

Zoning Ordinance Update

Development Standards & Design Guidelines Open House
May 14, 2012



WORKSHOP AGENDA

1. Update and status report
2. Proposed approach to shaping development under the LUCE
3. Zoning and the development review process
4. Examples of standards and guidelines
5. Questions and answers
6. Next steps

ZONING UPDATE GOALS

1. Implement the LUCE
2. Improve the quality of new development and design while allowing creative architectural expression.
3. Provide greater clarity for the community and applicants.
4. Improve permit review by creating new and modifying existing processes
5. Modernize the Zoning Ordinance



santa monica land use & circulation element

Maintaining the character of Santa Monica while enhancing the lifestyle of all who live here.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
ADOPTED JULY 6, 2010



LUCE GOALS

Conserve Residential Areas While Supporting Economic Growth

- Conserves scale & character in most areas of the city
- Focus new development in areas better served by transit



LUCE GOALS

Integrate Land Use With Transportation

- Redirect pressure away from the neighborhoods
- Land use change and increased density focused on Expo stations and Transit Corridors
- New mixed-use housing strategically located along transit corridors
- Economic development opportunities located near Expo Transit Villages



LUCE GOALS

No Net New PM Trips

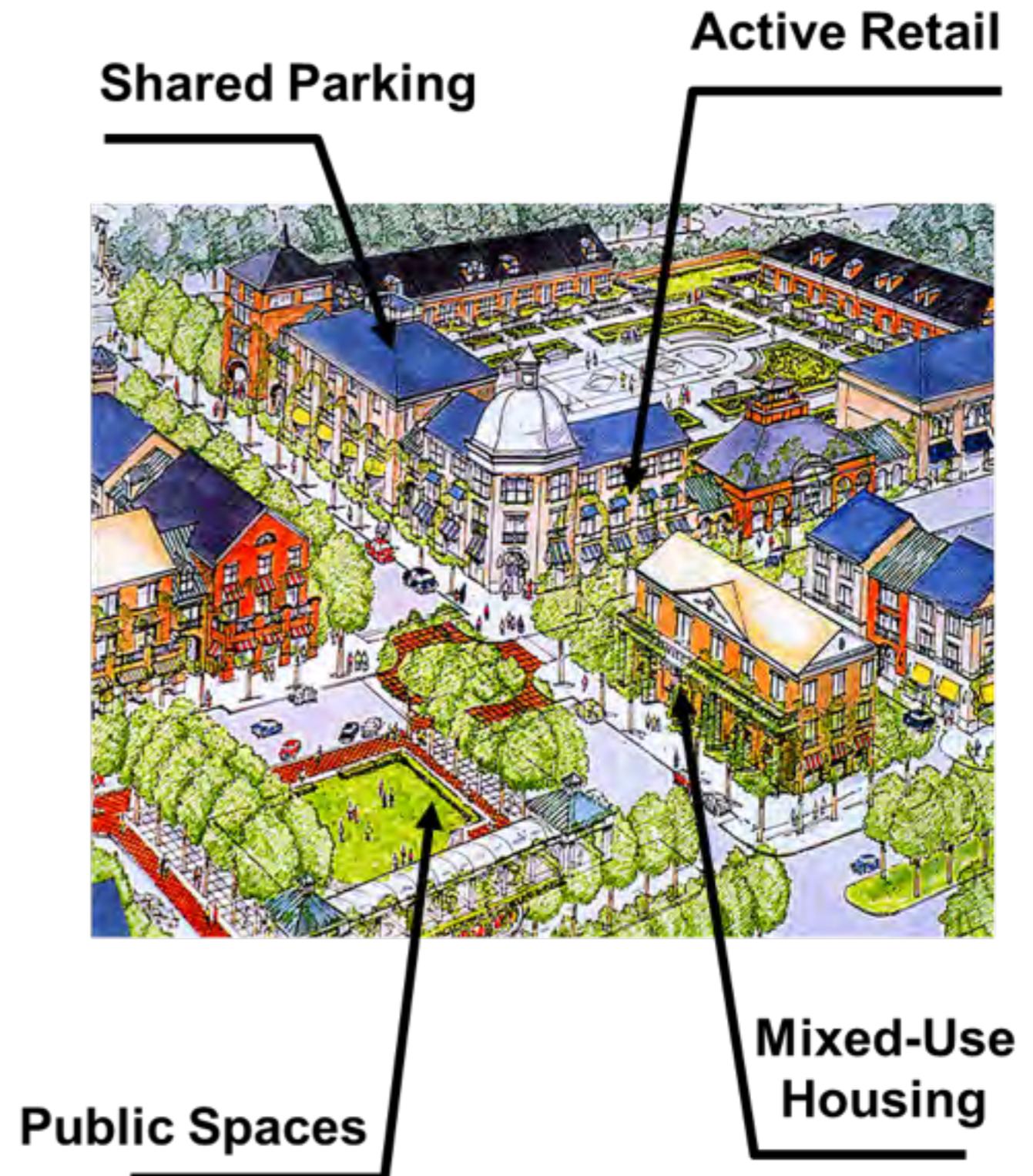
- Transportation Demand Management Districts
- Nexus study/Impact fees
- Comprehensive transit system including Exposition Light Rail
- Cohesive bike system
- Re-connecting street grid pattern



