PLANNING COMMISSION

June 18, 2014

City of
Santa Monica®

Zoning Ordinance Update

Topics

- ‘A’ Off Street Parking Overlay Parcels
- LUCE/Zoning Inconsistent Parcels
- Activity Center Overlay

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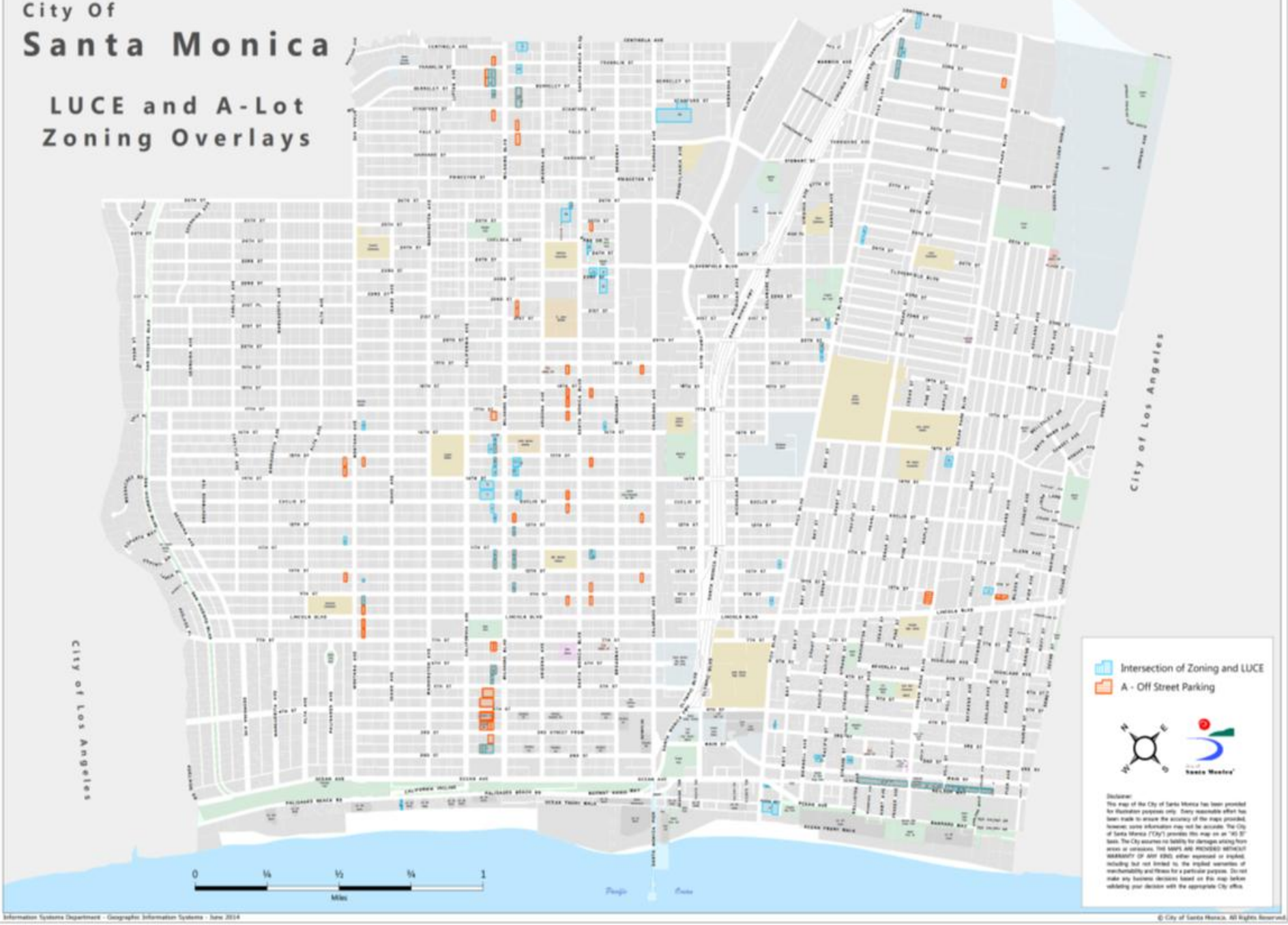
LUCE and A-Lot Zoning Overlays



Information Systems Department - Geographic Information Systems - June 2014

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A Off-Street Parking Overlay

Objectives:

- Maintain and encourage residential uses
- Protect residential neighborhoods from intrusion of commercial parking onto residential streets
- Maintain the concept of the ‘A’ Overlay
  - Allows continued support of adjacent commercial uses
  - Returns parcel to residential use upon redevelopment of adjacent commercial use

A Off-Street Parking Overlay

Principles to Support the Objectives:

