

# LUCE LAND USE DESIGNATIONS

## NEIGHBORHOODS



Improvements to street environment including:

- Parking Management
- Pedestrian streetscape

No changes to height, scale, or density.

Sensitive transitions between uses and adjacent structures. Open space opportunities.

Areas where most Santa Monica residents live will be protected from incompatible development that would compromise quality life and character.

- Single Family Housing
- Low Density Housing
- Medium Density Housing
- High Density Housing

## BOULEVARDS



Significantly expanded opportunities for affordable and workforce housing, local-serving retail, open space, and small office uses.

Auto-oriented thoroughfares to be transformed into vibrant, diverse, and attractive boulevards that support local-serving retail, public spaces, and diverse housing types.

- Mixed-Use Boulevard Low
- Mixed-Use Boulevard
- General Commercial

## MIXED-USE CENTERS



Former regional commercial areas transitioning to a mix of residential and local-serving uses with community benefits including wider sidewalks, plazas and gathering spaces, public art and landscaping, open space, shared parking, and TDM programs. Vibrant areas adjacent to major public transportation services with a concentration of goods, services, and amenities all within 10-minute walking distance.

Mixed-use activity centers ranging in character and intensity from small-scale commercial serving surrounding neighborhoods and creative offices to more intense urban development with a variety of multi-family housing.

- Neighborhood Commercial
- Bergamot Transit Village
- Mixed-use Creative
- Downtown Core
- Beach and Oceanfront

## EMPLOYMENT & COMMERCE



A reduction in regional-serving commercial uses, with the exception of healthcare, in favor of local-serving uses typically with a smaller floor plate.

Areas providing space for continued employment activities to ensure a robust economy that is essential in order for the City to provide the high level of public services that the community expects.

- Industrial Conservation
- Office Campus
- Healthcare Mixed-Use

## COMMUNITY & PUBLIC USES



Will remain as parks or green open space, or to be developed as such. Other allowed uses include recreation centers, gymnasiums, and community meeting facilities.

Areas providing a wide range of public facilities including parks and open space, education facilities, municipal offices, and the Civic Center.

- Institutional
- Public Lands
- Civic Center
- Parks and Open Space

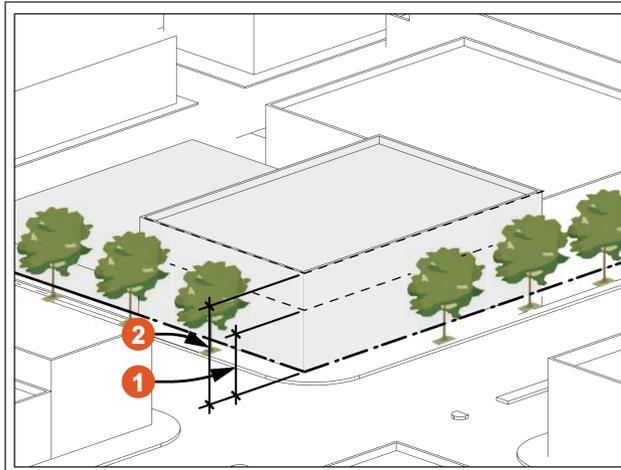
# LUCE BACKGROUND



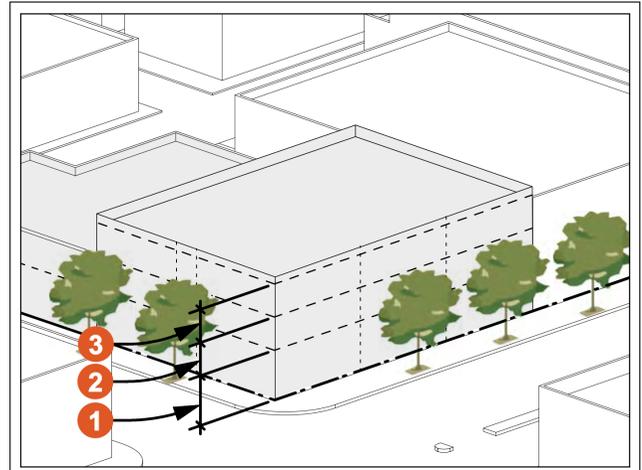
# LUCE THREE-TIER APPROACH

## Tier 1

- Base height 32-36 feet (2 stories) plus bonus of one floor for affordable housing
- Project approval ministerial/ by right
- Use Permit not required



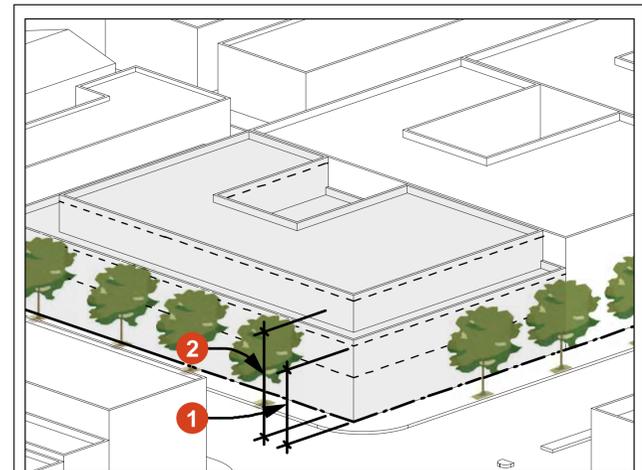
- 1 Minimum 15' Ground Floor Floor-to-Floor Height
- 2 32' Maximum Building Height