LUCE GOALS

Create Complete Neighborhoods

- New connections for pedestrian and bike access to daily needs and transit
- Accessible open space
- Shared parking resources
- Diversity of housing opportunities
- Local-serving retail/services



LUCE GOALS

Create Active, High-quality Places

- Building design and uses create community “Places”
- Residential uses mixed with creative jobs for 17 hour/ 7 day activity
- Wider sidewalks/human-scaled city blocks
- Active local serving ground floor uses to create ambiance and life



LUCE FRAMEWORK

LUCE LAND USE CATEGORIES

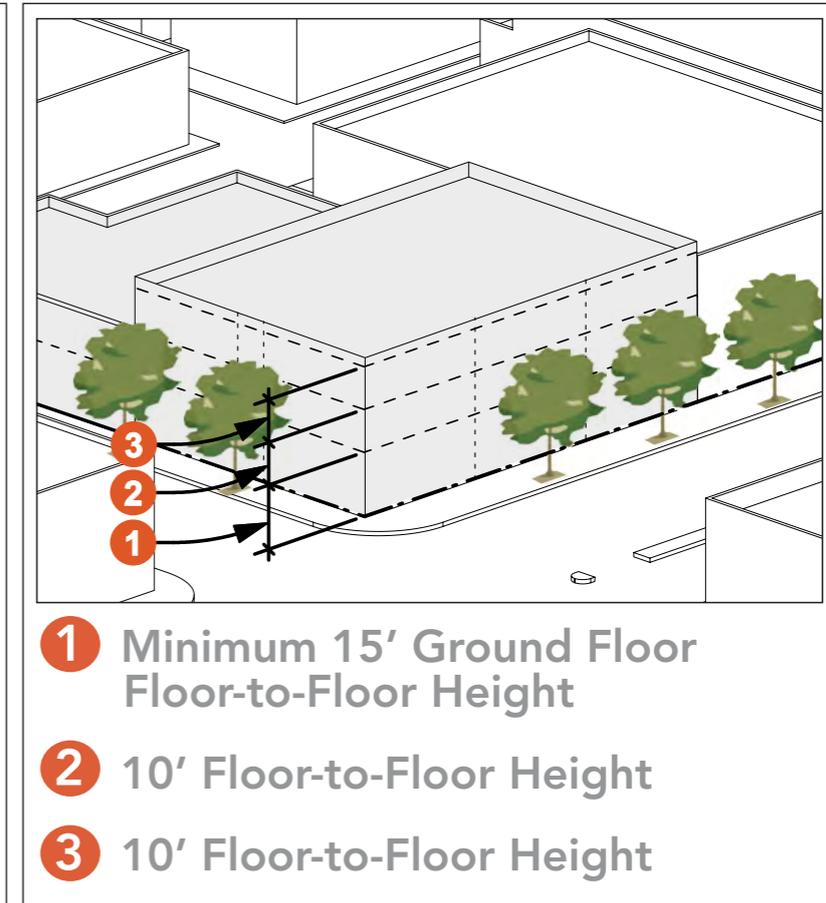
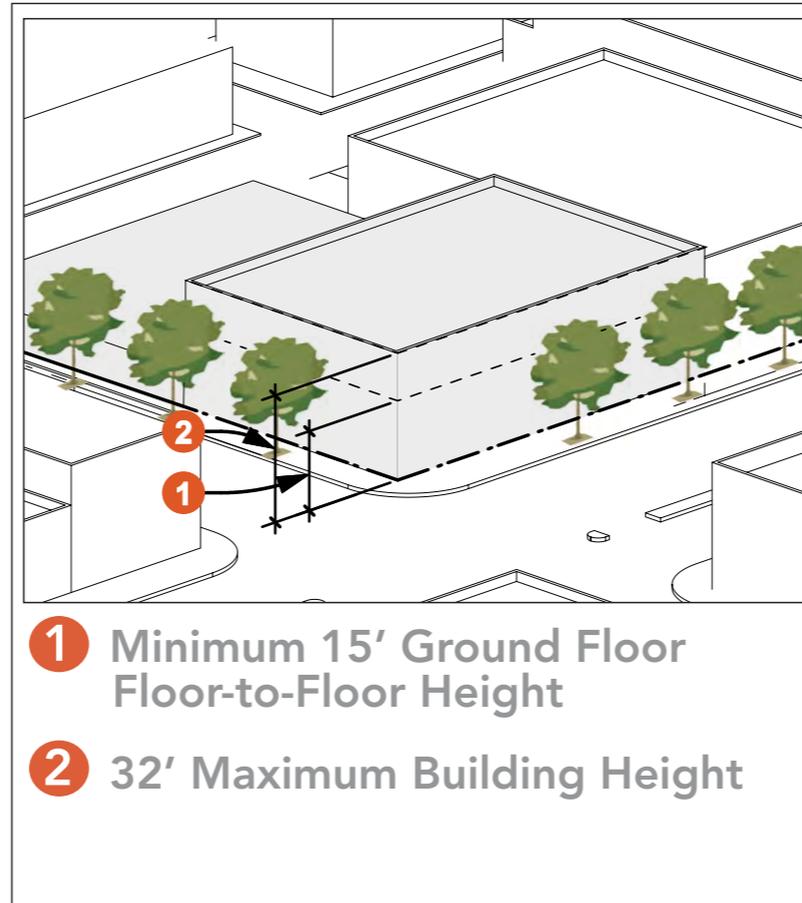
- * Neighborhoods
- * Boulevards
- * Mixed-Use Centers
- * Employment and Commerce
- * Community and Public Uses



