



The following summarizes the Planning Commission's final comments and official actions on 6/23/2008

General comments on:

- Land Use
- Economic Analysis
- Housing
- Urban Design

Specific comments on:

- Performance Planning
- Boulevards
- Districts
- Neighborhoods
- Transportation

An aerial photograph of a coastal city. In the foreground, there is a residential area with many houses and green spaces. A wide, sandy beach runs along the coast, with waves breaking onto the shore. In the background, there are blue mountains under a sky with large, white, fluffy clouds. A semi-transparent orange banner is overlaid on the top left of the image.

Planning Commission Final Comments

General Comments

General Comments

Public Benefits

- **Provide a list of public benefits, simple definitions, an explanation of how public benefits apply to different parts of the city and level of benefit to be provided to obtain next level of height/FAR. [See revised chart of Public Benefits](#)**

Mom and Pop

- **Need to add as public benefit subsidizing mom and pop shops after redevelopment (especially affordable grocery and retail)**

Housing and Mixed Use

- **Define workforce housing and the relationship to affordable housing.**
- **The City should not subsidize workforce housing, it should be incentivized by commercial and market rate development.**



General Comments

Economic Analysis

- ***Conduct economic analysis to incentivize a fair percentage of truly affordable new housing.***
- ***Conduct economic analysis to determine how market rate residential development will incentivize workforce housing.***
- ***Conduct economic analysis to evaluate how smaller residential projects can provide public benefits.***

Phasing

- ***Create a phasing schedule for when development can occur in key transit areas and generally throughout the City***

Monitor

- ***Measure and monitor Plan's performance***
- ***Provide for adjustments***
- ***Identify thresholds to enforce Plan's provisions***

Transit

- ***Consider adding density within ¼ mile radius of major transit stops.***



General Comments

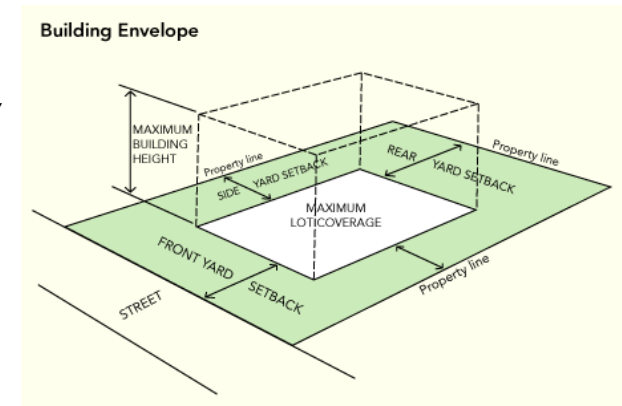
FAR

- Explain why the LUCE uses a units/acre formula for density in the residential districts rather than an FAR formula as in the mixed use districts - Recommendation – staff to evaluate using an FAR formula and evaluate in the next phase of the work

Transfer of Development Rights

- Explore how a Transfer of Development Rights program could function for the LUCE (TDR)

Recommendation: Development rights may be transferred to a second parcel – but the second parcel must remain within the height and bulk requirement for the land use designation. For instance, the restoration of an historic building may accrue public benefits that would not be used on the restoration site. These benefits could be transferred to a second site. That site would not need to provide public benefits but could build to the height, building envelope and mass requirements for a “public benefit project under the performance planning process.



General Comments

Land Use

- **Support of “Complete Neighborhoods” concept—Incentivize local serving mom and pop operations** *Added*
- **Include policies to retain affordable grocery stores and other retail goods (such as drug stores) throughout the City so that people don’t have to leave the City to shop.**
- **Prioritize rehabilitation of existing buildings as long-term care facilities, and consider them a public benefit.** *Added*
- **Adult day care should be considered a public benefit.** *Added*
- **Senior Citizen Center could be considered a public benefit**
- **Protect affordability of existing multifamily buildings**

