



# THE DOWNTOWN COMMUNITY PLAN

A City of Santa Monica Specific Plan

*Maintaining character and vitality at the  
historic crossroads of community,  
culture and commerce.*

Planning and Community Development Department

February 2016



# Context of the Planning Effort


## GUIDANCE TO CREATE A DOWNTOWN SPECIFIC PLAN

downtown | chapter 2.6

**GOAL D14:** Prepare a Downtown Specific Plan that replaces the existing Bayside District Specific Plan and incorporates the relevant goals and policies of the LUCE, addresses ongoing issues in the Downtown and encompasses the expanded boundaries of the Downtown District, from Ocean Avenue to Lincoln Boulevard and from Wilshire Boulevard to I-10.

### POLICIES:

**D14.1**  Implement a new Downtown Specific Plan to determine the appropriate range of building heights in the district and address the need for open space, affordable and workforce housing, pedestrian access from areas south of the Downtown core, the linkages from Downtown to the Beach and the incorporation of the Downtown Light Rail Station into the fabric of the Downtown.

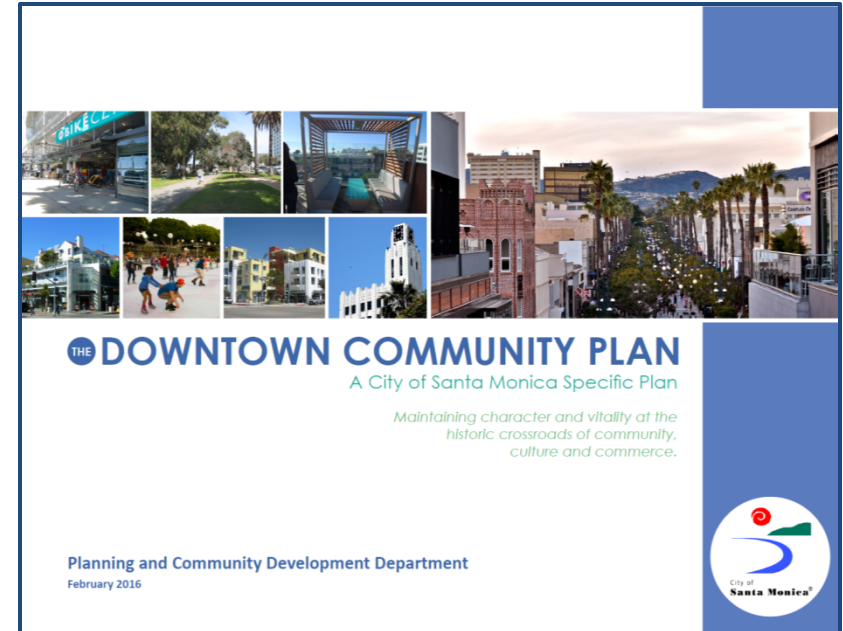
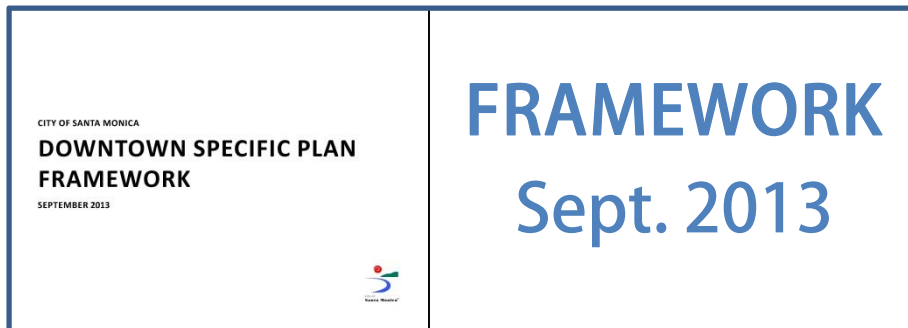
**D14.2**  In the new Downtown Specific Plan, establish Wilshire and Lincoln Boulevards as mixed-use areas on the edge of the district with the intention of transitioning from the intensity of the Downtown to the adjacent residential neighborhoods to the north and the east.