LUCE TIERS

Tier 1

- Staff review
- Base height 32-36 feet (2 stories) plus bonus of one floor for affordable housing
- Project approval ministerial/by right
 - Use Permit not required
 - Design Guidelines compliance review



LUCE TIERS

Tier 2

- Planning Commission and ARB review
- Heights from 32 to 60 feet and FAR from 1.5 to 3.0 based on location and amount of affordable housing
- Commercial and Mixed-Use Projects
- Community benefits required

Example: Mixed-Use Blvd Low

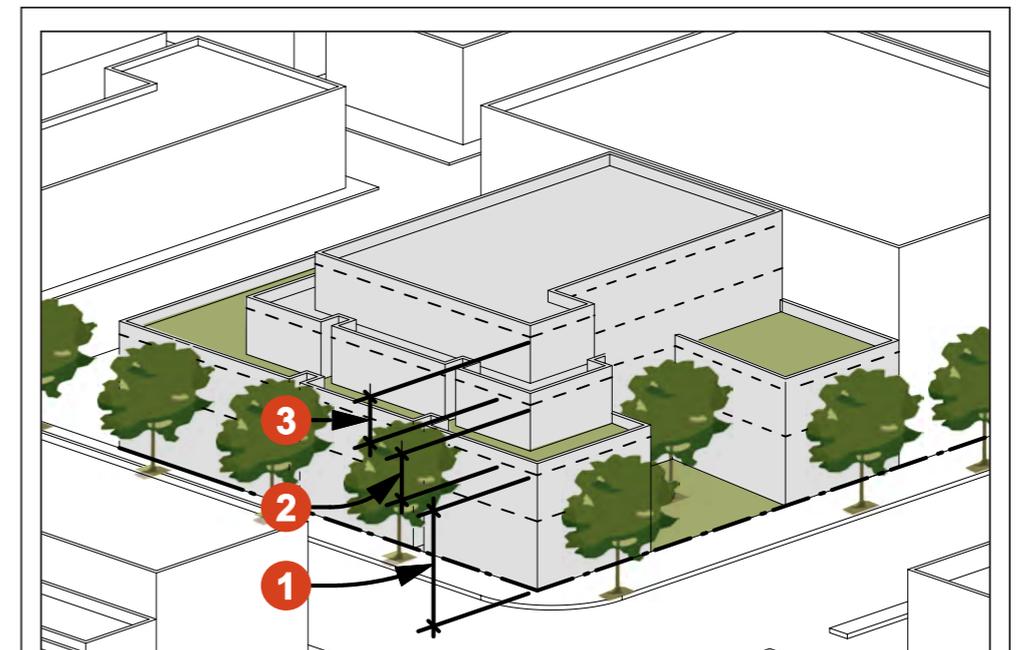


LUCE TIERS

Tier 3

- City Council review
- Heights to 3,4,5,6 stories max by location
- FAR from 2.75 FAR to 3.5 based on location and amount of affordable housing
- Minimum ground floor height and setbacks; maximum façade height at property line
- Requires Development Agreement
- Community benefits required

Example: Mixed-Use Blvd Low



- 1 Maximum Façade at Property Line
- 2 Step Back'
- 3 Increased Step Back

LUCE COMMUNITY BENEFITS



AFFORDABLE & WORKFORCE HOUSING



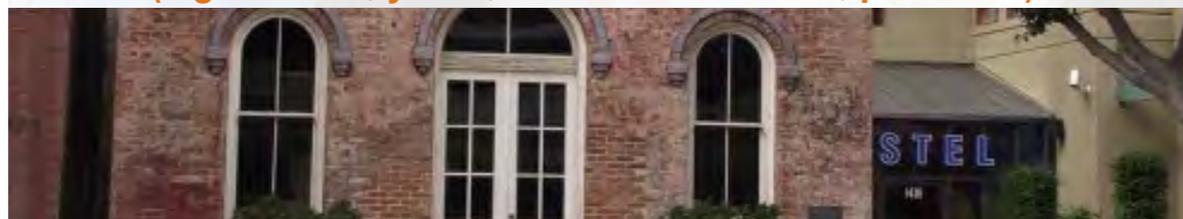
TRIP REDUCTION & TRAFFIC MANAGEMENT
(e.g. bike facilities, free transit passes, shared parking)