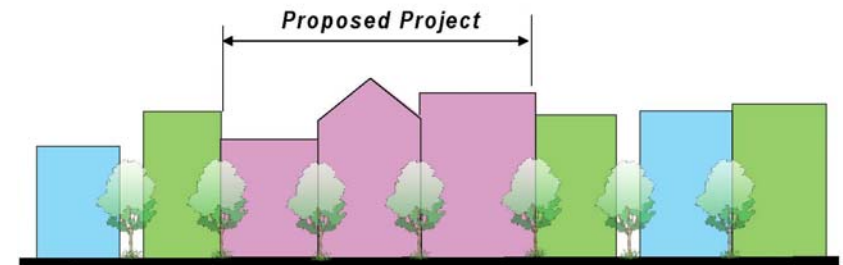


General Comments

Urban Design

- **Ensure flexibility in building heights to create variation. Streetwall should reflect stepbacks and/or building envelope angles to encourage articulation.**
- **Ensure that the height of ground floor is sufficient for retail and other ground floor uses.**
- **Examine shade from buildings on adjacent residential uses and on boulevards under proposed LUCE. Examine opportunity for some increased height in south side of boulevard for solar access.**

Recommendation: Staff has studied shadows and does not believe that the shadows are an issue. Summary of the shadow analysis will be included in the next phase of the work



General Comments

Urban Design

- **Develop more solutions to allow for redevelopment of shallow parcels on Boulevards.**

Recommendation: Staff will explore potential parking solutions for shallow lots in the next phase of the work

- *Explore allowing parking to extend under the sidewalk, providing that it doesn't impede growth of street trees*
- *Explore permitting commercial parking to extend under a multifamily development at the rear of the property*
- **Include design standards for buildings that front both a boulevard and side streets.**
Recommendation: Staff will include in the next iteration of the plan
- *Examine opportunities*



An aerial photograph of a coastal city. In the foreground, there is a residential area with many houses and greenery. A road runs through the middle ground. To the left, a sandy beach meets the ocean with waves breaking. In the background, there are blue mountains under a sky with large, white, fluffy clouds. A semi-transparent orange banner is at the top left.

Planning Commission Final Comments

Performance Planning

Performance Planning

- Future development must contribute to, not detract from the community
- Performance Incentives for Public Benefits & for Affordable and Workforce housing

Transportation Demand Management required for all levels of approval

- Trip reduction
- Mitigation Fees
- Parking – TDM Districts
- All aspects biking/ pedestrian carpool