- Parcels with existing buildings or vacant parcels – remove ‘A’ overlay
- All other existing ‘A’ overlay parcels with existing parking – keep the ‘A’ overlay

Preliminary Recommendations:

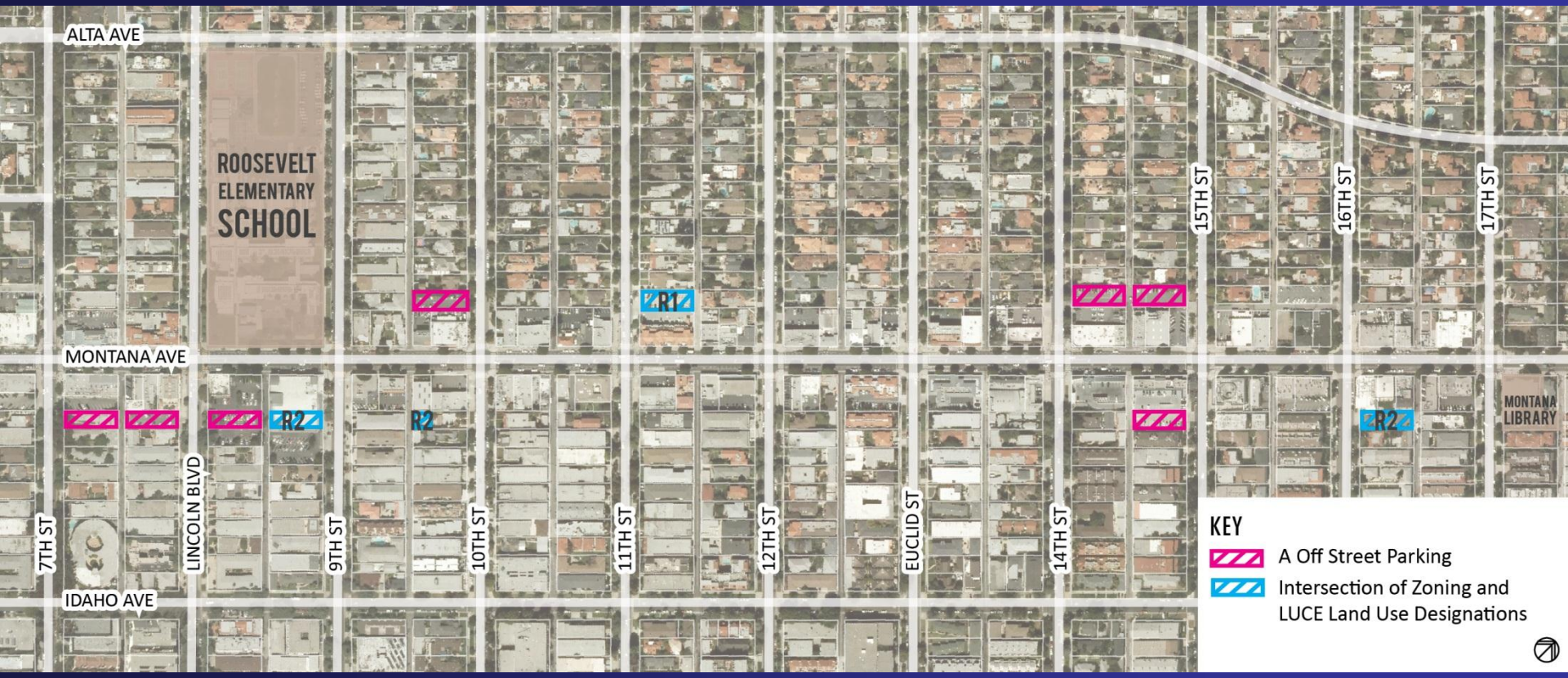
- Retain ‘A’ overlay for 59 parcel
- Remove ‘A’ overlay for 29 parcels

LUCE/Zoning Inconsistent Parcels

Preliminary Recommendations:

- 81 of 89 parcels revert back to residential land use designations
  - Limit development potential to residential projects
  - Existing nonconforming uses would be allowed to continue
- 8 parcels remain commercial
  - 5 parcels located within Bergamot Area Plan districts and Downtown Specific Plan area
  - 3 parcels located in visitor-serving Oceanfront District

