

PLANNING COMMISSION

January 29, 2014



Zoning Ordinance Update

SCHEDULE

Topics Covered

- Division I – Introductory Provisions
- Division V – General Terms
- Division IV – Administration and Permits
- Division II – Up through Mixed-Use and Commercial Districts

Topics Remaining

- Division II – Remaining Chapters
- Division III – General Regulations
- Recommendations to City Council

DIVISION II - Chapters

Base and Overlay Districts

9.13 Employment Districts

9.14 Oceanfront Districts

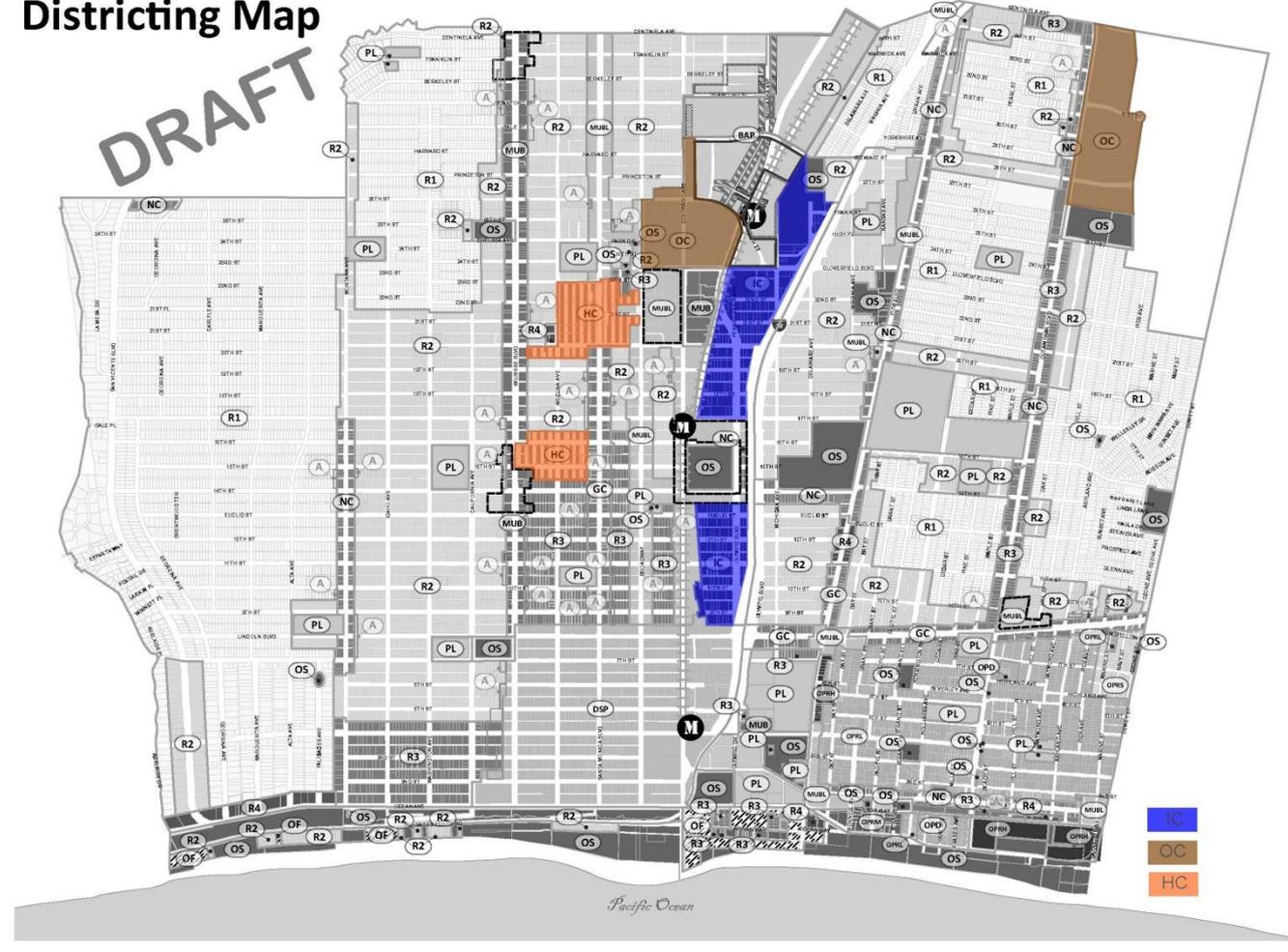
9.15 Public and Semi-Public Districts

9.16 A Off-Street Overlay Districts

Employment

City of Santa Monica Districting Map

DRAFT



PLANNING COMMISSION HEARING
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Employment

