



City of  
**Santa  
Monica**

## **A Public Process to Determine the Future of the Santa Monica Airport**

Ocean Park Association

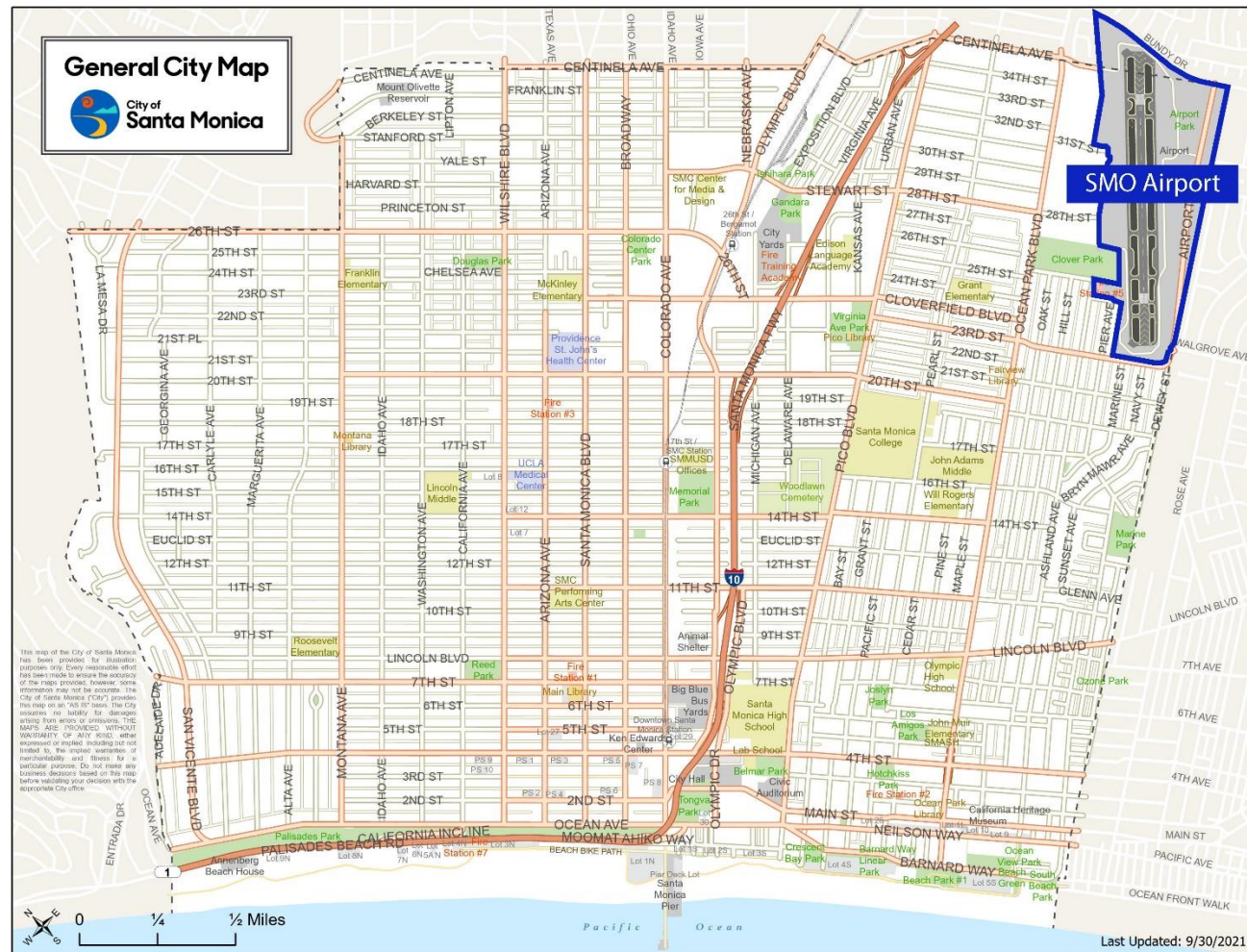
4.10.23

<http://www.santamonica.gov/future-of-santa-monica-airport-project>



## INTRODUCE PUBLIC PROCESS TO PLAN THE FUTURE OF THE SANTA MONICA AIRPORT LAND

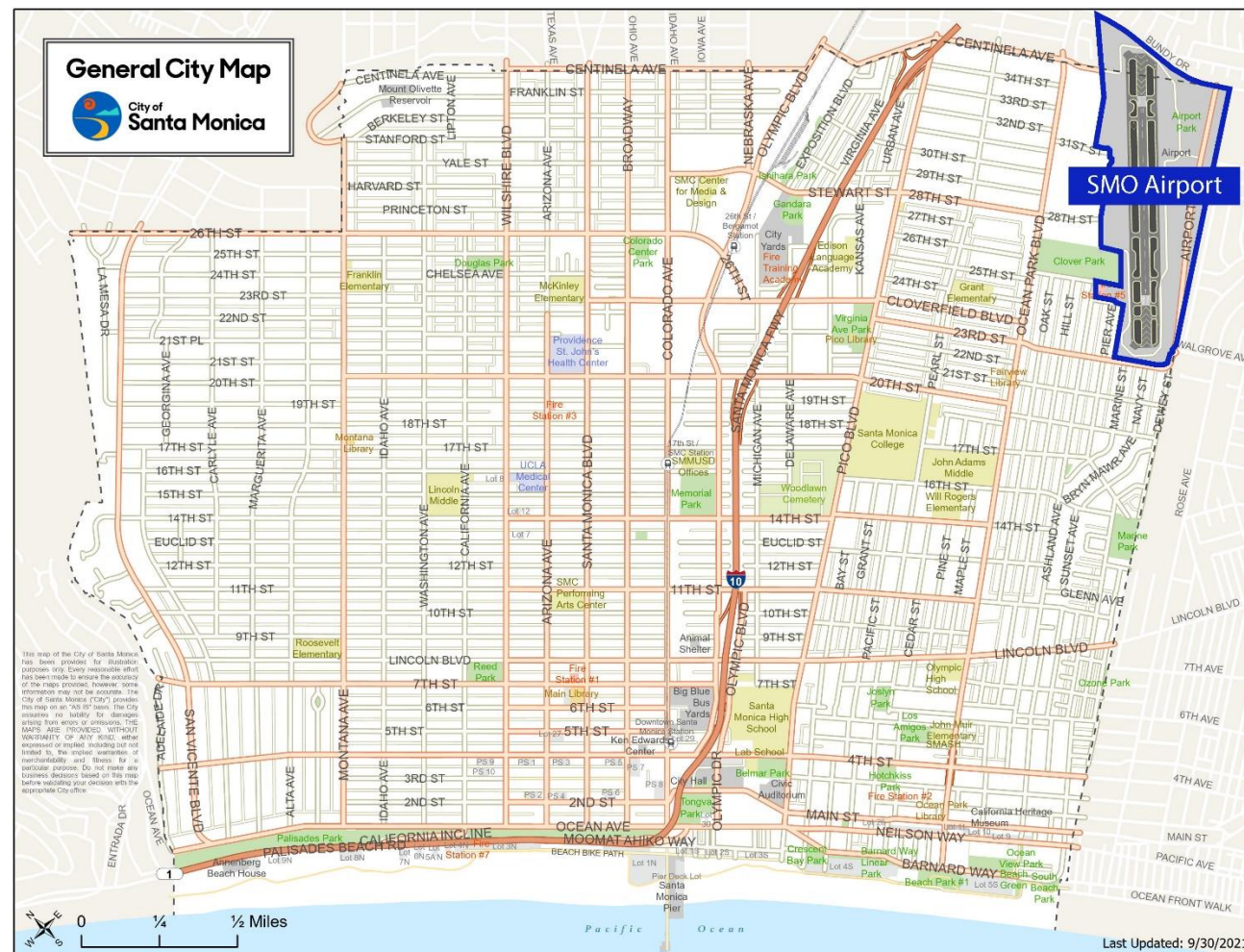
- Process for community engagement, testing and refinement
- Scope of work including Existing Conditions, Outreach and Scenario Planning





## GET YOUR INPUT FOR THE UPCOMING REQUEST FOR PROPOSALS

- Things to study
- Ideas for outreach
- Local history and context







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# The Role of Sustainability

