



City of
**Santa
Monica**

Bergamot Area Plan Objective Design Standards

Community Workshop

February 28, 2024

Agenda

1. Introduction:
Bergamot Area Plan - Recent Zoning Amendments (Housing Element)
2. Refresher:
What are Objective Design Standards ?
3. Housing Element Program 1E - Purpose & Scope of Project
Revise / Simplify BAP Standards in Support of Housing Projects
4. Recap of Conceptual BAP Objective Design Standards (10/26/23 Workshop)
Areas of Focus
5. Project Timeline - More Opportunities to Participate
6. Q&A: Questions / Discussion / Feedback / Next Steps

6th Cycle Housing Element (2021-2029) Implementation

- Certified October 14, 2022
- March 21, 2023:
Council Adopted Zoning Changes for **Housing Projects**:
 - Increased Floor Area Ratio (FAR)
 - Increased Building Height
- Next Phase includes Objective Design
 - **Program 1.E**: Revise & Simplify Bergamot Area Plan development / design standards



Refresher of Changes Already Adopted by Council:

Table 5.03(B) Development Standards for Projects that Meet the Definition of Housing Project

DEVELOPMENT STANDARDS		BERGAMOT TRANSIT VILLAGE	CONSERVATION: ART CENTER	MU-CREATIVE	CONSERVATION: CREATIVE SECTOR
HEIGHT LIMIT	Housing Projects	84'	55'	84' (North of Pennsylvania Ave parcel line or South of Expo Bike Path - 70')	55' (North of Nebraska Ave, South of Pennsylvania Ave, and West of Berkeley St - 70')
	100% Affordable Housing Projects	94'	65'	94' (North of Pennsylvania Ave parcel line or South of Expo Bike Path - 80')	65' (North of Nebraska Ave, South of Pennsylvania Ave, and West of Berkeley St - 80')
FAR (SEE B.1)	Housing Projects	4.0	2.5	4.0 (North of Pennsylvania Ave parcel line or South of Expo Bike Path - 3.25)	2.50 (North of Nebraska Ave, South of Pennsylvania Ave, and West of Berkeley St - 3.25)
	100% Affordable Housing Projects	4.5	3.0	4.5 (North of Pennsylvania Ave parcel line or South of Expo Bike Path - 3.75)	3.0 (North of Nebraska Ave, South of Pennsylvania Ave, and West of Berkeley St - 3.75)

*** No Proposed Changes to these Heights or FARs as a part of this project.**



Refresher: Objective Design Standards

What are Objective Design Standards?

- Measurable and independently verifiable with no personal or subjective judgment
- Help to avoid discretionary approval processes that can be time-consuming and unpredictable

Guidelines

Recommendations with terms like should, encourage, character, adequate, appropriate

Standards

Requirements with terms like shall, must, and specific criteria (dimensions, numbers, percentages)

Plant **appropriate** trees along streets to maintain community character

Trees **shall** be planted **every 20 feet** along streets to provide shade and a barrier to pedestrians

Blank walls **may** be prohibited along any street-facing façade

Blank walls **of more than 15 linear feet are prohibited** along any street-facing façade

An offset **should** be considered for any wall plane that exceeds 30 feet in length

A **minimum one-foot offset is required** for any wall plane that exceeds 30 feet in length

What are Objective Design Standards?

Development

Standards that inform the general massing of a structure:

- structure height
- lot area
- setbacks
- lot coverage
- floor area ratio

Design

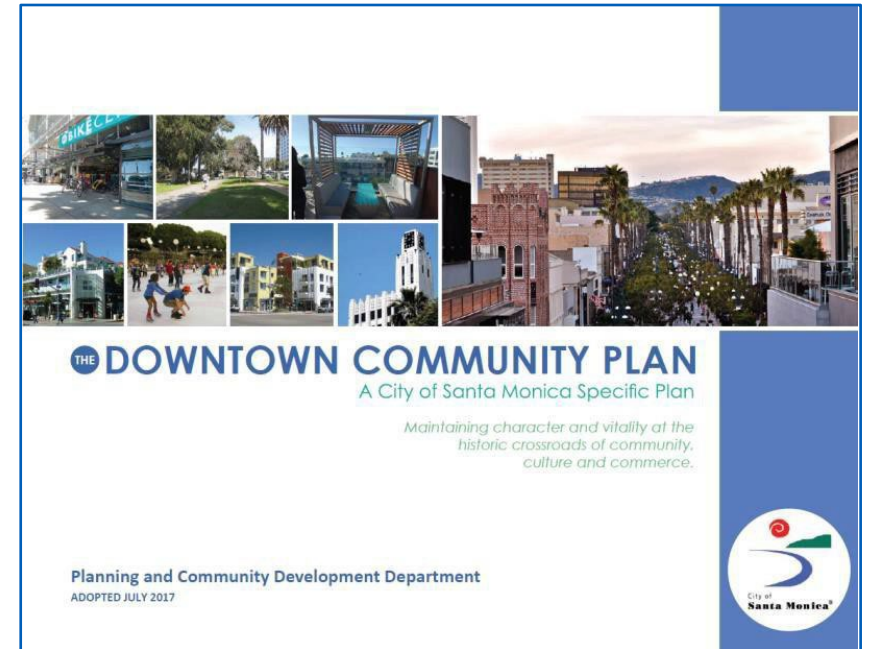
More detailed standards that influence the design of a structure or open space:

