

# Santa Monica Zoning Ordinance Update



## Districting Framework Issues Paper



City of  
**Santa Monica**

*Prepared by:*

**DYETT & BHATIA**  
Urban and Regional Planners

**JUNE 2012**



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# 1 Introduction

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The 2010 Land Use and Circulation Element (LUCE) articulates the community's vision for Santa Monica's future. The LUCE translates the community's desire to preserve the city's unique character into goals, policies, and programs that carefully limit and control growth, engage the natural beauty of the beach and surrounding environment, and re-create the city's historic settlement patterns along the boulevards.

Zoning, subdivision controls, and other regulations are intended to implement City plans, visions, and goals. A zoning ordinance translates the policies of a general plan into parcel-specific regulations. As such, zoning is an important tool in the implementation of land use, urban design, and open space plans.

The Zoning Ordinance Update project is intended to comprehensively revise the Santa Monica Zoning Ordinance to create a concise and user-friendly set of regulations that will implement the recently adopted LUCE and subsequently adopted area and specific plans.

The City of Santa Monica retained Dyett & Bhatia, Urban and Regional Planners, to assist in the update. The current version of the Zoning Ordinance was adopted in 1988. While it has since been amended several times in response to community concerns and to reflect changes in State and federal law, the adoption of the LUCE in 2010 has created both an obligation and an opportunity for another comprehensive update. As one of the first steps in the revision process, City staff and the consultant team have been evaluating the current zoning ordinance to identify issues that need to be addressed and changes that should be considered as part of the update.

## **PURPOSE OF THE PAPER**

This paper deals with choices for identifying zoning districts designed to implement the recently adopted LUCE and subsequently adopted area and specific plans. It is intended as a guide for discussion and decision-making by City staff and the Planning Commission and to apprise other code users and community members of issues and choices related to the creation of a new districting framework. The comments received will provide information about the function of the different districts that will be important as the process of drafting preliminary regulations commences. The issues and options identified in this paper build upon an evaluation of General Plan policies, specifically those policies in the newly adopted LUCE related to zoning districts, and additional policy issues identified by City staff, members of the community who use the existing ordinance or are interested in zoning, and the consultant team.

This paper includes an analysis of various alternative approaches to zoning and the number and types of districts and outlines the options for a new zoning district framework that clearly reflects LUCE goals and policies. The approach to zoning districts recommended in this paper is intended to support the LUCE's objective of maintaining the character of Santa Monica while enhancing the lifestyle of all who live here, supporting the LUCE's core policies for protecting existing neighborhoods, transitioning region-serving commercial growth into local-serving uses and housing, encouraging complete neighborhoods, integrating land use and circulation, and carefully focusing new development on transit-rich boulevards and mixed-use centers.

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## **2 Zoning Concepts**

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### **APPROACHES TO DISTRICTING**

Zoning, simply stated, is the division of a city into districts and the prescription and application of a uniform set of regulations in each district. There are, however, several different approaches to zoning and districting that need to be considered when selecting a zoning framework for Santa Monica that will most effectively implement the policies and land use designations in the City's new LUCE. There are three basic ways to design a zoning framework:

- *Land Use Approach.* Districts are intended to define distinct locations for different uses, consistent with general plan land use designations. This approach, which is the most traditional and common districting scheme, emphasizes the needs of a single group of uses or a mix of uses.
- *Development Type/Community Character Approach.* Districts are intended to create environments that are distinguished by a set of critical physical characteristics related to building form, landscape, and streetscape. Zoning regulations specify standards or performance criteria designed to achieve and maintain the district's defining features. This approach emphasizes the characteristic development types over a range of uses.
- *Geographic/Neighborhood Approach.* Districts reflect specific characteristics of the natural or built environment, such as neighborhood districts, beach and oceanfront areas, transit station areas, heritage districts, redevelopment areas, etc. In addition to the form of development and its relationship to the street and surrounding development, the types of uses in an area also help to shape its character.

The following sections briefly outline the basic characteristics of these approaches. Because circumstances generally require a blend of these approaches—as is the case in Santa Monica—the challenge becomes striking the right balance between approaches, while avoiding complex regulation. It is important to note that these approaches differ with respect to their ease of use and administration, and in their ability to ensure neighborhood character and diversity.

### **Land Use-Based Approach**

The emphasis of this approach, which is exemplified by Santa Monica's lower-density residential districts, is the control of uses within each district. Generally only a single use type, such as single-family residential dwellings or retail sales and services, is emphasized in each district. Other uses that are permitted by right would be accessory to or compatible with the primary use. Each district also includes a list of uses that are only allowed subject to approval of a conditional use permit. These conditionally permitted uses are generally compatible with the permitted uses but require discretionary review to avoid conflicts.

The intent of the land use-based approach is to maintain a relatively homogenous character within the district, which is typically reflected in a similarly uniform pattern of development. An advantage of this approach is the predictability it offers both property owners and developers with respect to what the zoning permits on any parcel in a district. Another advantage is that this approach is well understood by staff and community members, which can make the code easier to administer.

A disadvantage of this approach is that it does not work as well in areas that contain a wide variety of land uses or a wide variety of development conditions, such as differing lot sizes or building heights or unusual topography. As a result, land use districts alone are not usually the best way to implement community design concepts. This approach would not be responsive to many of the LUCE policies calling for a mix of residential and local-serving goods and services along boulevards and in pedestrian-oriented mixed-use centers.

### **Development Type/Community Character Approach**

The emphasis of this approach is to maintain and promote the unique development characteristics that exemplify the district rather than focus on controlling the uses that may occur. While each district may incorporate a broad range of uses, the structures and sites that these uses occupy must conform to strict, detailed development standards designed to recognize and enhance development characteristics such as building scale and orientation and site layout. Instead of prescribing the types of uses allowed in different areas, the regulations may establish performance criteria (e.g., trip generation, noise restrictions, etc.) to which uses have to conform. Landmark and historical district regulations, perhaps the most common form of this approach, protect the historic qualities of the buildings in the area, but permit a wide range of uses.

An advantage of this approach is that within established communities—where the uses themselves are less important than how they fit into a neighborhood—the physical form is more predictable. As a result, the standards and expectations for development character are easily established and it may be possible to reduce the time spent on development review and increase the predictability of building form and site performance.

### **Geographic/Neighborhood Approach**

Specific areas in Santa Monica, such as the beach, Ocean Park neighborhood, and Downtown, could be the subject of special area zoning under the geographic/neighborhood approach. Under this approach, regulations for each district are individually tailored to reflect the existing conditions and planning concepts for the areas that are expressed in the LUCE. In some cases, a code might require the preparation of a Specific Plan or Master Development Plan as a pre-condition to development. In fact, LUCE policies call for the preparation of area plans for each activity center and specific plans in areas such as the Airport Business Park and Downtown.

An advantage of this approach is that it can facilitate the implementation of area-specific plans, and the tailoring of district regulations and standards to plan policies. A disadvantage is added administrative cost for preparing such zoning and training staff to administer it on an ongoing basis.

### **BASE VS. OVERLAY ZONES**

The districts created under the three approaches to zoning described above are “base districts.” These districts set the basic regulations that apply within the district. A community may want to vary some of the regulations within the base district to respond to particular conditions within defined areas. “Overlay districts” are often used for this purpose.

Overlay districts are “laid over” or applied to base districts in situations in which modification of permitted uses or required standards is appropriate due to specific conditions, circumstances, or goals. Overlay districts are often used to regulate areas with special physical characteristics such as pedestrian-oriented districts, flood plains, historic preservation areas, and hillsides. Overlay districts have also been used for transit corridors, scenic highways, riparian corridors, and downtown development zones in the same manner as the

Neighborhood Commercial Overlay District and the Boulevard Residential Overlay District in Santa Monica's current Zoning Ordinance. Depending upon the circumstances, including applicable policies, an overlay district could, for example, require additional review to ensure projects meet additional criteria, allow reduction of building setbacks, or require greater building setbacks.

Overlay districts can be geographically defined and mapped, which is often the case with floodplain zoning, or can apply wherever specific conditions exist, such as regulations applicable to designated landmarks.

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### **3 LUCE Framework**

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Santa Monica's LUCE establishes the overall policy basis for land use and circulation within the city. The Zoning Ordinance then adds detailed regulations as to what uses are permitted, what uses are allowed with discretionary permits, and what physical development standards should apply. As part of any zoning update, it is crucial to consider the general plan policies that focus on issues related to zoning. These policies guide what should be done and oftentimes, provide clues or even specific direction on how zoning can be used to implement these policies.

The land use policies and designations in the LUCE outline the types of uses and the intensity of development for each parcel of land within the city. In a number of instances, the LUCE offers specific land use parameters and development standards that the zoning ordinance needs to implement. In other places, the LUCE identifies areas where the vision and land use and development parameters established in the LUCE will be implemented through subsequent, targeted planning efforts.

In addition to land use designations, the LUCE contains four additional sections (neighborhoods, boulevards, activity centers, and districts) that express land use and development patterns integrated with circulation and achieving sustainability envisioned for Santa Monica and provide policies that should be considered in devising a districting approach to best implement the vision for Santa Monica.

#### **LAND USE DESIGNATIONS**

The LUCE establishes 17 distinct land use designations that are presented in the five broad categories described below. Land use and development parameters are established for each land use designation.

**Neighborhoods.** The LUCE recognizes Santa Monica's predominantly residential pattern of land use. The Neighborhood designations in the LUCE are for the areas of Santa Monica where the majority of the residents live and constitute about 65 percent of the city. The LUCE vision is to protect these neighborhoods from encroaching commercial uses and incompatible development that would compromise the quality of life and character of these areas. The Neighborhood designations include Single Family Housing, Low Density Housing, Medium Density Housing, and High Density Housing land use designations. No changes to height, scale or density are proposed in the LUCE for these designations compared to existing residential zoning standards.

