



# Zoning Ordinance Update

Planning Commission

January 14, 2015

# SCHEDULE

Meeting Date	Topics Covered
December 03, 2013	<ul style="list-style-type: none"><li>• Overview</li><li>• Division I – Introductory Provisions</li><li>• Division V – General Terms</li></ul>
December 10, 2014	<ul style="list-style-type: none"><li>• Divisions I and V cont'd</li><li>• Division IV – Administration &amp; Permits</li></ul>
December 17, 2014	<ul style="list-style-type: none"><li>• Division IV – Administration &amp; Permits cont'd</li></ul>
January 7, 2015	<ul style="list-style-type: none"><li>• Division II – Base &amp; Overlay Districts</li></ul>
January 14, 2015	<ul style="list-style-type: none"><li>• Division II – Base &amp; Overlay Districts</li></ul>
January 21, 2015	<ul style="list-style-type: none"><li>• Division III – General Regulations</li></ul>
January 28, 2015	<ul style="list-style-type: none"><li>• Division III-General Regulations</li><li>• Resolutions of Intention (including Districting Map and LUCE Land Use Designation Map)</li></ul>

# SCHEDULE

Meeting Date	Topics Covered
February 2015	<ul style="list-style-type: none"><li>• Map and LUCE Amendments</li><li>• Formal Recommendations</li></ul>

# Division II

## Base and Overlay Districts

- Single-Unit Residential District (Chapter 9.07)
- Multi-Unit Residential Districts (Chapter 9.08)
- Ocean Park Neighborhood Districts (Chapter 9.09)
- Downtown Districts (Chapter 9.10)
- Mixed-Use and Commercial Districts (Chapter 9.11)

# Division II

## Base and Overlay Districts

- Bergamot Districts (Chapter 9.12)
- Employment Districts (Chapter 9.13)
- Oceanfront District (Chapter 9.14)
- Public and Semi-Public Districts (Chapter 9.15)
- A Off-Street Parking Overlay District (Chapter 9.16)

# Division II

## Base and Overlay Districts

- Residential Mobile Home Park (Chapter 9.17)
- Activity Center Overlay District (Chapter 9.18)
- Neighborhood Cons. Overlay District (Chapter 9.19)
- Beach Overlay District (Chapter 9.20)
- Memorial Pk. Neighborhood Area Plan (Chapter 9.21)

# PC Summary

## PC Direction from January 7, 2015

Two directives to staff for additional information:

- Roof Heights in Multi-Unit Districts
- Child Care in Residential Districts

# PC Summary

## Roof Heights in Multi-Unit Districts

### Redline Draft

30 Feet in R2

40 Feet in R3

45 Feet in R4

### Existing Zoning Code

30 Feet in R2

40 Feet in R3

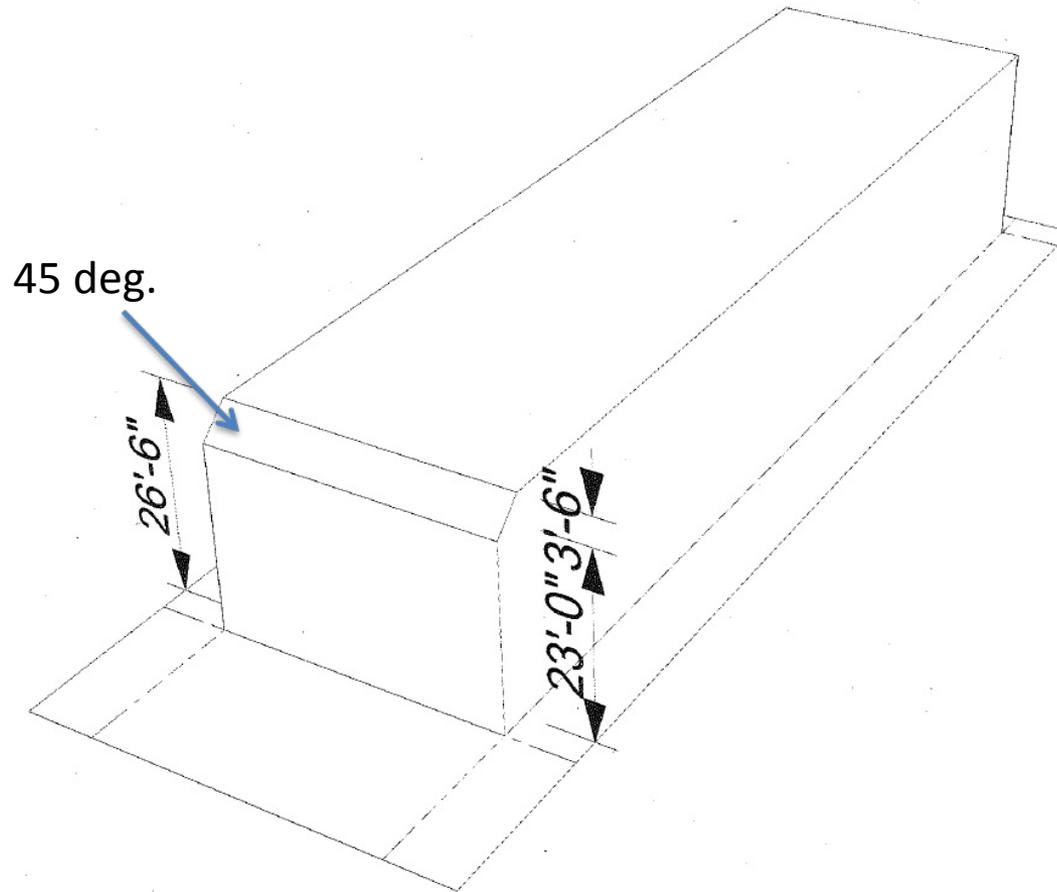
45 Feet in R4

Existing Code requires a volumetric calculation

Too complicated

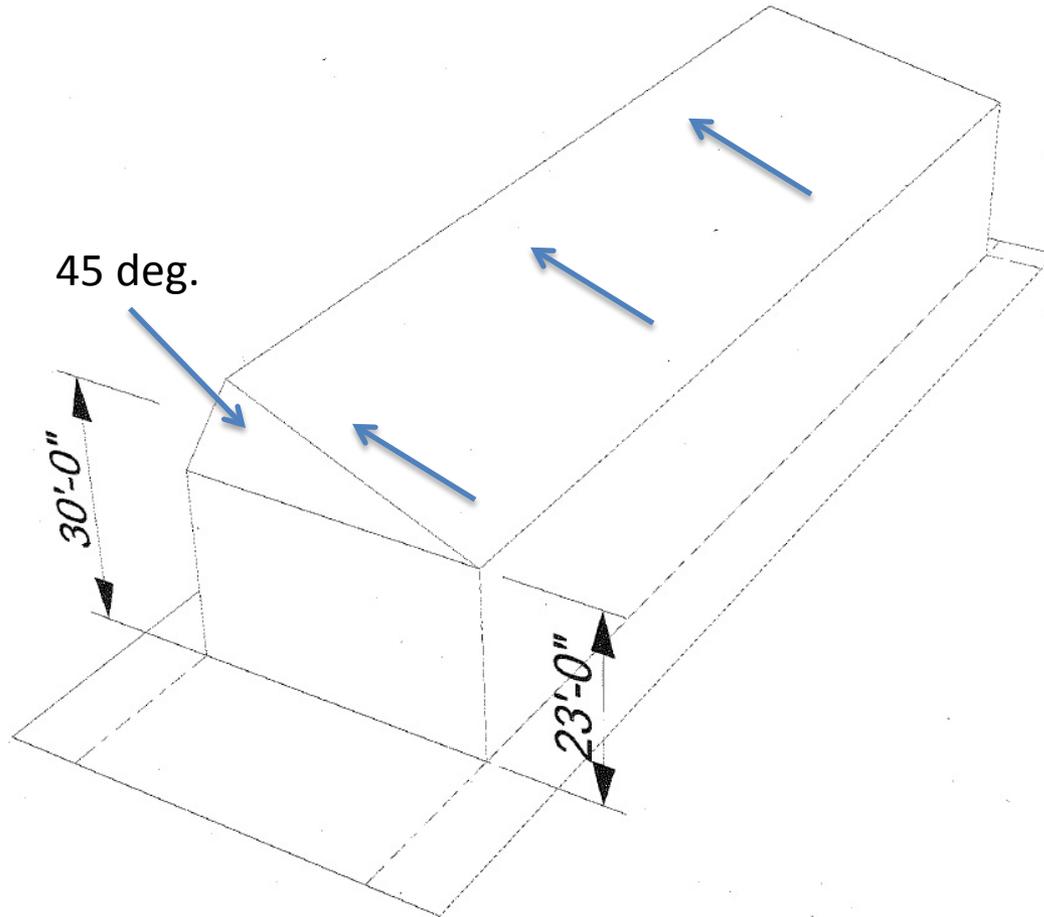
Upper level stepback is proposed at 23, 35, and 40