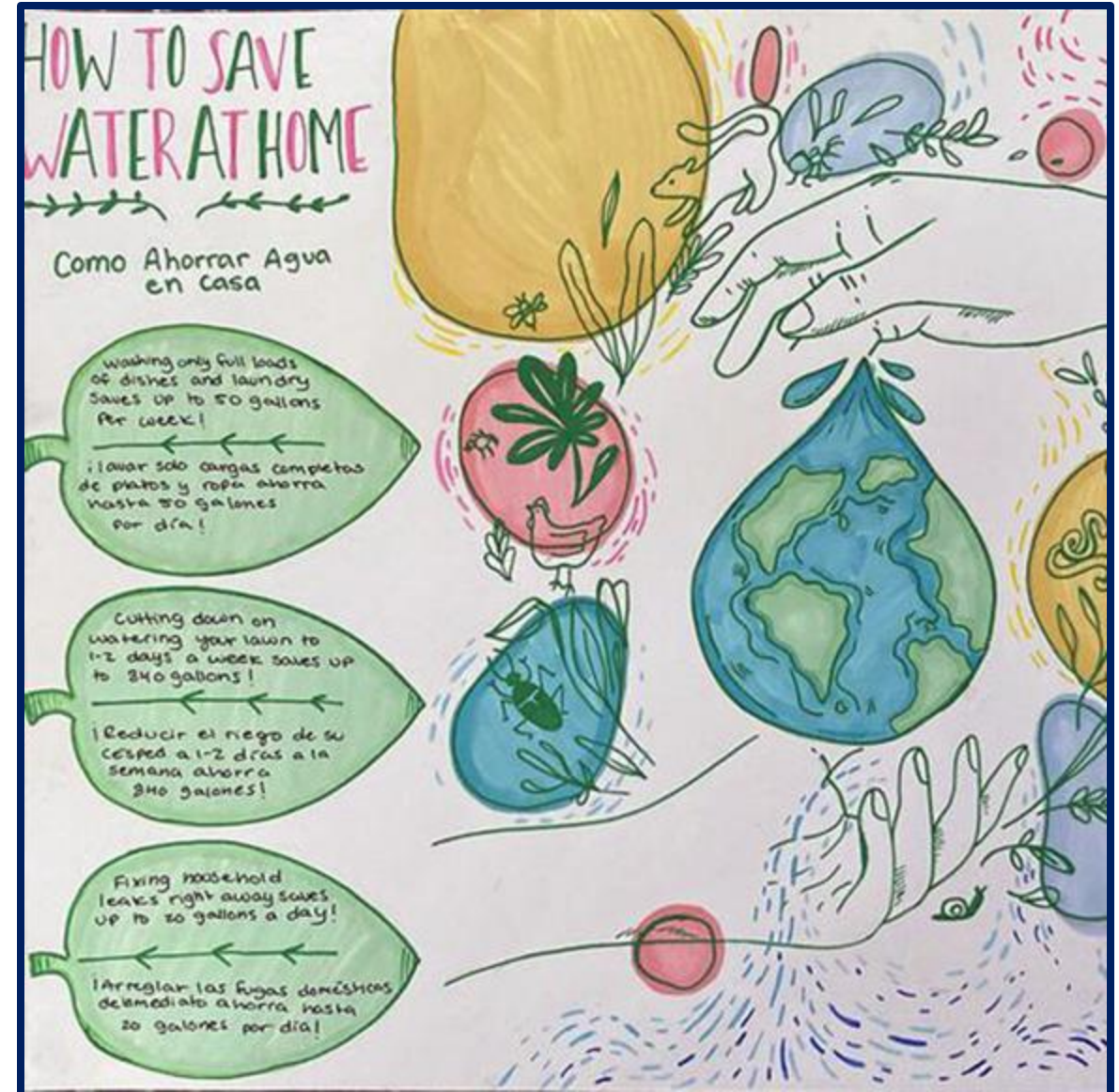
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## PROJECT PRESENTS SUSTAINABLE, GENERATIONAL OPPORTUNITIES FOR SANTA MONICA