- 1 Minimum 15' Ground Floor Floor-to-Floor Height
- 2 10' Floor-to-Floor Height
- 3 10' Floor-to-Floor Height

## Tier 2

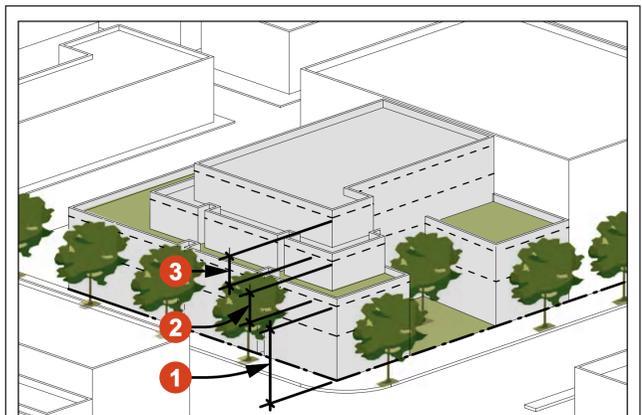
- Heights from 32 to 60 feet and FAR from 1.5 to 3.0 based on location and amount of affordable housing
- Commercial and Mixed-Use Projects
- Discretionary approval with Conditional Use Permit and ARB review
- Community benefits required



- 1 Maximum Façade at Property Line
- 2 35' Maximum Building Height with Step Back

## Tier 3

- Heights from 55 to 75 feet and FAR from 2.75 FAR to 3.5 based on location and amount of affordable housing
- Minimum ground floor height and setbacks; maximum facade height at property line
- Discretionary approval requiring Development Agreement and ARB review
- Community benefits required



- 1 Maximum Façade at Property Line
- 2 Step Back'
- 3 Increased Step Back

# Community Benefits...

## A Core LUCE Principle

### 5 Categories of Benefits



**AFFORDABLE & WORKFORCE HOUSING**



**TRIP REDUCTION & TRAFFIC MANAGEMENT**

(e.g. bike facilities, free transit passes, shared parking)



**COMMUNITY PHYSICAL IMPROVEMENTS**

(e.g. ped/bike connections, open space)



**SOCIAL & CULTURAL FACILITIES**

(e.g. cultural, youth, and senior facilities, public art)



**HISTORIC PRESERVATION**

New Development under the LUCE  
should provide benefits to the community.

# LUCE BACKGROUND



# GENERAL PLAN AND ZONING

## General Plan (LUCE)

Establishes policy  
(including land use designations)

## Zoning Ordinance

- Use Regulations
- Development Regulations
- Administrative Provisions
- Land Use Classifications/  
Districts
- General Terms and  
Definitions
- Standards - quantified,  
measured or mapped  
requirements

## Specific/ Area Plans

- Apply to a specific area
- May include design/  
development standards and  
guidelines

## Design Guidelines

- Complement zoning
- Provide basis for subjective/  
discretionary design review
- Guidelines - usually advisory  
direction-setters expressing  
desired outcome

# DEVELOPMENT STANDARDS

## What is FAR?

- FAR = Floor Area Ratio
- A measure of building volume
- FAR = Square Feet of Lot/Building Floor Area
- Along with building height, a key means to shaping future development

## Other Common Standards:

- Height Limits
- Setbacks
- Lot Coverage Limits
- Open Space Amounts

# DESIGN GUIDELINES

## Guidelines “Should”

- Advisory recommendations
- Typically non-quantifiable
- Compliance recommended

## Guidelines Example:

Building facades should incorporate differentiated modulation of building planes, materials, and details, to create visual interest and a pedestrian scale at the sidewalk. Building facades adjoining and within 5’ of the back of sidewalk should not extend in length more than 75’ without a break in the plane.

# PROPOSED ZONING DISTRICTS

<i>Proposed Zoning District</i>		<i>LUCE Land Use Designation</i>	<i>Existing Zoning</i>
<b>Residential Low Density Districts</b>			
RS	Single Family Residential	Single Family Housing	R-1
RD	Duplex Residential	Low Density Housing	R2R
<b>Residential Multi-Family Districts</b>			
RL	Low Density Residential	Low Density Housing	R2B R-2 RMH
RM	Medium Density Residential	Medium Density Housing	R3R R-3
RH	High Density Residential	High Density Housing	R-4
<b>Ocean Park Neighborhood Districts</b>			
OP-RS	Ocean Park Single Family Residential	Single Family Housing	OP-1
OP-RL	Ocean Park Low Density Residential	Low Density Housing	OP Duplex OP-2
OP-RM	Ocean Park Medium Density Residential	Medium Density Housing	OP-3
OP-RH	Ocean Park High Density Residential	High Density Housing	OP-4
<b>Mixed-Use Corridor Districts</b>			
MU-BL	Mixed-Use Boulevard Low	Mixed-Use Boulevard Low	C-2 C-4 CM-3 CM-4 BCD LMSD M-1
MU-B	Mixed-Use Boulevard	Mixed-Use Boulevard	C-3 C-4 C-6 CC NC Overlay
GC	General Commercial	General Commercial	C-4
NC	Neighborhood Commercial	Neighborhood Commercial	C-2 C-4 CM-2