# Roof Forms



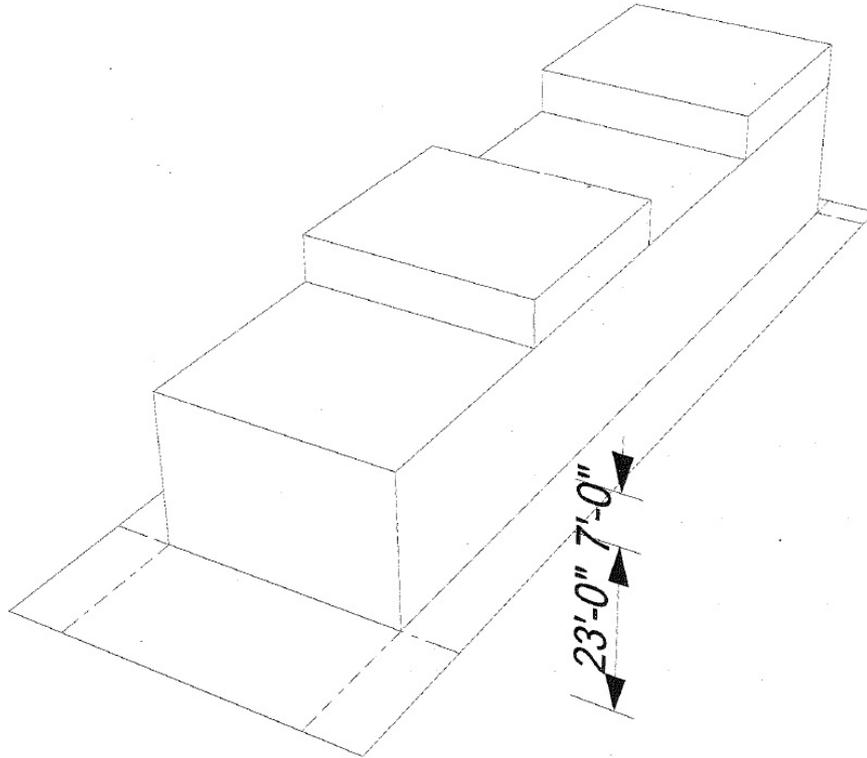
Flat Roof Compliant with current R2 height standards