- Sustainable land management
- Resource conservation
- Regenerative design
  - Water, Energy, Nature & Wildlife
- Equity and inclusion
- Health and happiness







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# Background

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Sunset Park

Business Park

227 Acres

Open Space 187  
Acres

Buildings  
40 Acres

Mar Vista  
(LA)

Mar Vista (LA)



## FROM FARMLAND TO AVIATION AND MANUFACTURING CENTER

- Airfield dedicated 1923 as “Clover Field.”
- Santa Monica buys airport land through a park bond in 1926

pg. 111

### NATION ACCEPTS AIRPLANE FIELD

*Fifty Thousand Persons See  
Dedication*

*Santa Monica Landing-Place  
Pleases Army Chief*

*Dozens of Flyers Give Thrill  
to Spectators*

#### NOTABLES AT BANQUET

The banquet was attended by about 100 reserve officers and was held at the Miramar Hotel. Many officers flew their own planes from Rockwell Field at San Diego, Crissey Field at San Francisco and Mather Field at Sacramento to attend.

The ceremonies at the field began at 3 p.m. when S. L. Berkeley presented the new field on behalf of the City of Santa Monica. In the group that surrounded him were members of the County Board of Supervisors, of the Santa Mon-

SANTA MONICA. —  
Clover, M., To SE. of  
city. Alt., 150 ft. Rec-  
tangular. 63 A., asphalt  
surface. Runways, 3,000  
by 200 ft., entire  
field available. Pole  
line, buildings, radio  
towers N. Beacon,  
boundary, approach, ob-  
struction, landing area  
Good lights. Beacon, ro-  
tating green. Service  
day and night. Left  
hand turns permitted in  
landing and taking off  
SE.; right hand turns  
in landing or taking off  
to E. or N.



AIRPORT AT S.E. CORNER OF SANTA MONICA



## AIRPORT IS HOME TO AVIATION AND NON-AVIATION INDUSTRIES

- 166 total businesses
- 43 industry sectors
- Approx. \$20M annual revenue (Airport Fund)
- Recreational uses
- Arts, culture, education
- Retail and restaurant
- Many more...





## CITY HAS LEGAL AUTHORITY TO CLOSE AIRPORT

- Consistent direction from Council to close Airport over past several decades
- Authorized for closure after December 31, 2028
  - Requires Council action
    - Written Notice to FAA
    - Environmental Review
    - Ordinance for closure
- Budget established for planning process to determine future use of land
- History of local measures and community preferences

### GENERAL AVIATION

## FAA Caves In to City Demand To Close Santa Monica Airport

by Matt Thurber • January 29, 2017, 8:14 PM



*After the city of Santa Monica shortens SMO airport's runway to 3,500 feet, large business jets like those in the background will no longer be able to use the iconic airport. (Photo: Matt Thurber)*



California's Santa Monica Airport (SMO), both historically important and a key part of the National Airspace System (NAS), will close at the end of 2028, the FAA said on Saturday following two weeks of negotiations between city leaders and the agency. Somewhat sooner, possibly within a year, the city of Santa Monica, which owns the 227-acre airfield, will cut the 4,973-foot runway down to 3,500 feet, effectively eliminating access to the larger jets that currently fly there.

Before Saturday's surprise settlement, the city and FAA had been embroiled in multiple lawsuits, with the city council and its airport commission firmly arguing for closing the airport while the FAA and pro-airport proponents repeatedly pointed out that after World War II, the city had signed an instrument of transfer to keep the airport



## 2014 - MEASURE LC LIMITS LAND USE AT SANTA MONICA AIRPORT

- No new development until voters have approved limits on uses
- Provides exemptions for:
  - Parks and public open spaces
  - Recreational facilities
  - Maintenance/replacement of existing cultural arts and education uses

“Shall the City Charter be amended to:

- (1) Prohibit new development on Airport land, except for parks, public open spaces and public recreational facilities, until the voters approve limits on the uses and development that may occur on the land; and
- (2) Affirm the City Council’s authority to manage the Airport and to close all or part of it”

60% yes, 40% no





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# What We've Heard

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## 2010-2013 FOCUS ON “NON-AVIATION” LANDS

