

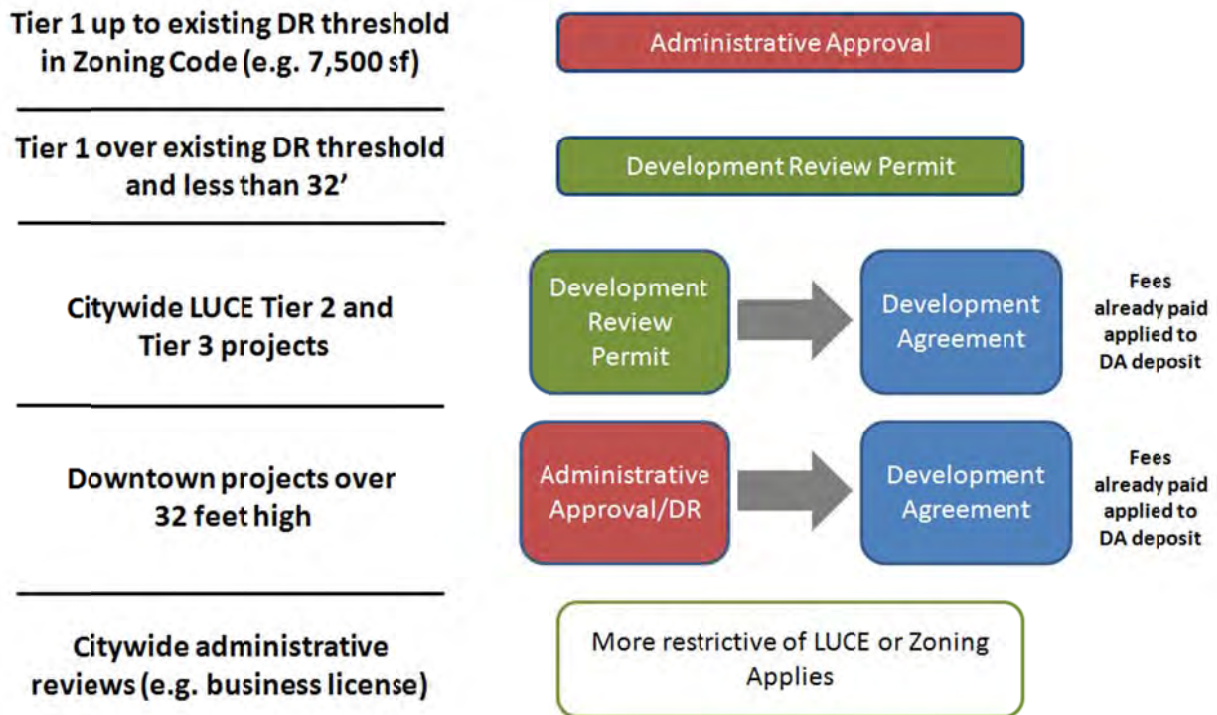


LUCE INTERIM ORDINANCE: WHAT DOES IT ALL MEAN?

KEY DATES

Adopted: January 25, 2011
 Effective: March 11, 2011
 1st Extension: April 26, 2011
 Expires: October 26, 2012

INTERIM DEVELOPMENT PROCEDURES*



*Note that pipeline projects are automatically converted to Development Agreement applications.

EXEMPTIONS FROM INTERIM ORDINANCE

- 100% Affordable Housing with 50 units or less (deed restricted for up to 80% of AMI) – Administrative review. Non-residential uses permitted, provided they are less than 33% of total project floor area.
- BSC1 Zone (3rd Street Promenade) if development project is less than height and floor area of existing – existing Zoning Ordinance development procedures apply.
- City projects that are inherently community benefits (e.g. libraries, parks, recycling facilities, public parking structures, community centers) – Zoning Ordinance development procedures apply. This does not include public/private partnerships, which require Development Agreements, when applicable.



**City of Santa Monica
Planning and Community Development**

WHAT ARE THE TIERS?

Commercial Land Use Designations

LUCE Land Use Designation	Maximum Building Height (Maximum FAR in brackets)		
	Tier 1	Tier 2	Tier 3
Mixed Use Boulevard Low	32' (1.5) 36' (1.5) with on-site affordable housing	36' (1.75)	47' (2.0)
Mixed Use Boulevard (100% residential above the ground floor)	32' (1.5) 39' (1.5) with on-site affordable housing	50' (2.25)	55' (2.75) or up to 60' with corresponding percentage decrease in FAR for height above 55'
Mixed Use Boulevard (all other projects)	32' (1.5) 35' (1.5) with on-site affordable housing	45' (2.25)	55' (2.75)
General Commercial (Santa Monica)	32' (1.25)	35' (1.5)	None
General Commercial (Lincoln & Pico)	32' (1.5) 36' (1.5) with on-site affordable housing	36' (1.75) 2.0 FAR for additional affordable housing	None
Neighborhood Commercial	32' (1.5) 32' (1.75) with on-site affordable housing	None	None
Bergamot Transit Village	32' (1.75) 39' (1.75) with on-site affordable housing	60' (3.0)	75' (3.5) or up to 81' with up to 5' discount for ground floor above 13.5' with a corresponding % decrease in FAR for height above 75'
Mixed Use Creative	32' (1.5) 36' (1.5) with on-site affordable housing	47' (2.0)	57' (2.5)
Beach and Oceanfront	32' (1.5) 36' (1.5) with on-site affordable housing	47' (2.0) 2.25 FAR for additional affordable housing	None
Industrial Conservation	32' (1.5)	45' (2.25)	None
Office Campus	32' (1.5)	45' (1.75)	None
Healthcare Mixed Use	No Tiers. See HASP for parameters.		
Downtown Core	No Tiers. Height and FAR from 1984 LUCE applies until new Specific Plan establishes new development standards.		



