



City of  
**Santa  
Monica**

**Bergamot Area Plan  
Objective Design  
Standards**

**Technical Working Group**

**March 21, 2024**

# Agenda - Welcome!

## 1. Recap of BAP Objective Design Standards (ODS)

## 2. Design Standards for Discussion:

- **Open Space**

- Maximum Building Footprint
- Site Permeability
- Ground Floor Open Space
- Open Space Design
- Ground Floor Design
- Building Modulation

## 3. Next Steps:

Next Technical Working Group: [April 18, 2024](#)

# Bergamot Area Plan (BAP) Background

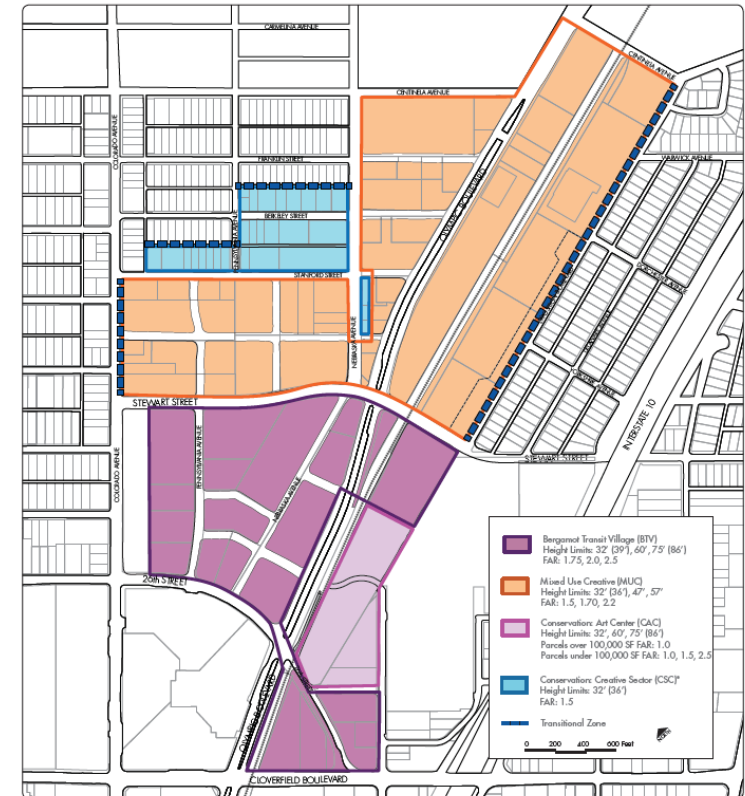
## BAP Adopted September 11, 2013

- 140-acre area surrounding the Bergamot Metro Light Rail Station
- Established policies, standards and guidelines intended to encourage compact mixed-use development, affordable/market rate housing linked to Bergamot Station
- The plan has not resulted in the intended transformation for a variety of reasons

## Proposed ODS Project: BAP Revisions | Clear Objective Design/Development Standards

- Ground floor use and design
- Street frontage/pedestrian orientation
- Open space
- Building modulation
- Reevaluate BAP 'Street Type' requirements
- Reevaluate BAP general parking requirements

**Simplify overall standards and provide clearer user-friendly regulations with greater incentives to build housing**





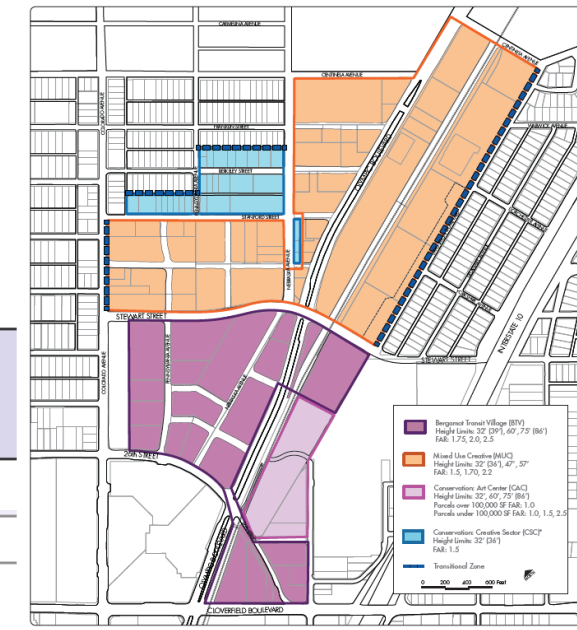
# Conceptual Objective Design Standards (BAP)

# Existing Open Space Standards

## Bergamot Area Plan Standards

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
MINIMUM AMOUNT OF OPEN SPACE (% OF SITE AREA)** (SEE B.8)	Site >80,000 sf	25%	None	20%	15%*
	Site 40,000 sf - 80,000 sf	20%	15%	15%	12%*
	Site <40,000 sf	15%	10%	10%	7%*
MINIMUM SIZE OF PRIMARY OPEN SPACE**		6,000 sf	None	6,000 sf	2,500 sf *



## Downtown Community Plan Standards

Lot width of 50 feet or less	None
Lot width between 51 and 150 feet	20% total: 10% located at Ground Floor or Podium at 1 or 2 Levels above Ground and 10% without regulated location
Lot widths greater than 150 feet	25% total: 12.5% located at Ground Floor or Podium at 1 or 2 Levels above Ground and 12.5% without regulated location

Should the requirement for common open space be in part based on parcel size?

Should the requirement increase with larger parcel sizes?

Should there be a minimum size of a Primary Open Space?