*Artist's rendition of new open space created by decking over the I-10 Freeway.*



# Context of the Planning Effort



**Local  
Coastal  
Plan  
Update**

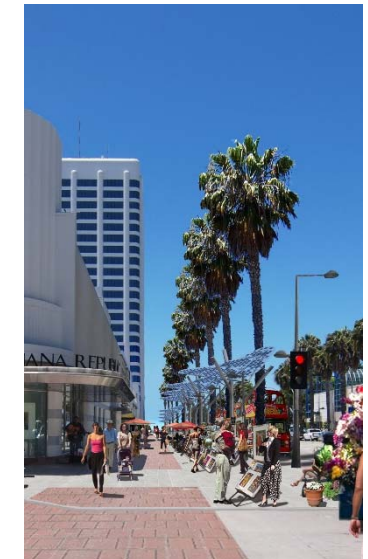


**Historic  
Resource  
Inventory  
Update**

# The Downtown Community Plan

## WHY A NEW DRAFT?

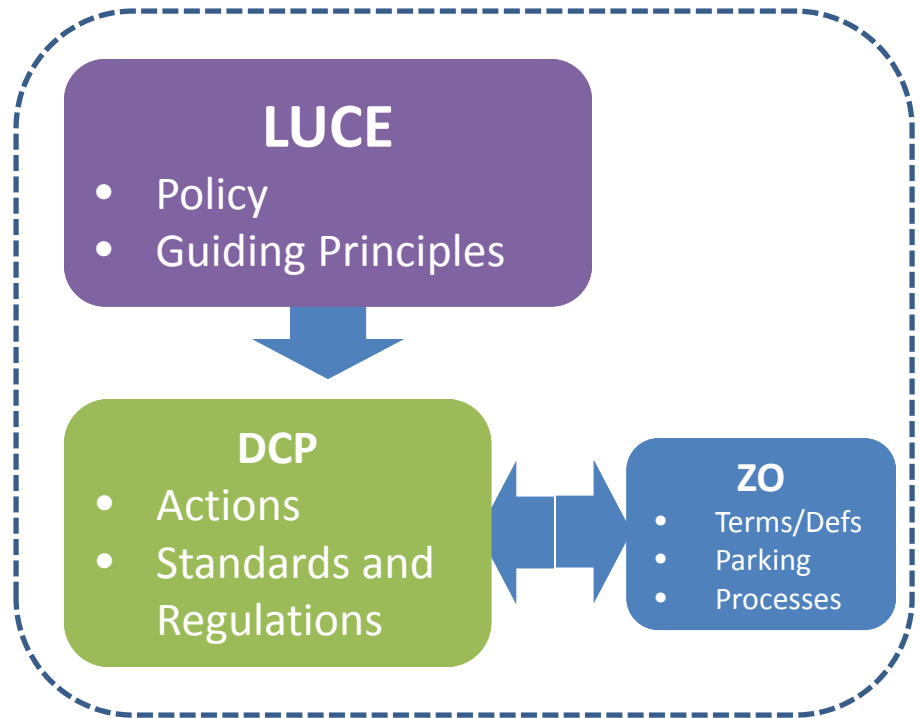
- Too Long
  - Response: 25% less text
- Improve Clarity
  - Largely rewritten for brevity and clarity
- Changed Conditions
  - Updated with 2016 realities
- Local Focus
  - Emphasis on local residential and business community
  - New name to reflect community focus of the 20 year vision