- articulation/modulation
- roof line variation
- transparency/fenestration
- lighting
- parking screening
- plaza or open space design
- landscape, hardscape and amenities

Existing Objective Design Standards in Santa Monica

Santa Monica already has objective design standards in our zoning rules that shape building design:

- Active Ground Floor Use & Design
- Pedestrian-Oriented Design
- Open Space
- Modulation
 - Building Footprint
 - Upper-Story & Interior Side Stepbacks
 - Daylight Plane (adjacent to residential)
 - Unbroken Primary Façade Length





Housing Element Program 1E: Purpose & Scope of Project

Bergamot Area Plan Past Planning Efforts

- BAP Adopted in 2013
 - Intended to transform historically industrial area into transit-oriented neighborhood centered around creative arts
 - Since adoption of plan, no projects have been built that are governed by BAP rules
 - Limited infrastructure (sidewalks, parks, services etc.) to support housing
- As part of Housing Element process, direction from Council to incentivize housing production in Bergamot area

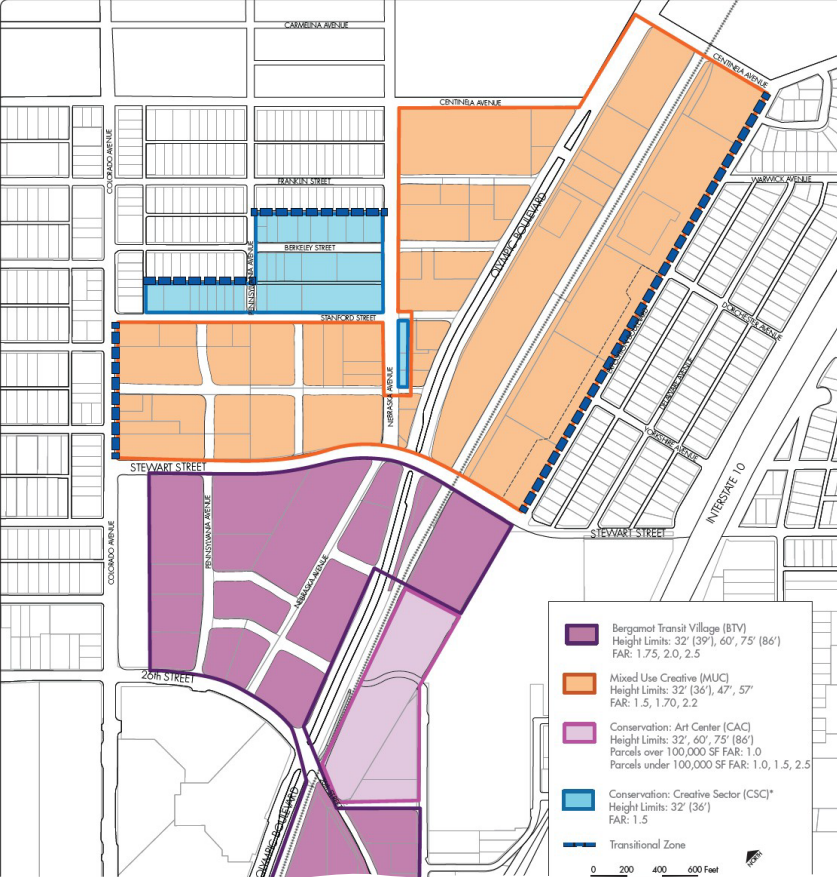


Housing Element Program 1.E for Objective Design Standards

Bergamot Area Plan Objective Design Standards

- **Program 1.E:** Revise Design Standards in the Bergamot Area Plan (BAP) for Easier Understanding & to Support Housing Production:

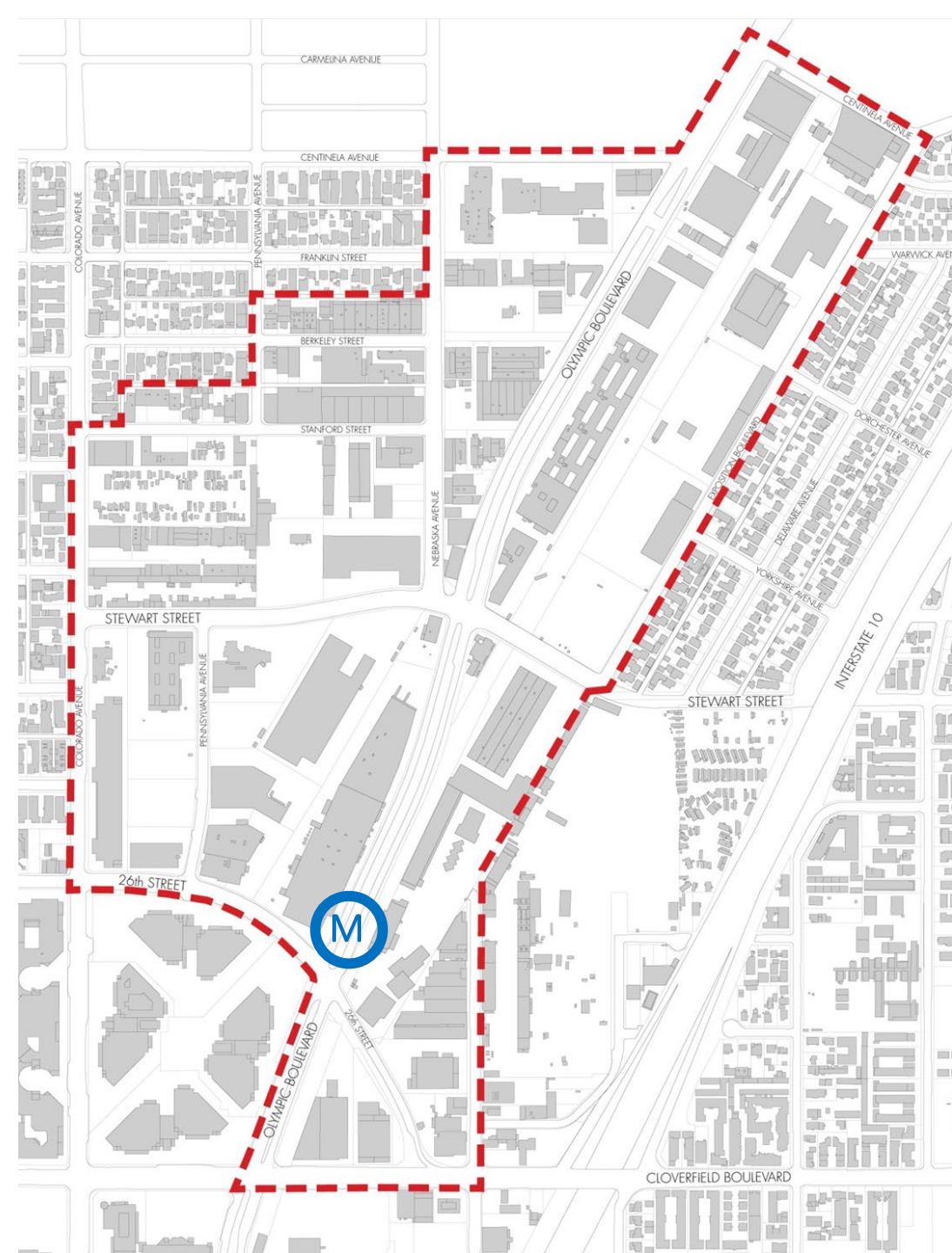
- Simplify Standards: Improve Clarity & User-Friendly
- Standards Supportive of Housing Projects
- Must be Objective per State Law



Bergamot Area Plan

Existing Bergamot Neighborhood Context

- Larger parcels
- Predominately commercial uses
- Limited residential uses and services
- Large City blocks with limited through connections
- Proximity to Transit (Metro)



Bergamot Area Plan Simplify Existing Standards

General Feedback

- Existing Standards are Restrictive/Complex

Simplify Existing Standards

- Upper-Level Building Modulation: Use standards similar to Downtown DCP
- Evaluate Potential Standards for taller buildings
- Provide consistency in Standards Citywide
- Provide options to achieve Standards
- Incentivize space for artists
- Encourage/Incentivize projects to design according to Standards for Density Bonus Housing Projects.