COMMUNITY PHYSICAL IMPROVEMENTS
(e.g. ped/bike connections, open space)



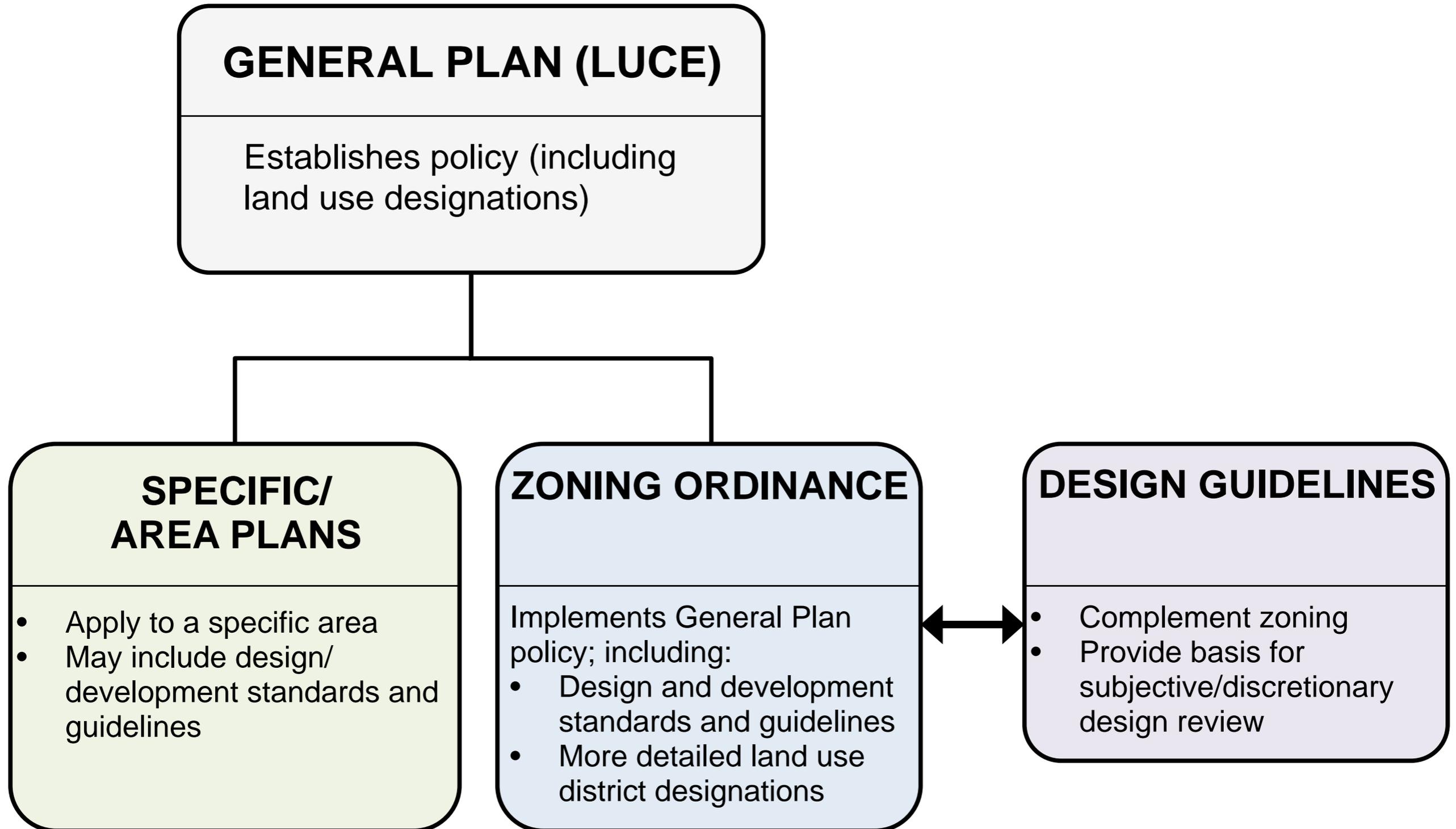
SOCIAL & CULTURAL FACILITIES
(e.g. cultural, youth, and senior facilities, public art)



HISTORIC PRESERVATION

FROM LUCE TO ZONING

FROM LUCE TO ZONING



WHAT IS ZONING?