- Community open space
- Access for pedestrians, cyclists, and transit
- Reduce traffic impacts
- New uses for the benefit of the community (arts, culture, education, housing, light retail, etc.)
- Sustainable agriculture projects
- Incubator for green startup businesses
- Green building practices and sustainability
- Infrastructure improvements
- Improve aesthetics









## HIGH-LEVEL OUTLINE OF PROCESS AND SCOPE FOR FUTURE STUDY

- Global case studies
- Implementation pathways
- Funding approaches
- Staffing and consultant recommendations

\*The Airport Conversion Report was not published due to delays with the Recreation and Parks Masterplan







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# The Planning Process

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## ADVANCE PLANNING WORK TO ANTICIPATE 2030 ENVIRONMENT

- Lengthy process to plan and reach consensus for entire 227 acres
- Decommissioning process in parallel with planning

### What to Expect Proximate to Closure Period

Now: Los Angeles Community Plan Updates

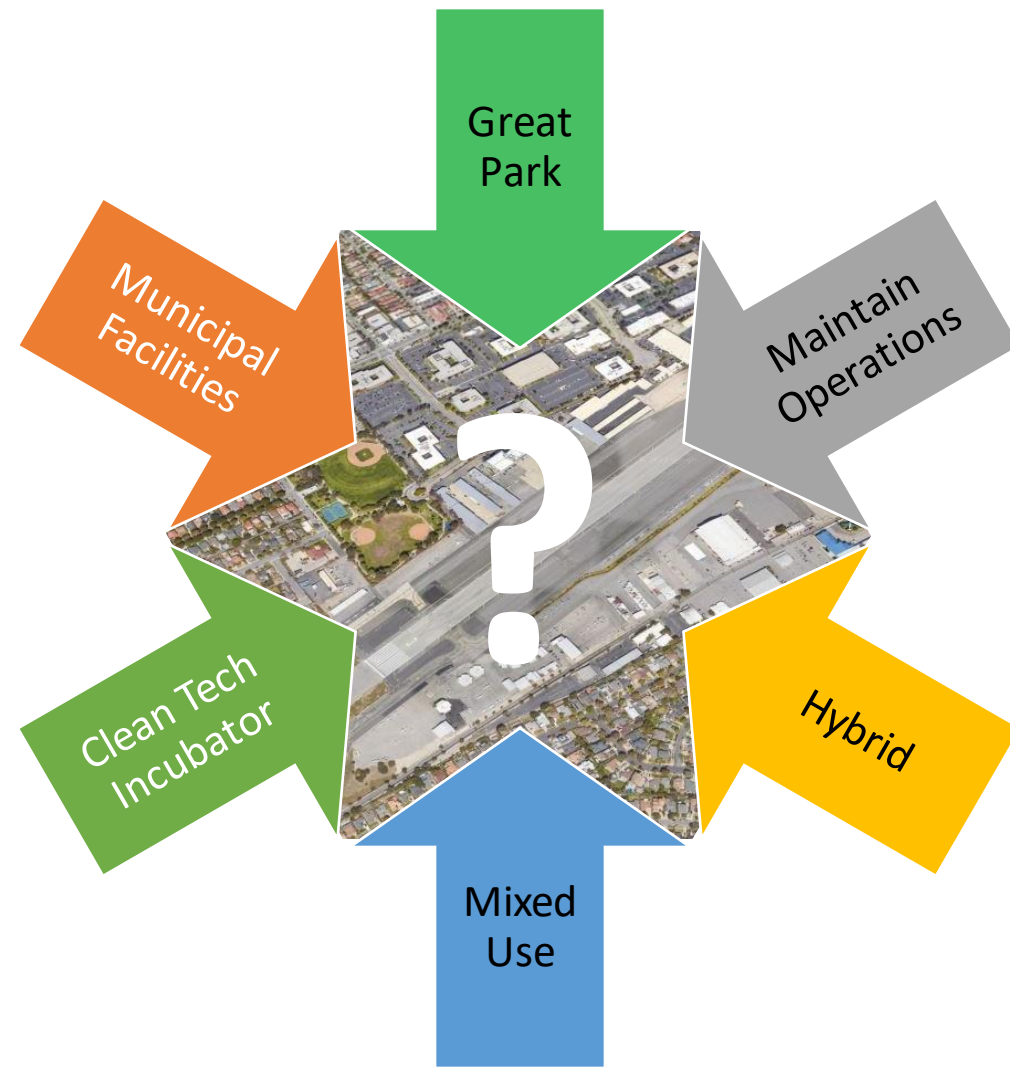
December 2028: Airport Closure Authorized