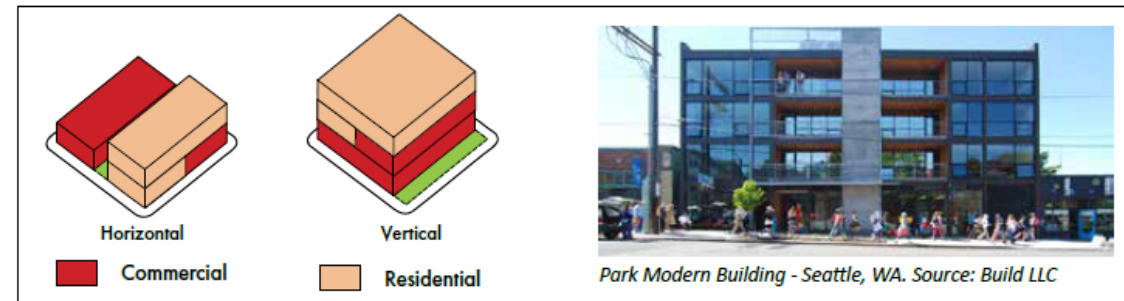


Figure 5.06
Building Modulation of Top Floors

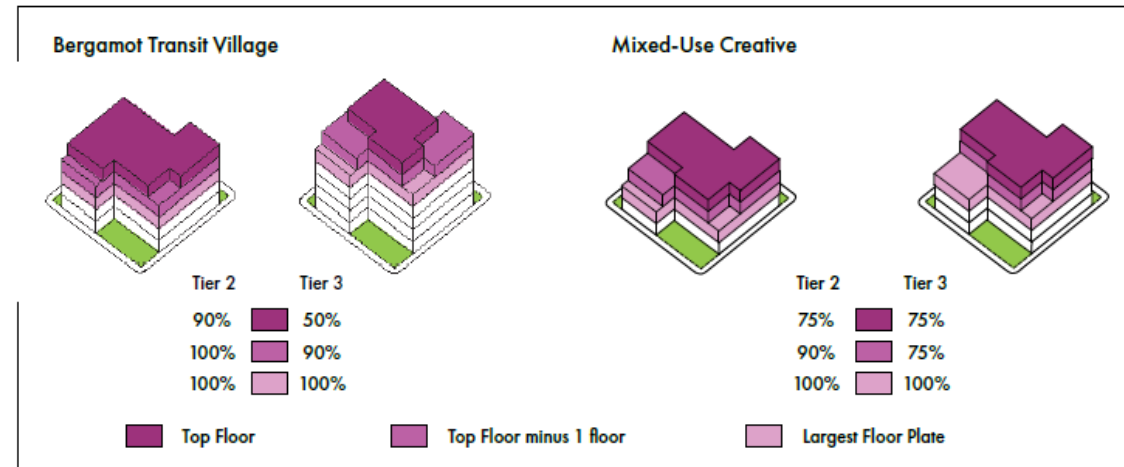
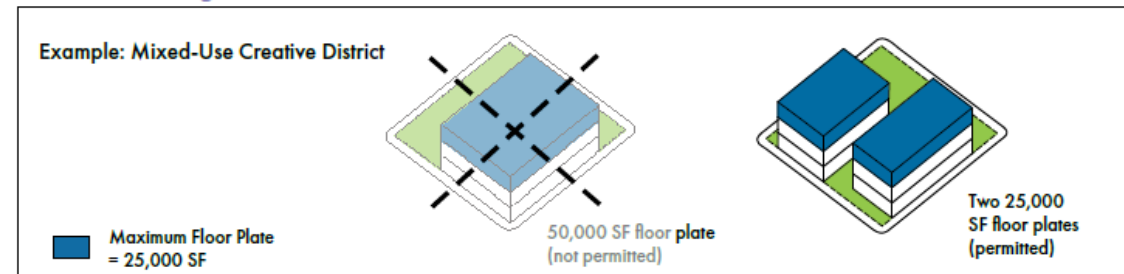


Figure 5.07
Maximum Building Floor Plate

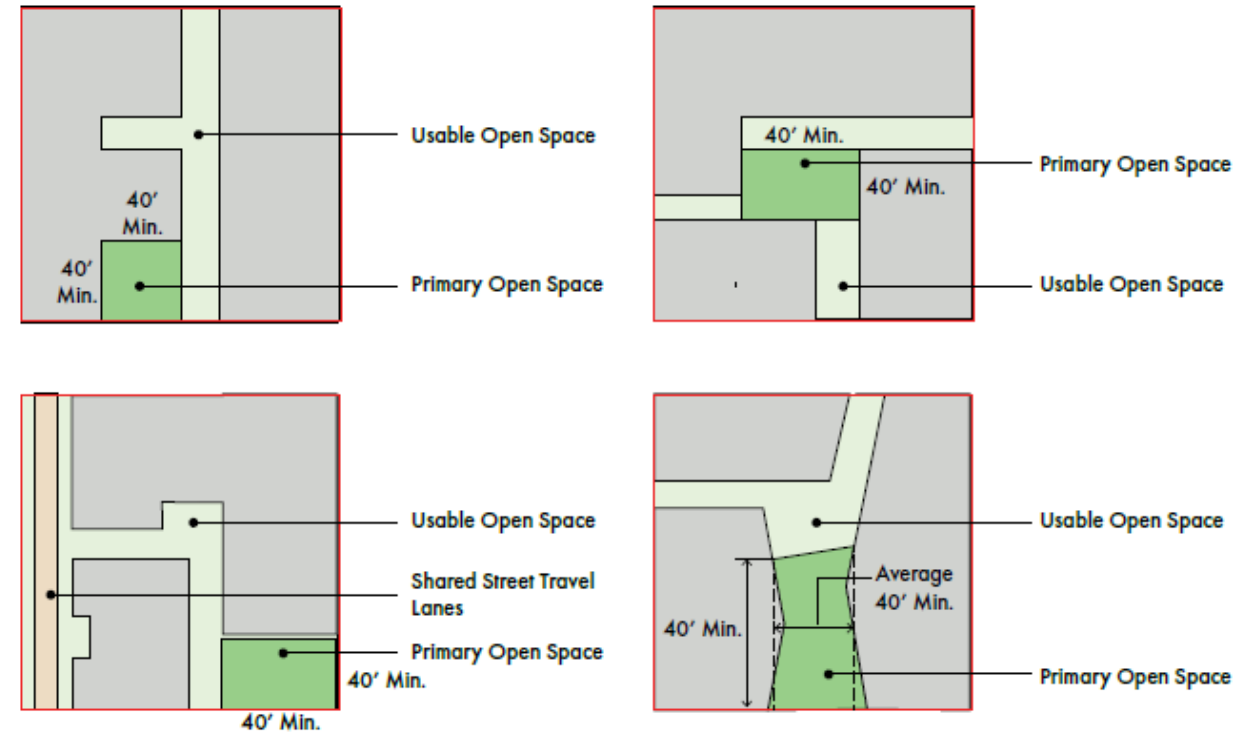


Bergamot Area Plan

Open Space & Parking Standards

- Eliminate prescriptive standards related to Open Space Configurations
- Focus on how to design common open space to ensure spaces will be used by residents (amenities, design features, etc).
- Consider Ground Floor Pathways through larger projects/connect blocks to improve resident mobility through the neighborhood.
- Update Parking Standards to reflect State law (no on-site parking required).
- Reevaluate/refine parking design & bike parking standards.