STRATEGY FRAMEWORK



Potential Project Requirements/Public Benefits

Housing

- Affordable/Workforce housing*

<i>Base</i>	<i>Public Benefit</i>	<i>Affordable/ Workforce Housing</i>

Planning Commission Final Comments

Boulevards



Boulevards — General Comments

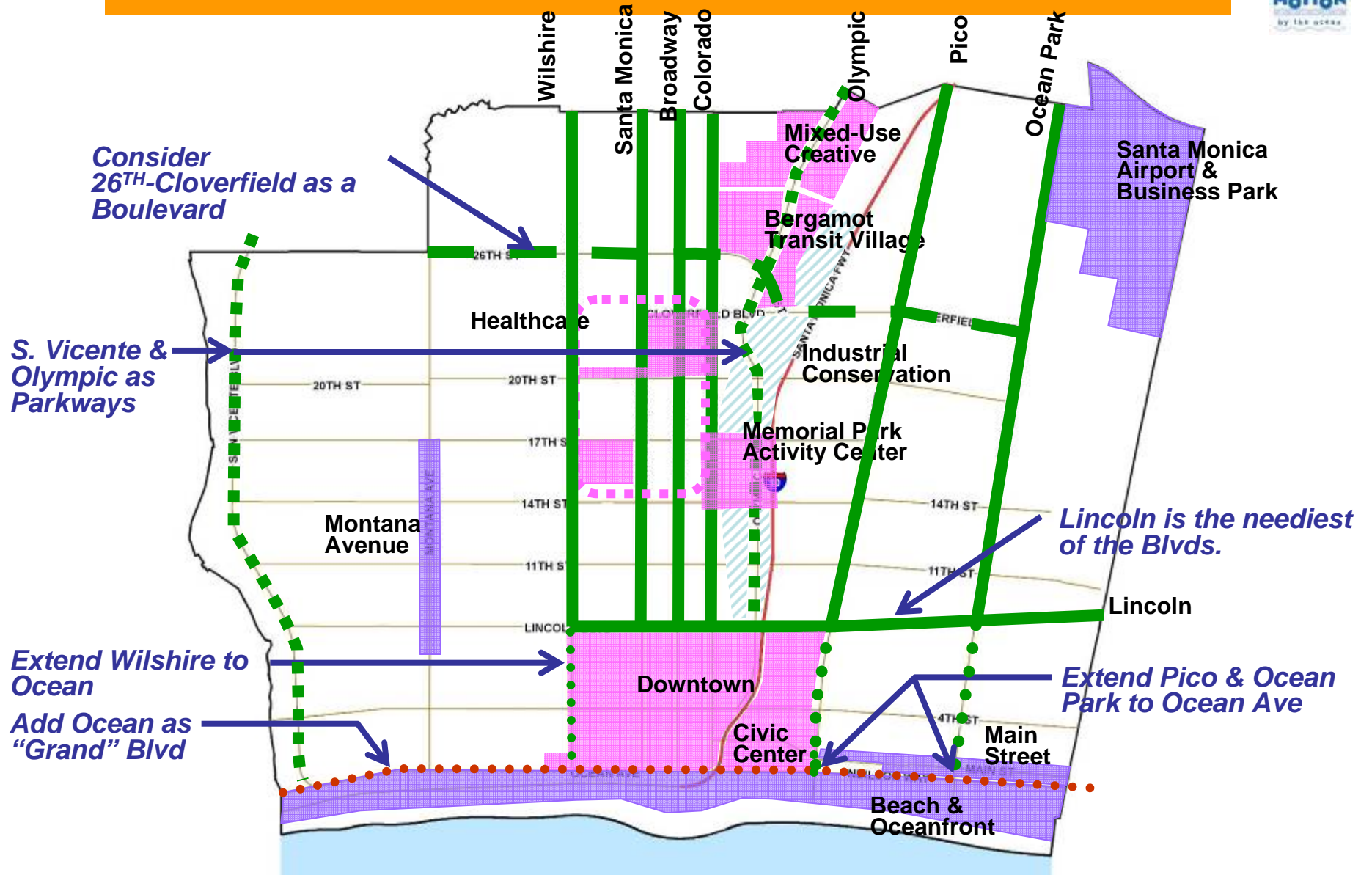
- *PC suggested looking at streetwall heights as a function of street widths, setbacks, sidewalk widths, cumulative effect on Boulevard and street character*
- *PC suggested that streets and boulevards should be thought of as a whole and not dividers of neighborhoods – Plan incorporates this approach*
- *Re-look at areas where base height and public benefits are the same. Recommend changing language to make it clear that in certain areas additional height and FAR is not available in exchange for the provisions of public benefits – Text will be added to clarify the intention.*
- *On Boulevards, surface parking lots should be mindful of adjacent residential areas. Text/policy will be added to make this point*
- *Include a statement about permeable pavement along the Boulevards as a method of helping Santa Monica Bay. Text/policy will be added to make this point*
- *Add local serving office to uses at 14th and Wilshire Activity Center – Text will be included*
- *Extend the following Boulevards to Ocean Avenue*
 - *Wilshire Boulevard*
 - *Pico Boulevard*
 - *Ocean Park Boulevard**Staff will extend in the next iteration of the plan*
- *Ocean Avenue should be identified as a Grand Boulevard. Staff will so identify*

Boulevards — General Comments

- **Evaluate street classification alternatives for 26th Street. Traffic needs to be addressed on this street. Do not put bike lanes on 26th. Staff will explore in next iteration of the plan**
- **Consider Olympic Boulevard as Parkway, similar to San Vicente. Staff will designate**
- **Concern over the loss of mom-and-pop retail, especially on Broadway. Staff added subsidy for mom and pop local serving retail stores to Public Benefit list (see List)**
- **Incentivize mixed use residential in area across from SMC**
- **Incentivize residential on 14th Street across from Woodlawn Cemetery. Staff to explore**
- **Ground floor uses on mixed use boulevards should be commercial, not residential.**
- **Supports subterranean parking underneath Residential A lots (but does not want to limit tree growth)**