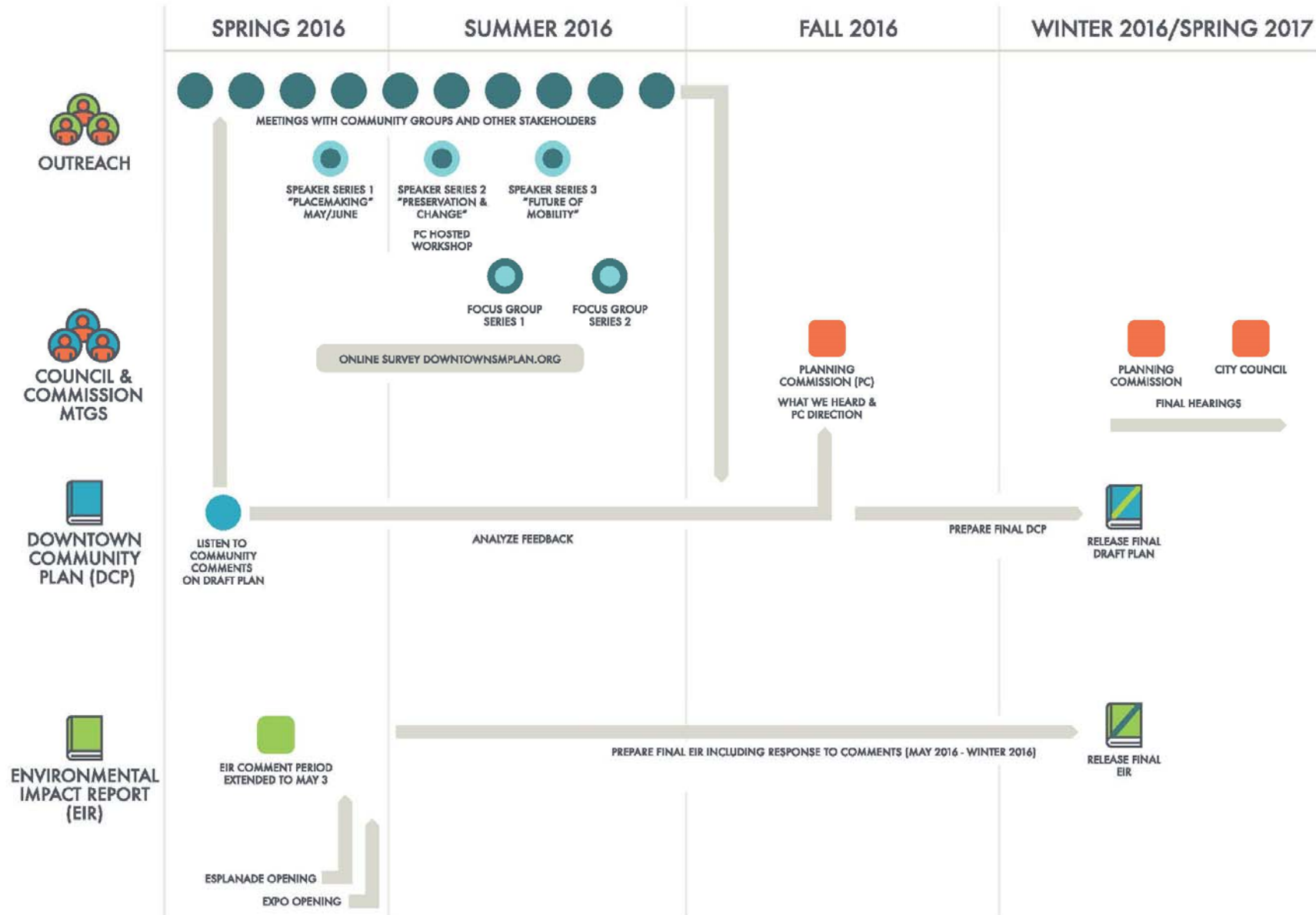
# Plan Authority

## YES, IT IS A SPECIFIC PLAN

- DCP implements the General Plan
- Follows CA Govt. Code §65451
  - Distribution location and extent of land uses, including open space
  - Proposed public infrastructure
  - Development standards and criteria, including conservation of natural resources
  - Implementation actions