Figure 5.08
Open Space Configurations



Street Frontage Types | Conceptual Changes

- Eliminate prescriptive standards based on Street Frontage Types
 - Simplify ground floor commercial design standards to be consistent Citywide
 - Focus ground floor commercial only within a centralized targeted area within the BAP for future residents.
 - Establish ground floor residential design standards & ensure active design

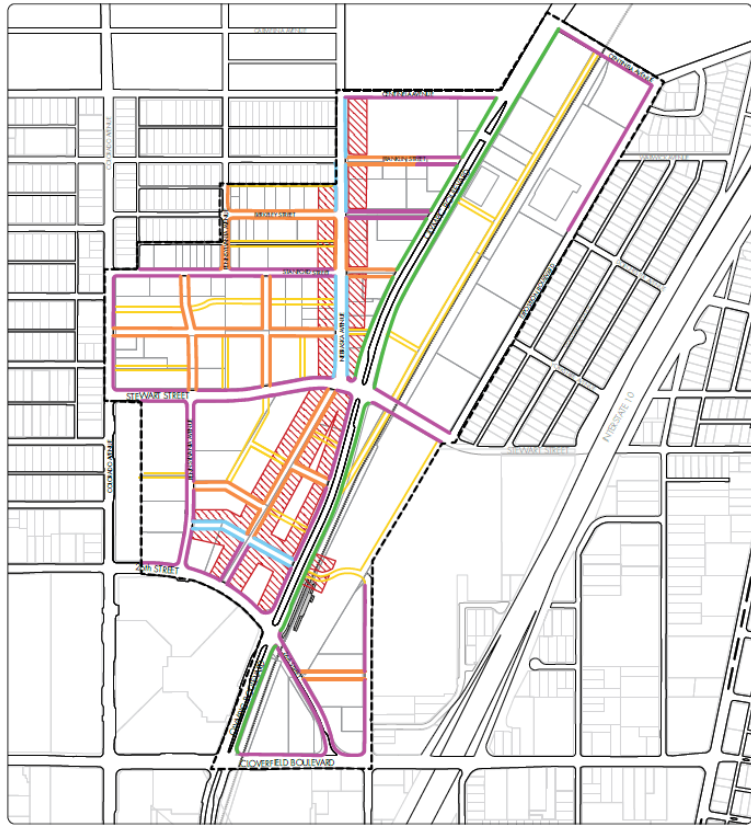
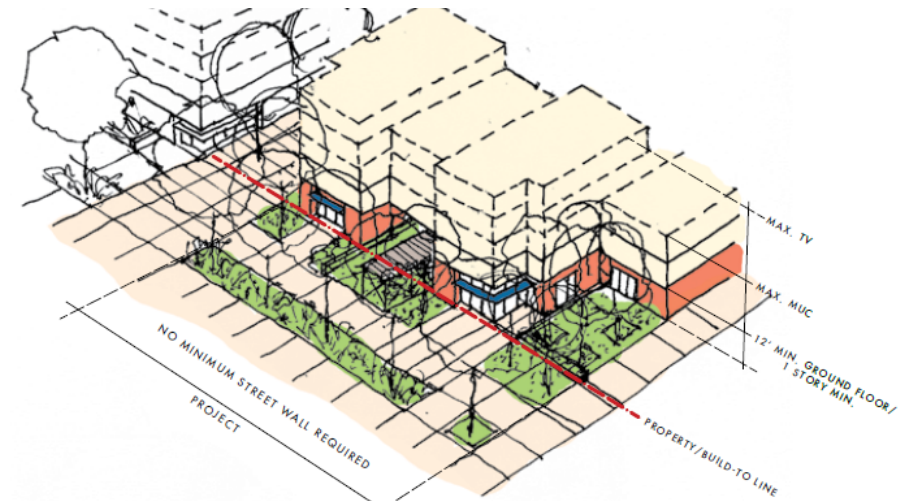
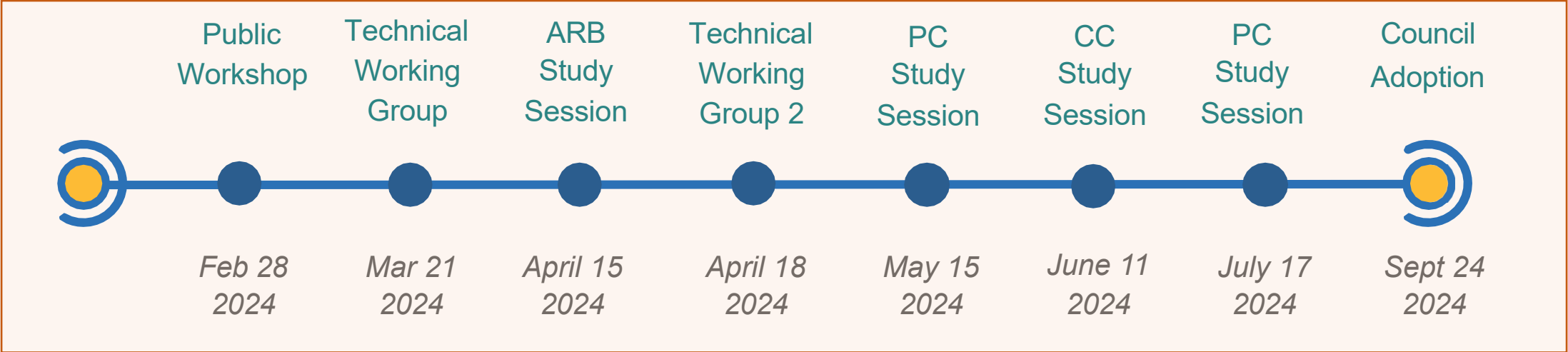