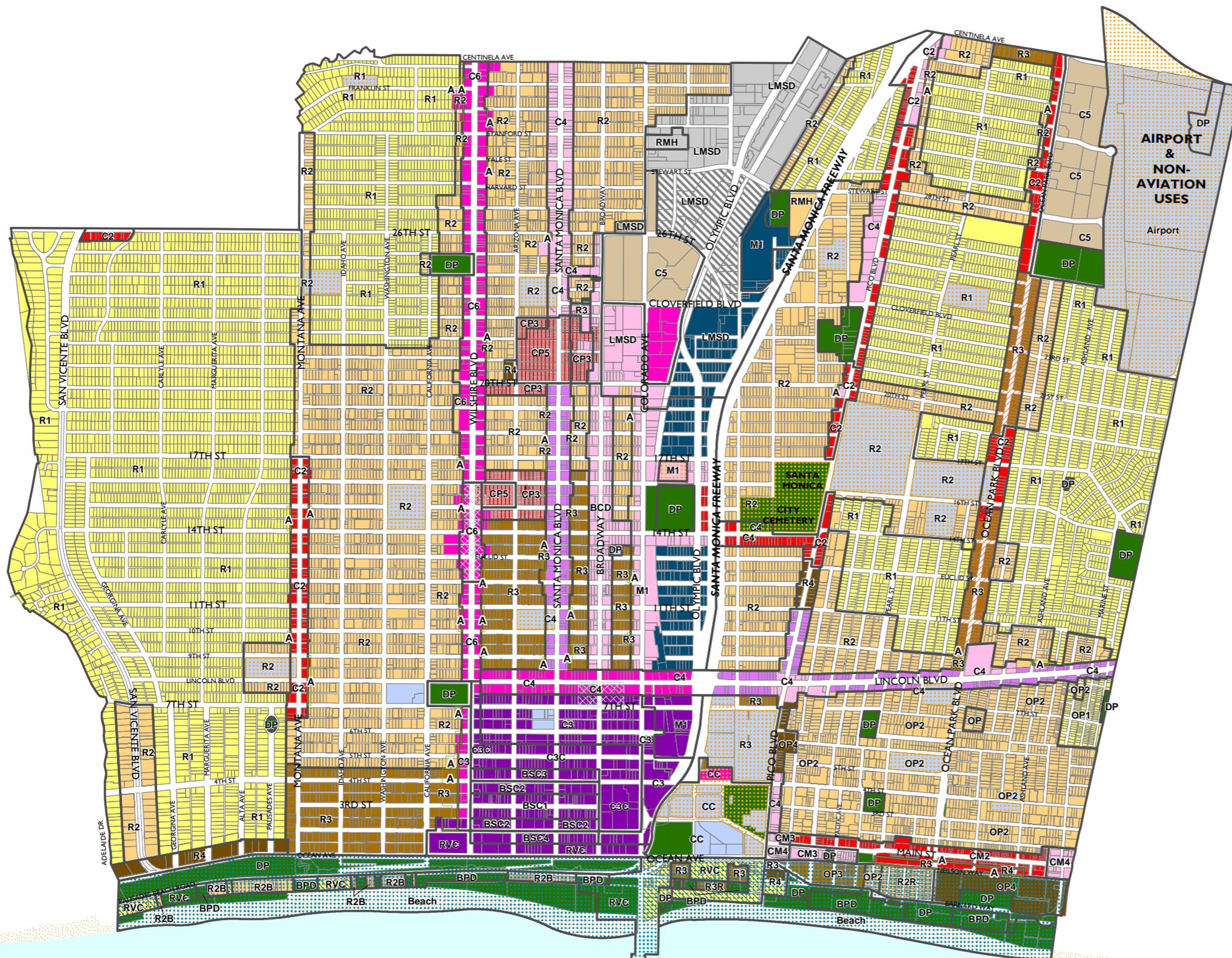
- Division of land (excluding public ROW) into districts based on distinctive features and characteristics and regulation of buildings and uses within each district consistent with adopted plans and policies
- Primary tool for implementing General Plans and other policies regarding growth, development, and resource management and protection

WHAT IS IN A ZONING ORDINANCE?

- Land Use Classifications/Districts
- Use Regulations
- Development Standards and Design Guidelines
- Administrative Provisions/Procedures



SANTA MONICA LAND USE DISTRICTS



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 & Bhatia, 2011.