**Boulevards.** The Boulevard designations define the activity along the existing corridors of the city. The designations allow for the transformation of the auto-oriented boulevards into vibrant, diverse, and attractive boulevards that support local-serving retail, public spaces, and a diversity of housing types. The boulevards provide expanded opportunities for affordable and market-rate housing with minimum intrusion on neighborhoods, and with strong links to transportation and transit service. The Boulevard designations include Mixed-Use Boulevard Low, Mixed-Use Boulevard, and General Commercial land use designations.

**Mixed-Use Centers.** Mixed Use Center designations allow for the creation of a vibrant concentration of goods and services, multi-family housing, and community gathering and public spaces at strategic locations served by high-frequency transit lines and the Expo Light Rail line. There is a hierarchy of mixed-use centers that range in character and intensity. The Mixed-Use Center designations include Neighborhood Commercial,

Bergamot Transit Village, Mixed-Use Creative, and Downtown Core designations. The Beach and Oceanfront land use designation is also included in this category to recognize it as an important gathering area and center of community life with a mix of lodging, restaurants, shopping, recreation, and residential uses. The LUCE identifies development parameters for all of the Mixed Use Center designations except the Downtown Core. Development parameters for the Downtown Core designation will be determined through a Specific Plan process now underway.

**Employment and Commerce.** Employment and Commerce designations apply to limited areas of the city that provide space for continued employment activities to ensure a robust local economy. The Industrial Conservation, Office Campus, and Healthcare Mixed-Use land use designations make up the Employment and Commerce categories. Most properties in the Office Campus designation along Colorado Avenue are currently fully developed and some are subject to Development Agreements. The LUCE envisions that Specific Plans would regulate development within the Office Campus designation along Ocean Park Boulevard and the Airport Business Park and identifies standards to be applicable in the intervening period. The Health Care Mixed Use designation addresses the changing healthcare needs of the community and supports the viability of the city's two hospitals. The existing Hospital Area Specific Plan is anticipated to be updated in the future.

**Community and Public Uses.** Community and Public Uses designations allow for a wide range of public facilities, including parks and open space, educational facilities, municipal offices, the Civic Center, City yards, and other public and quasi-public facilities. The Community and Public Uses designations include Institutional/Public Lands/Civic Center and Parks and Open Space land use designations. Development within the Civic Center area is subject to the Civic Center Specific Plan.

## **NEIGHBORHOODS**

The LUCE recognizes Santa Monica as a city of neighborhoods, each with its own personality and appeal. Eight neighborhoods are identified: (1) North of Montana, (2) Wilshire-Montana, (3) Pico, (4) Sunset Park, (5) Ocean Park, (6) Mid City, (7) Northeast, and (8) Downtown. The LUCE describes the character and vision for each neighborhood and establishes policies primarily aimed at developing neighborhood-specific protection programs via measures such as conservation districts and other targeted planning efforts, including complete streets and landscaping. Typically the boundaries of each neighborhood encompass multiple residential land use designations, and a range of non-residential designations along corridors. The LUCE targets areas designated as Boulevard and Mixed Use Center for growth to help conserve the residential areas.

## **BOULEVARDS**

The LUCE recognizes seven key east-west boulevards and one north-south boulevard. Each boulevard area consists of a variety of land use designations. The LUCE's vision is to reconfigure the boulevards from auto-oriented retail to a mix of residential, pedestrian-friendly, and neighborhood-serving uses in order to achieve an active social environment within a revitalized streetscape. Many goals and policies are shared among multiple boulevards. Policy differences primarily relate to the type and location of allowed uses, such as whether residential uses are allowed or prohibited on the ground floor and whether nonresidential uses are allowed or prohibited on upper floors. Because the boulevards are such critical locations for housing, services, and social life, the approach to zoning districts in the updated Zoning Ordinance will have to allow for implementation of the land use and development parameters established in the land use designations as well as implementation of the vision, goals, and policies established for the individual boulevards.

## ACTIVITY CENTERS

Activity center overlays are strategically located on the boulevards as focal points of mixed-use retail and housing designed around open space and supported by shared parking and transit access. The LUCE describes and establishes goals and policies for each activity center overlay. Each activity center overlay requires the preparation of an area plan by the City pursuant to a public process.

## SPECIAL DISTRICTS

Finally, the LUCE vision establishes 10 special districts based on defined areas that have a common set of uses or purposes. The LUCE establishes a vision, goals and policies for each district. As shown in the table below, half of the districts consist of a single land use designation while others consist of multiple designations. The LUCE calls for development in seven of the 10 special districts be subject to a specific plan, master plan, or area plan for the district. The only districts that would not have a specific plan, master plan, or area plan would be the Beach and Oceanfront, Montana Avenue, and the Industrial Conservation districts.

<b>TABLE 1: LUCE SPECIAL DISTRICTS AND CORRESPONDING LAND USE DESIGNATIONS</b>				
<i>Special District</i>	<i>Land Use Designation</i>	<i>Land Use Designation only Located within District?</i>	<i>% of District Acreage</i>	<i>Notes</i>
Downtown	Downtown Core	Yes	82	Downtown Specific Plan in progress
	Mixed-Use Boulevard	No	16	
	Institutional/Public Lands	No	1	
Civic Center	Institutional/Public Lands	No	72	Civic Center Specific Plan
	Parks and Open Space	No	24	
	Mixed-Use Boulevard	No	3	
	Medium Density Housing	No	1	
Main Street	Neighborhood Commercial	No	100	LUCE proposes update of the Main Street Master Plan
Montana Avenue	Neighborhood Commercial	No	100	
Healthcare	Healthcare Mixed-Use	Yes	100	The LUCE proposes expanding the HASP to include property on the southeast side of Broadway to include both St. John's and Santa Monica-UCLA.
Mixed-Use Creative	Mixed-Use Creative	Yes	100	Plan in progress
Bergamot Transit Village	Transit Village	Yes	100	Plan in progress
Industrial Conservation	Industrial Conservation	Yes	100	
Airport and Business Park	Institutional/Public Lands	No	27	Development standards for this area should be those for Office Campus until a specific plan is initiated and approved
	Office Campus	No	23	
Beach & Oceanfront	Parks and Open Space	No	74	No specific, master, or area plan for this district
	Oceanfront District	Yes	15	
	Low Density Housing	No	7	
	Medium Density Housing	No	3	

The attached map illustrates how the LUCE land use designations, special districts, boulevards, and activity centers overlap the current zoning designations. This map examines the relationship between the LUCE designations and current zoning map designations to determine the zoning framework to best implement the LUCE, and identifies where rezoning or reclassification may be necessary.

## **DISTRICTING CONSIDERATIONS**

The LUCE is a conservation plan that limits changes in the form of development over the next 20 years to a relatively small proportion of the city's land area, including the remaining vacant land in the city, which represents approximately one percent of the total area. As established in the LUCE, areas of stability include all residential neighborhoods, the oceanfront, neighborhood retail districts such as Montana Avenue, Main Street, 26th Street, Ocean Park around 17th Street, and public uses such as parks and schools. Approximately four percent of the city's land is identified for limited potential change. Nearly all of these areas are currently zoned for commercial and industrial uses. The areas of limited change are tied to transportation corridors and focused on three main areas: boulevards, districts, and activity centers.

The districting scheme must, however, reflect not only the map but also the goals and policies the LUCE establishes for the different land use classifications, boulevards, activity centers, and districts. In devising a districting approach for the Zoning Ordinance Update to implement the LUCE, it is crucial to consider these areas of stability and potential change, as well as the LUCE policy basis for land use and circulation summarized above. By using the right combination of zoning districts, the Zoning Ordinance Update will help achieve the vision established in the LUCE of protecting existing neighborhoods, transitioning region-serving commercial growth into local-serving uses and housing, encouraging complete neighborhoods, integrating land use and circulation, and carefully focusing new development on transit-rich boulevards and mixed-use centers. Along with the purpose statements in the existing Ordinance, these policies were used to draft statements of purpose for each of the districts (See Appendix A), which will, in turn, be the basis for crafting the regulations applicable to each district.