Figure 5.09
Street Frontage Types



BAP Objective Design Standards Project Timeline

Community Outreach





Recap of Conceptual Objective Design Standards (BAP)

Phase I Outreach

ARB Subcommittee (Summer 2023)

- Review Conceptual Standards (ongoing meetings)

Community Feedback (10/26)

- Ensure design standards are not barriers for housing projects.

ARB Study Session (11/6)

- Supportive of building modulation
- Pedestrian Pathways: fence/gate permeability

Planning Commission Study Session (12/6)

- Consider safety design standards for pedestrian pathway connections
- Ensure ground floor transparency percentage is not overly restrictive
- Ensure roofline variation standards are flexible
- Comments on operable windows, pedestrian pathway, ground floor transparency

BAP Conceptual Design Standards

Focus on Simplifying Existing Modulation & Open Space Standards

- Standards based on Downtown Community Plan (DCP)
- Standards that shape the building envelope for housing projects but are not overly restrictive
- Simple standards that provide flexibility in designing housing projects

Ground Floor

Activating
Ground
Floor

Open Space

Common
Space Design

Open Space

Creating
Mid-Block
Connections

Upper Story Modulation

Taller
Buildings

Activating the Ground Floor

Standards to create a pleasing pedestrian experience

Entrances to Residential Units: Ground floor residential units shall have either an entrance or private patio facing the street.

Ground Floor Uses: Any ground floor commercial shall have a minimum average depth of 35 feet.

Transparency: Commercial Use: 50% of each street-facing ground floor façade shall be transparent. Residential Use: 20%

What changes do you envision would create a complete neighborhood in the Bergamot Area?

Where should ground floor commercial be required?

How should ground floor residential be designed to interact with the street?



Open Space

Common Space & Design

Open-to-the-sky: A maximum 20% of Common Outdoor Living Area may be covered by a building.

Landscaping: A minimum of 25% of Common Outdoor Living Area shall be planted.

Trees: A minimum of one tree is required per 500 square feet of Common Outdoor Living Area; 50% shall be shade trees.

Social space: A requirement for seating and one amenity (i.e. water features, play space, furniture) to be provided.

Seating: A minimum of 1 seat per 200 square feet of seating is required and 50% shall be arranged to be arranged in groups.

Are these standards sufficient to create a comfortable environment to engage with your friends and neighbors?



Courtyards
providing social
space for residents

Creating Connections Through Open Space

Standards to create open spaces and mid-block connections

How can we ensure the BAP evolves into a walkable neighborhood for future residents?

Where is the Bergamot Area missing key pedestrian connections?

What incentives can encourage projects to design pedestrian pathways that provide connections?

What amenities do you want to see in public spaces?