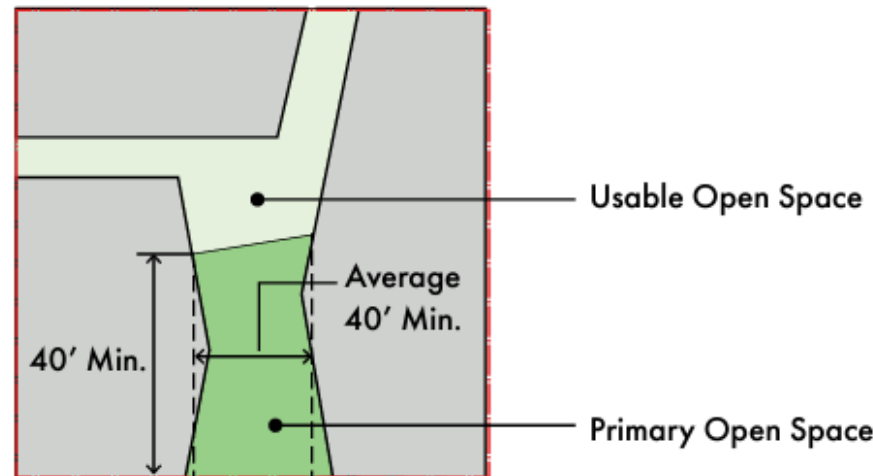
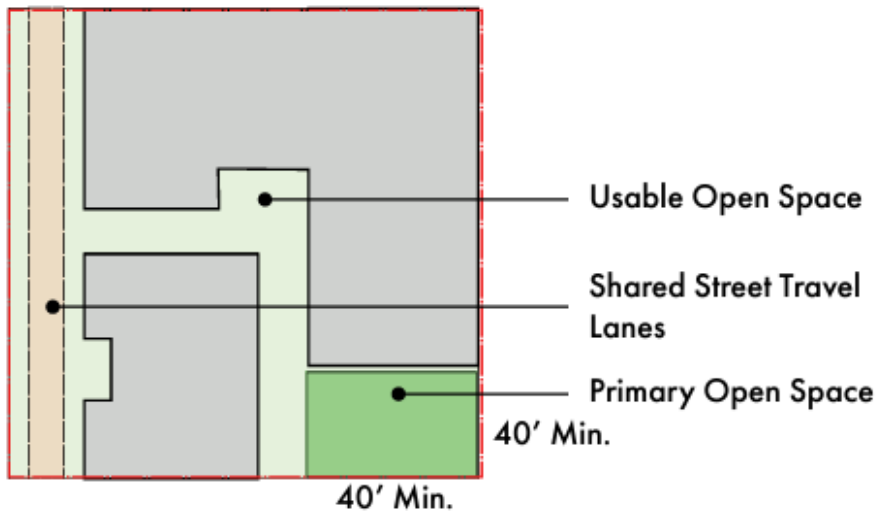
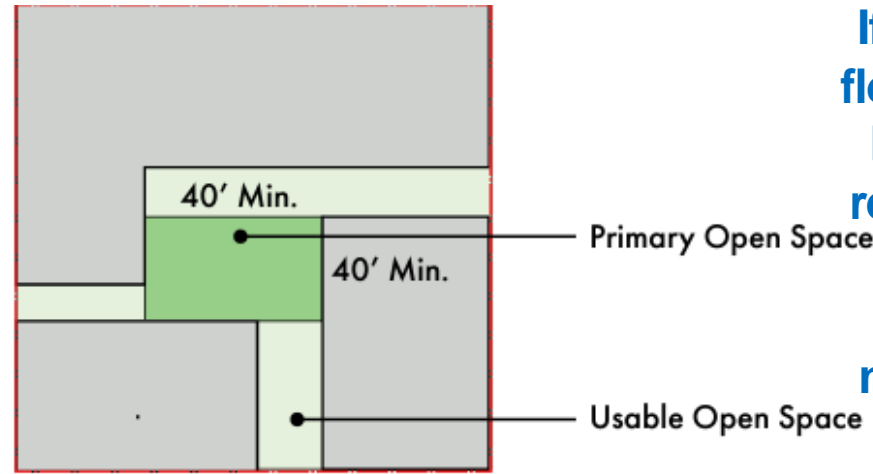
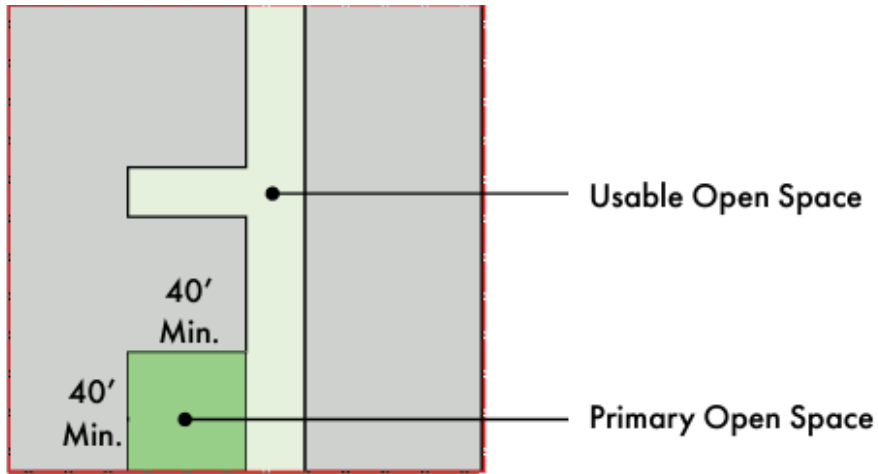
# Existing Open Space Standards

## Bergamot Area Plan Standards

Should there be required ground floor open space?

If there were required ground floor open space, should there be ground floor open space required near or at the street?

What incentives might be necessary to make that work



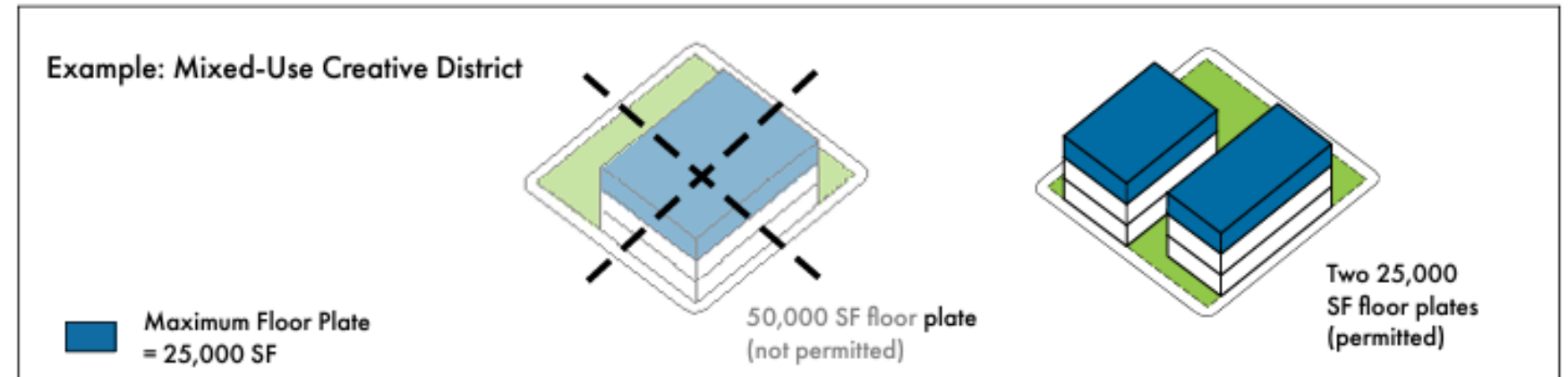
# Existing Maximum Building Footprint Standards

Is the Maximum Building Footprint requirement still relevant?