# Land Use Designation & Current Zoning Districts

City of Santa Monica

## Land Use Designation

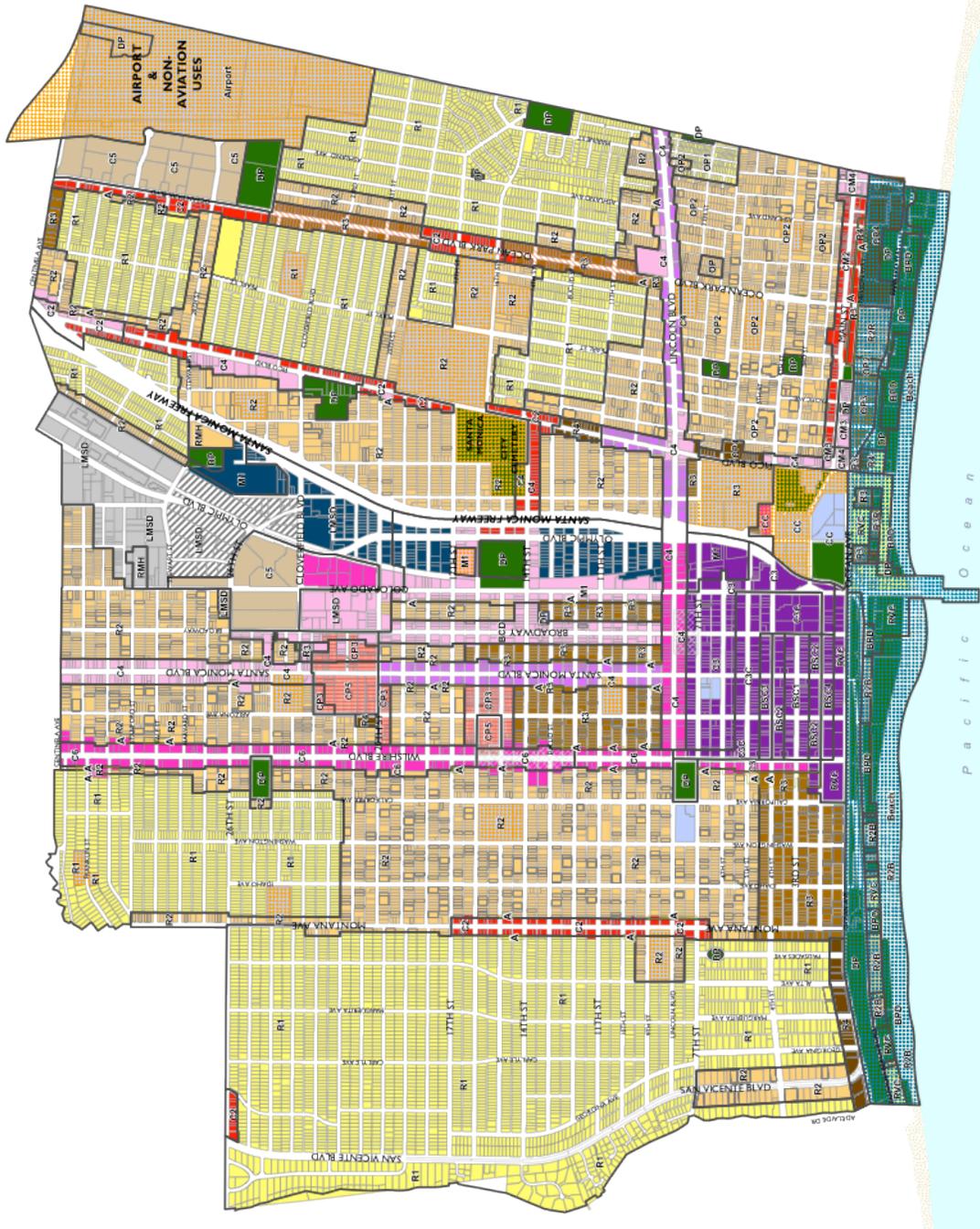
- Single Family Housing
- Low Density Housing
- Medium Density Housing
- Medium Density Housing
- High Density Housing
- Mixed Use Boulevard Low
- Mixed Use Boulevard
- General Commercial
- Neighborhood Commercial
- Transit Village
- Mixed Use Creative
- Downtown Core
- Industrial Conservation
- Office Campus
- Oceanfront District
- Health Care Mixed Use
- Institutional/Public Lands
- Parks and Open Space

## Zoning Districts & Overlays

- Zoning Districts Boundary
- Boulevard Residential Overlay District
- Neighborhood Commercial
- Beach Overlay District
- Public Lands



Data Source: Planning & Community Development, City of Santa Monica, 2011; Dyett & Bhasia, 2011.



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## 4 Existing Zoning Districts

A map of the city’s existing zoning districts and the LUCE land use designations is included on page 11 of this paper. The existing zoning districts can be generally grouped into five categories—residential, commercial, industrial, public/quasi-public, and special. The current ordinance identifies a total of 38 base districts and sub-districts, including 14 residential, 16 commercial, 2 industrial, 4 public/quasi-public, and 2 special districts. There are an additional five overlay districts: Off-street Parking, Neighborhood Commercial, Beach, Public Lands, and Boulevard Residential. Not all of these codified districts have been widely employed, as the table below shows. The organization of the current ordinance does not clearly distinguish between base and overlay zones. For instance, the C3-C District, though designated as the Downtown Overlay District, in fact functions as a base district. Some of these districts could be deleted or consolidated with other existing zoning districts that may apply to the city. The decision will depend on what zoning districts are needed to implement the LUCE.

<b>TABLE 2: EXISTING BASE AND OVERLAY DISTRICT ACREAGES</b>			
<i>Zoning District</i>		<i>Total Acreage</i>	<i>% of Total Acreage</i>
<b>Residential Districts</b>			
R1	Single Family Residential	1687.01	31.31
R2	Low Density Multiple Residential	1203.08	22.33
R2B	Low Density Multiple Family Coastal Residential	14.55	0.27
R2R	Low Density Duplex	10.21	0.19
R3	Medium Density Multiple Family Residential	269.84	5.01
R3R	Medium Density Multiple Family Coastal Residential	2.25	0.04
R4	High Density Multiple Family Residential	27.79	0.52
RVC	Residential-Visitor Commercial	73.46	1.36
RMH	Residential Mobile Home Park	11.09	0.21
OP1	Ocean Park Single Family	15.11	0.28
OP	Ocean Park Duplex	2.67	0.05
OP2	Ocean Park Low Multiple Family	261.60	4.86
OP3	Ocean Park Medium Multiple Family	10.61	0.20
OP4	Ocean Park High Multiple Family	27.86	0.52
<b>Commercial Districts</b>			
BCD	Broadway Commercial	42.24	0.78
BSC1	Bayside Commercial	18.82	0.35
BSC2	Bayside Commercial	18.84	0.35
BSC3	Bayside Commercial	9.29	0.17
BSC4	Bayside Commercial	9.46	0.18
C2	Neighborhood Commercial	83.26	1.55

<b>TABLE 2: EXISTING BASE AND OVERLAY DISTRICT ACREAGES</b>			
<i>Zoning District</i>		<i>Total Acreage</i>	<i>% of Total Acreage</i>
C3	Downtown Commercial	76.42	1.42
C3C	Downtown Overlay	44.16	0.82
C4	Highway Commercial	230.50	4.28
C6	Boulevard Commercial	83.79	1.56
CM2	Main Street Special Commercial	24.85	0.46
CM3	Main Street Special Commercial	5.84	0.11
CM4	Main Street Special Commercial	7.69	0.14
CP3	Commercial Professional	27.84	0.52
CP5	Commercial Professional	23.42	0.43
C5	Special Office Commercial	118.67	2.20
<b>Industrial Districts</b>			
LMSD	Light Manufacturing Studio District	218.99	4.06
M1	Industrial Conservation	158.36	2.94
<b>Public Districts</b>			
Airport	Airport	198.90	3.69
CC	Civic Center	52.59	0.98
DP	Designated Parks	152.88	2.84
Beach	Beach	132.44	2.46
<b>Special Districts</b>			
BPD	Beach Parking	31.23	0.58
TP	Transportation Preservation	TBD	TBD
<b>TOTAL BASE DISTRICT ACREAGE</b>		<b>5387.59</b>	<b>100.00</b>
<b>Overlay Districts</b>			
A	Off Street Parking	28.62	0.53
BCH	Beach Overlay District	366.87	6.81
BR	Boulevard Residential Overlay District	39.68	0.74
NC	Neighborhood Commercial	18.64	0.35
PL	Public Lands	406.40	7.54

## **BASE DISTRICTS**

### **Residential Districts**

As shown in the table above, residential zones are generally organized according to a traditional zoning hierarchy, from single-family to multi-family, in which every zone generally permits all of the uses allowed in more restrictive zones. This residential classification system is typical of many zoning ordinances and usually works effectively to regulate development. In theory, the hierarchal framework allows a mix of housing types in the more permissive zones, even if such a mix is not consistently achieved on the ground. One of the potentially adverse effects of this hierarchal approach is to increase the value of land based on its “highest and best use,” which could, in some cases, be a disincentive to preserving the types of buildings and residential uses that help to define neighborhood character.

Each base residential district is defined by a lettered prefix (R for Residential) followed by a numbered suffix (based on development density/intensity). Some jurisdictions have moved away from this letter-number format and simply assign an easily defined name to each base district, so that the resulting letter designations are easily understandable. The existing Santa Monica ordinance distinguishes three different Multiple Family Residential districts—Low Density, Medium Density, and High Density—but identifies the specific districts by numbers (R2, R3, and R4, respectively). The proposed scheme would employ letter designations such as Residential Single Family (RS), Residential Low Density (RL), Residential Medium Density (RM), and Residential High Density (RH), which would match LUCE land use definitions. This would make it easier to ensure LUCE/Zoning Ordinance consistency and to provide greater clarity regarding the predominant character and purpose of each district.

The use of a defined name for each base district can also facilitate consolidation of zones and clarify the purposes for each district. In some cases, there is little differentiation among the base districts. For example, the development standards for the R-2, R-3 and R-4 residential base districts are similar except for differences in unit density, height and lot coverage requirements. The allowed uses are also similar except for homeless shelters, clubs and lodges, hotels, libraries, and municipal parking structures. The OP-2 and OP-3 districts are similar except for minor differences in unit density and height exceptions.

It would improve clarity and usability to consolidate the R-1, R-2, R-3, R-4, R2B, R2R, R3R, and RMH district standards into two chapters called “Residential Low Density Districts” and “Residential Multi-family Districts.” Standards would be presented in table format—similar to the multifamily district land use and development standards tables in the current ordinance—so it is easy to identify which standards apply to a given property and to discern the differences among districts. Likewise, the OP-1, OP, OP-2, OP-3, and OP-4 district standards could be consolidated into one chapter called “Ocean Park Neighborhood Districts.” The RVC district is intended to protect the existing residential mix in the oceanfront area while providing for the expansion of coastal-related, lodging, dining, recreation, and shopping needs of tourists and others in the oceanfront area. Because of the uniqueness of this district, it should be located in a separate chapter dedicated to beach and oceanfront districts. Aside from these name and organizational changes, however, no extensive re-conceptualization of the residential zone classification system appears necessary.

When districts are consolidated, the differences among sub-districts are identified through purpose statements, which can also serve as a basis for findings for discretionary zoning approvals. The differences among sub-districts will also be reflected in the use regulations and development standards, which will vary as described in the above discussion of residential districts. This information will be summarized in tables (see

Tables 4 and 5 for examples) that simplify the process of comparing the requirements applicable to sub-districts.