Creating Connections Through Open Space

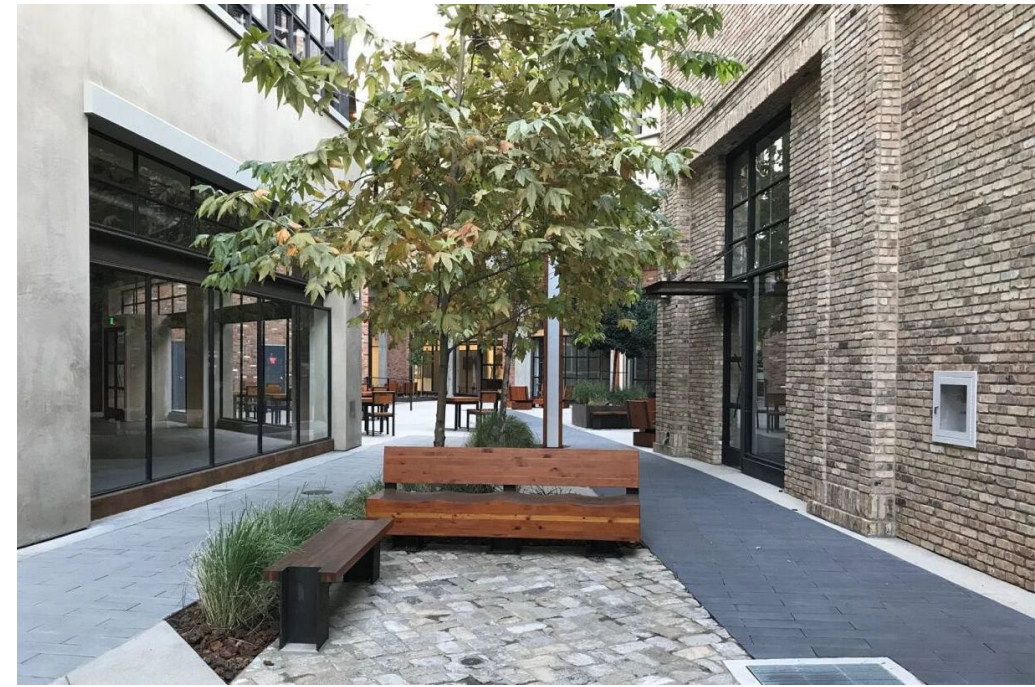
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Upper Story Modulation for Taller Buildings

Standards to ensure appropriate building modulation at the upper stories.

Street Setbacks Above Ground Floor: Standard adapted from the Downtown Community Plan (DCP)

Interior Side Setbacks: Provides light and air between buildings.

Roofline Modulation: Buildings over 55' shall reduce the footprint of the top floor.

Daylight Plane: Upper-level stepback when abutting residential. Adjusted to accommodate taller buildings

Do the conceptual objective design standards adequately address upper-level building modulation?

Do special standards need to be considered for the Bergamot Area, given the larger parcel size and taller buildings?



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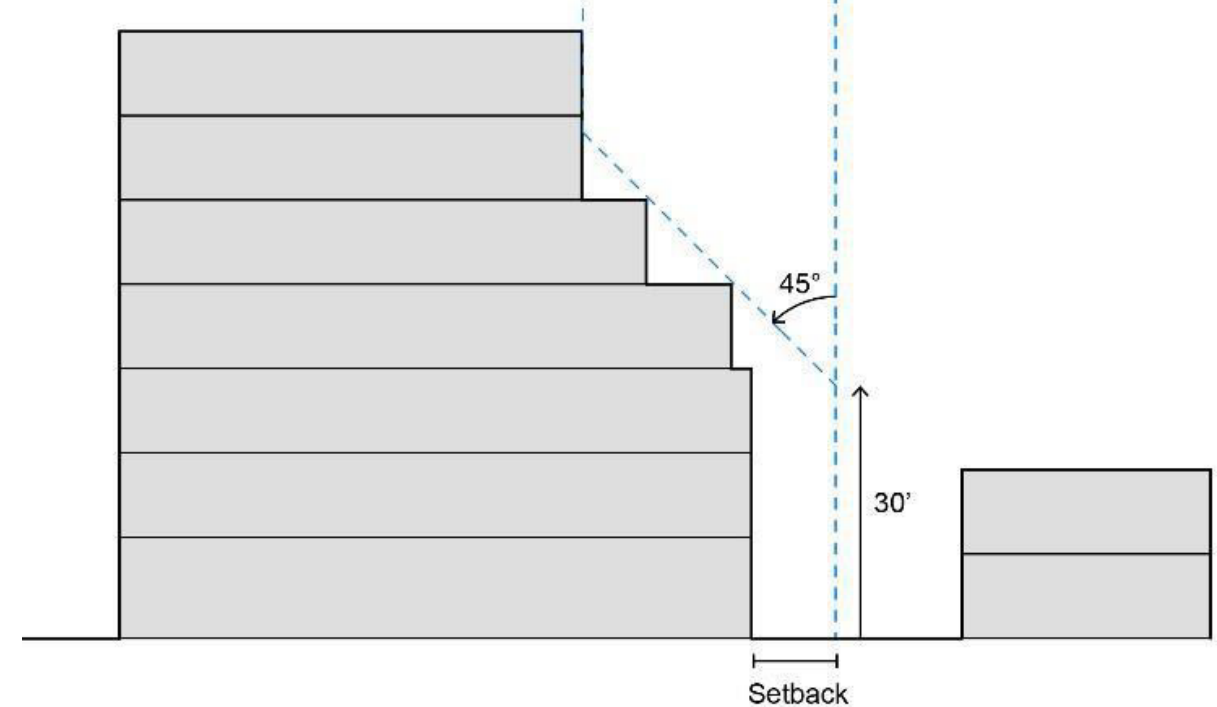
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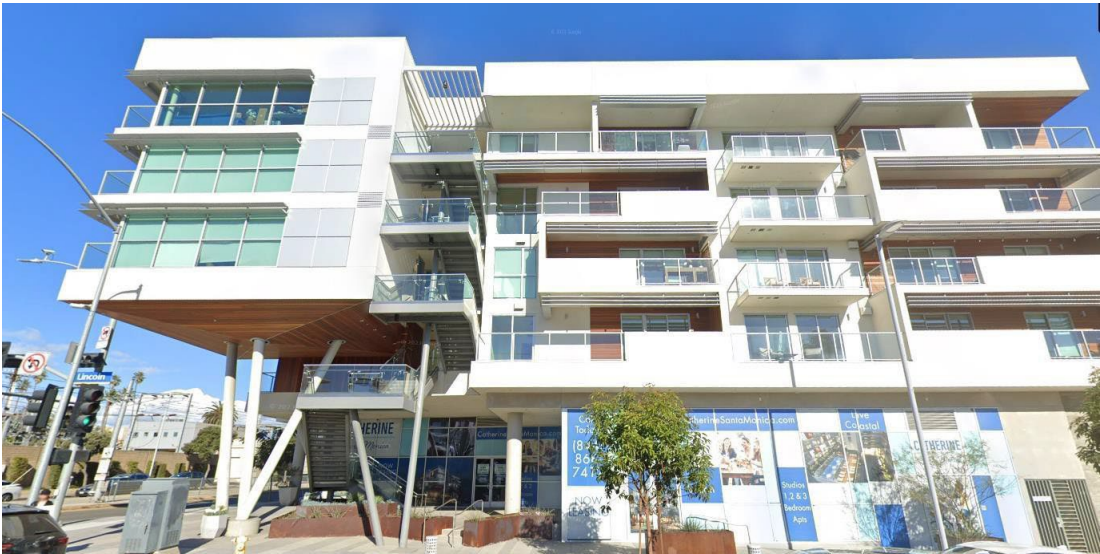
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Modulation examples