# Roof Forms



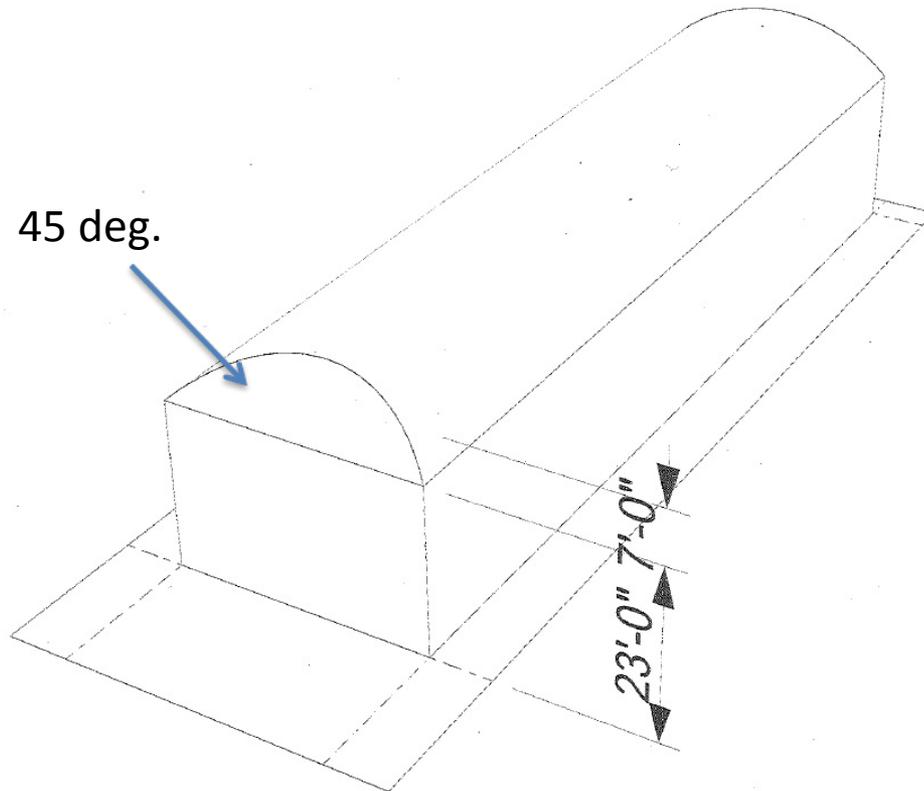
Roof Form compliant with current R2 height standards

# Roof Forms



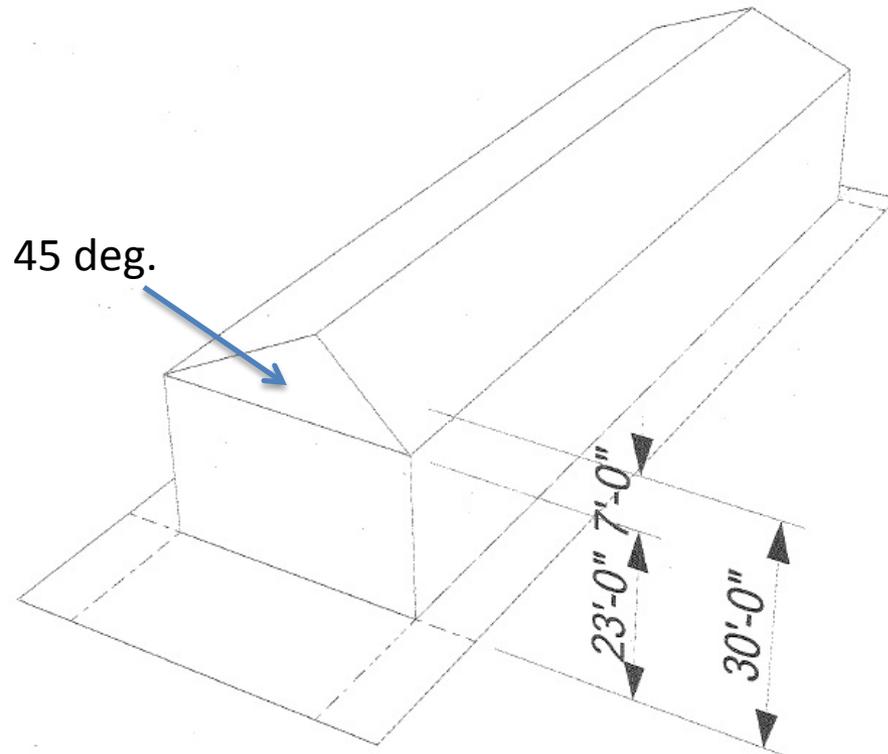
Roof Form compliant with current R2 height standards