### **Commercial and Industrial Districts**

The integration of land use and circulation is one of the primary focuses of the LUCE. The LUCE seeks to reduce the amount of regional-serving commercial growth and, in its place, encourages smaller-scale, local-serving uses and housing in areas that can be served by transit and the creation of complete neighborhoods. To this end, the majority of the non-residential land use designations in the LUCE allow for mixed-use development. Implementation of this policy will not itself result in a significant change from current mandates because all of the 18 commercial and industrial districts in the current Ordinance allow some level of mixed-use development. In fact, allowing or protecting a mix of uses is identified as a purpose of both the Residential Visitor Commercial and Boulevard Commercial districts. However, none of the districts are specifically called “mixed-use.” Using a defined name and incorporating the term “mixed-use” where appropriate in the district name will clarify the purposes for each district. District standards will then need to be updated to reflect the LUCE’s approach to managing growth.

As with the residential districts, similar districts within Santa Monica’s commercial and industrial zones could be consolidated under one combined zone, with sub-district designations to reflect unique characteristics. For example, mixed-use districts could be identified and presented in a single chapter. A hierarchy of mixed-use districts that includes Mixed-Use Boulevard Low, Mixed-Use Boulevard, Neighborhood Commercial, and General Commercial could provide a solid basis for developing regulations to implement the LUCE. Downtown district standards could also be consolidated into one chapter called “Downtown Districts.” This would also facilitate the incorporation of the standards established in the Specific Plan currently underway for the Downtown area. Office and professional commercial districts, such as the C5 Special Office Commercial District, and industrial districts could be combined as “Employment” districts to reflect the Employment and Commerce land use designations in the LUCE.

### **Public and Special Districts**

Santa Monica’s current code includes an array of public and special purpose districts (Airport, Civic Center, Designated Parks, Beach, Beach Parking, and Transportation Preservation), some of which can be carried forward and others that could be deleted or consolidated with other existing zoning districts. The Transportation Preservation district includes a set of standards applicable to land owned by the Los Angeles County Metropolitan Transportation Authority (METRO) and within the Exposition Branch right-of-way. The district encompasses a strip of land ranging from 50 to 100 feet wide that extends east from Seventeenth Street, south of Colorado Avenue, to the eastern city limits, south of Olympic Boulevard and was previously used as a railroad right-of-way (ROW). METRO policies require the preservation of the ROW for future transportation projects while encouraging utilization on an interim basis to generate lease revenue for the agency. Compliance with local municipal codes is a standard requirement of Metro leases, but Metro places the responsibility of complying with local codes on the leaseholder and does not require proof of local approvals prior to issuing the lease. Until the METRO line is completed, the existing district regulations provide a mechanism for the ROW to be used on a temporary basis, while preserving it for public transportation uses as the primary use. The updated ordinance will carry forward the existing restrictive development standards the City enacted in 2006 to ensure that uses can be removed within a 180-day period to allow the use of the ROW for transportation purposes and to prohibit visually intrusive uses such as vehicle impound yards or building materials storage yards.

The Beach and Beach Parking districts only apply in the beach area. Because these districts only occur in a specific geographic area, these districts could be grouped as Beach and Oceanfront Districts. However, the Beach district appears to only apply to land oceanside of the mean high tide line, and the current ordinance does not contain any standards for this district. The need for this district should be evaluated. The Beach Parking district is similar to the Designated Parks district except for a few differences in allowed uses. Instead of retaining two different zoning districts, it might be feasible to combine these districts with special limitations on use west of Ocean Avenue to implement the restrictions in Proposition S. With either approach, public districts could then consist of Civic Center, Public, and Park districts and be grouped as Public and Semi-Public Districts.

## **OVERLAY DISTRICTS**

Currently, Santa Monica has five overlay districts (see Table 2). Four of these overlays are applied to a variety of base zones (Off Street Parking, Beach, Neighborhood Commercial, and Public Lands overlay districts), while the Boulevard Residential overlay district is only applicable to limited areas of the R-3 District.

Overlays are most useful when they involve more complex regulations and special criteria that apply to different parts of a single zone or several different base zones. When the goal of an overlay zone is to provide for a desired form of development, it may not be sufficient simply to list these form standards and types of uses as permitted in the regulations of the zone. Currently, the NC, B, and PL overlay districts do exactly this. Under such a framework, developers may be unaware of the distinction between projects allowed in the base zone and those envisioned by the overlay, and it is likely that the types of projects allowed by the overlay will be inconsistently pursued, if they are pursued at all. An effective overlay will provide appropriate incentives, such as density bonuses or relaxed height restrictions, to ensure that desired forms of development are frequently undertaken. Alternately, the goals of the overlay districts could be achieved instead through base districts. For example, the PL overlay district could be replaced with a group of Public and Semi-Public Districts that would include Civic Center, Public, and Park districts, as described in Public and Special Districts above.

In cases in which an overlay district applies to only one or two base zones and uniformly imposes relatively straightforward regulations in a geographically defined area, an alternative would be to utilize base zone regulations with exceptions or limitations. An example is the Boulevard Residential overlay, which is now only applied to R-3 zones along Ocean Park Boulevard. The only differences between the use and development standards for the R-3 district and the BR overlay district are minor differences in allowed height, density, and parcel coverage. An equally effective and easier way to provide for this type of development would be simply to supplement R-3 district regulations with exceptions or limitations for development along Ocean Park Boulevard.

The LUCE identifies five specific areas designated as “activity center overlay areas” that should be subject to this additional layer of regulation. In each of these five areas, the LUCE requires preparation of an area plan that will provide for a TDM program and shared parking and establish more detailed policies to ensure that projects provide community benefits. Development within the activity center overlay district would be allowed up to one additional residential story subject to requirements for setbacks and stepbacks from the boulevards and adjacent residential neighborhoods. Additional overlay zones may be appropriate in areas designated as neighborhood conservation districts.

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## 5 Recommendations

### **RECOMMENDATION 1: ADD NEW ZONING DISTRICTS AND SUB-DISTRICTS AS NECESSARY TO IMPLEMENT LUCE POLICIES**

To implement the goals and policies of the General Plan, the City may need to consider adopting a limited number of new districts to supplement its existing zoning framework. New classifications may include base districts aimed, for example, at implementing policies in the LUCE for mixed-use centers and boulevards. Sub-districts could be created to address unique characteristics and needs of individual areas. For example, the sub-districts may reflect differences in neighborhoods or the characteristics of individual boulevards. A hierarchy of commercial and mixed-use corridor districts that include Neighborhood Commercial, General Commercial, and Mixed-Use Boulevard provide a basis for developing regulations to implement the LUCE. It also supports neighborhood commercial areas (such as Main Street and Montana Avenue) as distinguished from more intense boulevards.

The proposed zoning framework presented in the table below combines various districting approaches to most effectively implement the policies and land use designations in the City’s new LUCE. A land use approach, which is most effective in maintaining a relatively uniform pattern of development, is used in the residential and public and semi-public districts to reflect the uniformity of uses in these districts and in the case of residential areas, implement the vision in the LUCE to protect neighborhoods and predominantly preserve the existing development parameters. A development type/community character approach is used for the boulevards and key corridors where the uses themselves are less important than how they fit into and support vibrant, mixed-use boulevards with integrated land use and circulation. Finally, a geographic/neighborhood approach is used for areas such as the beach and oceanfront, downtown, and mixed-use areas to support the vision for these areas established in the LUCE by facilitating the implementation of area-specific plans, and the tailoring of district regulations and standards to plan policies.

<b>TABLE 3: PROPOSED ZONING DISTRICTS</b>				
<i>Proposed Zoning District</i>		<i>LUCE Land Use Designation</i>	<i>Existing Zoning</i>	<i>Notes</i>
<b>Residential Low Density Districts</b>				
RS	Single Family Residential	Single Family Housing	R-1	May need additional districts to address areas with a number of special standards such as the area north of Montana north of Wilshire
RD	Duplex Residential	Low Density Housing	R2R	Sunset Park
<b>Residential Multi-family Districts</b>				
RL	Low Density Residential	Low Density Housing	R2B	May include limitations/special provisions west of Ocean Avenue to reflect unique beach area characteristics
			R2	
			RMH	Include provisions allowing existing mobile home parks to continue as conforming use.

<b>TABLE 3: PROPOSED ZONING DISTRICTS</b>				
<i>Proposed Zoning District</i>		<i>LUCE Land Use Designation</i>	<i>Existing Zoning</i>	<i>Notes</i>
RM	Medium Density Residential	Medium Density Housing	R3R	May include limitations/special provisions west of Ocean Avenue to reflect unique beach area characteristics
			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	May include limitations/special provisions along Copeland to reflect unique characteristics
			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>Downtown Districts</b>				
DC-I	Downtown Core Interim	Downtown Core	BSC-1	Development parameters will be established through the Downtown Specific Plan now in progress. Prior to completion of the new Downtown Specific Plan, existing standards, applicable land use designations, and the interim ordinance apply.
			BSC-2	
			BSC-3	
			BSC-4	
			C-3	
			C3C	
		RVC		
		M1		
Mixed-Use Boulevard	C-3			
	C-4			
<b>Mixed-Use Corridor Districts</b>				
MU-BL	Mixed-Use Boulevard Low	Mixed-Use Boulevard Low	C-2	District standards will address circulation issues as well as building form and transition to adjacent districts and neighborhoods.
			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	Include specific standards to address Auto Dealers
NC	Neighborhood Commercial	Neighborhood Commercial	C-2	
			C-4	
			CM-2	

<b>TABLE 3: PROPOSED ZONING DISTRICTS</b>				
<i>Proposed Zoning District</i>		<i>LUCE Land Use Designation</i>	<i>Existing Zoning</i>	<i>Notes</i>
<b>Commercial and Mixed-Use Center Districts</b>				
HMU	Healthcare Mixed-Use	Healthcare Mixed-Use	CP-3	Existing Specific Plan Area. LUCE proposes an update to the Specific Plan
			CP-5	
MU-C	Mixed-Use Creative	Mixed-Use Creative	LMSD	Plan in progress. Include provisions allowing existing mobile home parks to continue as conforming use.
			RMH	
TV	Transit Village	Transit Village	LMSD	Plan in progress
<b>Employment Districts</b>				
IC	Industrial Conservation	Industrial Conservation	LMSD	
			M-1	
OC	Office Campus	Office Campus	C-5	Most properties along Colorado controlled by Development Agreements
<b>Beach and Oceanfront Districts</b>				
O	Oceanfront	Oceanfront	RVC	
<b>Public and Semi-Public Districts</b>				
CC	Civic Center	Institutional/Public Lands	CC	Civic Center Specific Plan
P	Public	Institutional/Public Lands	PL Overlay	
A	Airport	Institutional/Public Lands	Airport	
PK	Park	Parks and Open Space	DP	
			BP	

## **RECOMMENDATION 2: CONSOLIDATE ZONES AND PROVIDE PURPOSE STATEMENTS**

The Ordinance will benefit from combining similar zones, where appropriate. A consolidated classification system combines zones with a similar function using sub-district designations where necessary to preserve distinctions, which are expressed in purpose statements. This approach, as demonstrated in Recommendation 1, can reduce the number of distinct districts and also reduce redundancy by grouping together districts that have similar use and development regulations.

