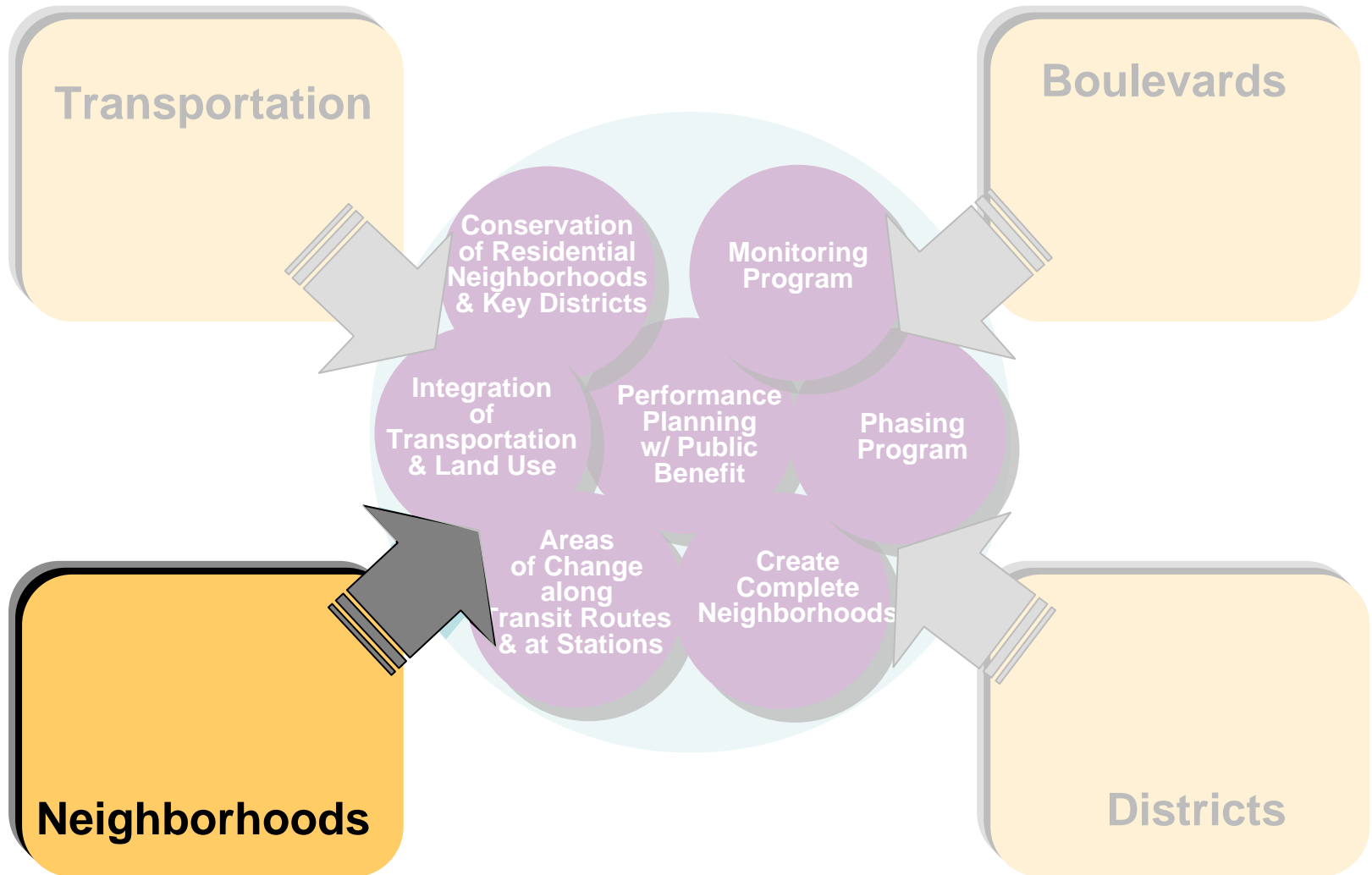




THE NEIGHBORHOODS



**Santa Monica is a city of neighborhoods.
The LUCE provides a vision and tools to preserve them.**

- New buildings must be compatible in character and scale
- Neighborhoods must be “Complete” neighborhoods by enhancing nearby services
- Streets and sidewalks should be treated as open space; w/ improved quality
- Connectivity should be improved
- Older apartment buildings should be preserved