Montana Avenue



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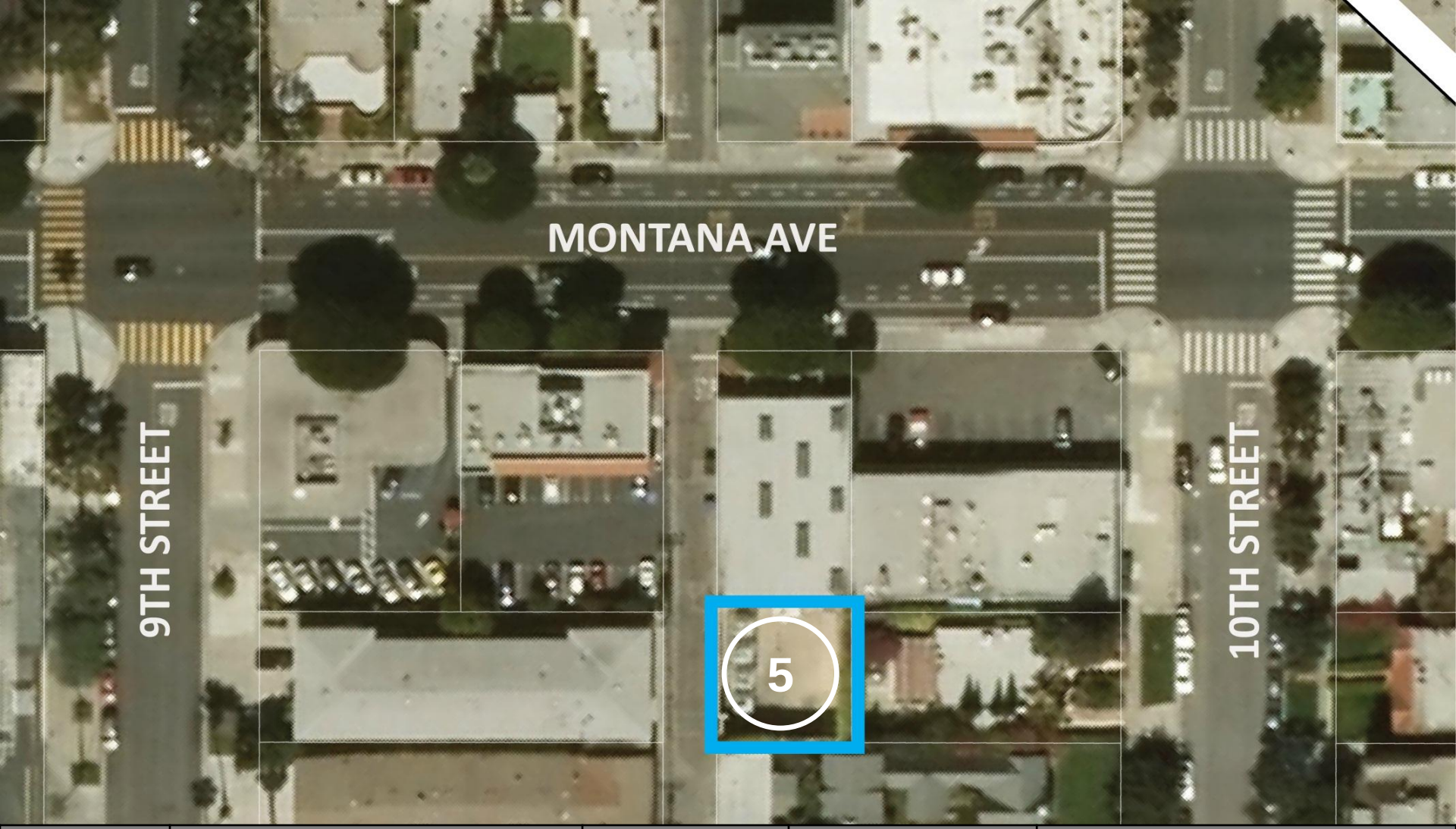
Parcel Label	Address	Existing Zoning	Existing Condition	Preliminary Recommendation
1	811 7th ST	R2A	Apt building	Remove A overlay
2	814 LINCOLN BLVD	R2A	Parking lot	Keep A overlay