This approach would not necessarily require a “rezoning” because existing development standards may be carried forward. Rather, a “reclassification” that is limited to a change in name and reorganization of existing development regulations may be all that is necessary for some districts. Additionally, some zoning districts are very limited in scope and primarily address very specific issues such as unique uses (mobile home parks) or minor differences in regulations such as allowable density. For example, Santa Monica currently designates a separate district, the RMH, just for mobile home parks. One of the RMH districts is in an area the LUCE has classified as Mixed-Use Creative; the other is within an area classified Low-Density Housing. Instead of designating a separate district to protect unique uses such as these, the ordinance could allow the existing mobile home parks to remain by include provisions that identify them as conforming uses subject to specific requirements for alterations and additions.

Existing zoning and adopted LUCE designations would serve as the guide for establishing boundaries of consolidated zones. The City should supplement this refined set of districts with purpose statements at the

beginning of each section, as the current Zoning Ordinance does, to clarify the overall purpose of the combined district as well as the more specific intent of any sub-districts. Draft purpose statements for the districts proposed in Recommendation 1 are included in Appendix A. These purpose statements are drawn from the LUCE's vision statements, goals, and development parameters and incorporate, where applicable, the existing purposes of current zones. Purpose statements drawn from the LUCE clarify the distinctions among districts and ensure that each district is clearly complementary to others. The purpose statements explain in general language the objectives of the district and how it fits into the City's land use policy. These statements serve as a guide for specifying use regulations and standards and for administration of district regulations; they also provide a basis for the findings required for action on discretionary permits.

### **RECOMMENDATION 3: ESTABLISH OVERLAY DISTRICTS TO IMPLEMENT LUCE POLICIES**

Existing overlay districts should be evaluated for their usefulness in implementing General Plan policies. As discussed previously in this paper, the goals of some of the existing overlay districts could be achieved by incorporating requirements in the base district regulations. For example, the PL overlay district could be replaced with a group of public and semi-public districts that would include Civic Center, Public, and Park districts. The objectives of the Boulevard Residential Overlay could be achieved by supplementing R-3 District regulations with exceptions or limitations on development along Ocean Park Boulevard. Similarly, the Beach Overlay District objectives could be achieved through limitations on hotel and motel and restaurant uses located west of Ocean Avenue. The provisions of the Neighborhood Commercial Overlay could be incorporated into base district standards and the Specific Plan efforts being undertaken for the Downtown and Health Care Mixed-Use districts.

The Off-street Parking Overlay District was created to acknowledge and regulate existing off-street parking facilities that are needed to support neighborhood commercial areas and commercial corridors while ensuring that their impact on adjacent residential neighborhoods is minimized. An alternative to this valued overlay district would be to include its standards and requirements in the chapter that establishes standards for specific uses that are allowed in several or all districts. This approach would achieve the purposes of this overlay district, retaining, and, as appropriate, augmenting the existing substantive provisions. To make them easy to locate and identify, these regulations would be cross-referenced in the tables that list development standards applicable to uses allowed in those districts.

The City should consider adopting the following overlay zones to implement the vision for Activity Centers and Neighborhood Conservation Districts established in the LUCE and address specific characteristics of development within the airport area. The existing provisions for landmarks and historic districts should remain.

- **Neighborhood Conservation (NC) Overlay District.** This district would allow individual neighborhoods to establish measures to conserve their character, design and pattern of development, and the high quality living environment they provide for a diversity of households. The rules for establishing these districts would be included among the new ordinance's administrative provisions while the standards and requirements applicable to individual areas would appear as overlay district regulations similar to those applicable to historic districts.
- **Activity Center (AC) Overlay District.** The LUCE designates Activity Center Overlays strategically located along boulevards well served by transit that can support a coordinated transportation demand management (TDM) strategy and include a mix of local-serving uses and

housing, and a shared parking district. Pursuant to the LUCE, each Activity Center Overlay requires the preparation of an area plan by the City through a public process.

This overlay district would apply to areas of the city identified as Activity Centers in the LUCE and implement the goals and policies for Activity Centers. Development would be allowed consistent with base district regulations unless an area plan is adopted for the area and specifies other requirements. Overlay district regulations would set standards for parks and public spaces, land use, shared parking, circulation enhancements, and street trees, consistent with the LUCE.

#### **RECOMMENDATION 4: TABULATE DISTRICT REGULATIONS AND USE GRAPHIC ILLUSTRATION**

The formatting and display of information on the page can aid or create a barrier to usability. Improving the formatting of the Ordinance using the principles illustrated in the following graphic can greatly enhance usability, making it possible to find out, with a minimum of reading, the rules that apply to a particular situation and the procedures that must be followed.

## User-Friendly Formatting

- a** Page header
- b** Prominent headings
- c** Tables
- d** Cross references
- e** Graphics
- f** Consistent numbering, indented paragraphs
- g** Page numbers

**a** Zoning Ordinance District Regulations

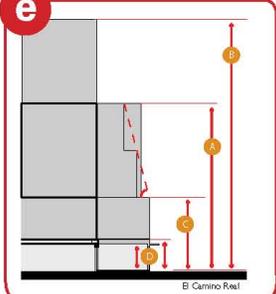
**b** 20.080.001 Development Regulations

Table 20.080.001 prescribes the development standards for the ECRMX District. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Ordinance, while individual letters refer to features illustrated in Figure 20.080.001.

**c** **TABLE 20.080.001: DEVELOPMENT STANDARDS**

Standard	ECRMX	Additional Standards
<b>Building Form and Location</b>		
Height (ft)		
Building Maximum	80 (A)	20.300.006 Heights and Height Exceptions
Building Maximum for Mixed-Use	120 (B)	20.080.002(B), Increased Height for Mixed-Use Buildings
Street Wall Minimum	25 (C)	
Street Wall Maximum	35 (C)	
Ground Floor	15 (D)	

**e**



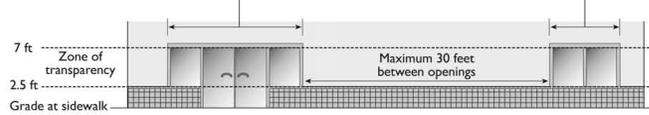
**f** 20.080.002 Supplemental Regulations

A. Building Transparency. Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 40 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. No wall may run in a continuous plane for more than 30 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep. They shall not provide views into parking or vehicle circulation areas.

**e**

**FIGURE 20.080.002(A): BUILDING TRANSPARENCY**

Windows, doors or other openings shall occupy at least 40% of the building wall area located between 2.5 and 7 feet above the level of the sidewalk.



**g** 97

Currently, the Ordinance makes little use of tables and graphics. Individual district regulations utilize tables to varying degrees; the use of tables and the type of information presented in tables is not consistent among districts. By relying more extensively and consistently on tables to convey district regulations and graphics to illustrate the standards, the readability of complex regulations would be greatly improved. Tables are particularly useful when describing standards that vary among districts, such as use regulations, setbacks, or height limitations.

## Use Regulations

Each district chapter should include a table showing the use types that are permitted in the base district or districts. The table will list uses in alphabetical order within use classification categories. As shown in the following example, the table specifies the type of regulation imposed on each use (e.g., permitted, permitted

subject to limitations, or permitted subject to a conditional use permit). The table will identify the limitations applicable to specific uses (e.g., P (1), P (2), etc.) and, whenever possible, describe the limitations in text following the table (e.g., P (1) Permitted subject to the requirements of Section XYZ). A separate column for additional regulations will refer to other sections of the zoning ordinance that apply to the particular land use.

Table 4 below prescribes the land use regulations for “Residential” Districts. The regulations for each district are established by letter designations as follows:

“P” designates permitted uses.

“M” designates use classifications that are permitted after review and approval of a Minor Use Permit by the Zoning Administrator.

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table.

“-” designates uses that are not permitted.

<b>TABLE 4: EXAMPLE LAND USE REGULATIONS TABLE – RESIDENTIAL DISTRICTS</b>					
<i>Use Classification</i>	<i>RS</i>	<i>RL</i>	<i>RM</i>	<i>RH</i>	<i>Additional Regulations</i>
<b>Residential Use Types</b>					
Single Unit Dwelling	<i>See sub-classifications below</i>				
<i>Single Unit Detached</i>	P	P	P	P	
<i>Second Unit</i>	P	P	P	P	See Section XXX: Second Dwelling Units
<i>Single Unit Semi-Attached</i>	-	C	P	P	
<i>Single-Unit Attached</i>	-	-	P	P	
Multiple-Unit Residential	<i>See sub-classifications below</i>				
<i>Duplex</i>	-	-	P	P	
<i>Multi Unit</i>	-	-	P(1)	P	
<i>Senior Citizen Residential</i>	C	C	C	M	
Elderly and Long-term Care	-	C	C	C	See Section XXX: Group Residential Facilities
Domestic Violence Shelter	-	-	P(2)	P(2)	See Section XXX: Domestic Violence Shelter
<b>Limitations:</b>					
<ol style="list-style-type: none"> <li>1. Only in single-unit detached structures.</li> <li>2. Limited to facilities serving a maximum of 10 victims and may not be located within 300 feet of any other domestic violence shelter.</li> </ol>					

## Development Standards

Each district chapter should also include one or more tables to list dimensional requirements for lots, setbacks, and building heights, as well as limits on density and building intensity. Density bonuses will also be noted in the tables and the procedures for these bonuses cross-referenced in an “Additional Regulations” column. The tables will group standards under specific headings, such as building form and location, building bulk, access, and open space and landscaping. Development standards will be listed within the table whenever possible; supplemental regulations not easily listed in the table will follow the table. Some standards may be better illustrated in a separate sub-table, such as a separate table for maximum floor area ratio based on lot size or zoning district.