If that still makes sense, would 35,000 SF make sense for the entire plan area?

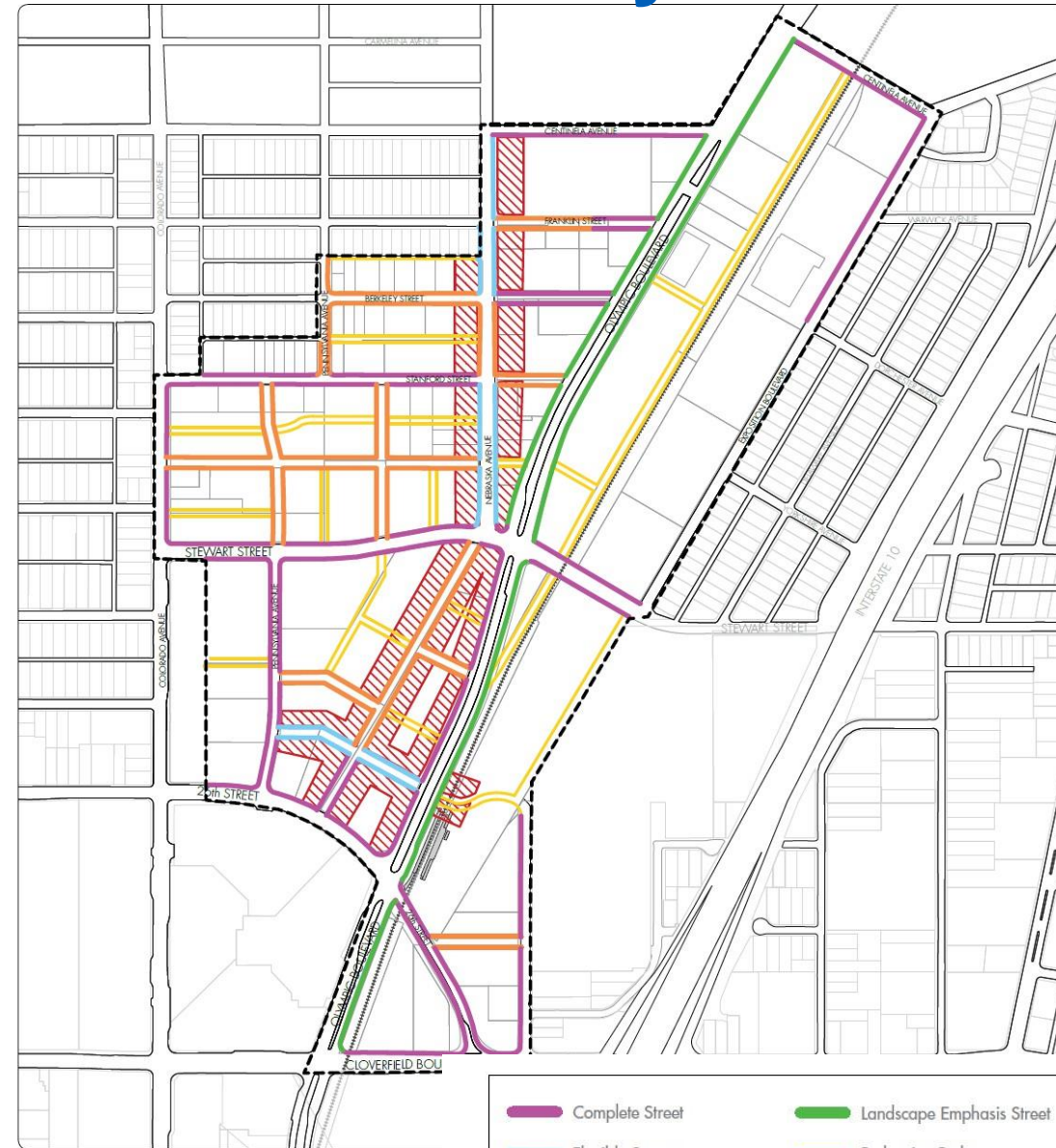
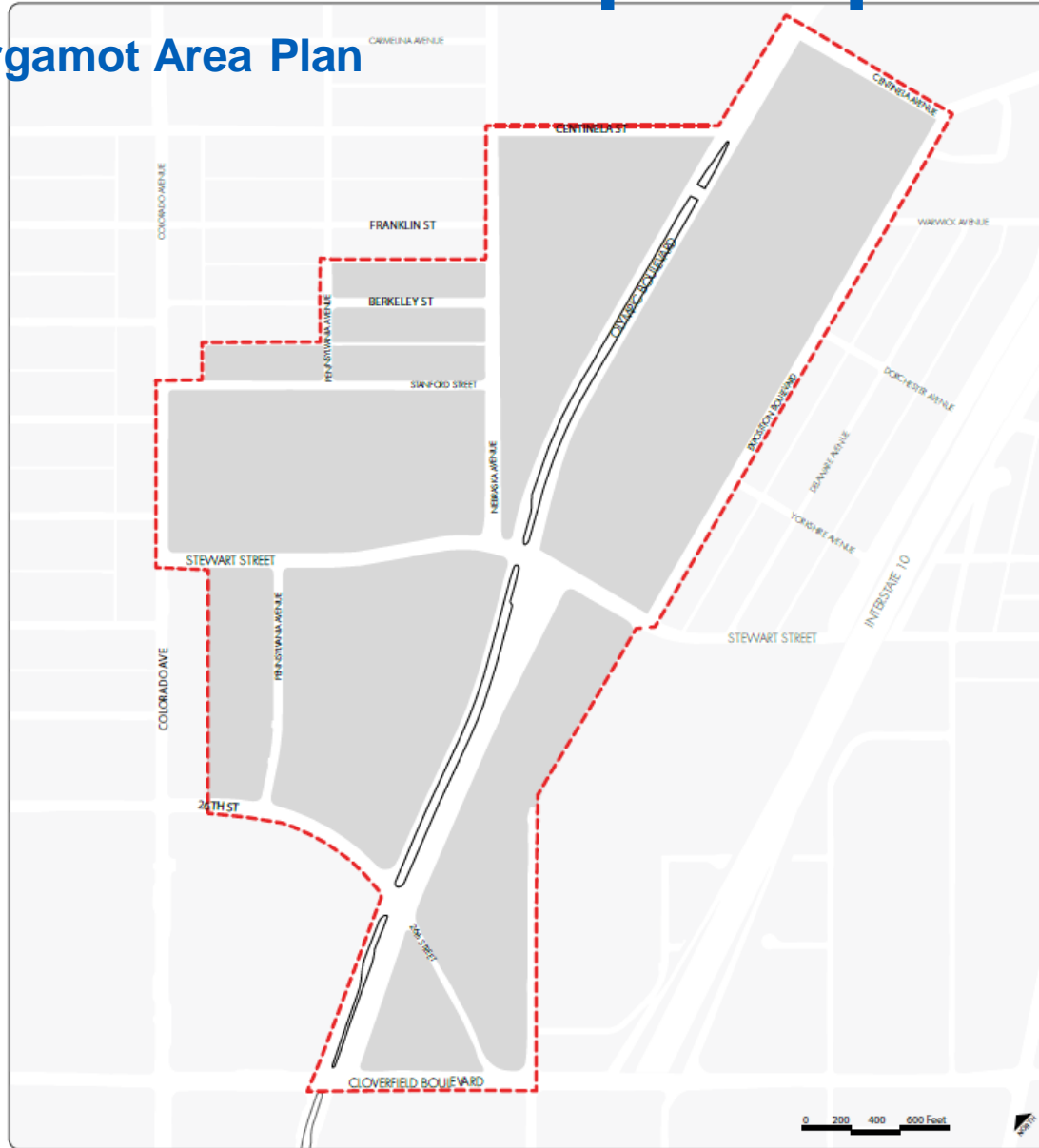
DEVELOPMENT STANDARDS	BERGAMOT TRANSIT VILLAGE	CONSERVATION: ART CENTER	MU-CREATIVE	CONSERVATION: CREATIVE SECTOR
MAXIMUM FLOOR PLATE (SEE B.6)	35,000 sf	15,000 sf	25,000 sf	15,000 sf

