

PLANNING COMMISSION

March 12, 2014



Zoning Ordinance Update

To Be Discussed

Division III – General Regulations

9.28 Parking, Loading and Circulation

Division VI – Land Use and Zoning Related Provisions

9.53 Transportation Demand Management

Prior Zoning Ordinance Updates

January 30, 2013

Sustainability, Parking, and Transportation
Demand Management

June 5, 2013

Transportation Demand Management

August 28, 2013

Parking and Transportation Demand
Management Update

PLANNING COMMISSION HEARING
Zoning Ordinance Update

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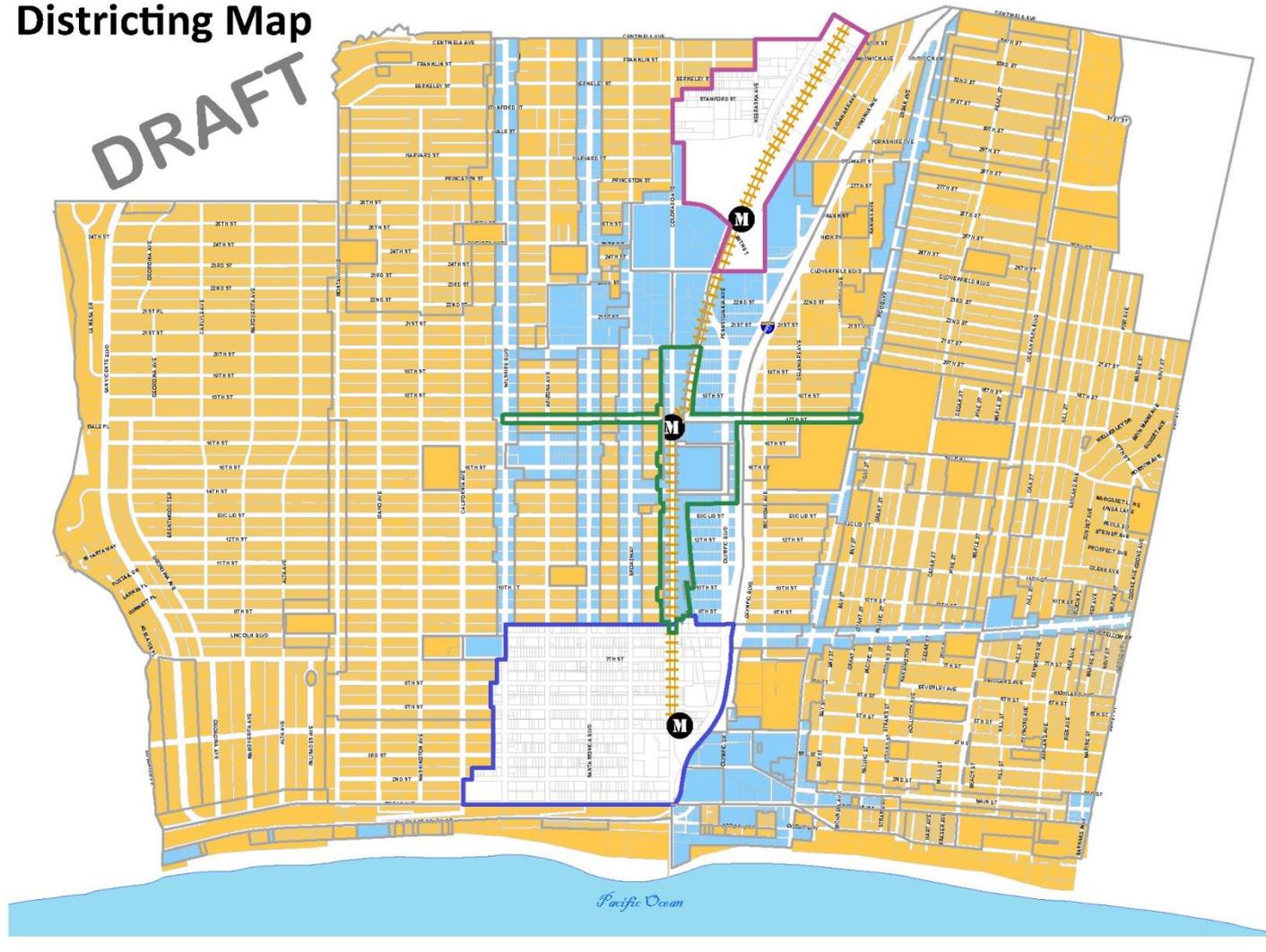
Implementation of LUCE through Zoning

- Sustainability
- Trip Reduction
- Traffic Congestion
- Land Use and Transportation Integration

Parking Requirements by Zoning District

Districting Map

DRAFT



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City of Santa Monica

Updated Ratios – 9.28.060

Table 1. Sample Proposed Revised Parking Requirements with Comparison to January Consultant Report and Existing Zoning

