

Zoning Ordinance Update

Planning Commission

December 11, 2013



SCHEDULE

Meeting Date	Topics Covered
December 11, 2013	<ul style="list-style-type: none">• Overview• Division I – Introductory Provisions• Division V – General Terms
December 18, 2013	<ul style="list-style-type: none">• Division IV – Administration & Permits• Division II – Base & Overlay Districts: Residential Neighborhoods (Chapters 9.07-9.08)
January 8, 2014	<ul style="list-style-type: none">• Division II – Base & Overlay Districts: OP and all other chapters
January 15, 2014	<ul style="list-style-type: none">• Division III – General Regulations
January 22, 2014	<ul style="list-style-type: none">• Division VI - Related Provisions
February 5, 2014	<ul style="list-style-type: none">• Recommendations to City Council<ul style="list-style-type: none">○ Zoning Ordinance and Map○ LUCE map & LUCE Amendments○ Environmental Review

STRUCTURE OF ORDINANCE

- **Division I – Introductory Provisions.**
- **Division II – Base and Overlay Districts.**
- **Division III – General Regulations.**
- **Division IV – Administration and Permits.**
- **Division V – General Terms.**

DESIGN GUIDELINES

- Include Design Objectives
- Include Design Guidelines
- ARB section requires consistency
- Some provisions, such as major modifications and waivers, require design objectives to be met

DIVISION I

GENERAL PLAN CONSISTENCY

- Not required for most charter cities, such as Santa Monica
- Santa Monica has in the past chosen to be consistent
- Staff recommends consistency

DIVISION I

PREVIOUSLY APPROVED PROJECTS

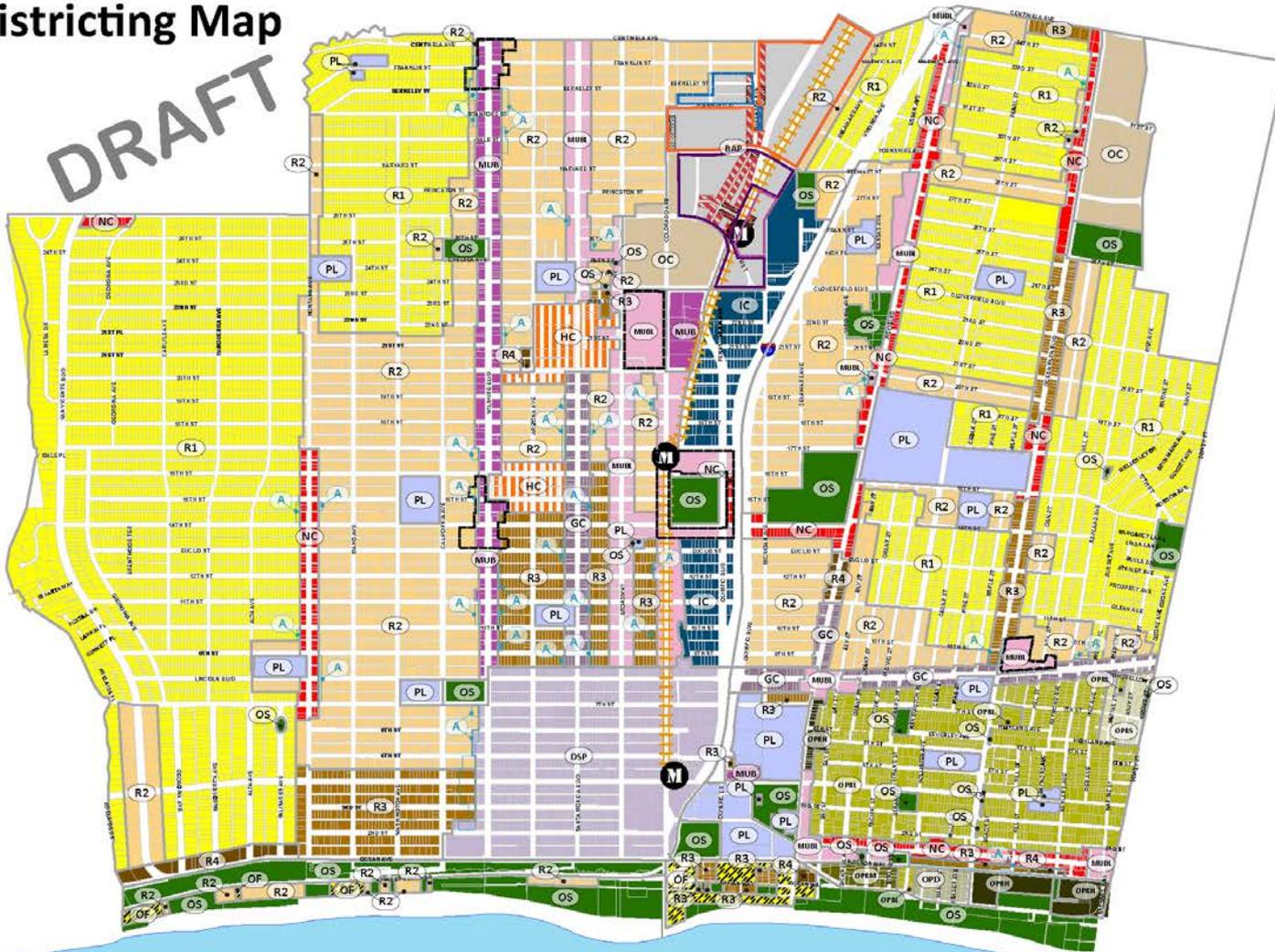
- City may choose how projects approved under the IZO or prior ordinance, but have not been constructed, are handled.
- Staff recommends continuing to allow previously approved permits **one year** from ZO approval to receive a building permit.
- Exceptions:
 - Permits with specified expirations
 - Substantial work done in construction would be considered vested
 - Development agreements typically include vesting rules
 - Vesting Maps confer vesting upon determination of completeness