Figure 5.07  
Maximum Building Floor Plate



# Ground Floor Open Space/ Site Permeability

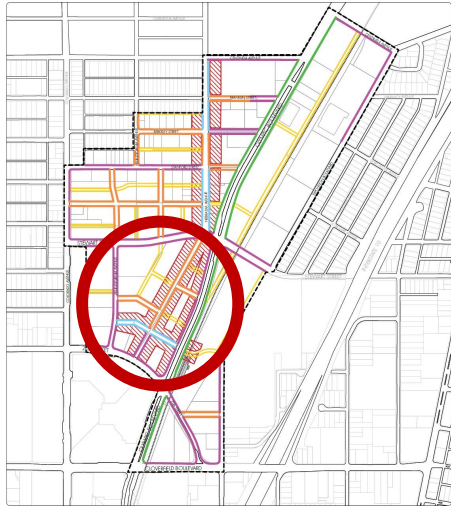
## Bergamot Area Plan





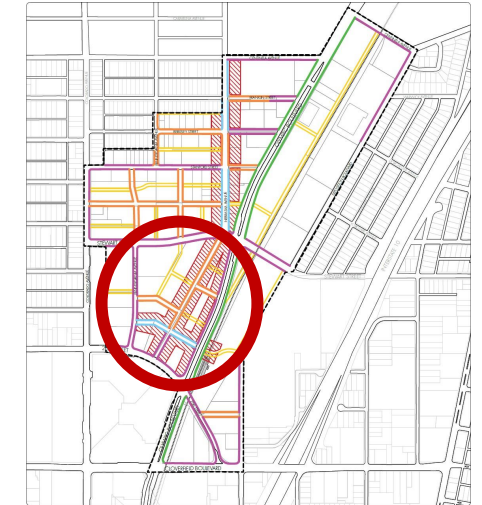
# Ground Floor Open Space/ Site Permeability

## Bergamot Area Plan



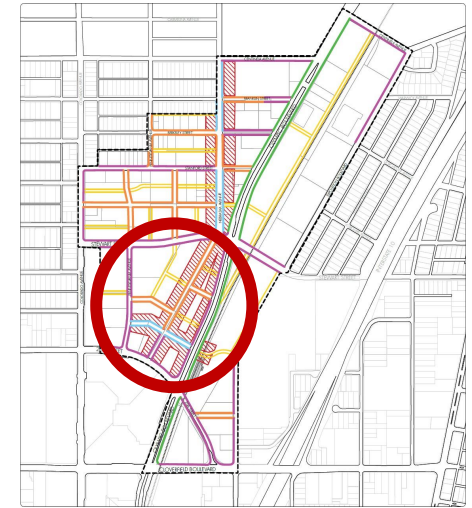
# Ground Floor Open Space/Site Permeability

## Bergamot Area Plan



# Ground Floor Open Space/ Site Permeability

## Bergamot Area Plan



10% of site  
20 ft wide path

# Ground Floor Open Space

## Ground Floor Pathways – Bergamot Area Plan



# Ground Floor Open Space

## Ground Floor Pathways – Bergamot Area Plan

**Minimum Area:** Projects shall provide ground-floor pathways based on parcel size, to allow for pedestrian circulation through the site. Pathways shall connect to adjacent sidewalks, common spaces, and where feasible, to adjacent parcels.

Parcel Size	Required Area
25,000-39,999 square feet	8%
40,000-79,000 square feet	10%
80,000 square feet or greater	12%

**What minimum size parcel can potentially accommodate a pathway connection?**



**Dimensions:** Ground Floor Pathways shall have minimum average width of 20 feet and be at least 80 percent open to the sky.

**Landscaping:** A minimum of 25 percent of Ground Floor Pathways shall be landscaped area with a minimum dimension of 30 inches in each direction.

**Trees:** A minimum of one 24-inch box tree for every 500 square feet of Ground Floor Pathways shall be planted within the Ground Floor Open Space. At least 50 percent shall be shade trees.

# Ground Floor Open Space

## Bergamot Area Plan

- Would pathways be useful or required to comply with standards such as fire lanes, trash service, loading, etc.?
- Could these pathways also help satisfy other project requirements such as common open space and maximum building footprint?
- Could these pathways double as amenitized open space and access/service?
- How would a pathway(s) be feasible on a lot 40,000 SF or larger?
- Could these pathways be open to the public during daylight hours?



# Common Space & Design

**Social space:** A minimum of one social space, either soft or hardscape, with a minimum dimension of 10 feet in each direction shall be provided for every 25 units. Each required Social Spaces will incorporate one of the following amenities:

- Cooking facilities
- Edible gardens
- Pools and/or spas
- Water features
- Exercise space and/or equipment
- Play space and/or play equipment



Courtyards  
providing social  
space for residents

## 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 common open space standards workable for market rate and affordable projects?**



Courtyards  
providing social  
space for residents



## Ground Floor Standards

# Residential Unit Entrances

### Street-Facing Residential Units:

Ground floor residential units shall have either an entrance or Private Outdoor Living Area facing the street.