**Santa Monica is a city of neighborhoods.
The LUCE provides a vision and tools to preserve them.**

NEIGHBORHOOD PROTECTION:

- Integrate urban design and placemaking with neighborhood preservation
- Protection and buffering from commercial uses through step backs
- Review process that evaluates urban design and character in addition to architectural compatibility
- Conservation district overlay should be considered as an additional tool
- Ground floor open space





THE NEIGHBORHOODS

Each neighborhood has its particular characteristics and neighborhood issues.

Single Family Neighborhoods

- North of Montana
- North of San Vicente
- East Wilshire
- Sunset Park



Multi-Family Neighborhoods

- Mid-City East
- Central City
- Pico
- West Wilshire
- Ocean Park
- Multi-family North





Land Use Designations

Single Family Housing

- Single-family, parks & small day care
- Base Height 35'; Stories 2; Density 8.7 du/ac

Low Density Housing

- Single-family, low density multi-family, residential institutions, neighborhood serving facilities and grocery stores
- Base Height 30'; Stories 2; Density 29 du/ac

Medium Density Housing

- Single-family, low & medium scale multifamily, attached, residential institutions, neighborhood serving facilities and grocery stores
- Base Height 40'; Stories 3; Density 45 du/ac

High Density Housing

- Multifamily, attached, institutional residential uses and neighborhood serving groceries.
- Base Height 45'; Stories 4; Density 49 du/ac



PLANNING COMMISSION COMMENTS

Neighborhood Goals

General Comments

- ***Clear policy requiring GROUND LEVEL open space for multifamily development projects***
- ***Identify ways to allow the residential stock to regenerate, allow/encourage improvements***
- ***Add pocket parks to create more texture to the community.***
- ***Identify areas throughout the city that are animal friendly – where they do not have to be on leash***
- ***Compatibility – should ensure that the eclectic character of City's neighborhoods is not compromised***
- ***Encourage access from alleys to improve streetscape***





THE NEIGHBORHOODS

**Santa Monica is a city of neighborhoods.
The LUCE provides a vision and tools to preserve them.**

NEIGHBORHOOD PROTECTION

- Integrate urban design and placemaking with neighborhood preservation
- Protection and buffering from commercial buildings with step backs
- Review process that evaluates urban design and character in addition to architectural compatibility
- Conservation district overlay
- Ground floor open space





THE NEIGHBORHOODS

SINGLE FAMILY

North of Montana

Neighborhood Boundaries:

Montana, Centinela, San Vicente, 7th St.

Character/Features

- Large lots 7,500 – 9,000 sf
- Great architectural variety
- Mature street and private realm trees and landscaping



Key Issues See 3.2 - 6

- Protecting neighborhood scale
- Reducing cut-through traffic
- Need for neighborhood serving transportation to city's commercial areas
- Preserving historic homes, significant architecture
- Resolving parking conflicts for residents near commercial areas





PLANNING COMMISSION COMMENTS

PC Comments – North of Montana Neighborhood

NORTH OF MONTANA – *Add to issues*

- *Connect neighborhood to parks and schools, not just commercial areas*
- *Create community gathering places*
- *Transportation options needed*
- *Promote resource conservation; particularly in large lot areas*



THE NEIGHBORHOODS

SINGLE FAMILY

North of San Vicente

Neighborhood Boundaries: *San Vicente, Ocean Avenue, City limits to north & east*

Character/Features

- Very large lots 10,000 – 20,000 sf
- Many historic resources, fine architecture
- Streets & cul-de-sacs with limited access
- Mature street and private realm trees and landscaping



Key Issues See 3.2 - 8

- Preserving historic homes
- Preserving gracious lot sizes, landscaping
- Need for neighborhood serving transportation to city's commercial areas



