

An aerial photograph of Santa Monica, California, showing the coastline, the ocean, and the mountains in the background. The image is framed as if it were a page in a spiral-bound notebook, with the metal spiral binding visible on the left side.

# Planning Commission Review Comments on Boulevards/Districts Neighborhoods

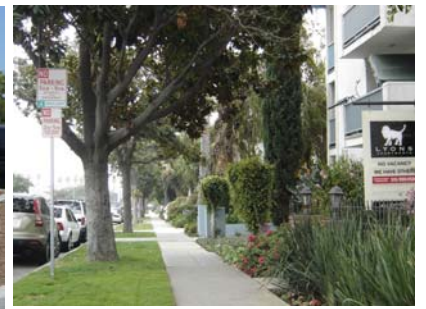
June 4, 2008

city of santa monica  
land use and circulation element  
strategy framework

may 2008



# Santa Monica's Neighborhoods



**LUCE STRATEGY FRAMEWORK**





# *Santa Monica's 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
- Conservation districts should be considered as a tool



# Santa Monica's 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





# *Santa Monica's Neighborhoods*



## *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

# Santa Monica's Neighborhoods

## SINGLE FAMILY

### North of Montana

#### Neighborhood Boundaries:

*Montana, Centinela, San Vicente, 7<sup>th</sup> 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

# Santa Monica's Neighborhoods

## North of San Vicente SINGLE FAMILY

**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

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

See 3.2 - 8

# Santa Monica's Neighborhoods

## **East Wilshire** SINGLE FAMILY

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

- 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

See 3.2 - 10

# Santa Monica's Neighborhoods

## Sunset Park SINGLE FAMILY

**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

- 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

See 3.2 - 12

# Santa Monica's Neighborhoods

## Mid-City East

## MULTIFAMILY

Boundaries: Wilshire, Centinela, Colorado,  
25<sup>th</sup> 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

- 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

See 3.2 - 16



# Santa Monica's Neighborhoods



## Central City

## MULTIFAMILY

**Boundaries:** Wilshire, 25<sup>th</sup> 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

- 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



See 3.2 - 18



# Santa Monica's Neighborhoods



## Pico

## MULTIFAMILY

**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

- 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



See 3.2 - 20

# Santa Monica's Neighborhoods

## West Wilshire

## MULTIFAMILY

**Boundaries:** *Montana, 21<sup>st</sup> 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

- 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



See 3.2 - 22

# Santa Monica's Neighborhoods

## Ocean Park

## MULTIFAMILY

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

- 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.