The primary development regulations table will include references to these supplementary regulations. Standards that apply to some or all districts, such as parking, sign regulations and other design guidelines, will be listed under “Additional Regulations,” with specific references to the appropriate section. Instead of reiterating these standards in each base district section, regulations applicable in all or several districts should be located in separate sections devoted to additional regulations applicable to residential, commercial, or all districts. If development standards are designed to make districts conform to specific community character types (e.g., pedestrian, mixed-residential, neighborhood commercial, etc.), the ordinance will include requirements that are specific to that particular district, such as standards for buffer-yards, build-to lines, and landscaping.

<b>TABLE 5: EXAMPLE DEVELOPMENT STANDARDS TABLE – RESIDENTIAL DISTRICTS</b>					
<i>Standard</i>	<i>RS</i>	<i>RL</i>	<i>RM</i>	<i>RH</i>	<i>Additional Regulations</i>
<b>Lot Standards</b>					
Minimum Lot Size (sq ft)	32,600	5,000	5,000	5,000	
<i>Corner Lot</i>	32,600	6,000	6,000	6,000	
Minimum Lot Width (ft)	120	50	50	50	
<i>Corner Lot</i>	120	60	60	60	
Minimum Lot Depth (ft)	n/a	80	80	80	

## **6 Next Steps**

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This paper will serve as the starting point for the next phase of the Zoning Ordinance Update. The recommendations in this paper lay out a series of ideas and choices for the Planning Commission to discuss in a public meeting. The meeting provides an opportunity for Commissioners and the public to ask questions to better understand the recommendations in the paper and how the districting framework works in implementing the vision for the community established in the LUCE. The meeting also provides an opportunity for Commissioners and the public to identify unanswered questions or additional issues that need to be considered. Feedback received on the recommendations will provide direction for a zoning district framework to best implement the LUCE and other General Plan elements.

Following Planning Commission review of this paper and other issue papers, modules of preliminary regulations will be prepared for Planning Commission review during July, August, and September. These “modules” will include introductory sections that explain key differences from existing regulations and standards and highlight remaining policy questions for consideration and will outline the content of the updated ordinance relevant to each set of issues. Modules will include the following:

- Module 1: Use Classifications, Terms, and Definitions
- Module 2: Base and Overlay Districts and Use Regulations
- Module 3: Design and Development Standards
- Module 4: Community Benefits and other Citywide and Special Purpose Standards
- Module 5: Administration

Based on comments received from the Commission, the public, and Staff, the Consultant will prepare a complete draft of the ordinance for public review before the end of 2012. It is anticipated that the Planning Commission will begin holding formal public hearings on the draft ordinance during the first quarter of 2013.

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## **Appendix A: Purpose Statements**

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Purpose statements provide a link between the policies of the LUCE and the regulations the City employs to implement them. In the new Zoning Ordinance, purpose statements will be located the beginning of each set of district standards to clarify the overall purpose of the district as well as the more specific intent of each sub-district. Proposed purpose statements are based on relevant LUCE policies and designations on the Land Use Diagram and explain, in general language, the way the district is intended to be used and how it fits into the City's land use policy. These statements serve as a guide for administration of district regulations, and can provide a basis for the findings required for architectural review and action on discretionary permits. They can also serve as specific reference criteria for rezoning to implement LUCE policies.

The following purpose statements for the proposed new districts are based on an analysis of LUCE policies, existing regulations, issue papers, and staff and stakeholder comments.

### **SINGLE-UNIT AND DUPLEX RESIDENTIAL DISTRICTS**

The purposes of the "Single Unit and Duplex Residential" Districts are to:

- A. Provide for a full range of lower density housing options to suit the spectrum of individual lifestyles and space needs and ensure continued availability of the range of housing opportunities necessary to sustain a diverse labor force and the meet the needs of all segments of the community consistent with the General Plan's policies for single-family and duplex residential districts;
- B. Preserve and enhance the existing character of the city's lowest-density residential neighborhoods and the quality of life of their residents by protecting them from inappropriate development, the encroachment of commercial activities, disturbing noises, and other potentially deleterious impacts related to excessive traffic;
- C. Ensure adequate light, air, privacy, and open space for each dwelling;
- D. Avoid overburdening public facilities, including sewer, water, electricity and schools, by an influx and increase of people to a degree larger than the city's geographic limits, tax base or financial capabilities can reasonably and responsibly accommodate;
- E. Promote the long-term maintenance and rehabilitation of existing structures and ensure that the scale and design of new development and alterations to existing structures are consistent with the scale, mass, and character of the existing residential neighborhood and provide respectful transitions to minimize impacts on or disruptions to adjacent residential structures;
- F. Promote the enhancement of neighborhoods by providing for trees, landscaping, and streetscape and pedestrian improvements;
- G. Provide flexibility where necessary to encourage the retention of existing structures that contribute to neighborhood character by allowing design approaches adapted to varying development patterns and topographic conditions while protecting the light, air, open space, and privacy or adjacent properties; and
- H. Provide sites for institutional residential and neighborhood-serving uses such as day care centers, parks, community facilities, and neighborhood stores that provide goods and services to support

daily life within walking distance of neighborhoods and complement surrounding residential development.

Additional purposes of the individual “Single Unit and Duplex Residential” districts are:

**RS Single Unit Residential.** The Single Unit Residential District is intended to provide areas for single-unit housing on individual lots at densities of one unit plus one second dwelling per legal parcel. In addition to detached single-unit homes, this district provides for uses such as parks and family day care that may be appropriate in a residential environment. This district is consistent with the LUCE’s Single Family Housing land use designation.

**RD Duplex Residential.** The Duplex Residential District is intended to provide areas for low-density residential neighborhoods. Housing types include single-unit housing and duplexes at densities up to 29 units per net acre exclusive of City and State density bonuses. In addition to single-unit homes and duplexes, this district provides for uses such as parks and family day care that may be appropriate in a residential environment. This district is consistent with the LUCE’s Low-Density Housing land use designation for areas where single-family and duplex structures predominate.

## **RESIDENTIAL MULTI-UNIT RESIDENTIAL DISTRICTS**

The purposes of the “Multi-Unit Residential” Districts are to:

- A. Provide for a full range of higher density housing options to suit the spectrum of individual lifestyles and space needs and ensure continued availability of the range of housing opportunities necessary to sustain a diverse labor force and the meet the needs of all segments of the community consistent with the General Plan’s policies for medium- and high-density residential areas;
- B. Preserve and enhance the affordability, accessibility, and attractiveness of the city’s different multi-family residential neighborhoods and protect the quality of life of city residents by protecting them from inappropriate development, disturbing noises, and other potentially deleterious impacts related to excessive traffic;
- C. Ensure adequate light, air, privacy, and open space for each dwelling;
- D. Avoid overburdening public facilities, including sewer, water, electricity and schools by an influx and increase of people to a degree larger than the city’s geographic limits, tax base or financial capabilities can reasonably and responsibly accommodate;
- E. Protect the aesthetic quality and livability of multi-family neighborhoods by promoting the long-term maintenance and conservation of existing housing resources and ensuring that the scale and design of new development and alterations to existing structures are consistent with the scale, mass, and character of the existing residential neighborhoods and provide respectful transitions to minimize impacts on or disruptions to adjacent residential structures;
- F. Provide flexibility where necessary to preserve and protect character-defining residential structures such as courtyard apartments; and
- G. Provide sites for institutional residential and neighborhood serving uses such as day care centers, parks, community facilities, and neighborhood stores that provide goods and services to support

daily life within walking distance of neighborhoods and complement surrounding residential development.

Additional purposes of the individual “Multi-Unit Residential” districts are:

**RL Low Density Residential.** The Low Density Residential District is intended to provide areas for a variety of low-density residential development. Housing types include single-unit housing, duplexes and triplexes, townhouses, and courtyard housing at densities up to 29 units per net acre exclusive of City and State density bonuses. In addition to low-density residential development, this district provides for uses such as transitional housing or hospice facilities, family day care, and neighborhood-serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment. This district is consistent with the LUCE’s Low-Density Housing land use designation for areas where multi-unit structures predominate.

**RM Medium Density Residential.** The Medium Density Residential District is intended to provide areas for a variety of multi-unit housing types at densities up to 29 units per net acre exclusive of City and State density bonuses and higher density development up to 35 units per net acre when projects provide identified community benefits. Types of dwelling units include low- and medium-scale multi-family housing, townhouses, courtyard housing, and duplexes and triplexes. This district also provides for uses such as institutional residential uses like transitional housing, hospice facilities, family day care, and neighborhood-serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment. This district is consistent with the LUCE’s Medium-Density Housing land use designation.

**RH High Density Residential.** The High Density Residential District is intended to provide areas for multi-family housing at greater intensities than other residential districts. Housing types include three-to four-story multi-family housing projects, duplexes, and triplexes at densities up to 35 units per net acre exclusive of City and State density bonuses. A maximum density of 48 units per net acre is allowed for projects that provide identified community benefits. This district also provides for uses such as institutional residential uses like assisted living, transitional housing, hospice facilities or family day care, hotels, and neighborhood-serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment. This district is consistent with the LUCE’s High-Density Housing land use designation.