	Existing Zoning	Jan 2013 Consultant Report	Draft Zoning Recommendation: Conservation Areas	Draft Zoning Recommendation: Transit & Mixed-Use Areas
Markets 5000+ square feet	1 / 250	1/1000	1 / 250	1 / 300
Markets 2,500-5,000 square feet	1 / 225	1/1000	1 / 250	1 / 300
Markets Less than 2,500 square feet	1 / 225 (1/300 in BSCD,C3,C3 C)	1/1000	1 / 300	1 / 500



Graduated & Synchronized Approach –

9.28.060

Table 2. Sample Proposed Minimum Required Parking by Use, Size and Area

	Conservation Areas	Transit & Mixed Use Areas
Restaurant		
5000+ square feet	1/125 square feet	1/125 square feet
2500-5000 square feet	1/200 square feet	1/200 square feet
Less than 2500 sf	1/300 square feet	1/500 square feet
Retail		
5000+ square feet	1/300 square feet	1/300 square feet
2500-5000 square feet	1/300 square feet	1/300 square feet
Less than 2500 sf	1/300 square feet	1/500 square feet
Market		
5000+ square feet	1/250 square feet	1/300 square feet
2500-5000 square feet	1/250 square feet	1/300 square feet
Less than 2500 sf	1/300 square feet	1/500 square feet

Housing Approach – 9.28.060

Double Check existing #s

Sample Proposed Minimum Required Parking by Unit Size and Area, applies to Rental or Condominium Residential Units

	Conservation Areas	Transit & Mixed Use Areas	Existing Zoning
Studio	1.0 / unit	1.0 / unit	1.0 / unit
1 Bedroom	1.0 / unit	1.0 / unit	2.0 / unit
2+ Bedroom	2.0 / unit	1.5 / unit	2.0 / unit
Guest	1.0 / 5 units	1.0 / 10 units	1.0 / 5 units



9.28.020 Applicability

- *Previous 9.04.10.08.020: Every change of use, new or substantially remodeled buildings*
- New Buildings and Land Uses
- Existing Non-Residential Buildings
 - If change requires 3 or fewer required parking spaces, not applicable
 - Calculated based on existing land use parked at rate of one parking space per 300 sf
- Additions and Alterations to Residential Buildings
 - Single Unit Dwellings
 - Multi Unit Dwellings

Bicycle Parking – 9.28.140

	2011 Bike Plan / Zoning Ordinance 2012	Bergamot Area Plan	Draft Zoning Ordinance
Use	short term / long term* (1 space per)		
Restaurant	3,000 / 2,000	1,000 / 2,000	4,000 / 3,000
Retail - Gen Food and Grocery	4,000 / 3,000	1,000 / 3,000	4,000 / 3,000
Retail	1,000 / 10,000	1,000 / 3,000	4,000 / 3,000
Office	8,000 / 5,000	5,000 / 900	8,000 / 5,000
Hotel	8 /.2 per room	8 total /.25 per room	8 total/.2 per room
Multi-family	0.1 / .1 per unit	.1 / 1 per bedroom	.1 / 1 per bedroom

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Car Share and Bike Share

- **New: 9.28.180 (B) Car Share Spaces**
 - For every space provided, the parking requirement is reduced by 2 spaces, up to 25% of required, not to exceed 10 spaces
 - Agreement in place between property owner and carsharing operator
- **Updates:**
 - Negotiating Carshare contract
 - Bikeshare RFP released
 - Public Right-of-Way
 - Negotiated in Development Agreement

9.28.090 C Tandem Parking

- *Previous:*
 - *For large commercial buildings*
 - *Narrow lots*
 - *State incentives for low incoming housing*
- For Non-Residential Uses
 - Modify to read 'tandem parking may be used when: parking attendant available at all times and the maximum does not exceed 25 percent of the total number of spaces
- For Residential Uses
 - Permitted for single unit dwellings

Design Guidelines: Single Family Parking

- *Previous: required to be in a two car garage*
- **Recommendation: be in an enclosed garage**

Design Guidelines: Alley Access Required

- *Previous: alley required for multi-family except for certain cases*
- **Parking Access: Alley Access 9.28.120 (B) (3)**
Recommendation: Access to parking areas shall be from alleys and new curb cuts are prohibited, except:
 - Corner parcels with side street access
 - No alley with minimum width of 15'
 - Average slope of parcel at least 5%
 - Director determination
 - Commercial properties may have non-residential parking access from side streets

Percentage of Compact Parking

- *Previous: 40% of required commercial allowed to be compact*
- Recommendation:
 - 40% of all parking allowed to be compact
 - Distributed evenly
 - Not located near entrances

Public Parking Associated with Private Property Development

- *Previous: no limit on amount of parking that can be provided*
- Recommendation 9.28.040 (A) (5) (b):
 - Up to 10% more than minimum allowed by right
 - Up to 25% more than minimum allowed if permanently shared and permanently public, subject to Planning Commission approval
 - Additional parking can be provided if it is publicly controlled and operated and would function as part of the City's public parking network

Updated TDM Approach

- Increased AVR Targets for Employers and Developers by District
- New Employer Regulations
 - Lower Threshold to 30 employees
 - Customer Incentive Program
- New Developer TDM Regulations
 - Residential Requirements
 - Commercial Requirements
 - Monitoring
 - Violations
 - Alternative Compliance
- TDM Outreach & Transportation Management Organization

Overall: AVR Targets by District

Section 9.53.040

Previously 9.16.040

Establishes Developer and Employer AVR Targets based on location in the City.

