

An aerial photograph of Santa Monica, California, showing the coastline, beach, and city buildings under a cloudy sky. The text is overlaid on the center of the image.

LUCE

City Council Endorsement and Next Steps



LUCE: A Balanced and Integrated Strategy that Responds to Community Expectations

Six Framework Elements :

- **Neighborhood Preservation and Enhancement**
- **Integrated Land Use and Transportation**
- **Pro-Active Congestion Management**
- **Public Benefits**
- **Urban Character and Form**
- **A Sustainable Santa Monica**





Council incorporated Planning Commission Recommendations:

- Include superior design into benefits
- Incentivize historic preservation
- Ensure “Complete Neighborhoods”
- Promote affordable elderly care and “Mom and Pop” businesses
- Develop logical implementation program
- Ensure districts are supported by transit improvements
- Measure performance and recommend adjustments to meet changing needs



Council incorporated Planning Commission Recommendations:

- Evaluate how to provide truly affordable housing
- Delineate the tipping point for public benefits and affordable and workforce housing

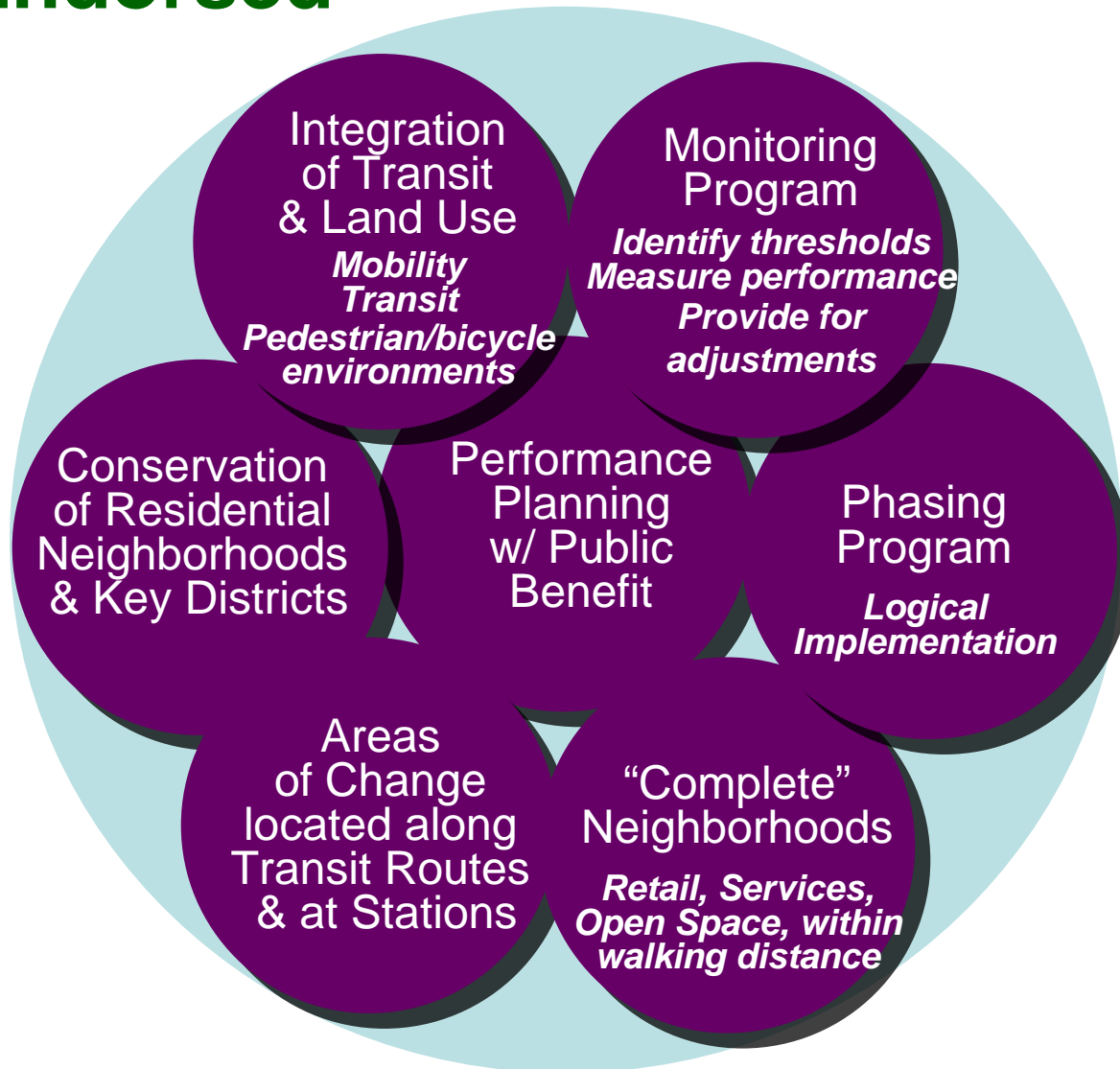


Council also incorporated recommendations from the following Boards and Commissions:

- **Landmarks Commission**
- **Architectural Review Board**
- **Recreation & Parks Commission**
- **Arts Commission**
- **Sustainable City Task Force**
- **Childcare & Early Education Task Force**



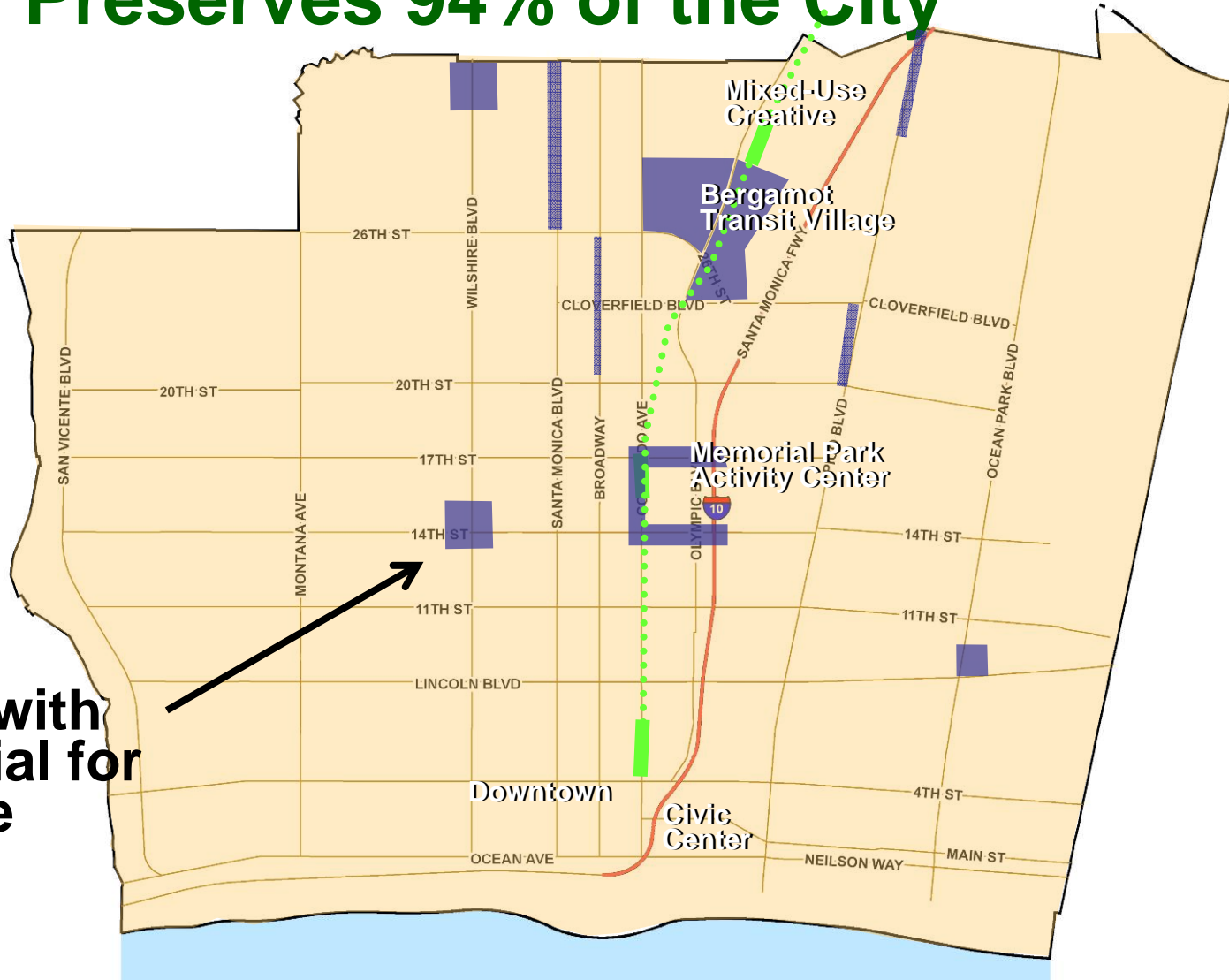
Planning Commission Recommended & Council Endorsed