THE NEIGHBORHOODS

SINGLE FAMILY

East Wilshire

Neighborhood Boundaries: *Montana, Centinela, Wilshire and 22nd Street*

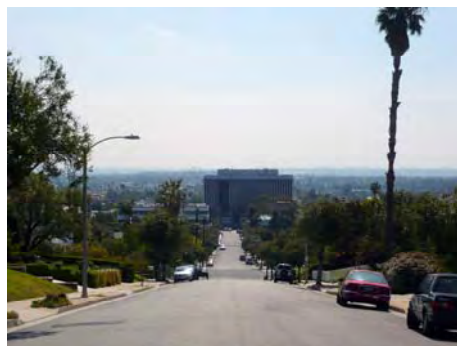
Character/Features

- Large lots 7,500 – 9,000 sf
- Quiet, suburban, hilly topography
- Mid-20th century & newer homes
- Landscaped streets; nearby amenities



Key Issues *See 3.2 - 10*

- Preserving scale & mass
- Transition between Wilshire commercial activity and residences
- Improving streetscape, sidewalks
- Reducing cut-through traffic
- Enhancing bike/pedestrian connections
- Need for better amenities on Wilshire





PLANNING COMMISSION COMMENTS

PC Comments – East Wilshire Neighborhood

EAST WILSHIRE *Add to issues*

- *Need to address 26th street as a more than a minor avenue*
- *Safe crossings for pedestrians at 26th*



THE NEIGHBORHOODS

SINGLE FAMILY

Sunset Park

Neighborhood Boundaries: Pico, Lincoln, SM Airport, City limits on south & east

Character/Features

- Varied lot sizes; both small and larger
- Orderly single-family homes on tree-lined streets
- Mid-20th century & newer homes
- Influenced by airport, nearby boulevards, SMC



Key Issues See 3.2 - 12

- Preserving scale & mass
- Transition with commercial activity
- Need for better neighborhood amenities
- Reducing cut-through traffic, auto speed
- Enhancing bike/pedestrian connections
- Need for better non-auto trip options
- Resolving parking conflicts for residents near commercial areas



THE NEIGHBORHOODS

MULTIFAMILY

Mid-City East

Neighborhood Boundaries: Wilshire, Centinela, Colorado, 25th Street

Character/Features

- Up & coming urban neighborhood with walkable services nearby and transportation connections
- Many older duplex, bungalows & courtyards as well as newer condos



Key Issues *See 3.2 - 16*

- Preserving scale & mass
- Preserving neighborhood-serving uses
- Managing the parking supply; increasing parking opportunities
- Need for improved street amenities and lighting
- Increasing recreational and open space
- Raising design & development standards





THE NEIGHBORHOODS

MULTIFAMILY

Central City

Neighborhood Boundaries: Wilshire, 25th Street, Colorado, Lincoln

Character/Features

- 1950's, 1960's apartments, condos
- High density, middle income
- Walkable services, amenities nearby and transportation connections
- Influenced by nearby medical centers



Key Issues *See 3.2 - 18*

- Preserving scale & mass
- Managing the parking supply; increasing parking opportunities
- Improving communications between neighbors, hospitals & others in area
- Increasing recreational and open space
- Raising design & development standards
- Increasing affordable housing





PLANNING COMMISSION COMMENTS

PC Comments – Central Cities Neighborhood

CENTRAL CITY *Add to issues*

- *Need for design standards to address the number of buildings where all units face the side yard in multifamily neighborhoods*
- *Need to clarify relationship to hospitals in terms of mass and scale, and neighborhood preservation*
- *Clarify boundaries of Health Care district*



THE NEIGHBORHOODS

MULTIFAMILY

Pico

Neighborhood Boundaries: *I-10 Freeway, Centinela, Pico, Lincoln*

Character/Features

- Culturally, ethnically diverse community; multi- and single family mix
- More affordable housing stock
- Influenced by freeway, Pico Blvd., SMC