## **OCEAN PARK NEIGHBORHOOD DISTRICTS**

The purposes of the “Ocean Park Neighborhood” Districts are to:

- A. Maintain the Ocean Park neighborhood as an eclectic residential neighborhood that maintains its identity as a beach-oriented community in the middle of a thriving urban environment;
- B. Ensure that the scale and design of new or rehabilitated development is sensitive to the scale and massing of existing adjacent structures and with the surrounding neighborhood context;
- C. Provide for the maintenance and continuation of a mixture of residential building types that range from older single family homes, duplexes, and triplexes to multi-family housing;

- D. Provide flexibility where necessary to encourage the retention of existing structures that contribute to neighborhood character by allowing design approaches adapted to varying development patterns and topographic conditions while protecting the light, air, open space, and privacy or adjacent properties;
- E. Protect the quality of life of neighborhood residents against potential impacts related to development, including excessive traffic, noise, and reduced air quality and the encroachment of commercial activities;
- F. Ensure adequate light, air, privacy, and open space for each dwelling;
- G. Avoid overburdening public facilities, including sewer, water, electricity and schools, by an influx and increase of people to a degree larger than the city's geographic limits, tax base or financial capabilities can reasonably and responsibly accommodate; and
- H. Provide sites for institutional residential and neighborhood serving uses such as day care centers, parks, community facilities, and neighborhood stores that provide goods and services to support daily life within walking distance of neighborhoods and complement surrounding residential development.

Additional purposes of each "Ocean Park Neighborhood" District:

**OP-RS Ocean Park Single-Family Residential.** The Ocean Park Single-Family Residential District is intended to maintain areas where single-family housing predominates. This district allows for single-unit housing on individual lots at densities of one unit plus one second dwelling per legal parcel. In addition to detached single-unit homes, this district provides for uses such as parks and family day care that may be appropriate in a residential environment. This district is consistent with the LUCE's Single Family Housing land use designation.

**OP-RL Ocean Park Low-Density Residential.** The Ocean Park Low-Density Residential District is intended to provide a low-density residential neighborhood that reflects the distinct identity of the Ocean Park neighborhood with special standards to preserve the unique characteristics of the Copeland Court walk street. Housing types include single-unit housing, duplexes and triplexes, townhouses, and courtyard housing at densities up to 22 units per net acre exclusive of City and State density bonuses. In addition to low-density residential development, this district provides for uses such as transitional housing or hospice facilities, family day care, and neighborhood-serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment. This district is consistent with the LUCE's Low Density Housing land use designation.

**OP-RM Ocean Park Medium-Density Residential.** The Ocean Park Medium-Density Residential District is intended to maintain areas of multi-family development at densities up to 29 units per net acre exclusive of City and State density bonuses. A maximum density of 35 units per net acre is allowed for projects that provide identified community benefits. Types of dwelling units include low- and medium-scale multi-family housing, townhouses, courtyard housing, and duplexes and triplexes. This district also provides for uses such as institutional residential uses like transitional housing, hospice facilities, family day care, and neighborhood-serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment. This district is consistent with the LUCE's Medium Density Housing land use designation.

**OP-RH Ocean Park High-Density Residential.** The Ocean Park High-Density Residential District is intended to provide areas for multi-family housing at greater intensities than other Ocean Park Neighborhood districts. Housing types include three-to four-story multi-family housing projects, duplexes, and triplexes at densities up to 35 units per net acre exclusive of City and State density bonuses. A maximum density of 48 units per net acre is allowed for projects that provide identified community benefits. This district also provides for uses such as institutional residential uses like assisted living, transitional housing, hospice facilities or family day care, hotels, and neighborhood-serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment. This district is consistent with the LUCE's High Density Housing land use designation.

## **DOWNTOWN DISTRICTS**

The purposes of the "Downtown" Districts are to:

- A. Serve as the city's major regional retail and employment district, with a human-scale and pedestrian-orientation at the street level;
- B. Maintain and enhance the Downtown area as the heart of the city and as a thriving, mixed-use urban environment in which people can live, work, and be entertained and culturally enriched;
- C. Provide for a balanced mix of uses, including residential, commercial, retail, cultural and entertainment, and other visitor-serving uses to generate activity during both daytime and evening hours and provide a wide variety of housing types that cater to diverse lifestyles;
- D. Ensure adequate light, air, privacy, and open space for residential units in an urban setting; and
- E. Provide adequate transitions between the Downtown and surrounding neighborhoods to preserve both commercial and mixed-use feasibility and neighborhood quality.

Additional purposes of each "Downtown" District:

**DC-I Downtown Core Interim.** The Downtown Core Interim District is intended to provide interim regulations consistent with the adopted General Plan applicable to areas that will be covered by the Downtown Specific Plan. Prior to completion of the new Downtown Specific Plan, the interim Downtown development standards established in Ordinance 2356 apply. This district is consistent with the LUCE's Downtown Core land use designation.

## **MIXED-USE CORRIDOR DISTRICTS**

The purposes of the "Mixed-Use Corridor" Districts are to:

- A. Transform auto-oriented boulevards and corridors into vibrant, diverse, and attractive pedestrian-oriented areas that support a mix of residential, pedestrian, and local-serving uses in order to achieve an active social environment within a revitalized streetscape;
- B. Promote infill development, intensification, and reuse of currently underused sites consistent with the General Plan;
- C. Increase housing along boulevards and encourage a mix of uses that promotes convenience, economic vitality, fiscal stability, and a pleasant quality of life;

- D. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character along mixed-use corridors;
- E. Promote the transformation of existing auto dealerships into a format that contributes to Santa Monica’s urban form and is more compatible with adjacent residential neighborhoods; and
- F. Provide appropriate buffers and transition standards between commercial and residential uses to preserve both commercial and mixed-use feasibility and residential quality.

Additional purposes of each “Mixed-Use Corridor” District:

**MU-BL Mixed-Use Boulevard Low.** The Mixed-Use Boulevard Low District is intended to facilitate the transformation of sections of boulevards into vibrant, highly walkable areas with broad, pedestrian-friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent low density neighborhoods. The diverse mix of housing types and uses shall complement and serve the surrounding residential neighborhood. Allowable ground floor uses include active, local-serving retail, open spaces such as plazas, service oriented commercial uses, and residential and hotel uses in limited areas. Residential development is the predominant use above the first floor. The district will accommodate development with a maximum base FAR of 1.5 as well as projects with a total FAR up to 2.0 that provide community benefits. This district is consistent with the LUCE’s Mixed-Use Boulevard Low land use designation.

**MU-B Mixed-Use Boulevard.** The Mixed-Use Boulevard District is intended to facilitate the transformation of underutilized and auto-oriented sections of boulevards into vibrant, diverse, and attractive pedestrian friendly mixed-use boulevards that support local-serving retail and a diversity of housing types. The Mixed-Use Boulevard District provides an environment to encourage affordable and workforce housing that steps down in height and mass to adjacent residential neighborhoods, and accommodate a variety of local-serving uses. Allowable ground floor uses include local-serving retail uses, service oriented commercial uses, and some small-scale office uses. Residential development is the predominant use above the first floor in certain locations. The district will accommodate development with a maximum base FAR of 1.5 as well as projects with a total FAR up to 2.75 for projects that provide community benefits. This district is consistent with the LUCE’s Mixed-Use Boulevard land use designation.

**GC General Commercial.** The General Commercial District is intended to maintain areas for a broad range of commercial uses that provide necessary daily services such as auto sales and auto repair, convenience retail, hotels, hardware stores, and small restaurants while respecting adjacent residential neighborhoods and established neighborhood commercial areas. This district allows for and provides an FAR bonus for affordable housing above the ground floor of buildings on Lincoln and Pico Boulevards. Along Santa Monica Boulevard, the maximum base FAR is 1.25 but increases may be permitted up to a total FAR of 1.5 for projects that provide community benefits. Along Lincoln and Pico Boulevards, the maximum base FAR is 1.5 but increases may be permitted up to a total FAR of 1.75 for projects that provide community benefits and an FAR of up to 2.0 for projects that provide additional affordable housing. This district is consistent with the LUCE’s General Commercial land use designation.

**NC Neighborhood Commercial.** The Neighborhood Commercial District is intended to maintain and enhance small-scale neighborhood shopping districts that provide daily goods and services easily

accessible from surrounding residential neighborhoods while also serving a sub-regional role. This district provides for a scale and character of development that is consistent with pedestrian-orientation and which tends to attract and promote a walk-in clientele. Development within this district should maximize human-scaled elements while providing a sensitive transition between these uses and neighboring residential areas. Ground-floor uses include active, local-serving retail and service commercial uses such as small restaurants, laundromats, dry cleaners, beauty/barber shops, and clothing and grocery stores. Uses above the ground floor include residential, commercial, and local-serving office uses. The maximum base FAR is 1.5 but increases may be permitted up to a total FAR of 1.75 for projects that provide a specified amount of affordable housing units. One-hundred-percent affordable housing projects are permitted up to a total FAR of 2.0. This district is consistent with the LUCE's Neighborhood Commercial land use designation.

## **COMMERCIAL AND MIXED-USE CENTER DISTRICTS**

The purposes of the "Commercial and Mixed-Use Center" Districts are to:

- A. Provide appropriately located areas for health care and creative arts mixed-use centers to develop as complete neighborhoods consistent with the General Plan;
- B. Encourage the development of mixed-use centers with a vibrant concentration of goods and services, multi-family housing, and community gathering and public spaces at strategic locations served by high-frequency transit lines;
- C. Offer additional opportunities for housing for residents and improve access to a greater range of facilities and services for surrounding residential neighborhoods; and
- D. Ensure that new development is designed to minimize traffic and parking impacts on surrounding residential neighborhoods and is appropriate to the physical characteristics of the area.