Entrances shall also:

- a) Have a minimum 3-foot covered landing area
- b) Include 3 of the following:
  - recessed entry
  - overhead projections
  - sidelight windows
  - one stair up or down
  - paving differentiation from the pedestrian sidewalk

Ground floor units with direct access to the street promote an active and comfortable pedestrian environment.



## Ground Floor Standards

# Single Primary Entrances

Ground Floor may include Residential Amenity Space:

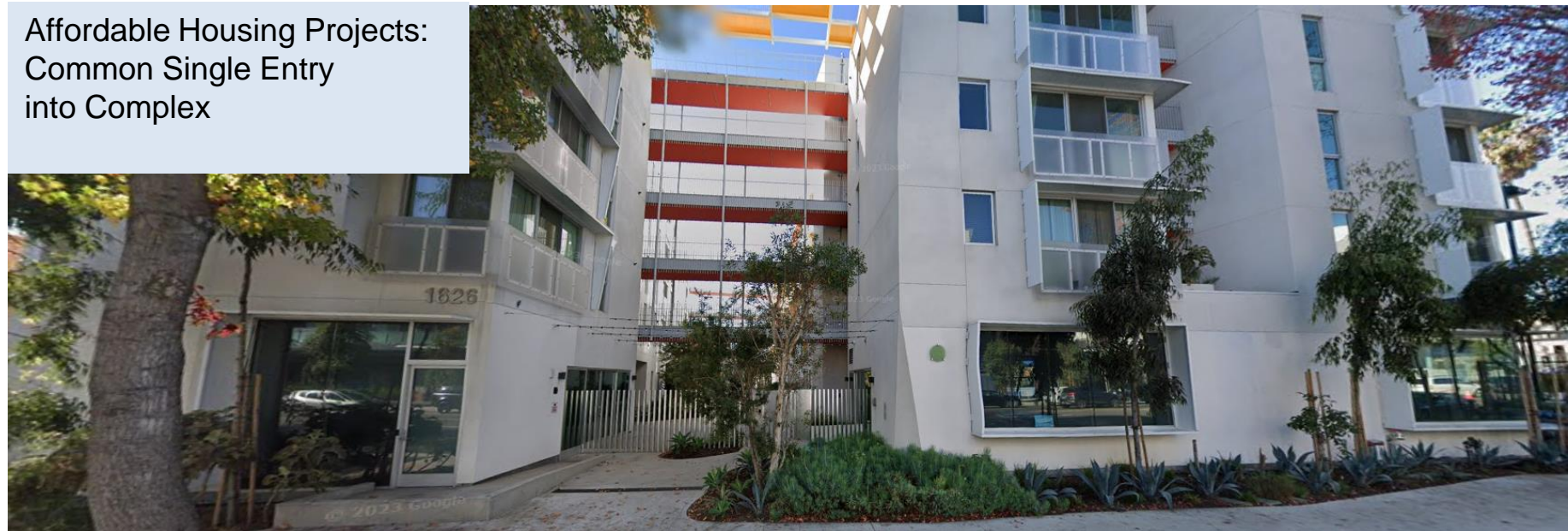
- Community Rooms
- Active Space for Residents
- Exercise Facilities For Residents

Projects Designed with a Single Entry into a Building:

- Residential Lobby
- Internal Courtyard

Allows Flexibility for Affordable Housing Projects based on Resident Services & Programming

Affordable Housing Projects:  
Common Single Entry  
into Complex



## Ground Floor Standards

# Commercial Entrances

### Non-residential entrances:

Street-facing façades shall provide a minimum of one entrance for each street frontage that opens onto the sidewalk.

Entrances shall be articulated with a design element such as a canopy, awning, signage band, porch or recessed entry.

Recessed entries and signage bands being used to articulate entrances, helping orient the building to the street and differentiate the entrance from the rest of the facade



## Ground Floor Standards

# Commercial Entrances

**Ground floor uses:** Uses on the ground floor along boulevards shall have a minimum average depth of 35 feet.

**Elevation:** Finished ground floor level shall not exceed 18 inches lower or higher than the sidewalk. Exceptions are included for parcels with a grade change of more than 10%.

Commercial buildings and residential lobbies should be at sidewalk elevation, though slight changes in elevation, shown below, may be acceptable in some conditions



## Ground Floor Standards

# Commercial Entrances

**Transparency:** 50% of each street-facing ground floor façade shall be transparent.

**Vertical elements:** Divide frontages into bays that are 30-feet wide or less, using pilasters, columns, window patterns, or other vertical elements.

**Will the proposed standards foster an active and engaging pedestrian experience?**

Sufficient ground floor transparency at eye-level promotes pedestrian activity, comfort, and safety



Small bays provide visual interest for passersby and flexibility for different tenants large and small



## Facade Standards

# Transparency & Materials

### Transparency:

Street-facing façades will incorporate glazing for at least 30 percent of the façade.

- a. Every room on an exterior wall will contain an operable window or opening (as allowed by law)
- b. Windows will be recessed at least 2 inches from the face of the façade unless windows include an exterior shading device.

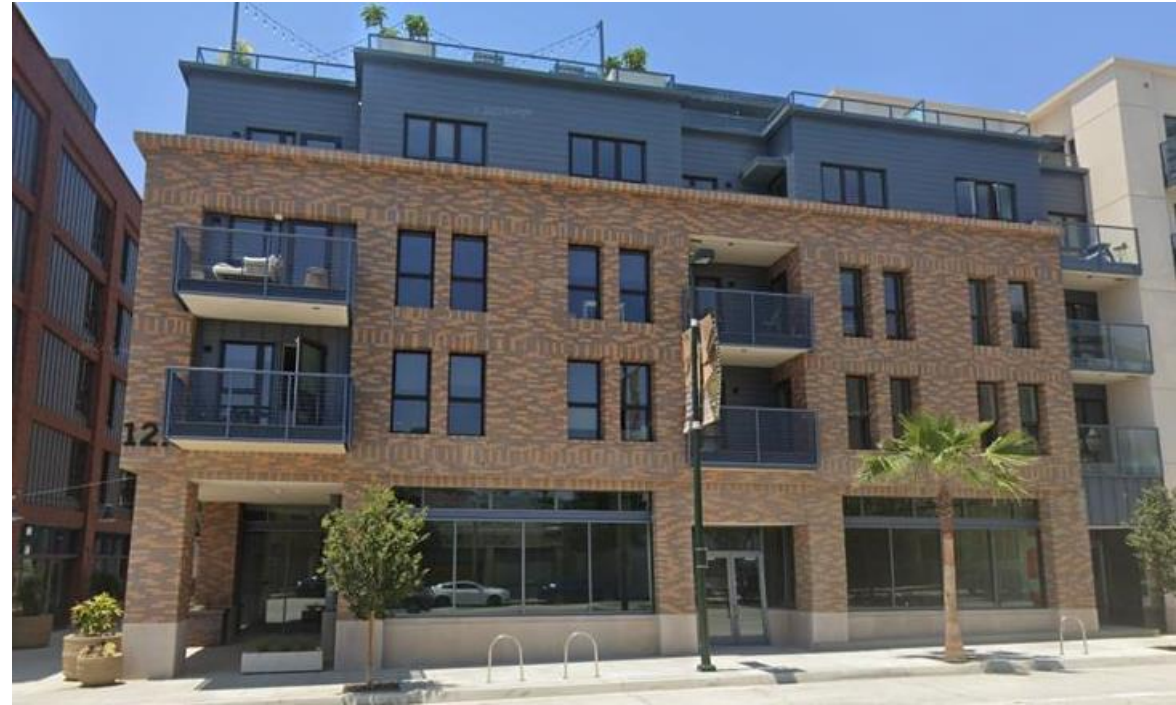
### Materials:

Changes in Material: transitions will occur at the inside corner of a plane change.

### Fences & Walls at the Sidewalk:

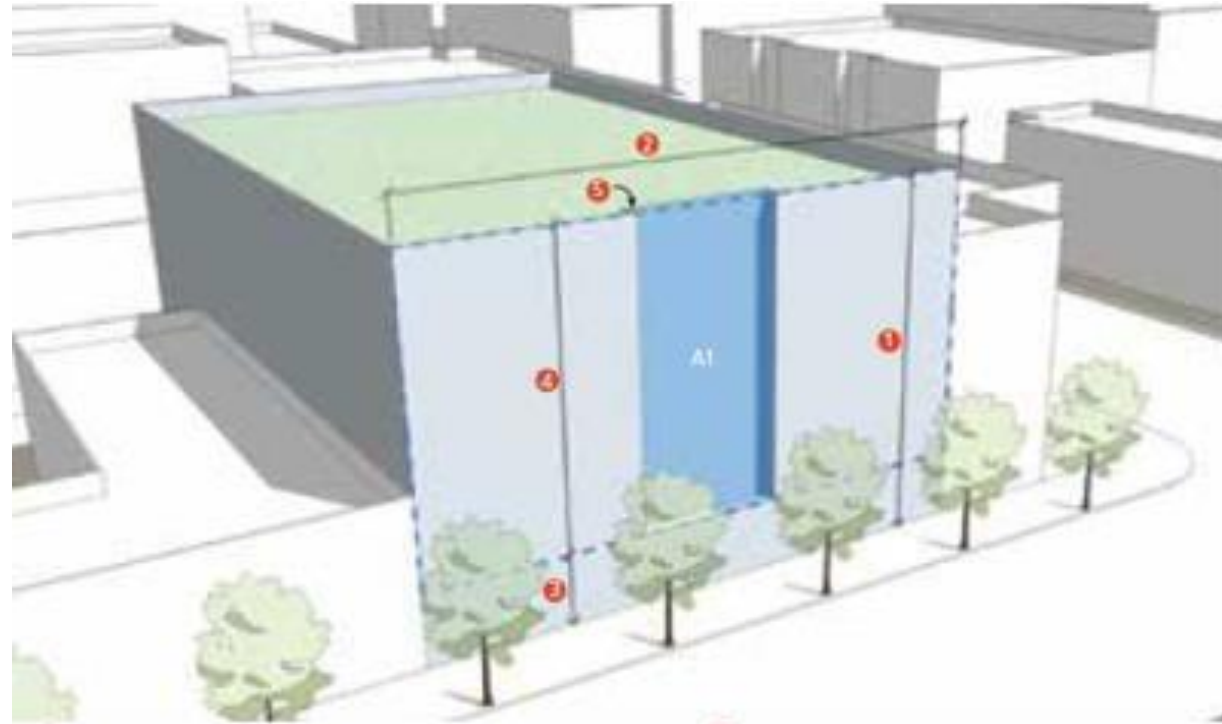
- a. Max Height: 5'-0"
- b. Any portion above 3'-6" will be 50% Visually Transparent

A mixed-use building using color and materials to correspond to variations in building plane



# Modulation / Street Stepbacks

- **Street stepbacks required above ground floor:**
  - Minimum 25% of façade area above ground floor shall stepback.
  - Minimum stepback depth of 5 feet
  - Standard adapted from DCP



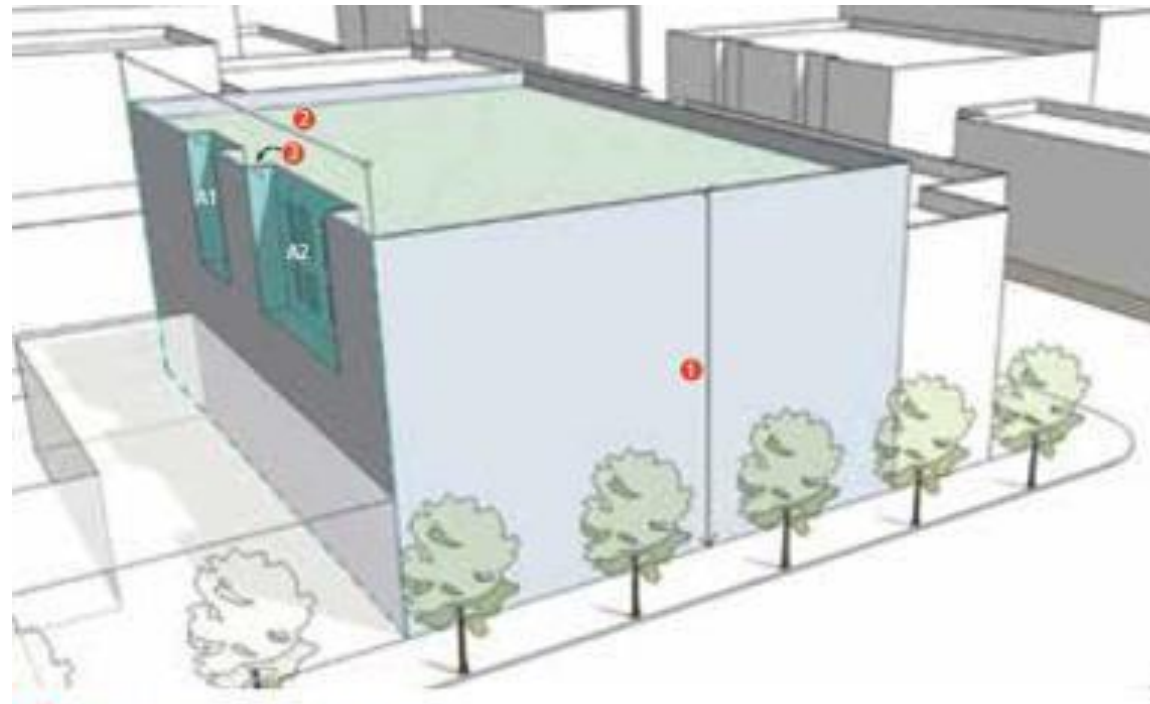
- 1 Maximum building height of 50' or 60'
- 2 Length of front facade
- 3 Ground floor height
- 4 Height between ground floor overall building height
- 5 Minimum stepback Depth