DIVISION I

ZONING DISTRICTS SUMMARY

City of Santa Monica
 Districting Map

DRAFT



Legend

- R1 Single Family Housing
- R2 Low Density Housing
- R3 Medium Density Housing
- R4 High Density Housing
- OPHS Ocean Park Single Family
- OPD Ocean Park Duplex
- OPML Ocean Park Low Multi-Family
- OPDM Ocean Park Medium Multi-Family
- OPHH Ocean Park High Multi-Family
- MUBH Mixed Use Boulevard Low
- MUB Mixed Use Boulevard
- GC General Commercial
- NC Neighborhood Commercial
- BAP Bergamot Area Plan
- Bergamot Transit Village (BTV)
- Mixed Use Creative (MUC)
- Conservation: Creative Sector (CCS)
- Conservation: Art Center (CAC)
- Pedestrian-Priority Corridor Overlay*
- Ground Floor Retail Priority Overlay*
- *BAP Overlays not to scale
- DSP Downtown Specific Plan
- IC Industrial Conservation
- OC Office Campus
- Oceanfront District
- HC Health Care Mixed Use
- PL Institutional/Public Lands
- OS Parks and Open Space
- Activity Center Overlay
- A-lot Overlay
- M Expo Light Rail Station
- H Expo Light Rail Line

0 0.125 0.25 0.5 Miles

Disclaimer: This map of the City of Santa Monica has been provided for illustrative purposes only. Every reasonable effort has been made to ensure the accuracy of the maps provided; however, some information may not be accurate. The City of Santa Monica ("City") provides this map on an "AS IS" basis. The City assumes no liability for damages arising from errors or omissions. THE MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on the map before consulting your advisor with the appropriate City officer.

Pacific Ocean

DIVISION I

ZONING DISTRICTS SUMMARY

Existing Zoning Short Name(s)	Short Name/Map Symbol	Full Name
R1	R1	Single Unit Residential
R2, R2B	R2	Low Density Residential
R3, R3B	R3	Medium Density Residential
R4	R4	High Density Residential

DIVISION I

ZONING DISTRICTS SUMMARY

Existing Zoning Short Name(s)	Short Name/Map Symbol	Full Name
OP-1	OP-RS	Ocean Park Single Family Residential
R2R	OP-D	Ocean Park Duplex
OP-2 and OP-D	OP-RL	Ocean Park Low Density Residential
OP3	OP-RM	Ocean Park Medium Density Residential

STAFF WILL CHANGE THESE BACK TO EXISTING ZONING NAMES FOR PC DISCUSSION ON DIVISION II

DIVISION I

ZONING DISTRICTS SUMMARY

Existing Zoning Short Name(s)	Short Name/Map Symbol	Full Name
C4, BCD, M1, CM3, CM4	MU-BL	Mixed-Use Boulevard Low
C6	MU-B	Mixed-Use Boulevard
C4	GC	General Commercial
C2, CM2	NC	Neighborhood Commercial