# Roof Forms



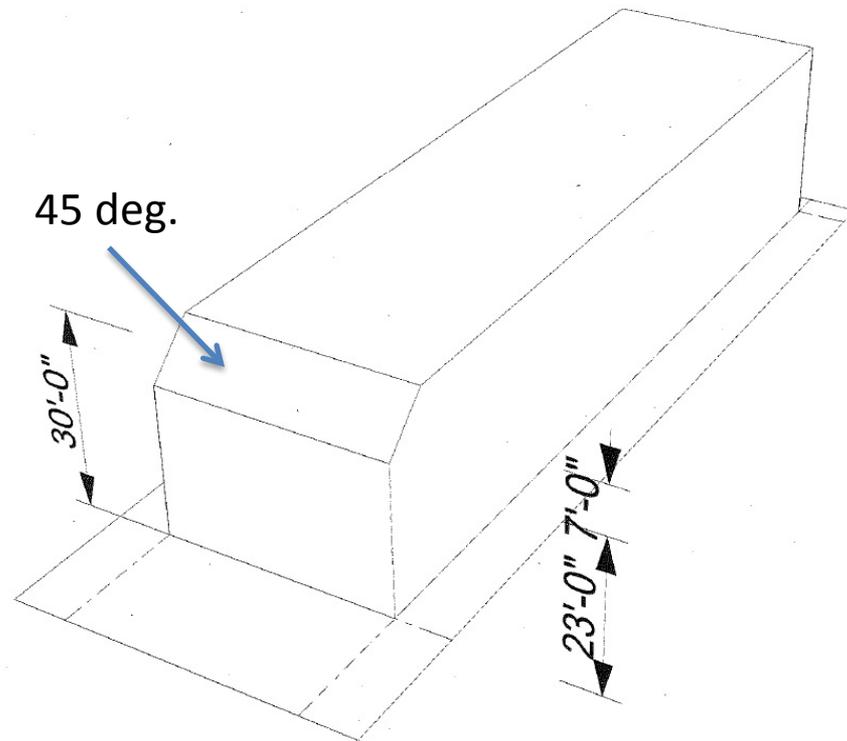
Barrel Roof Compliant with current R2 height standards

# Roof Forms



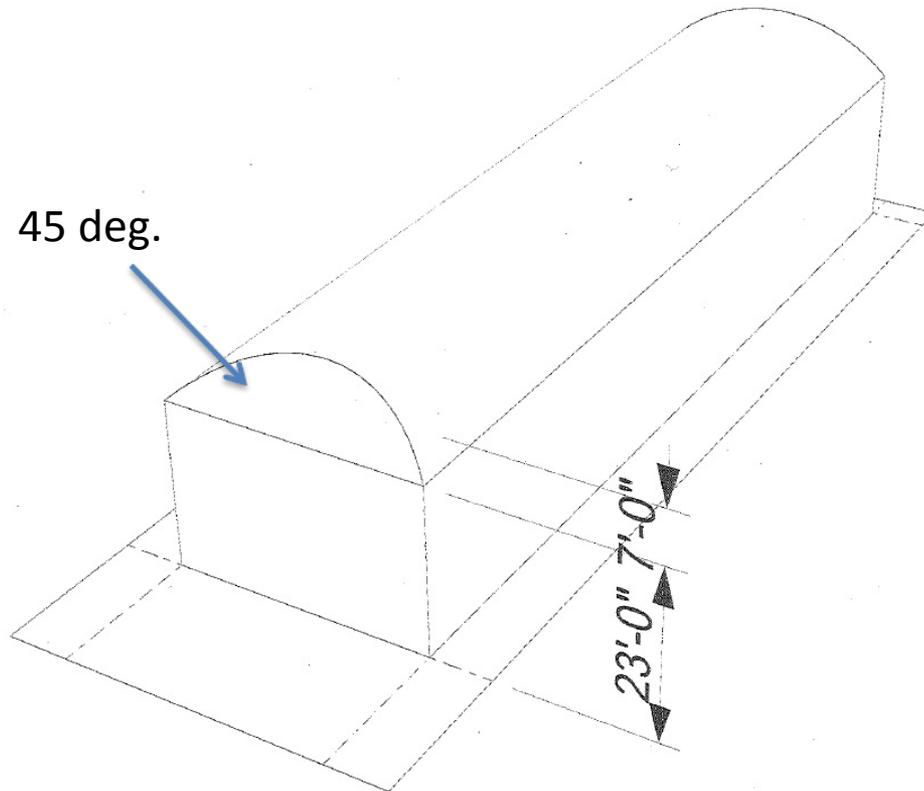
Pitched Roof Compliant with current R2 height standards