District Objectives

Example:

Mixed-Use Corridors

OBJECTIVES: MIXED-USE CORRIDOR DISTRICTS

- Transform auto-oriented boulevards and corridors into vibrant, diverse, and attractive corridors that support a mix of residential, pedestrian, and neighborhood serving uses in order to achieve an active social environment within a revitalized streetscape;



OBJECTIVES: MIXED-USE CORRIDOR DISTRICTS

- Promote infill development, intensification, and reuse of currently underused sites consistent with the General Plan;



OBJECTIVES: MIXED-USE CORRIDOR DISTRICTS

- Increase housing along boulevards and encourage a mix of uses that promotes convenience, economic vitality, fiscal stability, and a pleasant quality of life;



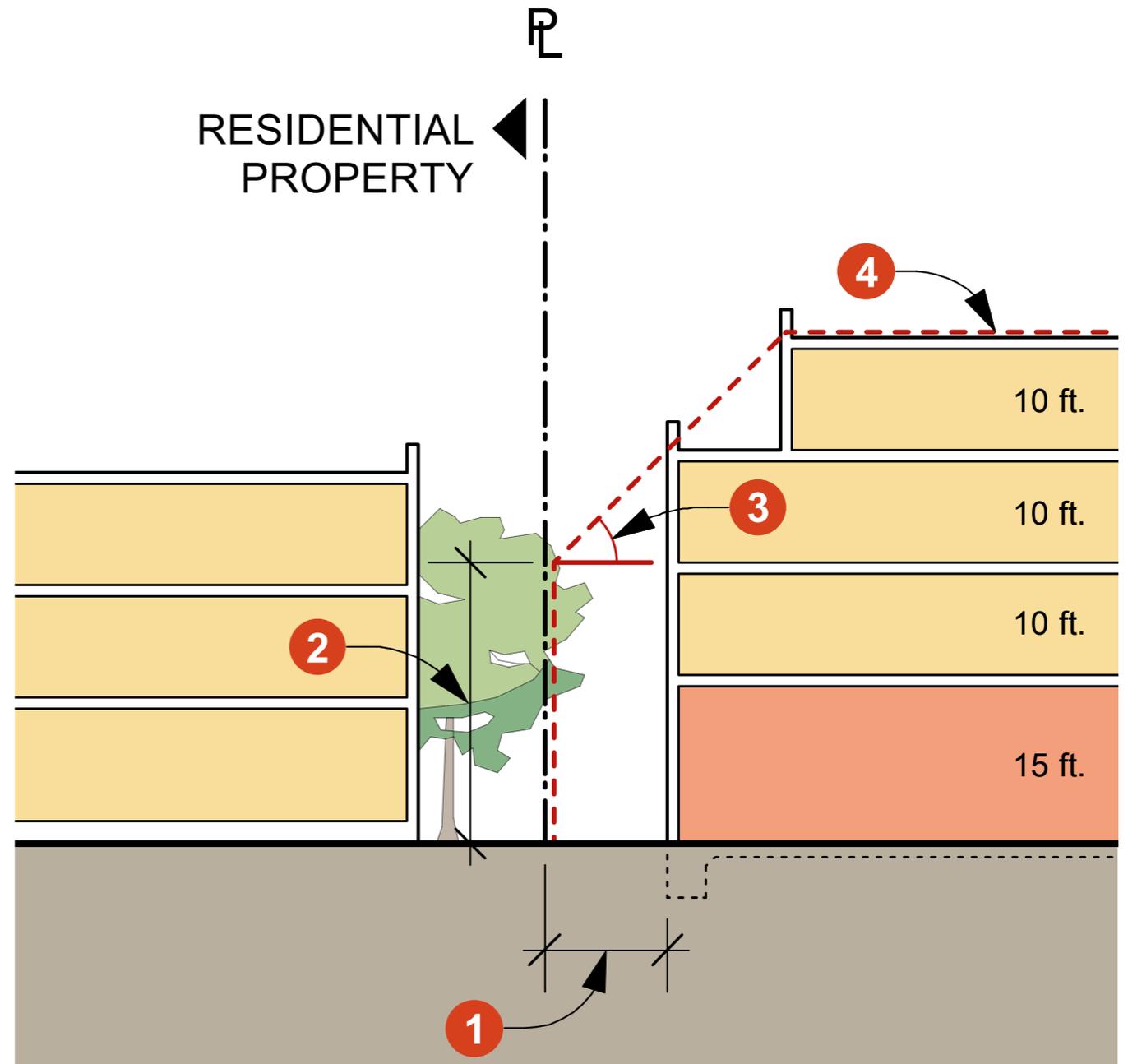
OBJECTIVES: MIXED-USE CORRIDOR DISTRICTS

- Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character along mixed-use corridors;



OBJECTIVES: MIXED-USE CORRIDOR DISTRICTS

- Provide appropriate buffers and transition standards between commercial and residential uses to preserve both commercial and mixed-use feasibility and residential quality.



DEVELOPMENT STANDARDS

- **Standards “*Shall*”**
 - Fixed requirements
 - Quantifiable and measurable
 - Compliance required
- **Example**

On lots of less than 20,000 square feet, maximum building height shall be 32 feet

DESIGN GUIDELINES

- **Guidelines "Should"**
 - Advisory recommendations
 - Typically non-quantifiable
 - Compliance with guideline intent required
- **Guidelines Example**

Building facades should incorporate differentiated modulation of building planes, materials, and details, to create visual interest and a pedestrian scale at the sidewalk.