Additional purposes of each "Commercial and Mixed-Use Center" District:

**HMX Healthcare Mixed-Use.** The Healthcare Mixed-Use District is intended to provide for the future orderly expansion of the city's hospitals and related health care facilities as an integrated campus in order to meet the needs of both the community and region while protecting the integrity of the surrounding residential neighborhoods. This district is consistent with the LUCE's Healthcare Mixed-Use land use designation.

**MU-C Mixed-Use Creative.** The Mixed-Use Creative District is intended to provide a mixed-use creative arts area with a variety of housing for all income ranges and neighborhood-serving retail and services, bringing jobs and housing closer to high-frequency transit service. This district transitions from the more intensive activity of the Bergamot Transit Village to the residential neighborhoods to the northeast and south. Typical uses in this district include studio-related uses (such as film and music production and post-production), visual and performing arts studios, live/work, and affordable, workforce, and market-rate housing. The maximum base FAR is 1.5 but increases may be permitted up to a total FAR of 2.5 for projects that provide community benefits. This district is consistent with the LUCE's Mixed-Use Creative land use designation.

**TV Transit Village.** The Transit Village District is intended to provide an area for a transit-oriented creative arts center designed to foster Santa Monica's important creative arts industry, including

production and post-production uses around the proposed Bergamot Light Rail Station. Allowable uses and development standards are intended to create mixed-use “village” that caters to creative arts uses along with a variety of housing types, entertainment and office uses, and local-serving retail to establish a pedestrian-oriented, vital, complete neighborhood bounded together by an urban grid circulation system with wide sidewalks, green connecting paths, and bicycle connections within the neighborhood and to surrounding areas. The maximum base FAR is 1.75 but increases may be permitted up to a total FAR of 3.5 for projects that provide community benefits. This district is consistent with the LUCE’s Transit Village land use designation.

## EMPLOYMENT DISTRICTS

The purposes of the “Employment” Districts are to:

- A. Provide appropriately located areas for continued employment activities to ensure a robust economy that is essential in order for the City to continue to provide the high level of public services that the community expects;
- B. Continue to diversity Santa Monica’s economic base by providing sites for incubator businesses, creative industries, technology-based businesses, research and development, and professional offices;
- C. Provide a range of employment opportunities to meet the needs of current and future residents and take advantage of the city’s location relative to regional roadway and transit systems;
- D. Assure high-quality design and site planning of office and employment areas and support the adaptive reuse of industrial buildings that contribute to the character of the city as a whole;
- E. Encourage the development of employment areas that create an opportunity to walk and bike between businesses, places of employment, and residences; and
- F. Ensure that new industrial and office development is designed to minimize traffic and parking impacts on surrounding neighborhoods and is appropriate to the physical characteristics of the site and the area where a project is proposed.

Additional purposes of each “Employment” District:

**IC Industrial Conservation.** The Industrial Conservation District is intended to preserve space for existing industrial uses that provide a job base, affordable space for small-scale industrial and manufacturing businesses, and a center of economic activity for the city. The district also provides a place for the adaptive reuse of industrial buildings into affordable workspace for artists and the creative industries. Allowable land uses within this district include light industrial uses, including businesses engaged in design, development, manufacturing, fabricating, testing, or assembly of various products, which provide important community services and employment for workers with various skills. This area also allows incubator business opportunities, including sustainable industries that are appropriate for the city, as well as small visual and performing arts studios. One hundred percent affordable housing is allowed in limited areas. Additionally, auto dealers are allowed to locate storage and service facilities in this area. A discretionary approval process may be implemented to authorize auto sales. The maximum base FAR is 1.5 but increases may be permitted up to a total FAR of 2.25 for projects that provide community benefits. This district is consistent with the LUCE’s Industrial Conservation land use designation.

**OC Office Campus.** The Office Campus District is intended to provide for office and advanced technology uses, scientific research, administration, and limited manufacturing of related products that require large expanses of floor area on large parcels. Development intensity is intended to provide for office uses and other uses within a campus-like environment that will be compatible with abutting residential neighborhoods, especially in terms of scale and building mass. Within the OC District it is the goal of the City to preserve and protect existing rights-of-way for future transit opportunities. The maximum base FAR is 1.5 but increases may be permitted up to a total FAR of 1.75 for projects that provide community benefits. This district is consistent with the LUCE's Office Campus land use designation.

## **OCEANFRONT DISTRICT**

The purposes of the "Oceanfront" District are to:

- A. Maintain and enhance the beach area as an important visitor-serving destination with lodging, restaurants, shopping, and recreation that support it as a regional, national, and international tourist destination;
- B. Preserve the unique scale, character, and uses along the Promenade and on the Santa Monica Pier;
- C. Protect the existing residential mix in the area while providing for coastal-related, lodging, dining, recreation, and shopping needs of tourists and others in the oceanfront area. Conditionally permit other uses such as office, new residential, and cultural uses;
- D. Avoid the deleterious effects of uncontrolled growth and preserve the unique and diverse character of the Santa Monica oceanfront by limiting the proliferation of excessive hotel, motel and large restaurant development in the oceanfront area; and
- E. Allow existing hotels to remodel and rebuild, not to exceed existing floor area and building footprint, in accordance with Proposition S.

The maximum base FAR is 1.5 but increases may be permitted up to a total FAR of 2.25 for projects that provide community benefits. This district is consistent with the LUCE's Oceanfront land use designation.

## **PUBLIC AND SEMI-PUBLIC DISTRICTS**

The purposes of the "Public and Semi-Public" Districts are to:

- A. Provide areas for a wide range of public facilities, including parks and open space, educational facilities, municipal offices, the Civic Center, museums or performance spaces, City yards, and other public or quasi-public facilities.
- B. Ensure that the development and operation of public and semi-public uses protects and enhances the character and quality of life of surrounding residential areas;
- C. Retain the beach as Santa Monica's character-defining open space, preserving the area as a scenic resource that serves as a local gathering place, and enhances the beach-going experience with limited visitor-serving uses; and
- D. Ensure the provision of services and facilities needed to serve residents, businesses, and visitors and maintain a high quality of life standard.

Additional purposes of each “Public and Semi-Public” District:

**CC Civic Center.** The Civic Center District is intended to be the cultural and institutional core of Santa Monica, with a mix of high intensity government and cultural uses with significant gathering spaces and parks combined with civic buildings and connections to the beach and Downtown areas. Commercial, retail, office, affordable, workforce and market-rate housing, and community facilities such as early childhood centers are also allowed in this mixed-use area. This district is consistent with the LUCE’s Institutional/Public Lands land use designation.

**P Public.** The Public District is for public or quasi-public facilities, including schools, colleges, municipal offices, museums or performance spaces, corporation yards, utility stations, and similar uses. This district is consistent with the LUCE’s Institutional/Public Lands land use designation.

**PK Park.** The Park District is intended to preserve, enhance, and expand Santa Monica’s existing open space, parks, beaches, and recreational areas, providing residents with easy access to a relaxing, visually appealing amenity that provides opportunities for healthy recreation. This district is applied to areas that will remain as parks or green open space, or be developed as such. Other allowed uses in this designation include supporting structures such as recreation centers, gymnasiums, community meeting facilities and small-scale retail uses that support outdoor recreation, such as restaurants, refreshment stands, or sporting equipment and rental vendors. This district is consistent with the LUCE’s Parks and Open Space land use designation.

**A Airport.** The Airport District is intended to provide areas for the Santa Monica Airport and for related businesses that have the potential to create adverse visual, noise, or other impacts to adjoining public and residential properties. Small-scale retail and service uses serving local employees and visitors are permitted as secondary uses. This district is consistent with the LUCE’s Institutional/Public Lands land use designation.

## **ACTIVITY CENTER (AC) OVERLAY DISTRICT**

The Activity Center (AC) Overlay District is intended to implement the Activity Center concept established in the LUCE. Specifically, the purposes of the AC Overlay District are to:

- A. Ensure integrated and thorough planning for mixed-use centers at transportation crossroads that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods;
- B. Allow for the creation of mixed-use development of quality design well served by transit on parcels of sufficient size to support creative design and provide active and passive open space, affordable and market-rate housing and shared parking facilities;
- C. Create mixed-use centers that include local-serving uses such as a grocery store, drugstores, neighborhood retail uses, small floor plate offices, and a mix of housing types;
- D. Provide focal points for community services and improved vitality at strategic places within the city;
- E. Establish shared parking facilities to service new uses and provide parking for adjacent neighborhoods that lack sufficient parking;

- F. Promote attractive community character and appropriate transitions between large commercial and mixed-use structures to lower-scale buildings and residential neighborhoods; and
- G. Promote street design and convenient pedestrian and bicycle access that capitalize on the proximity of public transit, foster community interaction, and create an attractive neighborhood character.

### **LANDMARKS AND HISTORIC DISTRICTS**

The purposes of the “Landmarks and Historic Districts” Districts are to promote the public health, safety and general welfare by establishing such procedures and providing such regulations as are deemed necessary to:

- A. Protect improvements and areas that represent elements of the city’s cultural, social, economic, political and architectural history.
- B. Safeguard the city’s historic, aesthetic and cultural heritage as embodied and reflected in such improvements and areas.
- C. Foster civic pride in the beauty and noble accomplishments of the past.
- D. Protect and enhance the city’s aesthetic and historic attractions to residents, tourists, visitors and others, thereby serving as a stimulus and support to business and industry.
- E. Promote the use of Landmarks, Structures of Merit, and Historic Districts for the education, pleasure and welfare of the people of the city.

### **NEIGHBORHOOD PRESERVATION (NP) OVERLAY DISTRICT**

*To be developed by others under a separate effort.*

### **OFF STREET PARKING (OP) OVERLAY DISTRICT**

The OP Overlay District is intended to provide adequate parking facilities to support important commercial corridors and neighborhood commercial areas in the city, while assuring that each facility will not adversely impact the environment of nearby residents or diminish the integrity of the subject residential zoning district in a manner consistent with the goals, objectives, and policies of the General Plan. Any parcel classified as “OP” shall also be classified in one of the Residential Districts.

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