- Comprised of three districts:

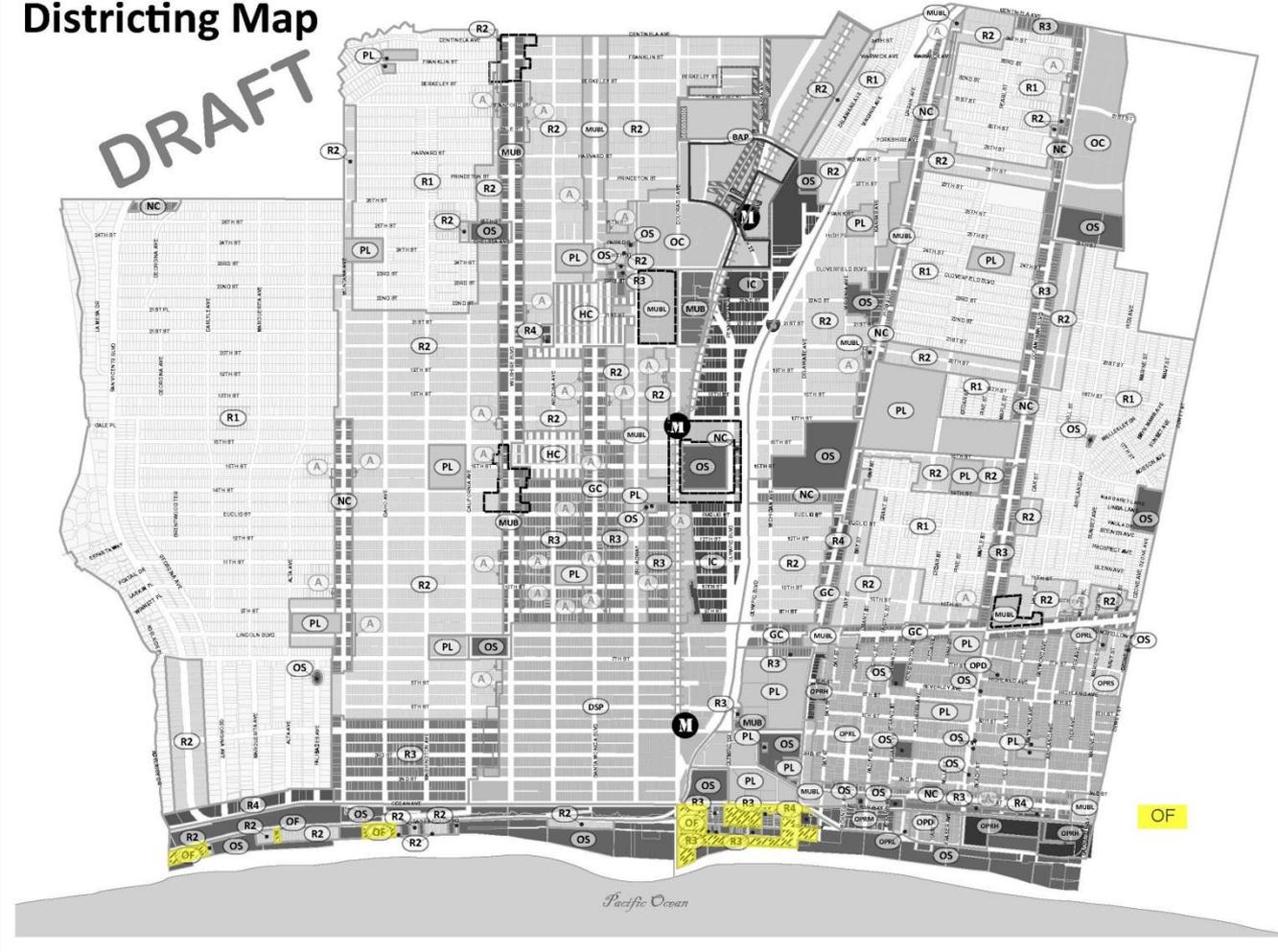
Proposed Zoning District	Proposed Descriptive Zoning Name	Existing Zoning Designations
IC	Industrial Conservation	M1, LMSD (outside of Bergamot)
OC	Office Campus	C5
HMU	Healthcare Mixed Use	CP

- HMU uses and standards to be added
- Transitional standards added for uses adjacent to residential districts
- New conditionally permitted uses

Oceanfront

City of Santa Monica Districting Map

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Oceanfront

- Existing zoning designation: RVC
- New permitted uses:
 - General retail
 - General markets
- New uses with MUP: Farmers market
- Transitional standards added for uses adjacent to residential districts