PLANNING COMMISSION COMMENTS



Boulevards — Heights

BOULEVARD - Height of Buildings

- ***Planning Commission expressed concern over the allowable building heights at Activity Centers and Wilshire Boulevard/East End of Santa Monica Boulevard***
- ***Important to ensure sufficient density of population to achieve better planned and better built complete neighborhoods that are complemented by services and amenities***

RECOMMENDATION

- ***Evaluate a range of heights in the Wilshire and East Santa Monica Mixed Use Boulevards and on the Wilshire Activity Centers – Consider lowering heights by 10' (below heights allowed with the current zoning) Evaluate the economics to determine if base requirements, public benefits and workforce/affordable housing can all be achieved***
- ***Evaluate aesthetics, practicality and economics of the viability of heights based upon the current zoning heights and with the lower streetwall/stepbacks (e.g. existing stepback formula modified to eliminate to current administrative difficulties***



Boulevards — Heights

BOULEVARD - Height of Buildings

- **Planning Commission suggested flexible height in the following areas:**
 - **Ocean Park Boulevard 16th to 18th (PC had mixed opinion on this)**
 - **Pico Boulevard across from College**
 - **14th Street between Pico and Michigan and adjacent to Woodlawn Cemetery**
 - **Area around Memorial Park**
 - **Lincoln Blvd. across from and adjacent to Ocean Park/Lincoln Activity Center**

RECOMMENDATION

- **Evaluate providing modest increases to the height in the above areas**



Boulevards — Activity Centers

- **Given future transportation possibilities, consider whether an Activity Center at 26th and Wilshire is appropriate and feasible as compared to Activity Center at Centinela and Wilshire**
- **Consider a range of heights including lowering heights the Activity Center at Centinela and Wilshire**
- **Ensure that Activity Centers have sufficient development potential to work and provide community services and amenities**

RECOMMENDATION — Staff to explore in detail the opportunities in both locations — Especially the depth of lots to accommodate required parking



Boulevards

Lincoln Boulevard

- ***Lincoln is the most challenging street in the City. LUCE policies should focus on making Lincoln Boulevard more effective and beautiful rather than drastically changing it into a different type of place. Two strategies to do this are increasing parking opportunities and streetscape beautification. Staff Agrees***
 - ***Beautification of street should be the highest priority for Lincoln Boulevard and would make a big difference in the visual attractiveness of the area. Staff Agrees***
 - ***Lincoln functions like a residential boulevard north of Wilshire; this should be labeled as such and there are significant enhancements that could be included on this stretch of the street. Staff Agrees***
 - ***The LUCE should make sure that Lincoln Boulevard is not redeveloped **such that there is a loss of affordable retail.** Staff Agrees***
 - ***Consider working with the School District to create a shared parking facility in conjunction with the school facility at the corner of Ocean Park and Lincoln. This facility could be used to support new uses near the intersection of Ocean Park and Lincoln Boulevard. Staff will discuss with the School District***
 - ***Need to examine the ground water table in the area and whether it is a barrier to the creation of underground parking. Projects in Los Angeles County south of the City have encountered problems because of a high water table. Evaluated as part of EIR***

Boulevards

Lincoln Boulevard

Land Uses

- *Focus residential development around key intersections including intersections with Arizona, Santa Monica, and areas where there are small strip malls. Will be noted for the Downtown Specific Plan*
- *Explore opportunities for assisting with parcel assembly to ensure some redevelopment opportunity along Lincoln. Text will be added*
- *PC supported encouraging the redevelopment of the existing Albertsons site at the corner of Ocean Park and Lincoln and suggested it should be a priority for the City. PC noted that an attractive project in this location could serve as a catalyst for adjacent development, could provide shared parking to allow redevelopment of smaller, nearby parcels and could serve as the visual gateway to the City along Lincoln Boulevard even though the actual border is several blocks south. Staff concurs fully*
- *PC discussed changing the land use designation from Ocean Park south to Ozone to a higher density. Staff will explore Mixed-Use Commercial or General Commercial options.*
- *PC suggested a “gateway” treatment for the City’s southern border near Ozone. Staff will explore the opportunities.*