# Roof Forms



Maximum Roof Form compliant with proposed R2 height standards

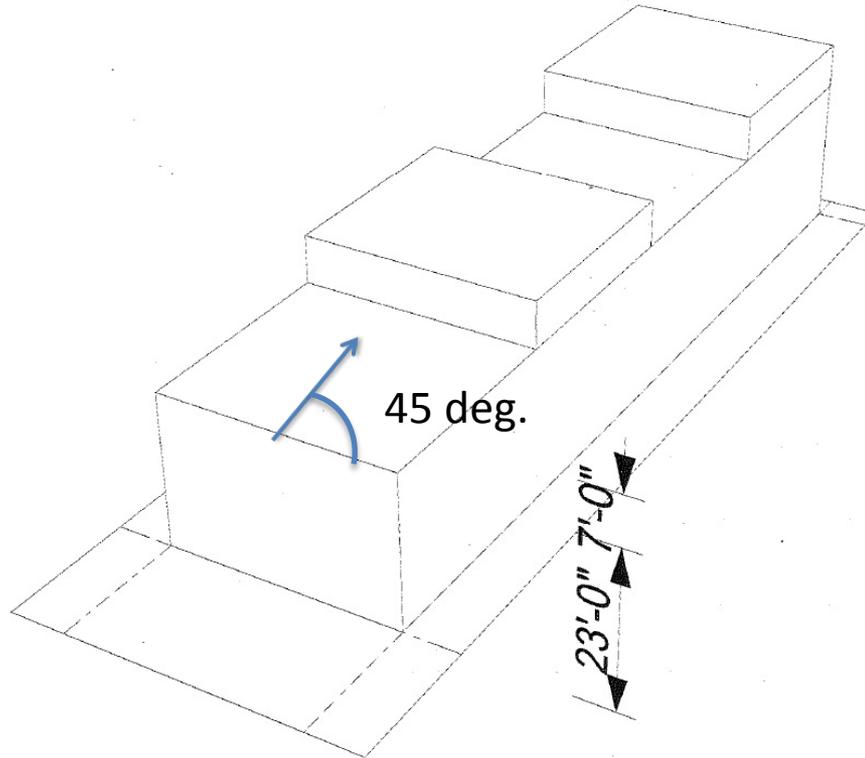
# Roof Forms



Barrel Roof Compliant with proposed R2 height standards



# Roof Forms



Alternate Roof Form compliant with proposed R2 height standards

# Child Care

## LUCE Goal CE9:

*Integrate the child care and early education needs of those who live or work in the community into the City's land use planning process.*