Public and Semi-Public

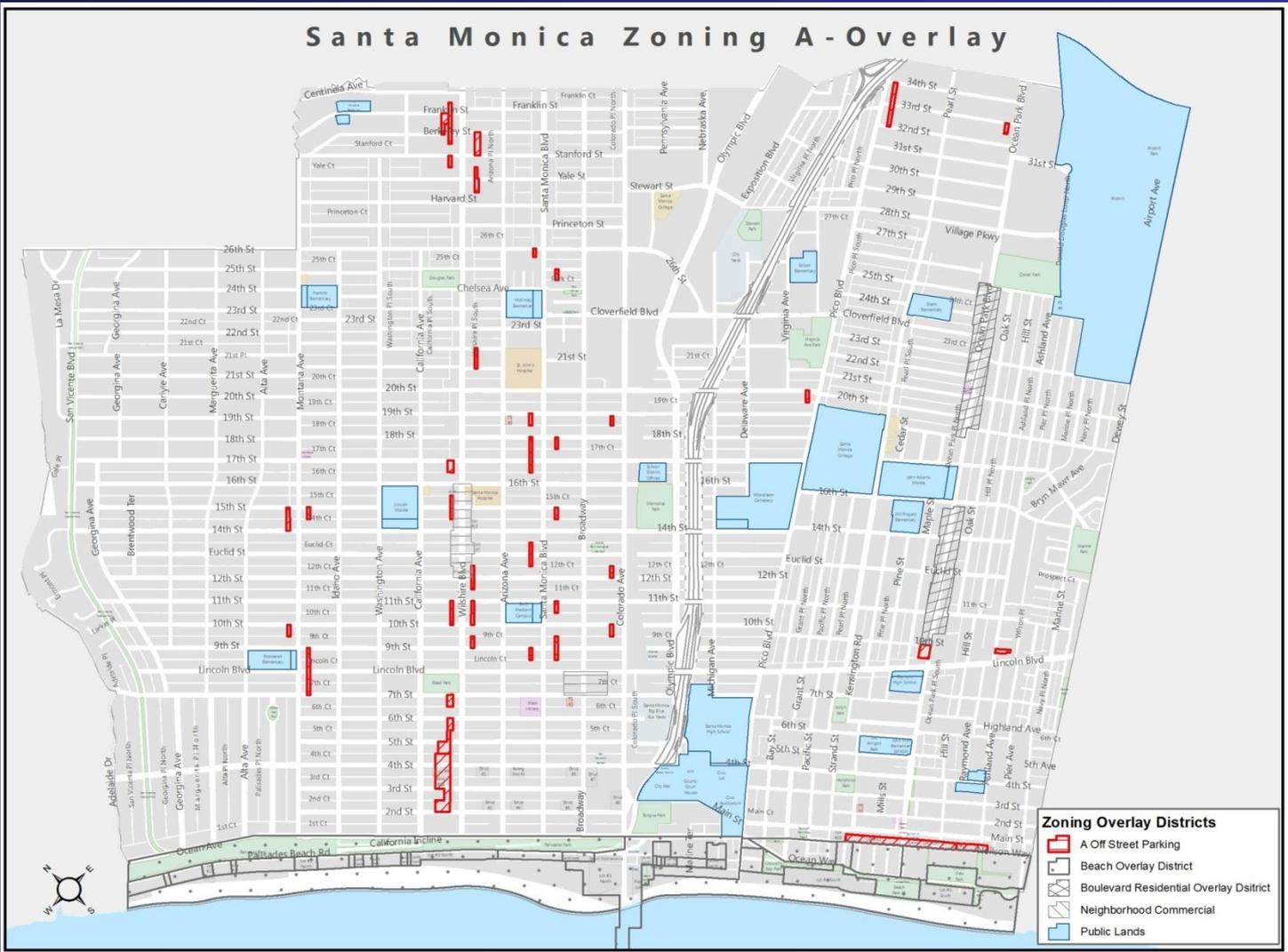
- Comprised of two districts:

Proposed Zoning District	Proposed Descriptive Zoning Name	Existing Zoning Designations
PL	Institutional/Public Lands	Civic Center, Schools
OS	Parks and Open Space	DP, BPD

- Labeling corrections required
- Additional landscaping standards



A Off-Street Parking Overlay



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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:

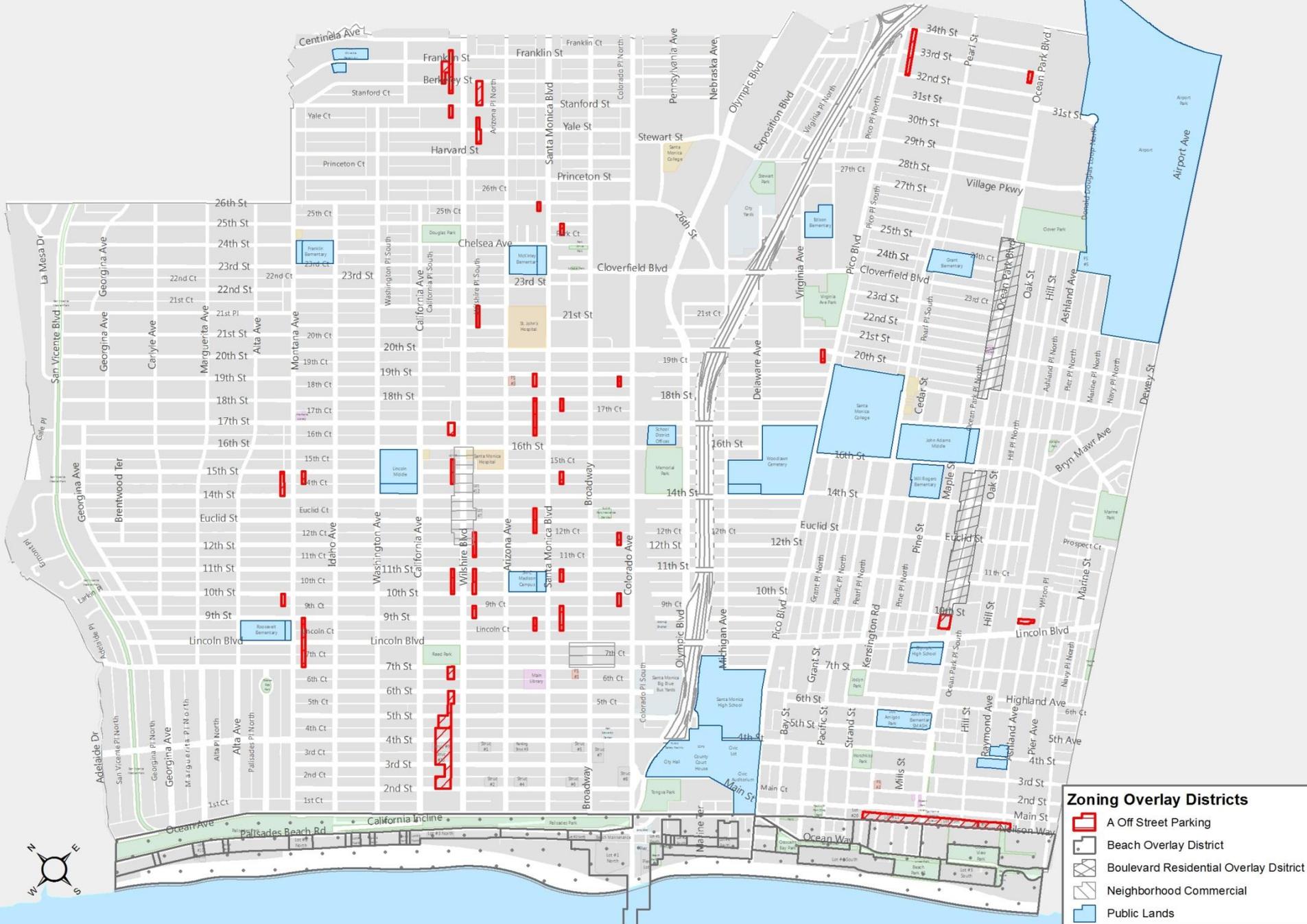
1. Parcels with existing residential buildings or vacant parcels – remove 'A' overlay
2. All other existing 'A' overlay parcels – keep the 'A' overlay

Based on these principles and supporting standards in the ZO, revisions to the LUCE map and LUCE could be required.

A Off-Street Parking Overlay

- Existing A-Overlay standard:
 - *Allows subterranean parking through CUP if the surface level is landscaped open space*
- Proposed change to this standard:
 - *Continues to allow subterranean parking through CUP if the surface level is landscaped open space OR developed as a residential project (in R2, R3, R4)*

Santa Monica Zoning A - Overlay



- Zoning Overlay Districts**
-  A Off Street Parking
 -  Beach Overlay District
 -  Boulevard Residential Overlay District
 -  Neighborhood Commercial
 -  Public Lands



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