Boulevards

Pico Boulevard

Land Uses

- *Explore opportunities to create mixed use by adding appropriate retail uses. Consider incentivizing housing over the commercial to overlook Woodlawn on 14th Street between Pico and Michigan. Staff will explore – see discussion of Boulevard Heights above*
- *Explore the potential for an opportunity to incentivize housing on the northeast corner of the intersection with Cloverfield. Staff will explore*
- *Emphasize diverse local neighborhood services like a Post Office and bank as well as local office uses*
- *Explore the potential for allowing higher intensity uses to incentivize public benefits and get appropriate land uses across from the College that include residential, including possible shared or reduced parking with SMC. Staff will explore - see discussion of Boulevard Heights above*
- *Explore the potential for slightly higher intensity between 14th and Cloverfield to allow for more residential development opportunities – Staff will explore*
- *Explore the potential for higher density on the south side of Pico between Cloverfield and Stewart. Staff will explore*
- *Underground utility lines*

Boulevards

Ocean Park Boulevard

- **Steps should be taken to beautify the John Adams school frontage. The City should explore opportunities to soften the look from a chain link fence to a more attractive environment. Ideas that should be explored include moving the fence back to create a greenway of open space and public seating, building a more attractive fence and adding landscaping, such as vines. Staff will add text indicating collaboration with SMMUSD**



Planning Commission Final Comments

Districts



Districts — General Comments

- *PC expressed concern about heights in Bergamot Transit District – but also indicated that density should be increased within ¼ mile of the transit stations*
- *PC suggested increasing the heights for development around the park in the Memorial Park District*
- *PC questioned the large boundary for the hospital Specific Plan – **Text will be added to determine the boundary of the Specific Plan at the time that the planning begins to ensure the protection of the neighborhood***
- *Ensure sufficient density around transit stations to support transit ridership and to reduce vehicle dependence.*
- *District lines need to be drawn to include both side of the street. **Done***



Districts

PC understands trade-offs between development potential height & desire for creative arts with workforce & affordable housing

BERGAMOT STATION

- *The overall character and primary use is creative arts*
- *Mix of market rate, affordable and workforce housing*
- *Desire for height & mass to be varied*
- *Desire for significant consolidated open space*
- *Include City Yards into the Transit Village Area.*
- *Encourage creation of a primary open space*
- *Allow some park and ride*
- *Protect adjacent residential neighborhoods*
- *Ensure sufficient height/density incentives to create a complete neighborhood @ Bergamot with infrastructure, amenities and affordable/workforce housing*

RECOMMENDATION

- *Evaluate a range of heights including lower heights and a way of allocating heights for variation. In the next phase of the work evaluate the economics to determine if base requirements, public benefits and workforce/affordable housing can be achieved*
- *Evaluate aesthetically, practically and economically the viability of heights based upon the current zoning heights and with lower streetwall/stepbacks*



Districts

MIXED USE CREATIVE

- *A significant open space area should be included in the Mixed Use Creative Area.*
- *If Village Trailer park site is redeveloped, there should be dedicated affordable housing on the site*
- *Concentrate housing in select areas to preserve the existing character of the Creative Arts Districts.*



DOWNTOWN

- *Make the Downtown Specific Plan a high priority*
- *Improve pedestrian connections from Promenade to adjacent streets*
- *Activate streets outside of 3rd street.*
- *Improve downtown alleys; create active environment*
- *Improve appearance and functionality of downtown parking structures. Incorporate them into the urban fabric*
- *Bicycle facilities and amenities should be required for new development. Consider as a transportation mitigation factor.*
- *Expand Downtown boundaries from Wilshire to include Huntley Hotel.*