DIVISION I

ZONING DISTRICTS SUMMARY

Existing Zoning Short Name(s)	Short Name/Map Symbol	Full Name
CP5, CP3	HMU	Healthcare Mixed-Use
M1, LMSD	IC	Industrial Conservation
C5	OC	Office Campus

DIVISION I

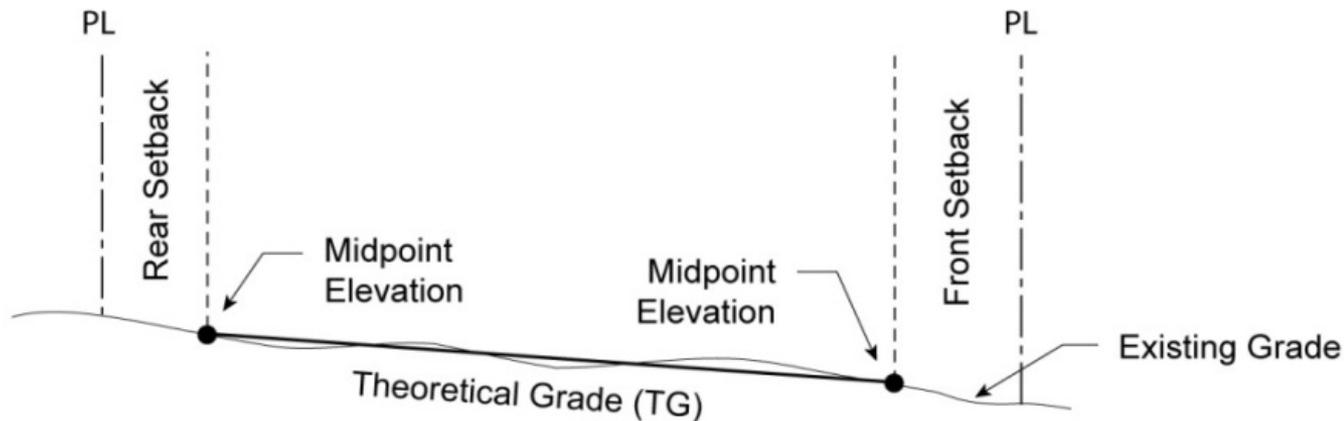
ZONING DISTRICTS SUMMARY

Existing Zoning Short Name(s)	Short Name/Map Symbol	Full Name
RVC	O	Oceanfront
CC	CC	Civic Center
DP, BPD	PK	Park
Varies	PL	Institutional/Public Lands

DIVISION I - MEASUREMENTS

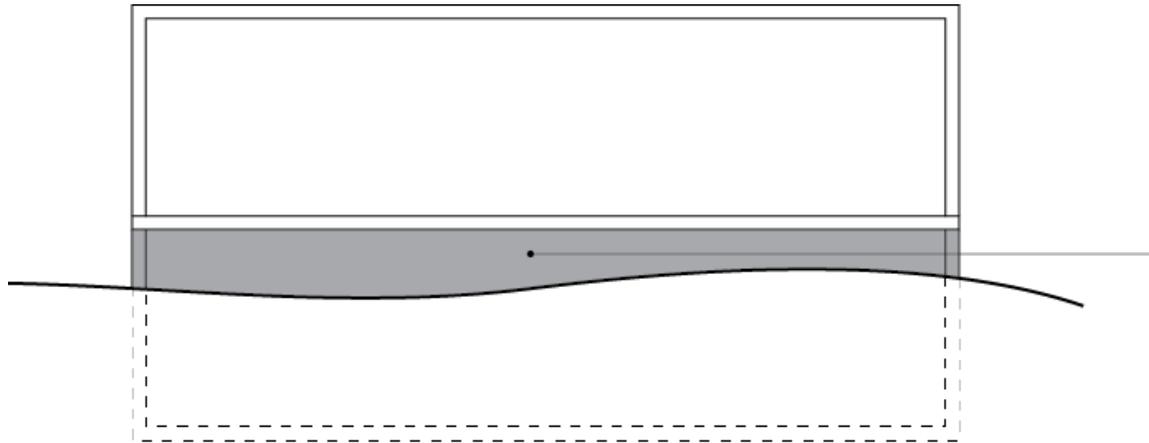
HEIGHT

- Average Natural Grade remains
- Theoretical Natural Grade measured from setbacks instead of property lines
 - Consistent with ANG
 - More accurate measure of height where structure will be built