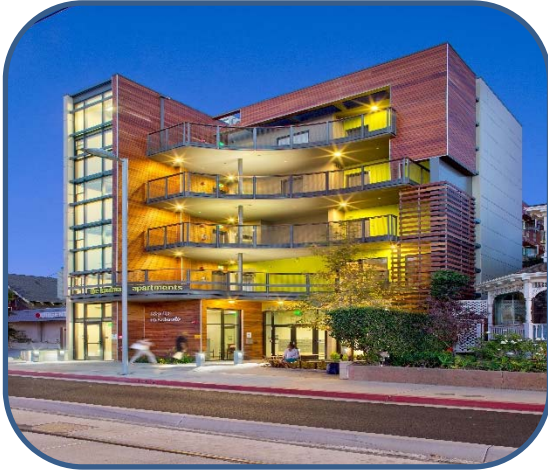


# The Downtown Community Plan





# Desired Outcomes



Housing



Economic Diversity



Vibrant Streets  
and Public Spaces



Access and Mobility



Preservation of Character

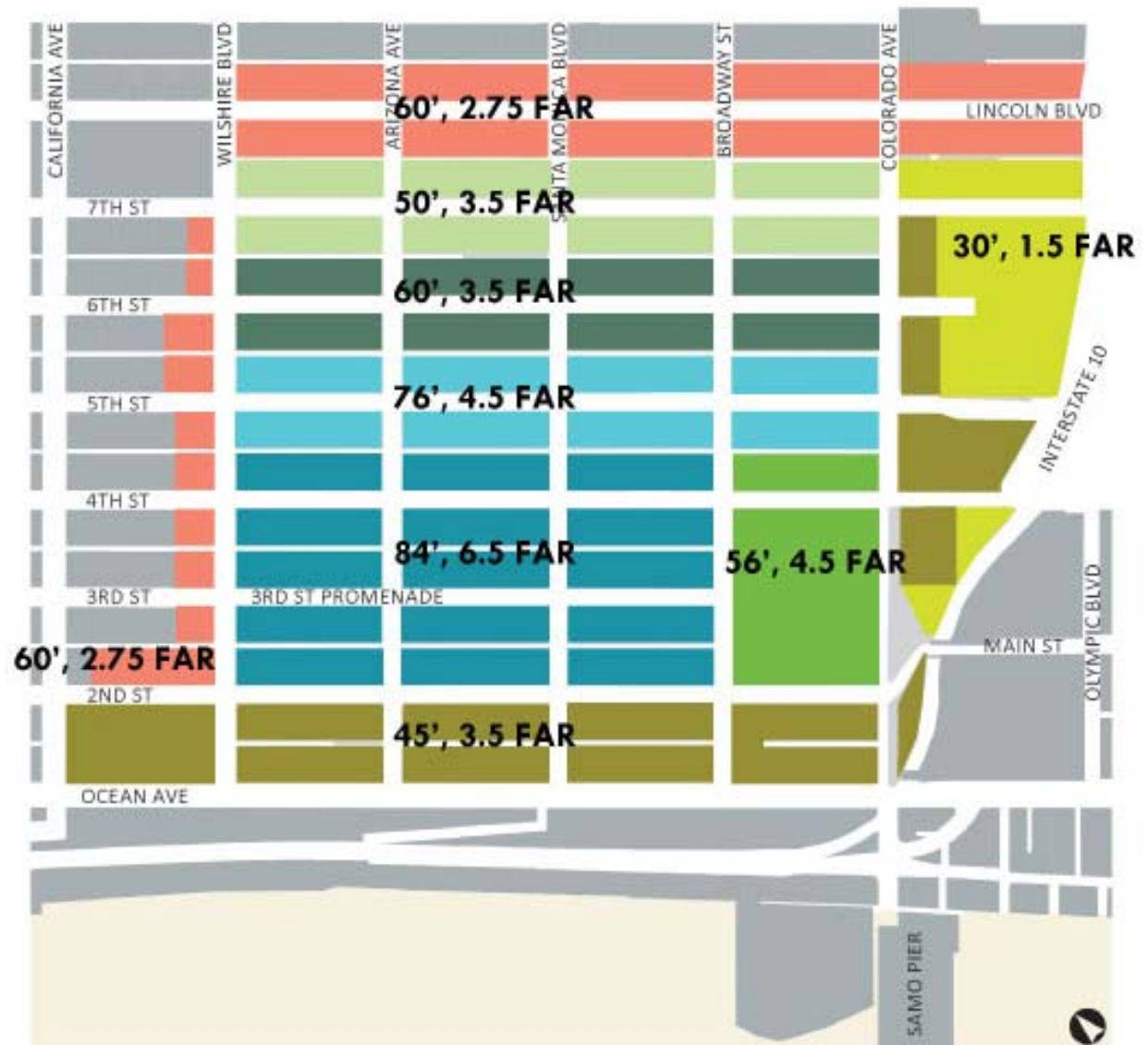


Art and Culture

# HEIGHTS AND FAR 1998-2014



**\*includes all possible bonuses**

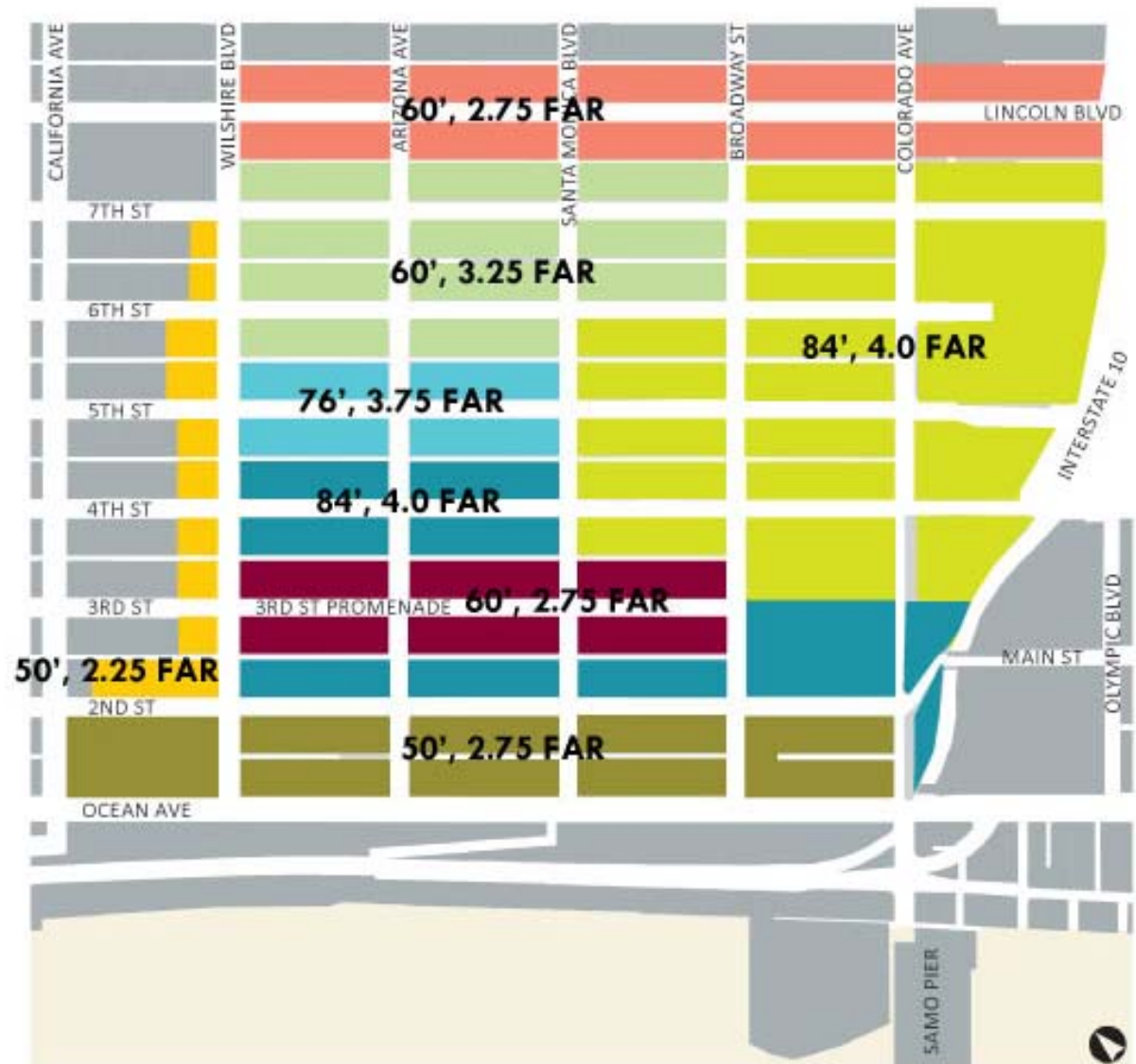