● Setback Area A:  
 $A1 \geq 25\% \text{ of } 4 \times 2$

# Modulation / Street Stepbacks

- **Side interior stepbacks required above 39 feet:**

- A minimum of 15 percent of the exposed side interior building façade area
- Minimum stepback depth of 5 feet from the side property line
- Standard adapted from DCP



- 1 Maximum building height
- 2 Side interior building facade length
- 3 Minimum stepback depth of 5'

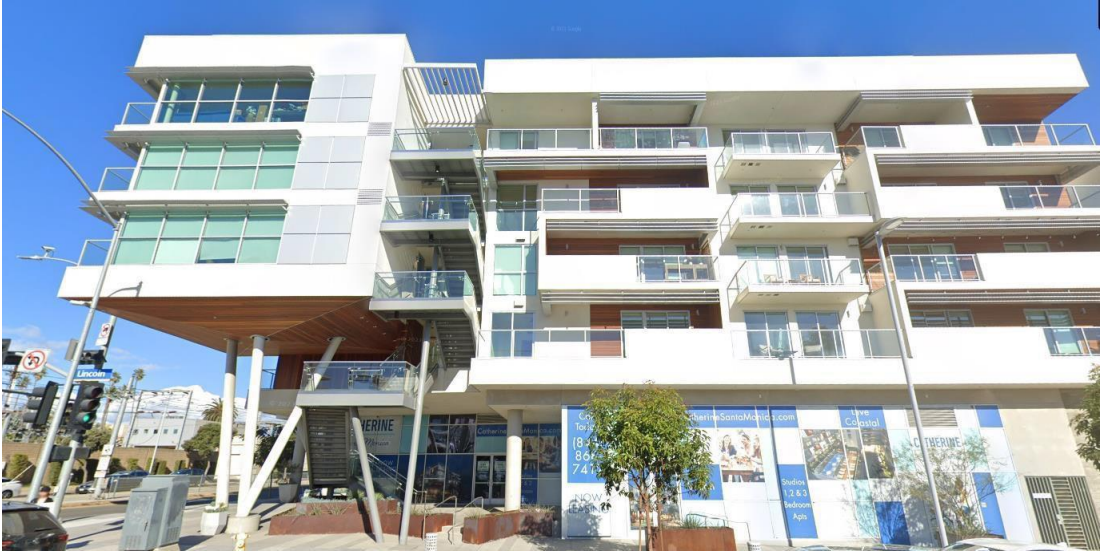
● Setback Area A:  
 $A1 + A2 \geq 15\% \text{ of } 1 \times 2$



# Modulation examples



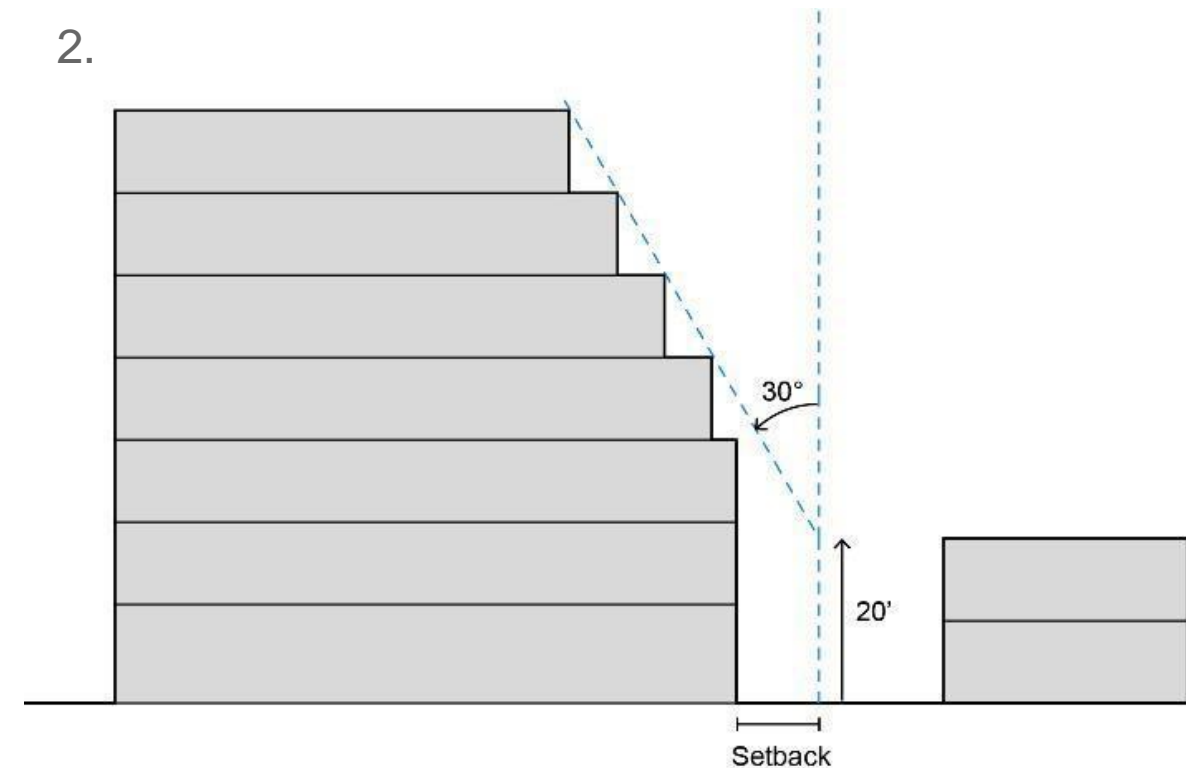
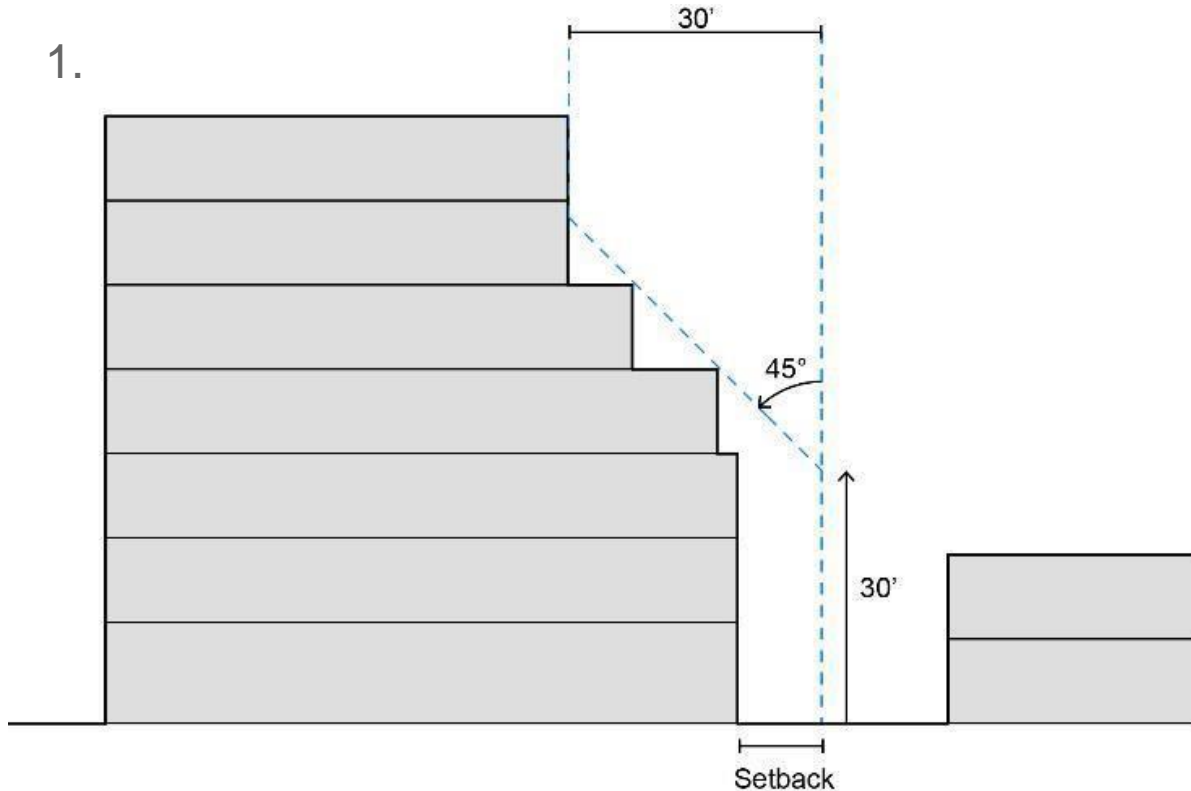
Modulation standards are intended to be flexible to allow for various styles of architecture – from more traditional building forms to contemporary forms