Districts

MEMORIAL PARK

- Evaluate increasing the heights for housing as funding mechanism around the park in the Memorial Park District
- Ensure permeability of larger blocks
- Focus workforce/affordable housing for families
- Joint use potential with SMMUSD
- Incentivize housing on all 4 corners facing park

HEALTH CARE DISTRICT

- PC questioned the large boundary for the hospital Specific Plan – Text will be added to determine the boundary of the Specific Plan at the time that the planning begins to ensure the protection of the neighborhood's affordable housing
- Create a more pedestrian friendly environment through hotels, restaurants, retail, etc...
- Facilitate conversion of existing structures into affordable, long-term care facilities

BEACH & OCEANFRONT DISTRICT

- Allow existing (Prop S) hotels to be remodeled and rebuilt
- Address Sea level rise in this area



Districts

INDUSTRIAL CONSERVATION

- *Important to retain local industrial services*

MAIN STREET

- *Improve porosity between large blocks to allow better connection to the beach*
- *Seek more effective and efficient use of narrow Main Street parking lots. Consider technological applications.*
- *Preserve the integrity of the Main Street Plan*
- *Create connections to the beach through breaks in parking lots, cleaner alleys, and facades oriented towards the beach*

MONTANA AVENUE

- *Improve parking options on Montana*



Districts

CIVIC CENTER

- *Enlarge proposed pedestrian and bicycle bridge at 7th (over freeway) for greater open space*
- *Joint use potential with SMMUSD*



SANTA MONICA AIRPORT and BUSINESS PARK

- *Create a Specific Plan for the airport and the business park before 2015 when 1984 agreement expires.*
- *After 2015, use of airport land will be a local land use matter*



Planning Commission Final Comments

Neighborhoods



Neighborhoods

NORTH OF MONTANA –

- *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*



EAST WILSHIRE

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



CENTRAL CITY

- *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*



Neighborhoods

PICO NEIGHBORHOOD *Added 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*



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*



Neighborhoods

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*



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*



Neighborhood Goals

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*

N4 Pedestrian/Bike

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



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*



Transportation

- *Focus moving people from cars into transit*
- *Examine the potential for the use of more roundabouts*
- *Determine the feasibility of Bike Lanes on all boulevards*
- *Create viable north-south commuter routes for bicycles*
- *Explore removing parking from Lincoln **during peak periods for transit routes***
- *Add Alta as an east-west bike route on map.*
- *Allow flexibility in defining peak period for no net new trips*
- *Promote alternative vehicles*
- *Incentives for existing businesses to reduce trips (TDMs)*
- *Look for separated bike lanes wherever we can*
- *Add as a goal: shuttle buses/mini-buses to neighborhoods*
- *Emphasize safe routes to school (i.e. pedestrian and bicycle routes to Lincoln and John Adams middle schools)*
- *Require bicycles amenities for all projects*



Transportation

- *The following Boulevards change character as they enter residential areas:*
 - *Lincoln Boulevard, north of Wilshire*
 - *Broadway, east of 26th Street*
 - *Colorado Avenue, east of Stanford Street*
- *Ocean Avenue Should be identified as a Grand Boulevard*
- *Consider adding 26th Street/Cloverfield as a Boulevard*
- *Consider San Vicente as a Parkway*
- *Require bicycle amenities for all projects*



An aerial photograph of a coastal city. In the foreground, there is a residential area with many houses and greenery. A road runs through the middle ground. To the left, a sandy beach meets the ocean with waves breaking. In the background, there are blue mountains under a sky with white clouds. A semi-transparent orange banner is at the top, and the text 'Final Action' is overlaid in the center.

Planning Commission Final Comments

Final Action



Planning Commission Recommendation



The Planning Commission endorsed the Strategy Framework subject to the modifications incorporated into this presentation.

The Planning Commission following its review of the LUCE Strategy Framework endorses the spirit, approach and concepts embodied in the document subject to the following recommended list of changes and topics for further analysis during the next phase of the work. Further, the Commission recommends that the Council endorse the Strategy Framework and direct the staff to initiate appropriate economic, traffic and environmental analysis.