# DSP HEIGHTS AND FAR 2014



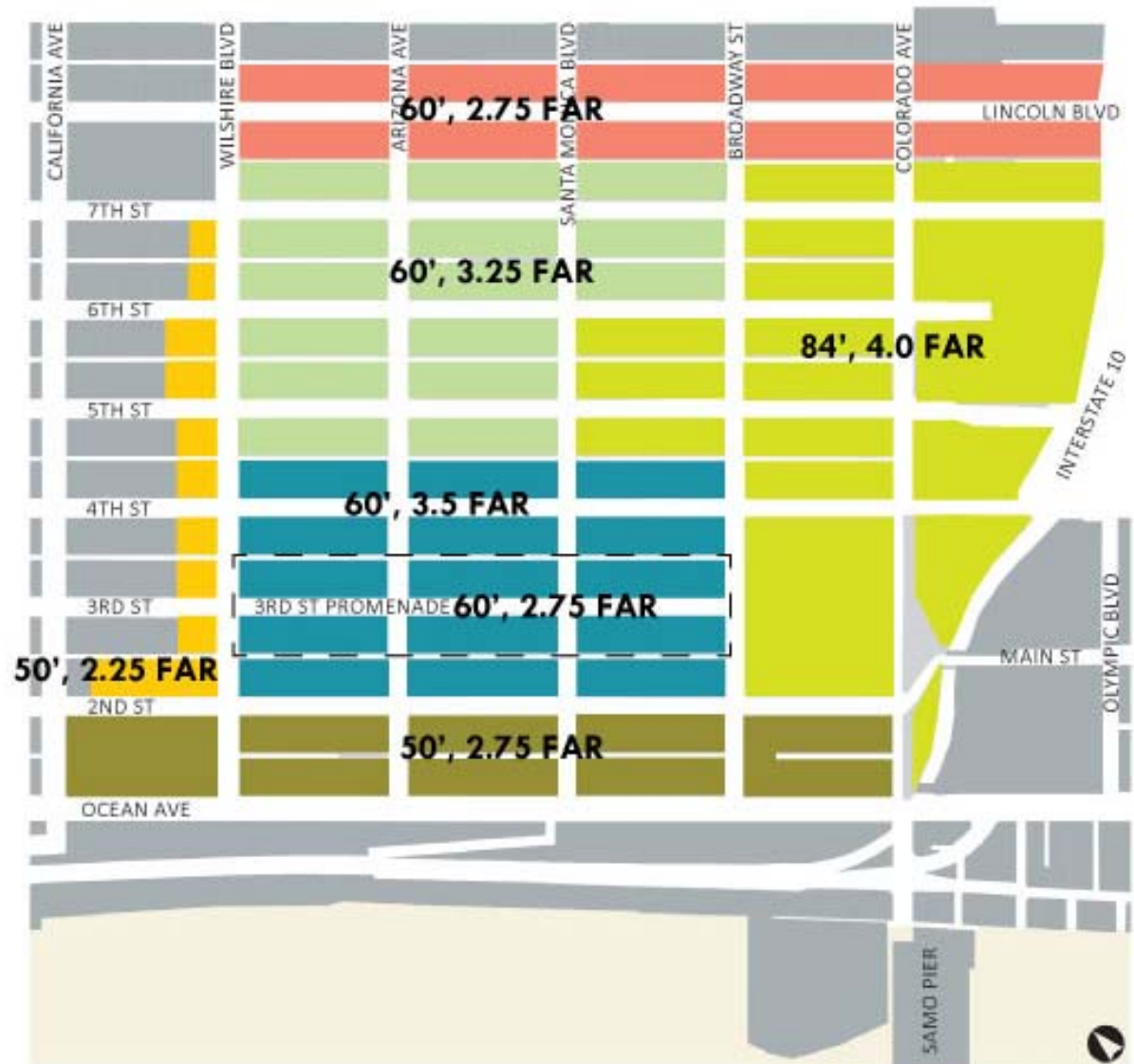
**\*includes all possible bonuses**



# DCP HEIGHTS AND FAR 2016

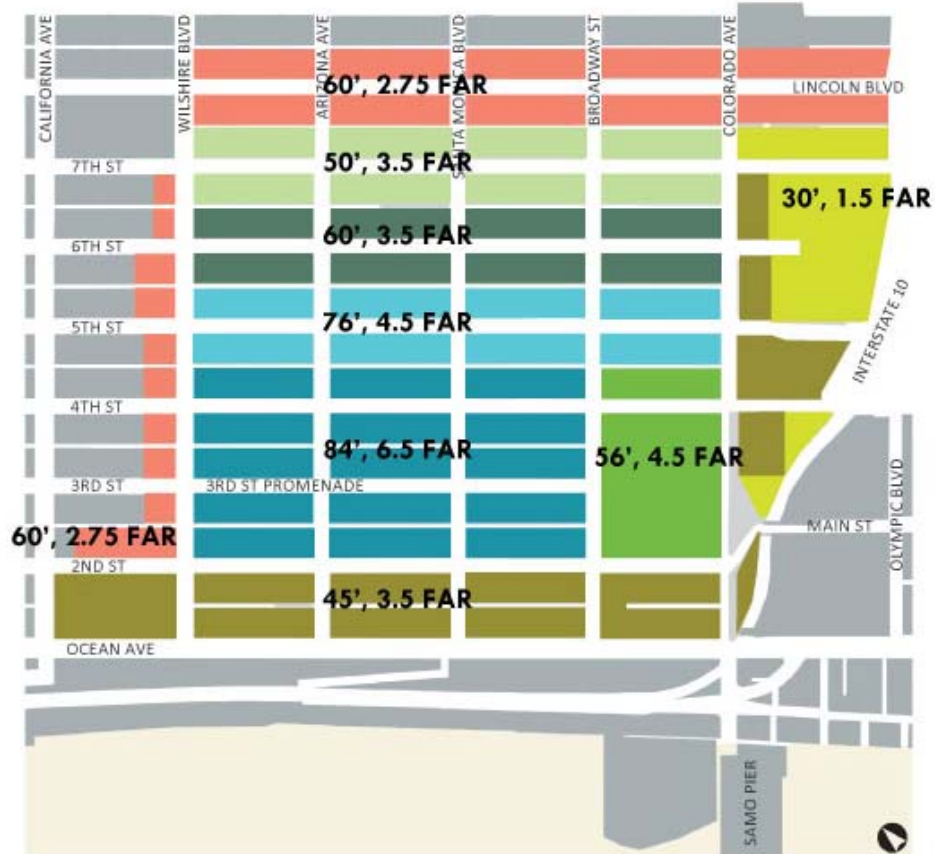


**\*includes all possible bonuses**

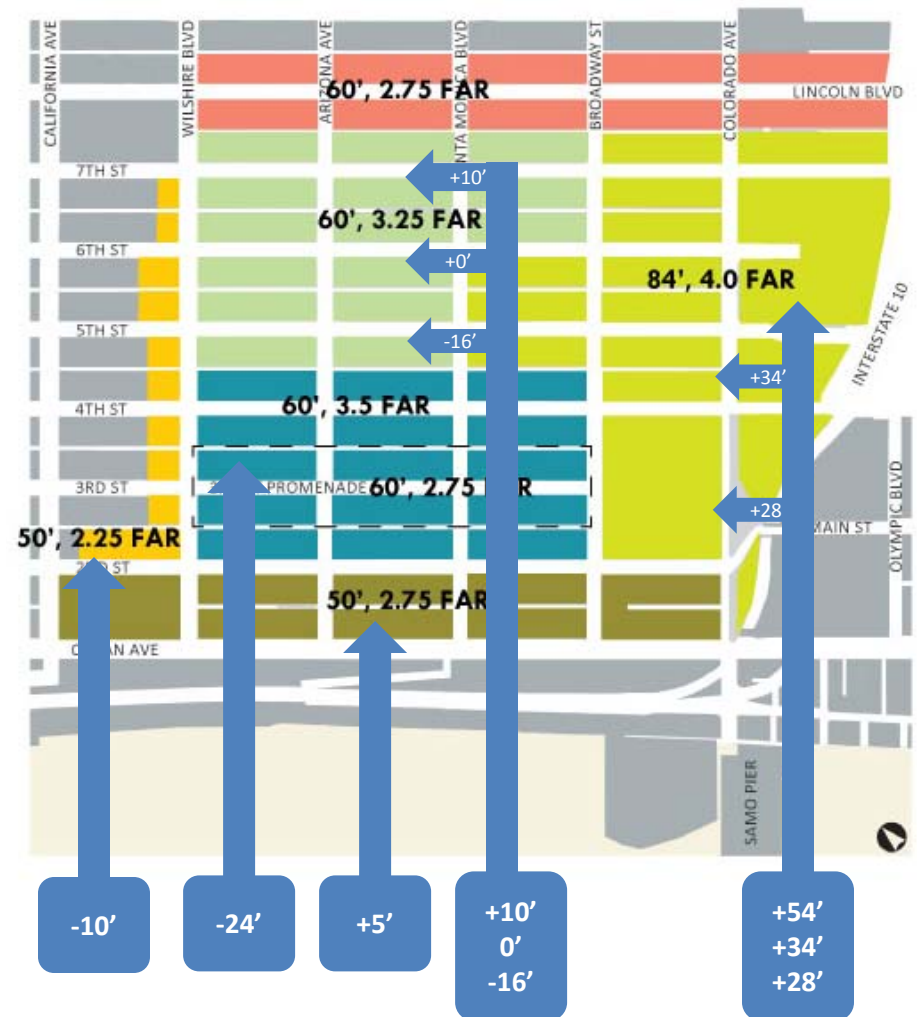


# DCP HEIGHTS 2016

## Zoning Standards 1998-2014



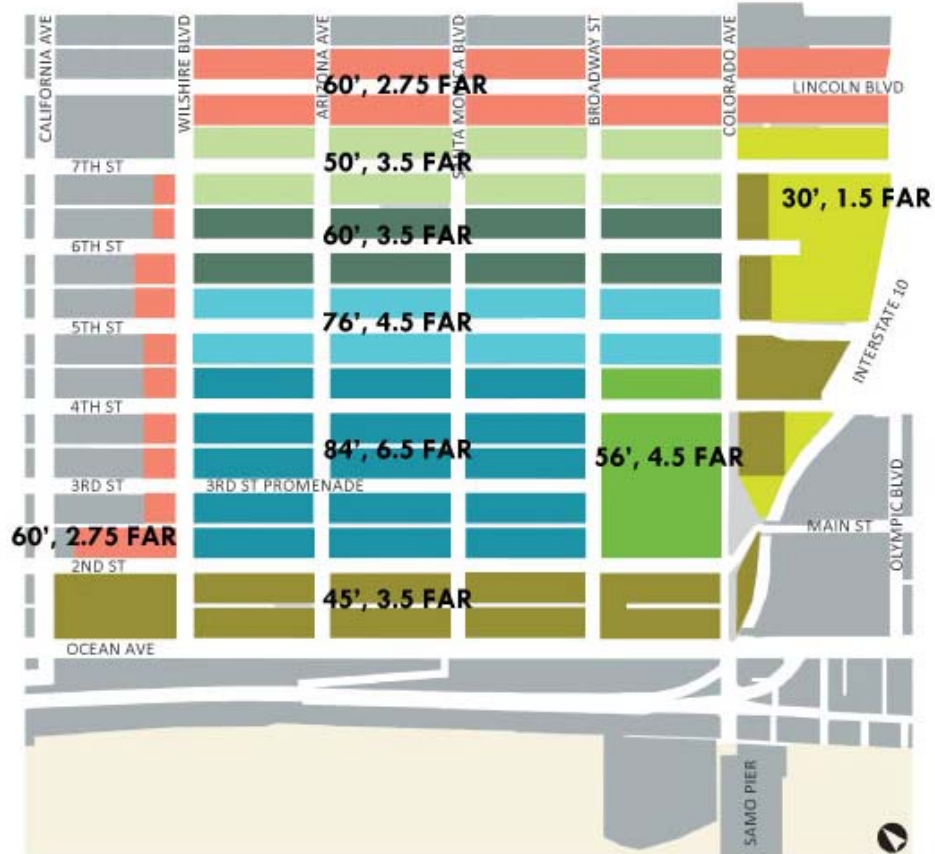