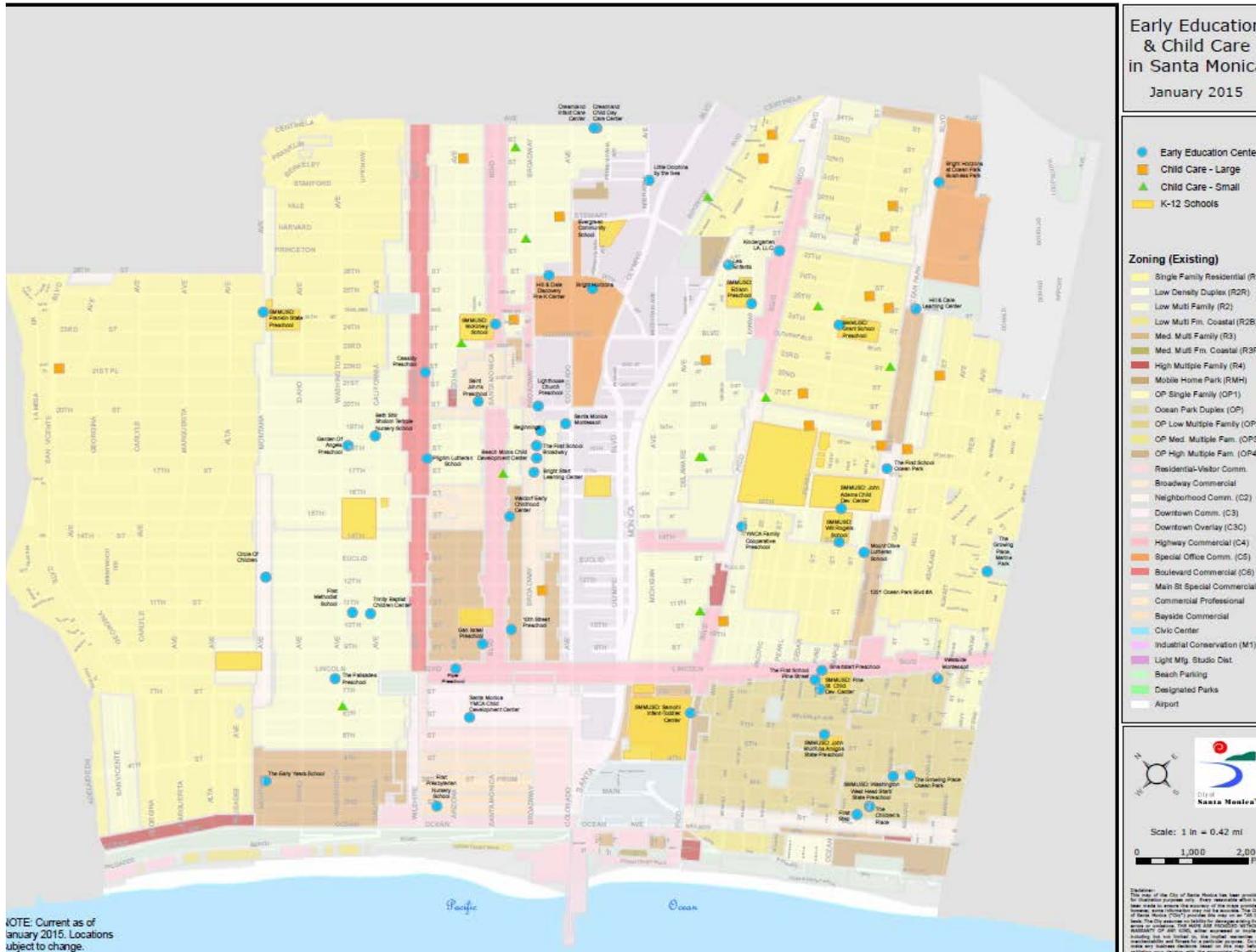
## LUCE Policy CE9.1:

*Support the development of high-quality child care and early education facilities and small and large family child care in homes to meet the needs of those who live or work in Santa Monica. Maintain streamlined processing and permit regulations, encourage harmonious integration with the neighborhood, and fee reductions as incentives.*