CITY COUNCIL ACTION

LUCE Preserves 94% of the City



Areas with potential for change



PRESERVATION OF RESIDENTIAL NEIGHBORHOODS

Aggressively implement actions to protect character and scale

- **Historic Preservation and Adaptive Reuse: *Retain character defining buildings***
- **Maintain older, small-scale multifamily with open space**
- **Preserve and enhance open space, greenery and tree canopy**

Tools to Achieve Success

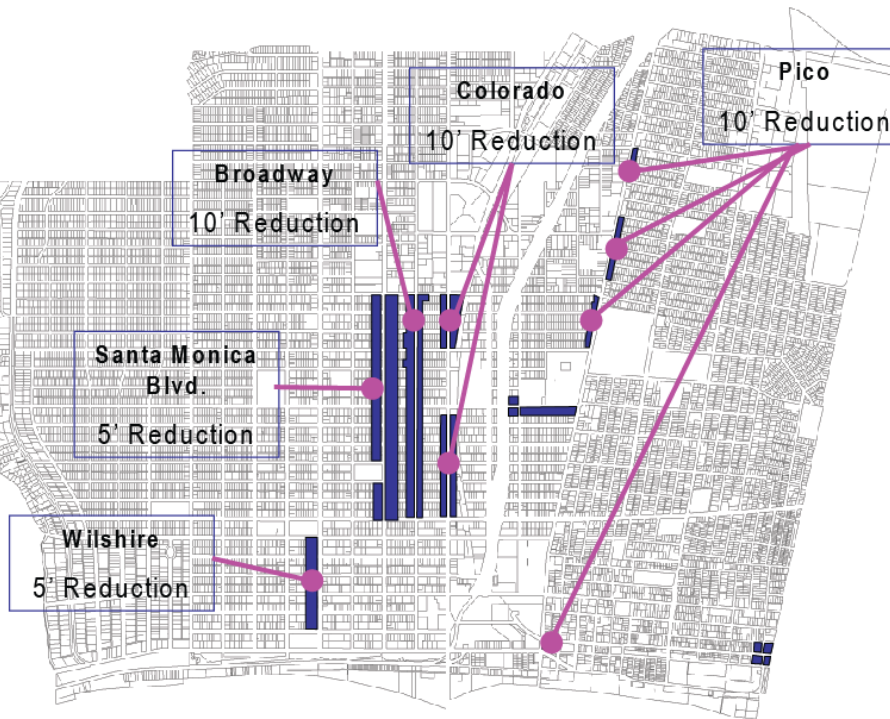
- **Conservation Overlay Zones**
- **Infill Development Standards**
- **Maximum Building Envelopes**
- **Transfer of Development Rights**





LOWER MAXIMUM HEIGHTS FOR ENVIRONMENTAL ANALYSIS — 98.8% of Heights are within current zoning