Key Issues *See 3.2 - 20*

- Preserving scale & mass
- Improving bike/pedestrian access and comfort
- Managing the parking supply; increasing parking opportunities
- Expanding secure public open space
- Increasing neighborhood-serving retail, services



PLANNING COMMISSION COMMENTS

PC Comments – Pico Neighborhood

PICO NEIGHBORHOOD *Add to issues*

- *Need for bike and pedestrian connections across Pico Blvd.*
- *Power lines detract from visual quality of the area*
- *Neighborhood safety issues*
- *Lack of pedestrian level lighting; add more*
- *Add greenery and landscaping*
- *Add walking connectivity and improved pedestrian crossings at Pico and 28th and at Delaware and 20th*
- *Traffic impacts on 20th & Stewart*
- *Add public services such as Post Office, Library to retail/services*
- *Deficient in parks and open space*
- *Impacts of freeway on neighborhoods*



THE NEIGHBORHOODS

MULTIFAMILY

West Wilshire

Neighborhood Boundaries: *Montana, 21st Street, Wilshire, Ocean Avenue*

Character/Features

- Mixed medium, high-density apartments and condos
- Tree-lined, landscaped streets
- Eclectic architectural styles & forms
- Walkable grid-pattern and bike lanes
- Open space – nearby parks and beach



Key Issues See 3.2 - 22

- Preserving scale & mass
- Managing the parking supply; increasing parking opportunities
- Improving bike/pedestrian access and facilities
- Strengthening design standards
- Improving street lighting, usable open space & other amenities





PLANNING COMMISSION COMMENTS

PC Comments – West Wilshire Neighborhood

WEST WILSHIRE NEIGHBORHOOD *Added to issues*

- *Need for design standards to address the number of buildings where all units face the side yard in multifamily neighborhoods*
- *Parking challenged streets*
- *Large streets –consider diagonal parking*



THE NEIGHBORHOODS

MULTIFAMILY

Ocean Park

Neighborhood Boundaries: *Pico, Lincoln, Dewey, the beach*

Character/Features

- Mixed medium, high-density apartments and condos and single-family homes
- Mix of early 20th century structures and larger post-war apartments & condos
- Influenced by beach, Lincoln Blvd.; centered around Main Street



Key Issues See 3.2 - 24

- Preserving scale & mass
- Managing the parking supply; increasing parking opportunities, Main St. particularly
- Improving bike/pedestrian access, safety and facilities;
- Connecting residential & nearby retail
- Improving street lighting, usable open space & other amenities; OP Blvd





PLANNING COMMISSION COMMENTS

PC Comments – Ocean Park Neighborhood

OCEAN PARK NEIGHBORHOOD *Added to issues*

- *Need for design standards to address the number of buildings where all units face the side yard in multifamily neighborhoods*
- *Mitigate the impact of commercial development on the adjacent residential*
- *Maintain the eclectic character of the neighborhood – lot assembly with larger projects should be avoided*
- *Reference the existing Ocean Park Guidelines in LUCE*
- *PC position on View Corridors needs to be discussed at zoning stage*



THE NEIGHBORHOODS

MULTIFAMILY

Multifamily North

Neighborhood Boundaries: *San Vicente strip, from Ocean to 7th; Ocean from SVB to Wilshire*

Character/Features

- Upscale, high-rise apartments and condos
- Oriented toward beach, Palisades park
- Surrounded by single-family residential



Key Issues See 3.2 - 26

- Preserving scale & mass
- Improving neighborhood transportation to nearby commercial areas
- Managing the parking supply; increasing parking opportunities, Main St. particularly
- Improving bicycle connections to the beach
- Preserving architecturally, historically significant structures



PLANNING COMMISSION COMMENTS

PC Comments – Multifamily North Neighborhood

MULTIFAMILY NORTH NEIGHBORHOOD *Added to issues*

- *Need for design standards to address the number of buildings where all units face the side yard in multifamily neighborhoods*
- *Lacks transit access*
- *Needs facilities at the north end of Palisades Park to provide for the large numbers of small children*



THE NEIGHBORHOODS

Neighborhood Goals

Goal N1: Protect, preserve and enhance the residential neighborhoods.