# Child Care and Early Education

Type	R1/OP1/OPD	Multi-Unit Residential	Commercial	Public Lands	Total
Small Family DC	3	9	-	-	12
Large Family DC	11	7	1	-	19
Child Care and EE center	-	14	25	12 (10 schools, 2 parks)	51
<b>Total</b>	14	30	26	12	82

# Child Care and Early Education



## Early Education & Child Care in Santa Monica January 2015

- Early Education Center
- Child Care - Large
- ▲ Child Care - Small
- K-12 Schools

### Zoning (Existing)

- Single Family Residential (R1)
- Low Density Duplex (R2R)
- Low Multi Family (R2)
- Low Multi Fam. Coastal (R2R)
- Med. Multi Family (R3)
- Med. Multi Fam. Coastal (R3R)
- High Multiple Family (R4)
- Mobile Home Park (RMH)
- OP Single Family (OP1)
- Ocean Park Duplex (OP)
- OP Low Multiple Family (OP2)
- OP Med. Multiple Fam. (OP3)
- OP High Multiple Fam. (OP4)
- Residential-Visitor Comm.
- Broadway Commercial
- Neighborhood Comm. (C2)
- Downtown Comm. (C3)
- Downtown Overlay (C3C)
- Highway Commercial (C4)
- Special Office Comm. (C5)
- Boulevard Commercial (C6)
- Main St Special Commercial
- Commercial Professional
- Bayside Commercial
- Civic Center
- Industrial Conservation (M1)
- Light Mfg. Studio Dist.
- Beach Parking
- Designated Parks
- Airport



Scale: 1 in = 0.42 mi  
0 1,000 2,000 Ft

Disclaimer:  
This map of the City of Santa Monica has been prepared for informational purposes only. Each jurisdiction should be consulted for the most current information. The City of Santa Monica does not warrant the accuracy of the information. The City of Santa Monica is not responsible for any errors or omissions. The City of Santa Monica is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Santa Monica is not responsible for any actions taken by any person based on the information contained in this map. The City of Santa Monica is not responsible for any actions taken by any person based on the information contained in this map. The City of Santa Monica is not responsible for any actions taken by any person based on the information contained in this map.

NOTE: Current as of January 2015. Locations subject to change.

# Child Care and Early Education

## Highlights of Key Initiatives

- 1991 – Adoption of *Child Care Master Plan* by City, SMMUSD, SMC (long term vision and policy framework for early education)
- 1992 & 1998 – Adoption of amendments to City Zoning Ordinance to facilitate development of child care (large family day care in R-1 & fee exemptions for family child care)
- 2006 – Adoption of *Child Care Linkage Program* (fee on development to mitigate the increased demand for early education and child care)
- 2010 – Adoption of LUCE which states “*Integrate the child care and early education needs of those who live or work in the community into the City’s land use planning process*” (Chapter 3.5 – 17, Goal CE9 )
- 2011 – Launch of Santa Monica Cradle to Career Initiative (collaborative to leverage and coordinate resources so that all Santa Monica children thrive & succeed from birth through young adulthood)
- 2014 - Release of RAND Report: *Early & School Aged Care in Santa Monica* (program & system assessment)

# Child Care and Early Education

## Santa Monica Snapshot

3,100 children served in 82 California state-licensed facilities across Santa Monica

- 12 small family child care for 96 children
- 19 large family child care for 266 children
- 51 early childhood education centers (includes SMMUSD) for 2,700 children
  - 200 Infant/Toddler (up to age 2)
  - 2,500 Pre-schoolers (ages 3-5)

### Program Variables

- Range of ages served
- Full and part day options
- Quality standards & staffing
- Funding (parent fees/tuition, grants, fundraising)
- Subsidies for low income families (local, state, federal)

For more information [www.santamonicyouth.net](http://www.santamonicyouth.net)

# Conclusion

Staff continues to receive correspondence from the public and this correspondence will be provided to the Planning Commission for consideration.