



August 2007

“Connectivity and Character” Key Themes at Industrial Lands Workshop

The industrial lands workshop held on July 21st at Santa Monica College drew nearly 100 participants interested in developing a cohesive vision for this evolving area. Over the course of the 6-hour session, participants listened to a panel discussion, engaged in a question and answer session, and broke out into smaller groups to focus on areas of stability and change.



Community Workshop Focuses on City’s Industrial Districts

A vision for Santa Monica’s industrial lands began to take shape at a recent City sponsored workshop held at Santa Monica College. Participants were treated to a full agenda that included a presentation by Planning and Community Development Director, Eileen Fogarty, on the existing character and challenges facing the area. Later, participants heard from a three-member panel on issues relating to economics and transportation. The panelists, **Bill Whitney**, **Dena Belzer** and **Jeffrey Tumlin** provided cases studies from other communities that had recently evaluated the future of their industrial lands, and discussed the catalytic potential of new light rail systems. A facilitated discussion between panelists and community members brought to light additional issues relevant to Santa Monica. Small group sessions in the afternoon allowed participants to express their visions for the area. Using large base maps, community members marked areas within the industrial zone that should be protected, and Improving highlighted areas that were

ripe for change. Improving connections by bus, bike and

Land Use and Circulation Element

What We Heard

- » Preserve opportunity for industrial uses and support businesses
- » Light Rail can be used to transform portions of the area
- » Opportunities exist to improve traffic conditions
- » Housing at strategic locations and at appropriate scales and densities--not for the entire area
- » Need for services that support residential uses
- » Need for better neighborhood connections
- » Improve pedestrian access
- » Transform large blocks into more pedestrian scaled environment
- » Expand existing open space or create new

on foot with the improved transit was a strong theme. Please visit the project website to **download the presentations**, or to **view the entire event** online.

Council Modifies Fences & Hedges Interim Ordinance

On July 24th, the City Council extended an **interim ordinance** regulating fences, walls and hedges. The new ordinance retains the grandparenting provisions, but includes modest changes (outlined below):

1. Clarify criteria for evaluating objection appeal applications;
2. Require all legal nonconforming fences, walls and hedges be registered with the City;
3. Specify that hedges within 10 feet of an alley and located in the side or rear yard have no height restrictions
4. Allow those affected by an overhanging hedge to (after proper notice) trim the hedge to the property line and recover costs incurred through civil action.

Previous registrants do not need to re-register their fence, wall or hedge. For all others, the registration deadline is November 15. City Planning will begin processing the 28 outstanding Objection Appeals by the end of the year. A new permanent ordinance that implements the modifications will be presented to the Planning Commission and City Council in the winter. For more information visit the

<http://www.smgov.net/planning/Fence&HedgeUpdate>, or contact Associate Planner, Tony Kim at: tony.kim@smgov.net.

Residents Entertain One-Way Proposal

Over forty community members attended County Supervisor **Zev Yaroslavsky's** presentation about a plan to convert Olympic and Pico Boulevards into one-way paired streets. Allyn Rifkin, lead consultant on the project, presented his report and responded to questions and comments. Many residents expressed concern about the proposal's compatibility with Santa Monica, given the medians on both boulevards and the neighborhoods between them. As an alternative, residents championed improving mass transit. Mr. Rifkin agreed that the logical terminus of a one-way couplet may be east of Santa Monica. Staff will present a complete summary to the City Council in the Fall.

Want More Info? Contact Us

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