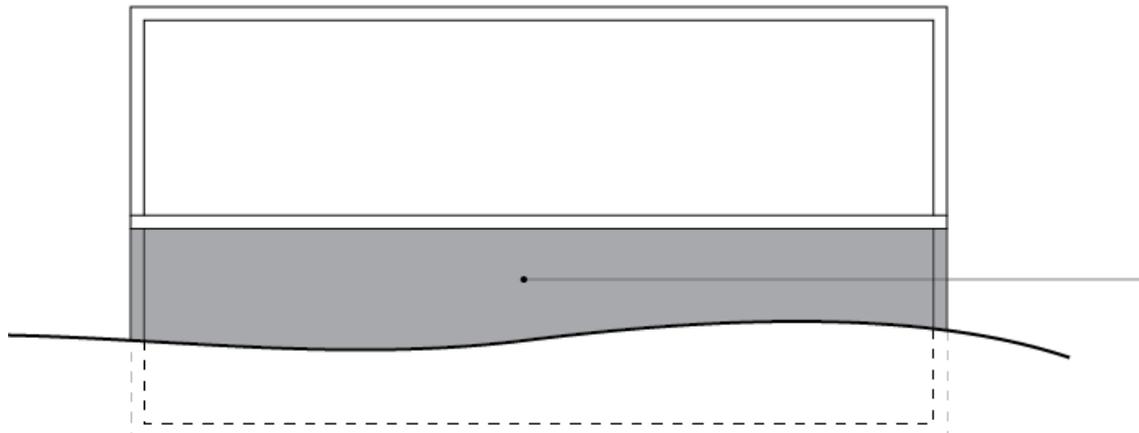


DIVISION I - MEASUREMENTS

BASEMENTS & # STORIES



Basement:
40% or less of any
lowest level wall not
above finished grade.



Story:
Greater than 40% of
lowest level wall above
finished grade.

DIVISION I - MEASUREMENTS

BASEMENTS & # STORIES

- Existing: *Basement* considered a *Story* if finished floor level extends more than 3 feet above grade (ANG; TG in OP, R2,3,4)
 - Confusing; inconsistent
- Proposed: *Basement* considered a *Story* if more than 40% of any wall surface is above finished grade
 - Focuses on final state of relationship between grade and structure (instead of theoretical)
 - Focuses on full extent of basement wall that will be visible

DIVISION I – MEASUREMENTS

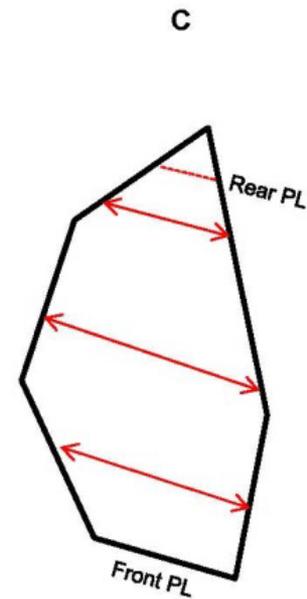
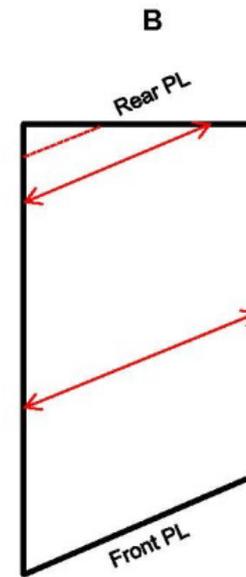
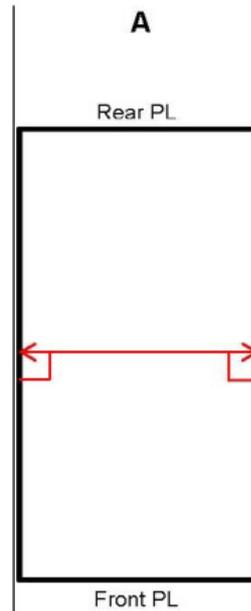
FENCE HEIGHT

- Existing: measured from point where fence meets the ground
- Proposed: measured from lowest point within three feet of fence
 - Prevents berming or other grade changes that would further increase fence heights
 - Applies to new fences or existing unregistered fences without permits

DIVISION I – MEASUREMENTS

PARCEL WIDTH

- Existing
 - Challenging for non-rectilinear parcels
- Proposed
 - Accommodates parcels with irregular shapes
 - Largest measured width the controlling factor