Draft Guidelines

(“creating the shoulds”)

Example:

Low Density Residential (RL)

DRAFT GUIDELINES EXAMPLE

Multi-family Design Guidelines Objectives

Starting Point: The LUCE

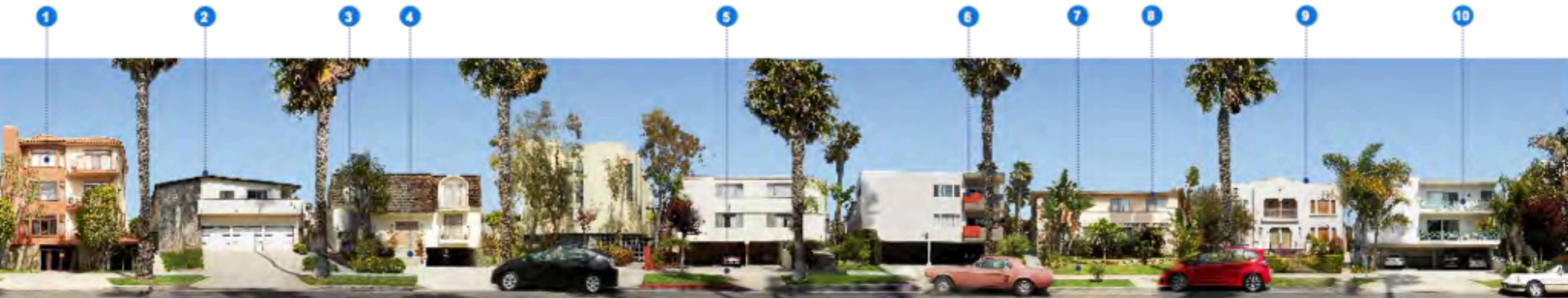
- 1. Preserve and maintain existing neighborhood form and place**
- 2. Create pedestrian supportive sidewalks and streetscapes**
- 3. Incorporate appropriate massing and bulk**
- 4. Provide for transitions from commercial uses and properties**
- 5. Ensure skyline interest**
- 6. Reinforce existing scale with architectural modulation**
- 7. Acknowledge courtyard traditions and encourage new courtyard buildings**
- 8. Utilize landscape**
- 9. Ensure flexibility and creativity**

DRAFT GUIDELINES EXAMPLE

RL • Low Density Residential

Starting Point: Existing Community Context

Case Study: 5th Street, Idaho Ave. to Washington Ave.



1. Scale and Lot Widths / Parcelization
2. Window and Façade Modulation
3. Pitched Roofs / Overhangs / Skyline Interest
4. Front Yard Setbacks and Landscaping
5. Front Stoops / Ground Floor Elevation
6. At-grade Parking
7. Balconies
8. Architectural Modulation / Expression / Detail

DRAFT GUIDELINES EXAMPLE

RL • Low Density Residential

From Starting Points to DRAFT Guideline Topics



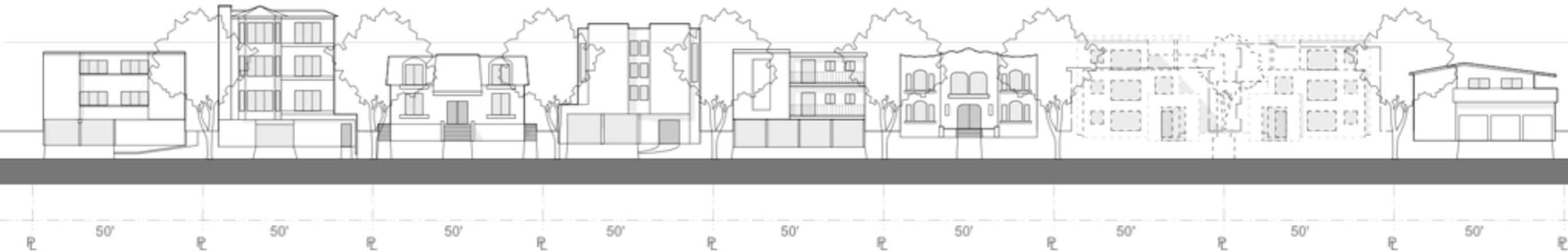
TYPICAL DRAFT GUIDELINE CRITERIA

1. Bulk and Massing
2. Stepback guidelines
3. Front, side, and rear yard setback guidelines
4. Transitions to adjacent residential and/or commercial structures guidelines
5. Skyline and roofline guidelines
6. Building plane modulation guidelines
7. Open space guidelines
8. Landscape guidelines
9. Sustainability guidelines
10. Accessibility guidelines

