

BALLOT TITLE AND SUMMARY
PREPARED BY THE CITY ATTORNEY

AN INITIATIVE MEASURE AMENDING THE CITY'S LAND USE AND CIRCULATION ELEMENT TO PROVIDE THAT AFTER ALL OR A PORTION OF THE SANTA MONICA AIRPORT IS PERMANENTLY CLOSED, 75% OF SUCH LAND BE DEDICATED TO PARKS, OPEN SPACE, AND PUBLIC RECREATION USES AND 25% BE DEDICATED TO RESIDENTIAL AND ASSOCIATED COMMERCIAL USES

This measure would amend the Land Use and Circulation Element of the City's General Plan ("LUCE") to specify use of the land within the Santa Monica Airport ("Airport Land") after all or a portion of the Santa Monica Airport ("Airport") is closed to aviation uses, as follows:

75% of Airport Land would be dedicated to parks, public open spaces, and public recreational facilities. The maintenance and replacement of cultural, arts and education uses that exist on the date the Airport ceases operations would also be permitted.

25% of Airport land would be dedicated for 3,000 residential units, permanently restricted to households earning not more than the 120% income level for Los Angeles County, as defined, ("Income Level"), with no less than half restricted to households earning not more than the 80% Income Level, made available at affordable cost, as defined, including housing with permanent supportive uses and senior housing. The residential units would be subject to sustainability standards; residents, workers employed in the City, individuals displaced from homes in the City by government action, and their direct descendants, would be given preference for units, to the extent allowed by law; required off-street parking would be contained in structures; and project labor agreements that include provisions for hiring local and County workers and registered apprentices would be required for development, construction or rehabilitation of buildings including 40 units or more that are undertaken, funded or financed in whole or in part by the City. Associated commercial, retail, and public uses that are local-serving and encourage foot traffic would also be permitted. Parking required for the associated commercial uses would be provided in structures.

This measure states that, in order to effectuate the purposes of the measure, it is the intent of the voters that all Airport Land remain in City ownership, to the extent permitted by law. The measure further states that the proposed LUCE amendments would be consistent with City Charter Section 640 upon approval of the voters.

Additionally, the measure would allow the City Council, upon a finding of necessity, to increase the maximum Income Level to 175%, subject to certain caps and limits, and, under limited circumstances, revise the definitions of Income Levels, without a further vote of the people.

Finally, the measure requires amendments to the General Plan that are made after submittal of the measure to be consistent with the measure; requires ongoing amendments to ordinances and policies as necessary to ensure consistency with the measure; and further provides for enforcement and defense of the measure, interpretation, severance of any invalidated provisions, and the possibility of another measure on the same subject and the same ballot.