Residential Land Use Designations

Land Use Designation	Maximum Building Height (Maximum units/acre)		
	Tier 1	Tier 2	Tier 3
Single Family Housing	No Tiers. Same as existing R1 zoning standards.		
Low Density Housing	No Tiers. Same as existing R2 zoning height and density.		
Medium Density Housing	30' (29 du/acre)	40' (35 du/acre)	None
High Density Housing	30' (35 du/acre)	45' (48 du/acre)	None

WHAT'S NEW?

Downtown only: Shared Parking Permit and Below-Grade Floor Area Exemption

Below-Grade FAR Exemption

- Below-grade floor area does not count towards project's total FAR but still counts for parking requirements

Shared Parking Permit

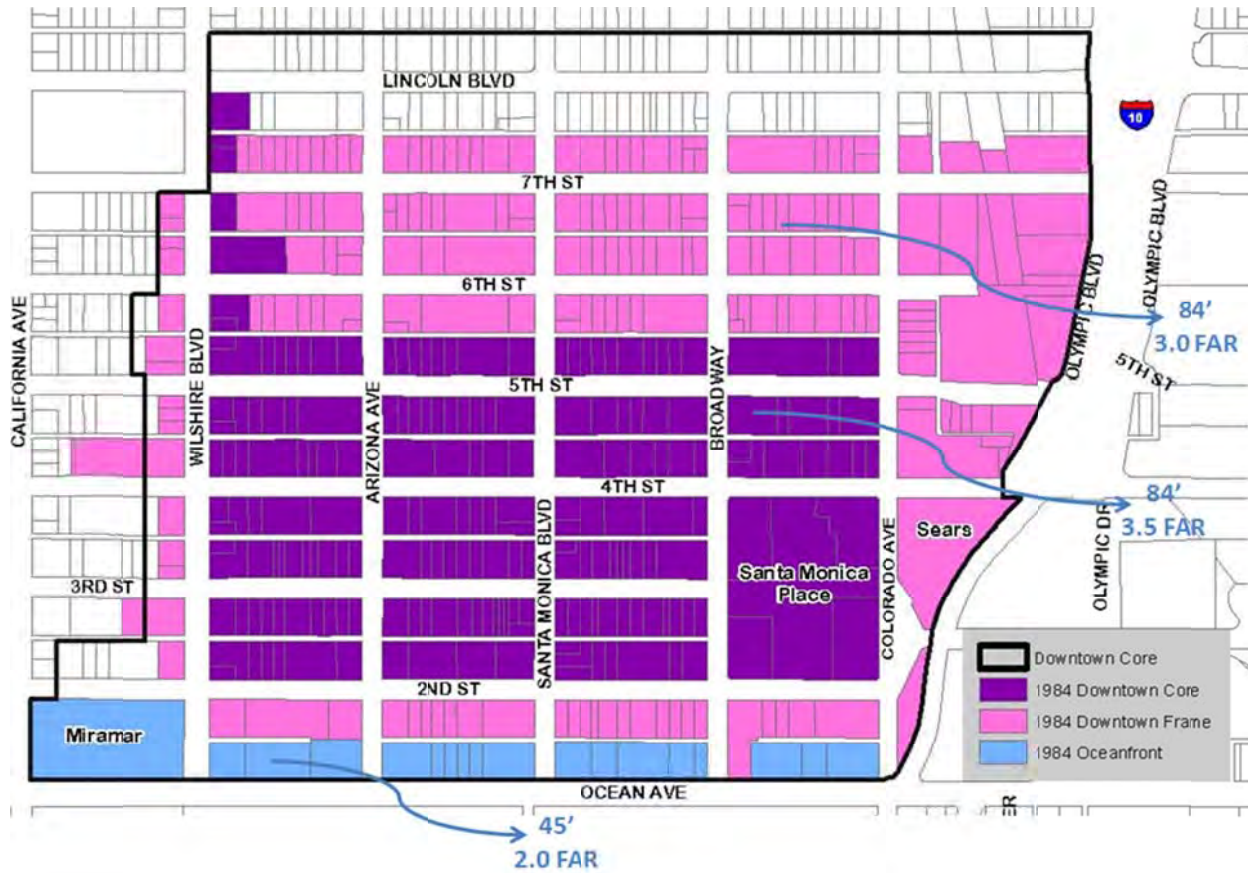
- Administrative Process approved by Planning Director or designee that allows property owners to rent or lease underutilized spaces to nearby residents, workers, or businesses
- Replaces parking variance
- One-year initial approval
- Automatic renewal for one-year periods unless revoked or modified by the City
- Application form is available online and details requirements of parking utilization study

Main Street Non-Conforming Uses

- Allows Main Street existing uses 1 year instead of 6 months to retain grandparented zoning rights. If that use is changed to another use, or if the use has not been in regular operation for one year or more, it shall no longer be considered existing [changes SMMC 9.04.08.28.070(g)]
- Consistent with rest of the City



UNDERSTANDING INTERIM DOWNTOWN DEVELOPMENT STANDARDS FOR DEVELOPMENT AGREEMENTS



The LUCE Development Parameters for the Downtown Core designation state that, “prior to the completion of a new Downtown Specific Plan, the existing Bayside District Specific Plan and applicable land use designations will apply.”

The above graphic shows the development standards that apply to Development Agreements until changed by Specific Plan or General Plan Amendment.

Note that existing Zoning has not changed. If you have a project that is not a Development Agreement, the existing Zoning Ordinance standards and development procedures will still apply.