Modulation standards are intended to be flexible to allow for various styles of architecture – from more traditional building forms to contemporary forms



Key Areas for Discussion

Activating the Ground Floor:

- What changes do you envision would create a complete neighborhood in the Bergamot Area?
- Where should ground floor commercial be required?
- How should ground floor residential be designed to interact with the street?

Common Space & Design:

- Are these standards sufficient to create a comfortable environment to engage with your friends and neighbors?

Modulation / Street & Interior Side Stepbacks:

- Should we apply similar DCP street & interior side stepback standards in the BAP as well?
- Balance meaningful stepback requirements with allowing enough flexibility?

Daylight Plane:

- Maintain existing or evaluate alternate versions that provided greater incentive for projects to implement or partially implement?

Creating Connections & Open Space: Ground Floor Pathways:

- How can we ensure the BAP evolves into a walkable neighborhood for future residents?
- Where is the Bergamot Area missing key pedestrian connections?
- What incentives can encourage projects to design pedestrian pathways that provide connections?
- What amenities do you want to see in public spaces?



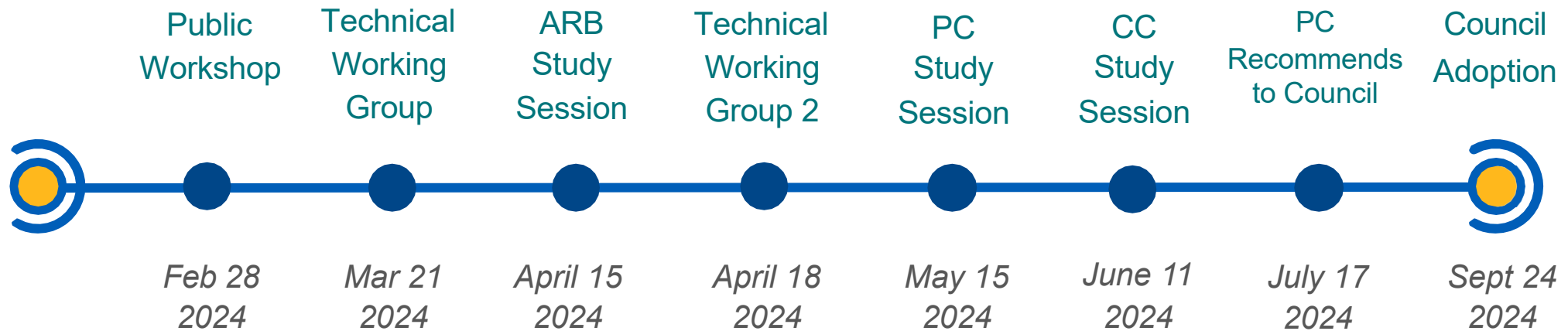
Next Steps:
More Opportunities for Feedback

What Are the Next Steps?

- ❑ **Technical Working Group** – March 21 & April 18
 - Technical discussion on draft design standards
 - Architects, Affordable Housing Providers, Developers
- ❑ **Study Sessions on Draft Concepts & Standards**
 - Architectural Review Board – April 15
 - Planning Commission – May 15
 - City Council – June 11
- ❑ **PC Recommendation** – July 17
 - PC: Discussion/Final recommendation on revised standards
- ❑ **CC Adoption** – Sept. 24
 - CC: Adoption of BAP Objective Design Standards

BAP Objective Design Standards Project Timeline

Community Outreach



Thanks!