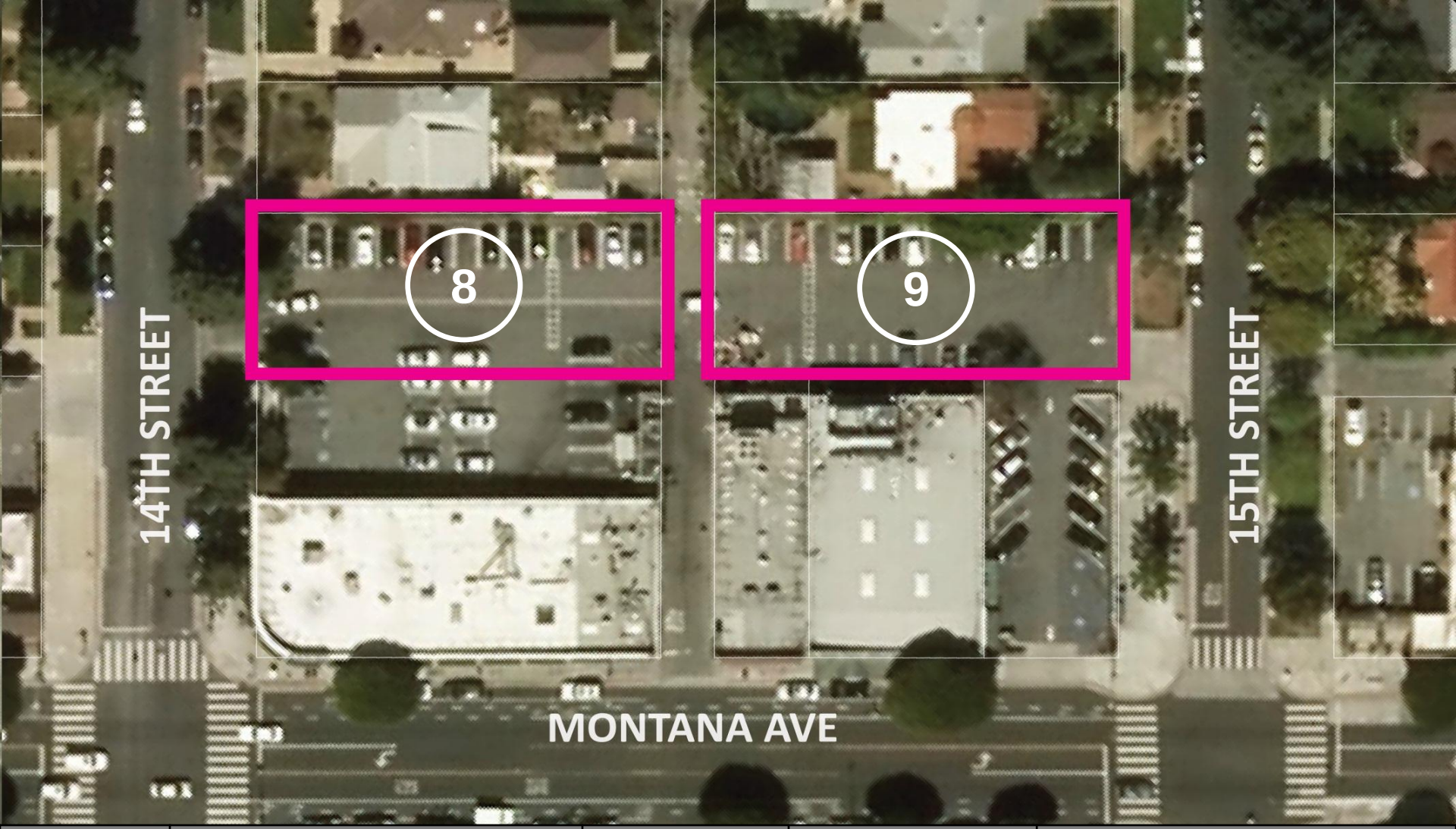
Parcel Label	Address	Existing Zoning	Existing Condition	Preliminary Recommendation
3	811 LINCOLN BLVD	R2A	Parking lot	Keep A overlay
4	820 MONTANA AVE	R2A	Pavilions (LUCE – NC)	Remove A overlay (Change to LUCE resid)



Parcel Label	Address	Existing Zoning	Approved LUCE Dist.	Preliminary Recommendation
5	920 MONTANA AVE	C2/R2	NC	Change back to LUCE residential

Parcel Label	Address	Existing Zoning	Existing Condition	Preliminary Recommendation
6	730 10th ST	R1A	Parking lot	Keep A overlay

Parcel Label	Address	Existing Zoning	Approved LUCE Dist.	Preliminary Recommendation
7	1101 MONTANA AVE	C2/R1	NC	Change back to LUCE residential



Parcel Label	Address	Existing Zoning	Existing Condition	Preliminary Recommendation
8	727 14th ST	R1A	Parking lot	Keep A overlay
9	726 15th ST	R1A	Parking lot	Keep A overlay

LUCE/Zoning Inconsistent Parcels

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Activity Center Overlay

Five AC Overlay Districts in the LUCE:

1. Wilshire/Centinela
2. Wilshire/14th
3. Broadway/Colorado
4. Memorial Park
5. Lincoln/Ocean Park

Each AC requires preparation of an Area Plan and a Development Agreement

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Activity Center Overlay

Staff seeking Commission feedback:

- Preliminary staff recommendation to remove two Wilshire Activity Center Overlay Districts
- Appropriateness of other Activity Center Overlay Districts

- No changes being approved tonight
- Changes would require formal Planning Commission recommendation and Council action
- Process would be commenced by staff's preparation of and the Commission's action on a Notice of Intent to initiate the amendment process

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