AVR Targets range from 1.60 to 2.20

Districts with the most transit access will have the highest AVR Target (2.20)

Targets become effective on January 1, 2016

Employer: Plan Threshold

Section 9.53.080(C)(1)

Previously 9.16.090(B)

Reduces the employee threshold for employers required to submit Emission Reduction Plans from 50 employees to 30 employees on January 1, 2016.

Employer: Customer Incentive Plan

Sections: 9.53.060(D)(2)(iii)
 9.53.130(B)(2)(ix)
 9.53.070(A)(11)

Requires employers with significant numbers of customers and visitors to post green commute options serving the site, and provide information on the company website.

Suggests that employers voluntarily offer customer incentives to customers who rideshare to the business.

Developer: TDM Plans

Section 9.53.140(C)

Established applicability of TDM Plan requirements for developers:

- Nonresidential projects: 7,500 sf or more
- Residential projects: 16 or more units
- Mixed-Use Projects: 16 or more residential units with associated nonresidential floor area or 7,500 sf or more of nonresidential floor area with any number of residential units

Developer: Submission of TDM Plans

Section 9.53.120

Previously 9.16.120

The Developer Requirements:

- Submit a Preliminary TDM Plan at the time of application
- Preliminary TDM Plan is reviewed prior to project consideration
- Prior to issuance of a building permit, physical components of the Plan must be shown on the construction drawings and approved
- Prior to issuance of a C of O a Final Developer TDM Plan shall be submitted for final approval.

Developer: TDM Plan Content (physical)

Section 9.53.130

Previously 9.16.10(c)

Physical Elements Required (in addition to facility improvements required in Chapter 9.28 Parking, Loading and Circulation):

Onsite transportation information kiosk

A Designated Project Transportation Coordinator

Developer: TDM Plan Content (programmatic)

Section 9.53.130(B)(2)(b)

Programmatic Elements for Residential projects:

- Transportation Welcome Package
- Local Preference Marketing Plan
- TMO Participation
- 50% Transit Subsidy

Developer: TDM Plan Content (programmatic)

Section 9.53.130

Previously 9.16.10(c)

Programmatic Elements for non-residential projects that result in the addition of 7,500 sf or more and the nonresidential portion of mixed-use projects:

- AVR Survey Calculations
- Annual TDM Plan Budget
- New Employee Orientation
- Parking Cash Out
- Incentives for employees living within ½ mile of the worksite
- On-site shared bicycles
- Commuter matching
- Information on telecommuting and alternate work schedules
- Information on Guaranteed Ride Home Program
- Transportation Allowance
- Customer Incentive Program
- TMO

Developer: TDM Plan Annual Monitoring

Section 9.53.140(A)

Developer shall submit an annual monitoring report which contains:

- Confirmation of compliance with TDM Plan elements
- AVR calculation (Nonresidential projects and components)
- Updated statement of commitment from property owner
- Updated annual TDM budget and implementation strategy

Developer: TDM Plan Violations

Section 9.53.140(C)

Previously 9.16.130(b)

Violations of the Developer TDM Plan include failure to:

- Submit a Developer TDM Plan Annual Status Report
- Implement strategies contained in the Developer TDM Plan
- Achieve the established AVR requirement (not applicable to Residential)

Developer: TDM Plan Remedies for Violation

Section 9.53.140(D)

Developer Violation (other than not achieving AVR Target):

- Fine of \$5/unit/day and \$5/employee/day

Developer Violation for Not Achieving AVR Target:

- TDM Plan modification required
- Implement approved changes to TDM Plan in 30 calendar days
- Submit a progress report in 6 months

Continued Noncompliance Procedures:

- Withhold issuance of building permits, C of O or other permits/licenses
- Issue a stop work order
- City Attorney action

Developer: TDM Plan Alternative Compliance

Section 9.53.140(E)

If the Developer does not achieve the AVR Target, the Developer may choose to pay an Alternative Compliance Fee in addition to TDM Plan implementation.

The Alternative Compliance Fee is calculated as:

- Compliance Fee x Daily Vehicle Reduction Needed to Achieve AVR Target x Work days per year based on 22 work days per month (264 days)

TMO/TDM Outreach Update

Mixers and Meetings

4 Bergamot Mixers

10 Vanpool Meetings

2 Individual Employer Presentations

Results of Outreach

Over 400 participants in our Transportation Subsidy

17 new vanpools formed

Identifying TDM Leaders in our Business Community

Expanding outreach to other areas of the City

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