See 3.2 - 24

# Santa Monica's Neighborhoods

## Multi-Family North

## MULTIFAMILY

**Boundaries:** San Vicente strip, from Ocean to 7<sup>th</sup>; 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

- 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

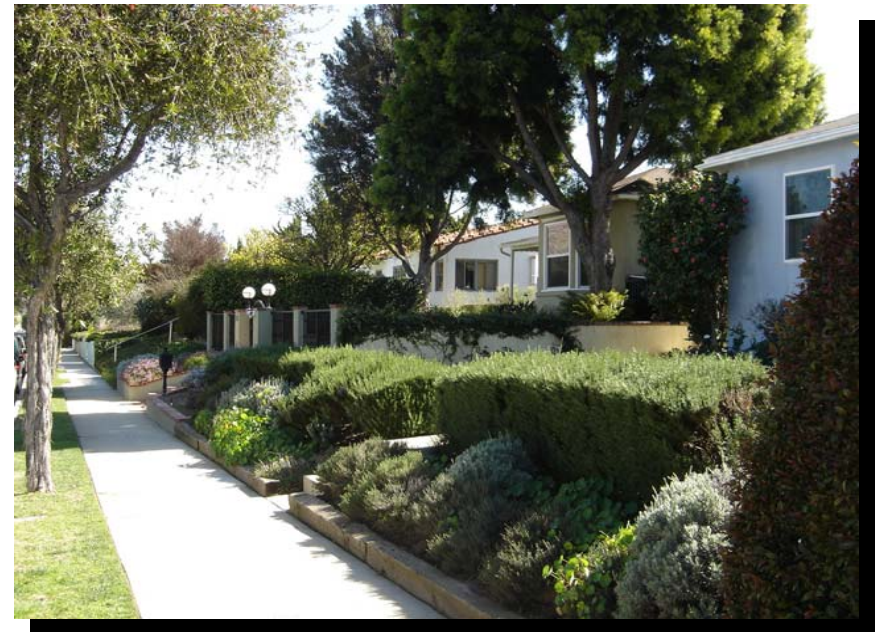
See 3.2 - 26

## Neighborhood Goals

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

### Policies:

- 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

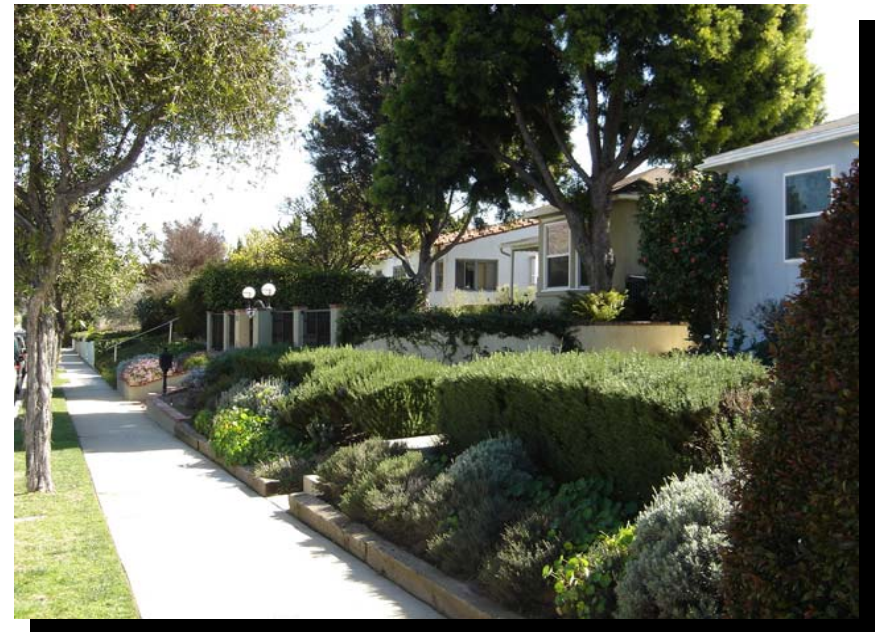


See 3.2 - 28

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

### Policies:

- 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*



See 3.2 – 28 & 29

# *Santa Monica's Neighborhoods*

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

### **Policies:**

- 2.1 Commercial uses that provide daily goods and services should be located w/in 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



See 3.2 – 29

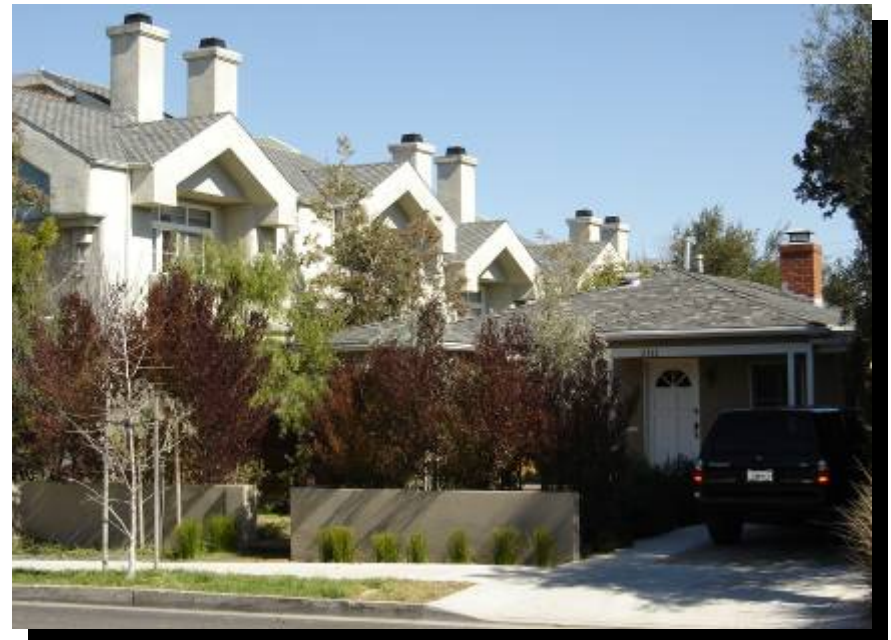
# Santa Monica's Neighborhoods

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

### Policies:

- 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



See 3.2 –29

# *Santa Monica's Neighborhoods*

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

Policies:

- 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



See 3.2 – 29