October 2029: Housing Element 7<sup>th</sup> Cycle Due

2030ish: General Plan Update (LUCE) Due

Always: Surplus Lands Act

## WHICH WAY DO WE GO?





## THREE FUNDAMENTAL QUESTIONS TO START THE CONVERSATION

What are We  
Working With?

What work needs to be  
done to prepare the land?

What Do We  
Want & Need?

Inclusive, multi-generational  
vision

What Can We Afford?

Economic  
Sustainability



## IDENTIFYING CONSENSUS AROUND COMMUNITY PREFERENCES





## THREE SCOPE COMPONENTS RECOMMENDED

- 1. Establish the baseline.** Comprehensive site evaluation and existing conditions.
- 2. Work with the community.**  
Outreach and engagement – vision, testing, consensus.
- 3. Scenario planning.**  
Concept exploration, alternatives planning and refinement around a great park and supporting uses.



Park – Non-revenue generating. Costly to build/maintain.



Mixed Use – Revenue generating. Growth concerns.



## JUST, DIVERSE, EQUITABLE & INCLUSIVE

- Multi-year community dialogue requiring a modern approach to outreach.



**WORKSHOPS**



**DEMOCRATIC LOTTERIES**



**ONLINE SURVEYS**



**YOUTH & SENIOR EVENTS**



**SM+LA NEIGHB. GROUPS**



**BIZ GROUPS**



**STAKEHOLDER MTGS**

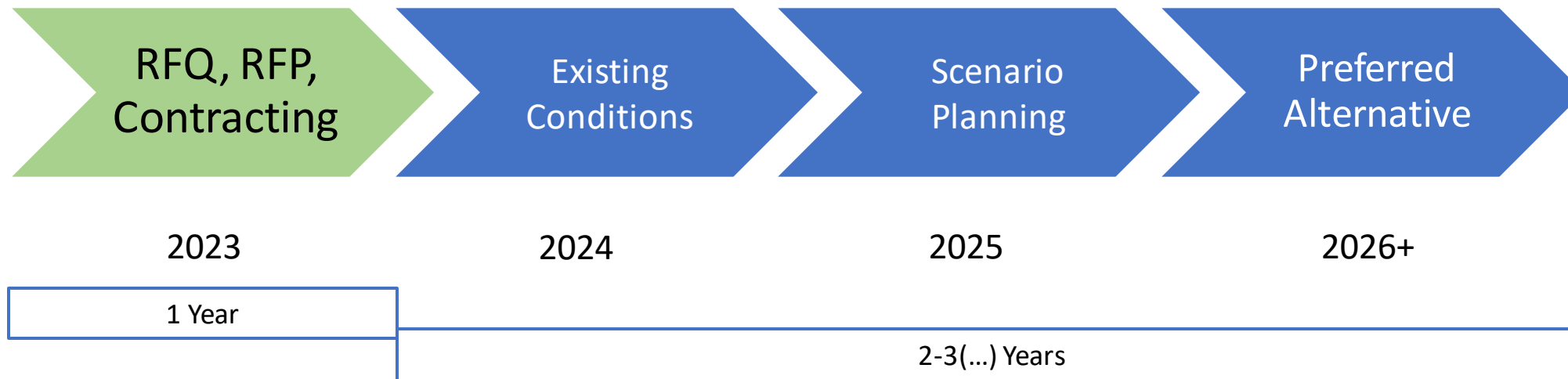


**REGIONAL PARTNERS**



*Project Completion - 2026 (ish)*

## Project Process





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[thefutureofsmo@santamonica.gov](mailto:thefutureofsmo@santamonica.gov)

WEBSITE:

<http://www.santamonica.gov/future-of-santa-monica-airport-project>





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## A Public Process to Determine the Future of the Santa Monica Airport

**THANK YOU!**