

1 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -

This something that has been a active source of discussion as part of the Housing Element update - the flexibility to allow both residential on the ground floor and also parking incentives for smaller tenant spaces

[06:41 PM]

Amy N Anderson asked : Can you speak more about ways for potentially simplifying the design standards? Maybe using the same standards in multiple districts rather than bespoke standards for each district? What else would the city consider?

1 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -

yes this is something we can consider. Thanks for the comment.

[06:42 PM]

John B. Murdock asked : Healt and safety concerns are the only tools the city has to push back against state mandates for increased density. Has anyone on staff research the health issues of increased density in residential areas? There is a wealth of information available. Will you commit to investigate it?

1 upvote | 0 answer | 0 reply

[06:48 PM]

Jessica R. asked : How about incorporating a community benefit in the ground floor

spaces? It can also satisfy a percent for art requirement. Affordable artist workspaces are so nonexistent anywhere in Santa Monica.

1 upvote | 1 answer | 2 replies

Jing Yeo, Staff answered -

The Municipal Code has a Developer Cultural Arts Requirement which requires new projects to either provide on-site public art or pay a fee

Jessica R. replied -

Yes, but a minor modification to this could be a space for community art making.

Jessica R. replied -

@Jing Yeo- the city of Weho just expanded their definition of the public art percentage for developers to be satisfied by the community benefit of art making spaces in RHNA projects.

[07:02 PM]

John B. Murdock asked : Please ask Rachel Kwok what she thinks of Caltrans' letter strongly suggesting elimination or reduction of parking "citywide" as a way to decrease or mitigate VMT? Caltrans seems crazy to think that will be accomplished any time soon

1 upvote | 0 answer | 0 reply

[07:15 PM]

David Yuguchi AIA asked : "Flexibility" of guidelines allows the City interpret driving access space as "open space". How can we avoid these types of interpretations?

1 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -

The zoning code includes a definition of open space that specifies that the outdoor area be designed and intended for the common use and enjoyment of the residents and guest of more than one dwelling unit.

[06:06 PM]

elizabeth asked : Will a recording of this event be available later?

0 upvote | 3 answers | 1 reply

Jing Yeo, Staff answered -

Yes recording of this workshop will be made available after the event

Stephanie Reich, AIA, Staff answered -

yes, the recording and presentation will be uploaded to the website

elizabeth replied -

Exactly when and where can it be found?
Provide link.

Stephanie Reich, AIA, Staff answered -
here is the link to where it could be found:
www.santamonica.gov/housing-element-update

[06:11 PM]

Cynthia Rose asked : will the link to the recording be sent to the list of attendees or are we to look for it on the City web site? If so where?
0 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -
It will be posted to the City website here:
www.santamonica.gov/housing-element-update

[06:39 PM]

Michael Baroff asked : Did my question go through? I don't see it on the list
0 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -
Yes we see your question and you're also on the list to ask your question (or additional questions) verbally as well

[06:40 PM]

Michael Folonis asked : I would like to respond with the comment about the Village Trailer Park project regarding commercial and residential ground floor spaces.
0 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -
I have sent you a request to interact live so you can respond

[06:41 PM]

Ellen Hannan asked : Unless community space is leased final opening permits should not be given. One ARB design of street lighting trees etc should b in the plan for Bergamot already. It was discussed in the planning of the area with Peter James

0 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -
Thank you for your comments

[06:49 PM]

elizabeth asked : is this meeting for developers or residents?

0 upvote | 1 answer | 0 reply

Stephanie Reich, AIA, Staff answered -
The meeting is a public workshop where all are welcome

[07:03 PM]

Amy N Anderson asked : I'm curious about the issue that Hank raised about flexibility. Will there be room for both objective development standards to comply with SB35 and flexible guidelines? Could that be accommodated through a different more involved process?

0 upvote | 0 answer | 0 reply

[07:09 PM]

David Hibbert asked : Is revising the high rise standard part of this mission at this point? It is a huge problem as to housing feasibility.

0 upvote | 0 answer | 0 reply

[07:20 PM]

Jessica R. asked : Thank you, all

0 upvote | 0 answer | 0 reply