## Proposed DCP Standards



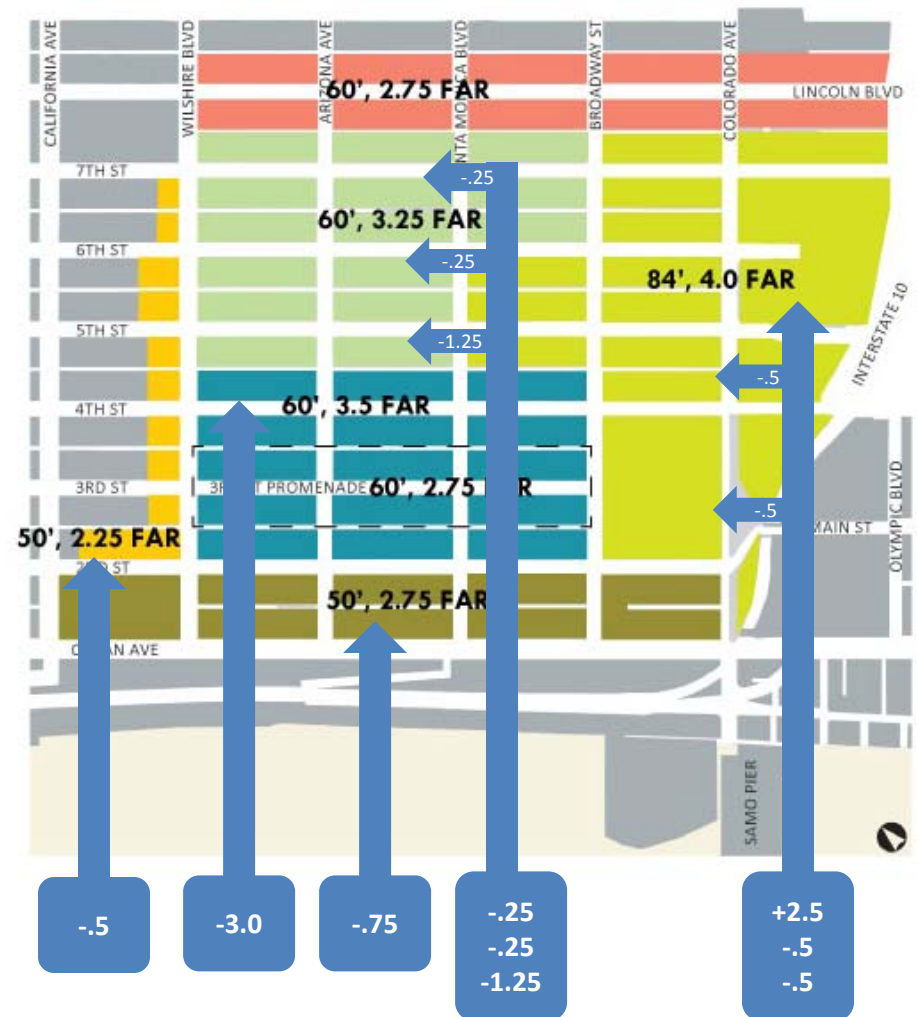


# DCP FAR 2016

## Zoning Standards 1998-2014



## Proposed DCP Standards



# TIERS IN THE DOWNTOWN

## Typical Entitlements

### Tier 1 32-39'

- **Administrative Approval**
- 1,000SF – 14,999SF

### Tier 2 50-60'

- **Development Review Permit**
- 15,000SF – Office Projects
- 30,000SF – Housing Projects
- Planning Commission Approval

### Tier 3 60-84'

- **Development Review Permit**
- Under 60,000SF
- Planning Commission Approval
- **Development Agreement**
- Over 60,000SF
- City Council Approval

The DCP Tier System is implemented when a project exceeds certain heights and/or square footages, which vary by district.