Reduction in Height



Increase in Height



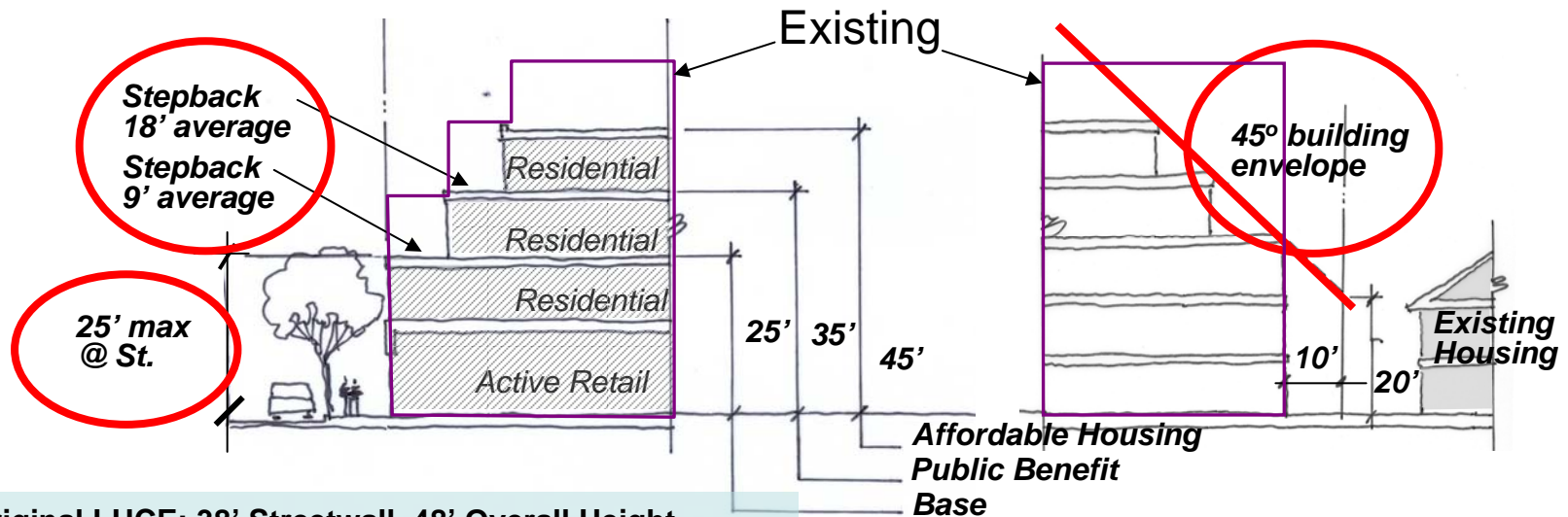


LOWER MAXIMUM HEIGHTS FOR ENVIRONMENTAL ANALYSIS— ENVELOPE

BOULEVARDS

Broadway—Mixed Use Boulevard Low

- Lower Streetwall
- Stepbacks along the boulevards
- Rear stepbacks



* Original LUCE: 38' Streetwall, 48' Overall Height



LOWER MAXIMUM HEIGHTS FOR ENVIRONMENTAL ANALYSIS

*** Above ground floor use predominantly residential and small floor plate**

BOULEVARDS

Wilshire—Mixed Use Boulevard

- Lower Streetwall
- Stepbacks along the boulevards
- Rear stepbacks



* Original LUCE: 48' Streetwall, 58' Overall Height

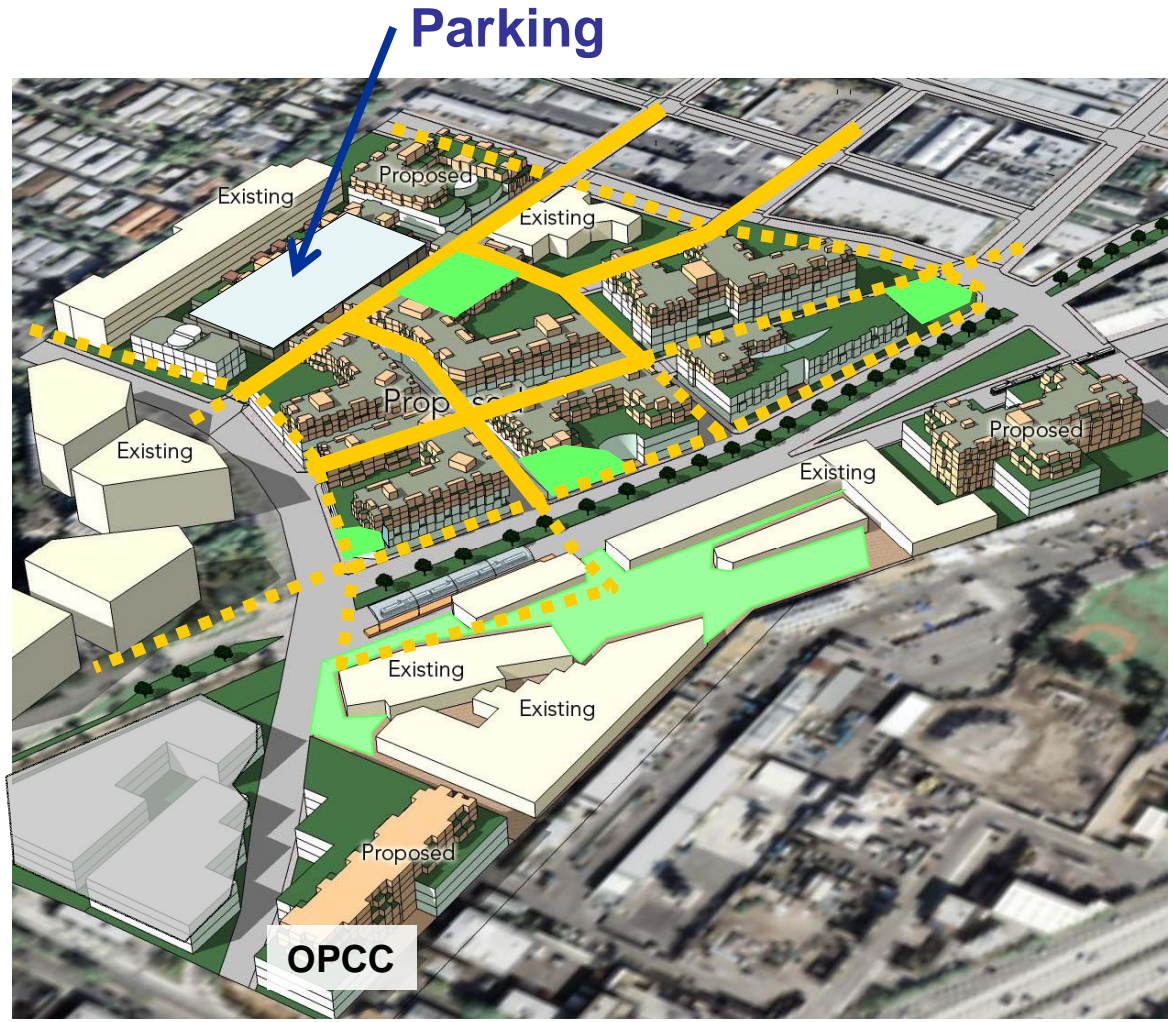


LOWER MAXIMUM HEIGHTS FOR ENVIRONMENTAL ANALYSIS

DISTRICTS

Bergamot Transit Village

- With extensive Public Benefits & Affordable Housing 65' average height
- Range of residential to commercial ratios for both Bergamot Transit Village and Mixed Use Creative Arts District





COUNCIL'S COMMITMENT TO A PROACTIVE REVIEW PROCESS THAT ENSURES COMMUNITY INVOLVEMENT AND CONFORMANCE WITH THE PLAN

- **Participation in defining Public Benefits**
- **Transparency of Process**
- **Community identify objectives and expectations**