Policies: *See 3.2 - 28*

- 1.1 Existing housing stock should be respected*
- 1.2 Neighborhoods should be encouraged to be "complete"*
- 1.3 Existing neighborhoods should have "active places."*
- 1.4 Neighborhoods should be protected from traffic, noise and air quality impacts*
- 1.5 Historic and older apartment should be encouraged to be preserved*
- 1.6 Parking should be managed to provide adequate supply*
- 1.7 New development shall maintain existing scale*



Neighborhood Goals

Goal N1: Protect, preserve and enhance the residential neighborhoods (continued).

Policies: See 3.2 – 28 & 29

- 1.8 *A range of range of housing options should be available in multi-family neighborhoods*
- 1.9 *New trees and parkland should be considered for existing & proposed residential districts*
- 1.10 *Neighborhood streets should be pedestrian and bike-friendly streets; safe and illuminated*
- 1.11 *Neighborhood streetscapes should be superior landscaped environments; avoid auto-dominated front yards*





THE NEIGHBORHOODS

Neighborhood Goals

Goal N2: Locate services and amenities within walking distance of neighborhoods.

Policies: *See 3.2 – 29*

2.1 Commercial uses that provide daily goods and services should be located within walking distance of most neighborhoods

2.2 Small-scale retail is encouraged in multi-family residential districts

2.3 Direct and safe pedestrian, bicycle connections should be developed through residential neighborhoods





THE NEIGHBORHOODS

Neighborhood Goals

Goal N3: Ensure compatible design to preserve and enhance neighborhoods.

Policies: See 3.2 –29

- 3.1 *New buildings shall be compatible with existing size, height and scale; transition to adjacent existing residences*
- 3.2 *New buildings shall be fully designed & articulated with doors, windows or similar features*
- 3.3 *New multi-family housing shall be oriented toward the public street realm*
- 3.4 *New development should cause minimal impacts/ disruptions to neighbors*
- 3.5 *New development shall respect neighborhood character & with particular attention to cultural heritage*
- 3.6 *New development should incorporate sustainable building practices, including adaptive reuse*
- 3.7 *Residential uses should be buffered from nearby commercial*

- 3.8 *Encourage/incentivize green building practices in renovations and new construction*



Neighborhood Goals

Goal N4: Ensure that the pedestrian and bicyclist have parity with the automobile in the residential neighborhoods.

Policies: See 3.2 –29

- 4.1 *Streets should be designed to support the bike trail network to reduce auto/bike conflicts*
- 4.2 *Major pedestrian crossings should be enhanced*
- 4.3 *Funding should be prioritized to ensure funding for accessible sidewalks and curb ramps*
- 4.4 *Street parking should be maintained to create a buffer between roadway and pedestrians, as appropriate*
- 4.5 *The walking experience from home to nearby shops and services should be enhanced*
- 4.6 *Shuttles, car sharing options should be considered as alternatives to the auto*





PC General Comments

MODIFY THE GOALS

N1.11 – Neighborhood Streetscape –

- *Good place to state the sustainability goals – run off control, permeable pavement*
- *Need to “green” the alleys – convert dead ends as small park*

•N1.5 Protect and Preserve

- *Need a policy on the preservation of trees (also in N1.9) – Tree policy should consider more than 2 for 1 replacement – suggested 6 to 1 with additional trees planted throughout the City. Should incorporate a “tree cover” methodology in the zoning*
- *Protect existing housing stock (especially affordable housing) in multifamily neighborhoods*
- *Strengthen existing language on the preservation of the traditional courtyard residential buildings and affordable existing structures*
- *Strengthen design requirements*
- *Flexible and site appropriate adaptive use to encourage “organic quality” of neighborhoods*



PLANNING COMMISSION COMMENTS

PC General Comments

N4 Pedestrian/Bike

- *Could add pedestrian friendly educational elements to pedestrian ways , e.g. identification of trees, history*
- *Include low speed neighborhood electric vehicles*