DIVISION I – MEASUREMENTS

FLOOR AREA vs FAR

- **Existing:** *Floor Area* directly affects *Floor Area Ratio*
- **Proposed:** *Floor Area* and *Floor Area Ratio* separated
 - *Floor Area*: used for parking
 - *Floor Area Ratio*: used to control size of building
 - Allows some areas to count for parking, but not for building mass/bulk (such as outdoor dining)

DIVISION I - MEASUREMENTS

FLOOR AREA RATIO

- (Existing/Proposed) FAR reduction:
 - Counts at 2/3 for at-grade parking
- Exclusions:
 - Basements
 - Unenclosed decks/open spaces

DIVISION V

USES, USE CLASSIFICATIONS

- All uses regulated in the ordinance are proposed to be defined
- Uses sorted into broader *Use Classifications*, separated from general terms
- Existing definitions with measurement techniques moved to Division I
- Existing definitions with regulations moved to Division III

NEWLY DEFINED USES

- Medical Marijuana Dispensary
- Tattoo or Body Modification Parlor
- Instructional Services
- Physical Training Services
- Live/Work
- Animal Care, Sales and Service
- Banks and Financial Institutions



Provisions will be discussed in detail with **Division III**

MODIFIED USE CLASSIFICATIONS

- Existing: *Restaurants and Bars*
- Proposed: *Eating and Drinking Establishments* with subcategories:
 - Accessory food service
 - Bar/Nightclub/Lounge
 - Restaurant, Full-Service
 - Restaurant, Limited Service and Take-Out
 - With Drive-Through Facility (prohibited)
 - With Entertainment
 - With Outdoor Dining and Seating Area

MODIFIED USE CLASSIFICATIONS

- Existing: *Hotel*
- Proposed: *Lodging* with subcategories:
 - Hotels and Motels
 - Bed and Breakfasts
 - Vacation Rentals

MODIFIED USE CLASSIFICATIONS

Existing Term(s)	New Term	Age Limit	Notes
Senior housing	Senior Citizen Multiple-Unit Residential (Subclass of Multiple-Unit Dwelling)	62 (formerly 60)	Age-limited multi-unit housing; increased to 62 from 60 to be consistent with Senior Citizen definition. May have on-site management or maintenance personnel.
Senior Group Housing	Senior Group Residential	62	Age-limited group housing, with shared kitchen and dining facilities. Additional requirements and provisions are found in 9.31.310 in Division III.

MODIFIED USE CLASSIFICATIONS

Existing Term(s)	New Term	Age Limit	Notes
Residential Care, Senior	Residential care facility for the elderly	60	A care facility in keeping with Chapter 3.2 of Division 2 of the California Health and Safety Code.
Nursing Home, Sanitarium	Elderly and Long-Term Care	-	24-hour medical, convalescent or chronic care and licensed as a skilled nursing facility.

GENERAL TERMS & DEFINITIONS

Modified Terms

- *Bedroom* – definition changed to include a minimum size and the intent of the room as sleeping quarters
- *Grade* – modified and now part of measurements in Division I
- *Substantial Remodel*
 - Existing: defines the circumstances which comprise a *substantial remodel as a demolition*.
 - Proposed: eliminates the term *substantial remodel* and instead uses its criteria to define *demolition*. (To be discussed in detail with Division III)

GENERAL TERMS & DEFINITIONS

Deleted Terms

Term	Location Covered
Building size	No longer used
Fence height	9.04 Rules for Measurement, Division I
Finished first floor	9.04 Rules for Measurement, Division I
Floor area	9.04 Rules for Measurement, Division I
Floor area ratio (FAR)	9.04 Rules for Measurement, Division I
Living area	No longer used
Parcel coverage	9.04 Rules for Measurement, Division I
Parcel depth	9.04 Rules for Measurement, Division I
Pedestrian orientation	9.11.030.A and 9.11.030.B in Division II
Pedestrian-oriented use	9.11.030.A and 9.11.030.B in Division II
Tree	9.26 Landscaping in Division III
Tree, fifteen-gallon	9.26 Landscaping in Division III
Tree, twenty-four-inch box	9.26 Landscaping in Division III
Very Low, Low, Middle, and Moderate Income Household	State/Federal Law

GENERAL TERMS & DEFINITIONS

- New Terms
 - 145 new terms
 - Added for additional clarity

GENERAL TERMS & DEFINITIONS

- Errata – the following terms are not in proposed draft but will be added back:
 - Grading
 - Hardscape
 - Primary space
 - Secondary window
 - Short-term rental housing