# NON-NEGOTIATED TIER 3

## ALTERNATIVES FOR DISCUSSION

- Tier 3 non-negotiated option.
- Feasibility
  - Re-test Tier 2 feasibility
  - Testing for Tier 3 incremental increases

Tier 2 Formula (Zoning Ord)	Tier 3 Formula (Being studied)
50% more than AHPP	Greater: <ul style="list-style-type: none"> <li>• # of Affordable Units</li> <li>• # of On-Site Units</li> <li>• Potential for larger unit mix</li> </ul>
Onsite Affordable 30%, 50%, 80% AMI	
Unit Mix 1.2 or greater	

IMPACT FEES Tier 2	Tier 3 Formula (Being studied)
Affordable Housing Linkage Fee 14% increase	<b>INCREASE FEES IN ALL CATEGORIES</b>
Transportation Impact Fee 14%	
Parks and recreation Development Impact Fee 14%	
Transportation Demand Management 75% of monthly transit pass	

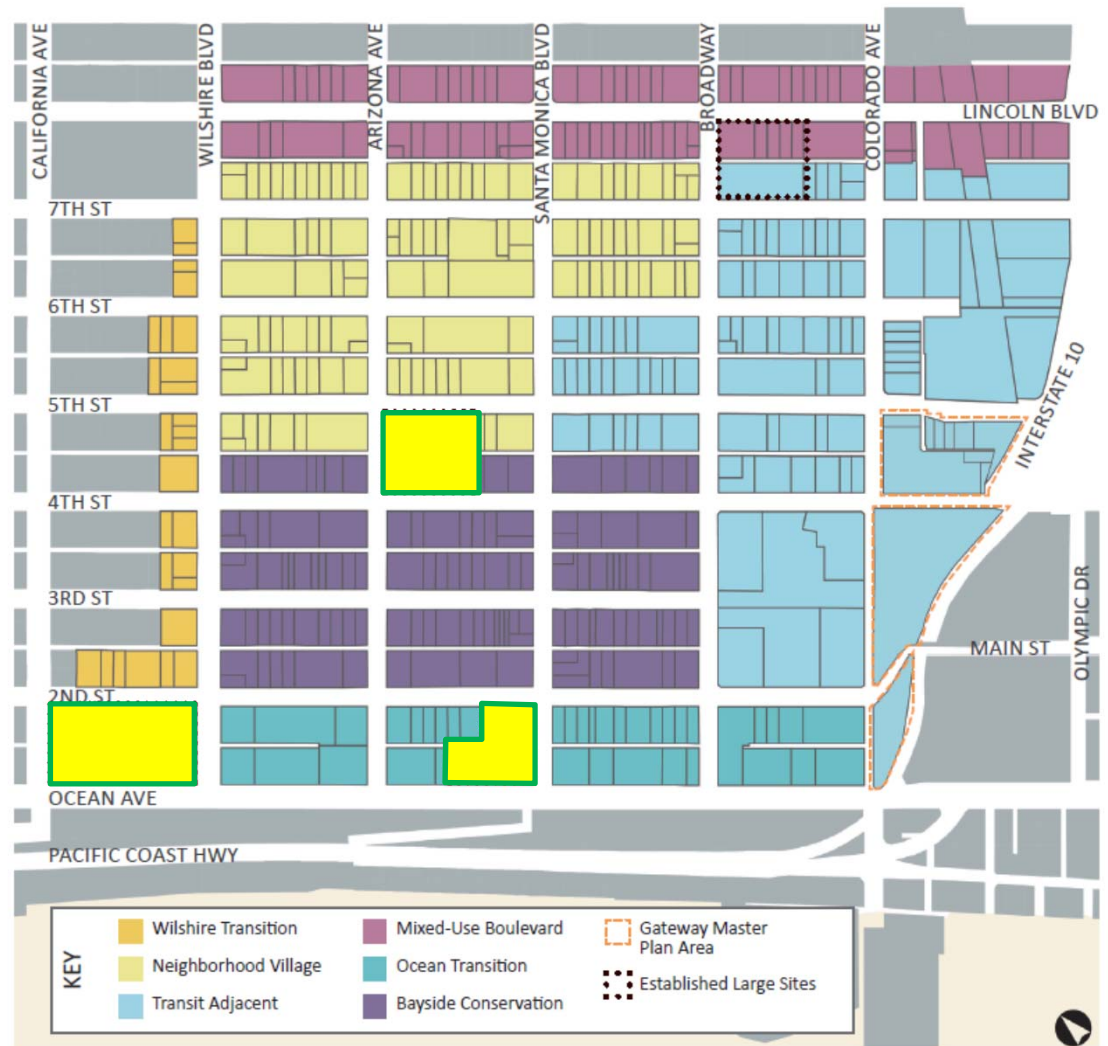


# CONSIDERATION OF HEIGHTS TO 130'

## ALTERNATIVES FOR DISCUSSION

- Potential Height Limit up to 130'
  - Applies to only three projects Is strong signal to establish clear expectations in the Plan

Illustration 2A.1 Downtown Community Plan Land Use Districts



# The Downtown Community Plan

## PUBLIC COMMENTS

- Website:  
[www.downtownsmplan.net](http://www.downtownsmplan.net)
- Email:  
[DowntownPlan@SMGOV.NET](mailto:DowntownPlan@SMGOV.NET)
- DCP Planning Team  
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