DRAFT GUIDELINES EXAMPLE

RL • Low Density Residential

From Draft Guidelines Topics to DRAFT Guidelines



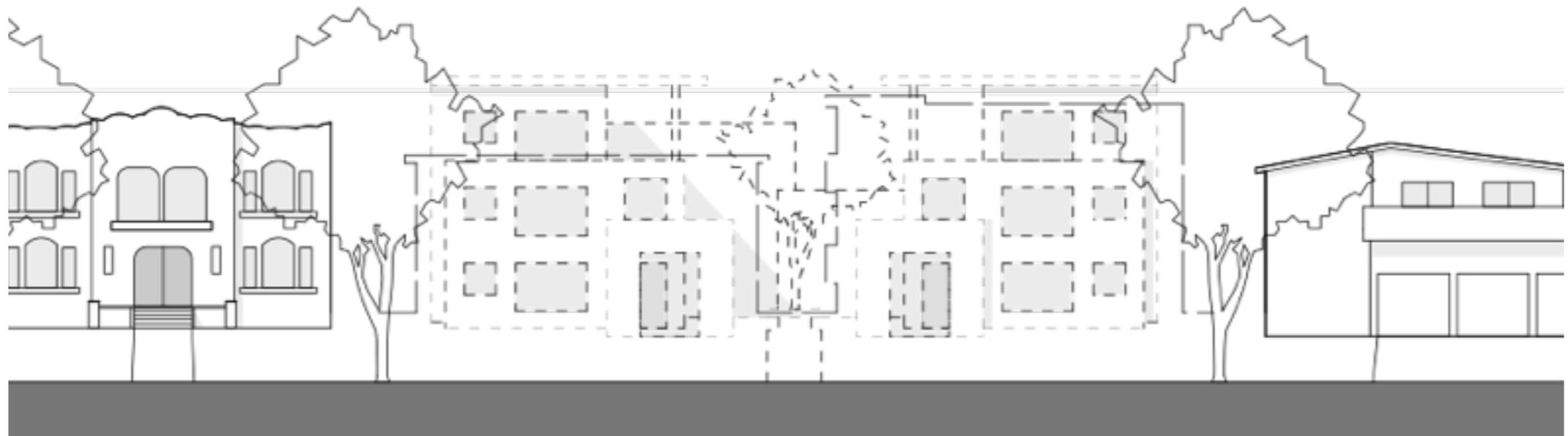
- 1 Preserve and maintain existing neighborhood form** while allowing new residential development that is consistent with existing community character.
- 2 Acknowledge sense of existing neighborhood place** with landscape surrounds at buildings, utilization of similar setbacks and built-form proportions, and use and/or reinterpretation of neighborhood-defining features.
- 3 Provide built-form transitions** between adjacent buildings with separations for light, air, and privacy utilizing landscaped setbacks, adjustments in bulk and massing, presence of similar building heights and proportions, and continuation of architectural shapes and lines from structure to structure.
- 4 Incorporate massing and bulk** that acknowledges the dimensions of the underlying platting, breaks in built-form based upon this platting, and the scale and proportions of adjacent and surrounding buildings.
- 5 Utilize skyline expression** that distinguishes the roof forms and upper levels of individual buildings and differentiates adjacent structures from each other.
- 6 Orient buildings and individual residential entries to public sidewalks** and/or provide visible courtyards, street-facing terraces, and/or open spaces at the fronts and sides of structures.
- 7 Provide building plane modulation** utilizing breaks in building plane, changes of material, and/or expressions of vertical and/or horizontal details that create shade and shadow patterns.
- 8 Conserve existing courtyard structures and encourage the design of new buildings utilizing courtyards.**
- 9 Use climatically appropriate landscape and hardscape** at front yards, side yards, rear yards, courtyards, and upper level and rooftop balconies, terraces, and open spaces to establish indoor-outdoor relationships and active and passive common and private open space.

DRAFT GUIDELINES EXAMPLE

RL • Low Density Residential

Summary of Design Guidelines Approach

- 1. Ensure Santa Monica neighborhood design character**
- 2. Support pedestrian-oriented sidewalks, streetscapes, and sense of community**
- 3. *Provide for design guidelines compliance flexibility***



NEXT STEPS AND SCHEDULE

- **Issue Papers—June-July 2012**
 - Design Review Best Practices (Completed)
 - Zoning Districts
 - Uses, Terms, and Definitions
 - Community Benefits
- **Zoning Modules—Aug-Sept 2012**
 - Zoning Districts and Use Regulations
 - Community Benefits and Other Citywide Regulations
 - Development and Design Standards and Guidelines
 - Zoning Administration
- **Public Review Draft—Dec 2013**
- **Planning Commission and City Council Hearings—1st Quarter 2013**

QUESTIONS

1. Are we on the right track?
2. Are the broad compliance objectives correct, and are there any gaps?
3. Which building features should be addressed with standards and guidelines?