ESTABLISH A HIGH BAR FOR PERFORMANCE PLANNING TIED TO PUBLIC BENEFIT

- Future development must contribute to the livability of the City and its residents
- Extraordinary public benefits and compatibility

Examples:

- Historic Preservation and adaptive reuse
- Significant Open Space
- Affordable and Workforce Housing
- Maximum amount of affordable housing in evaluation



PROACTIVELY MANAGE AND REDUCE TRAFFIC—”NO NET NEW TRIPS”

Create complete neighborhoods to reduce traffic and meet sustainable goals

Future projects must:

- **Be located near transit**
- **Employ strategies to significantly reduce trips**
- **Participate in Transportation Management Program to pool and coordinate resources**
- **Build bike and pedestrian improvements**
- **Contribute impact fees**



PHASING OF FUTURE DEVELOPMENT OVER 20 YEARS

- **Ongoing monitoring and evaluation every 5 years**
 - **Trip reduction success**
 - **Transit capacity at transit centers**
 - **Creating comprehensive transportation network that is easy to use**
 - **Full participation from the Community**

NEXT STEPS

COUNCIL PROVIDED PARAMETERS

- **CEQA**
- **Traffic Impacts**
- **Economic Feasibility**
- **Testing alternatives to achieve greatest public benefit**
- **Interim Guidelines**