# Daylight Plane

A daylight plane is generally required adjacent to residential zoning

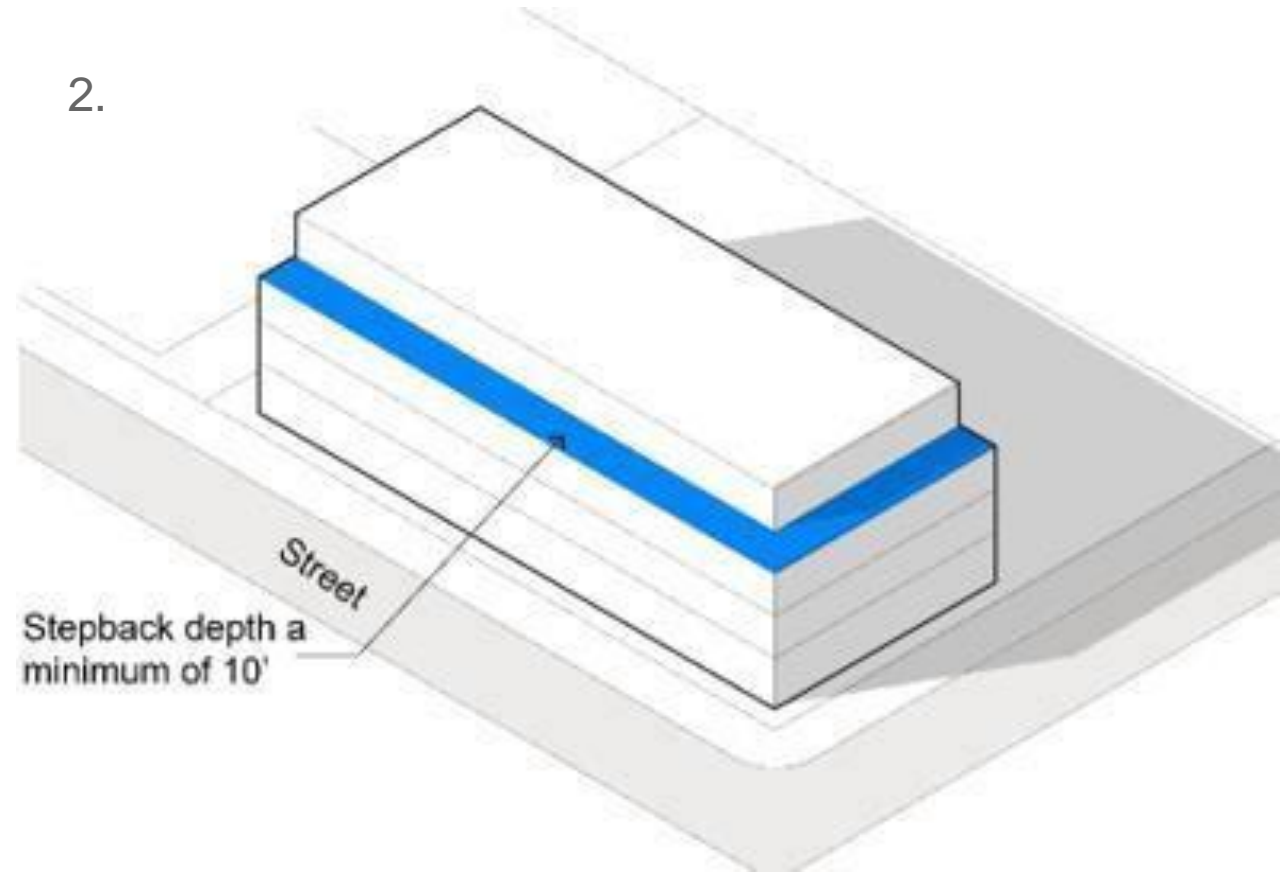
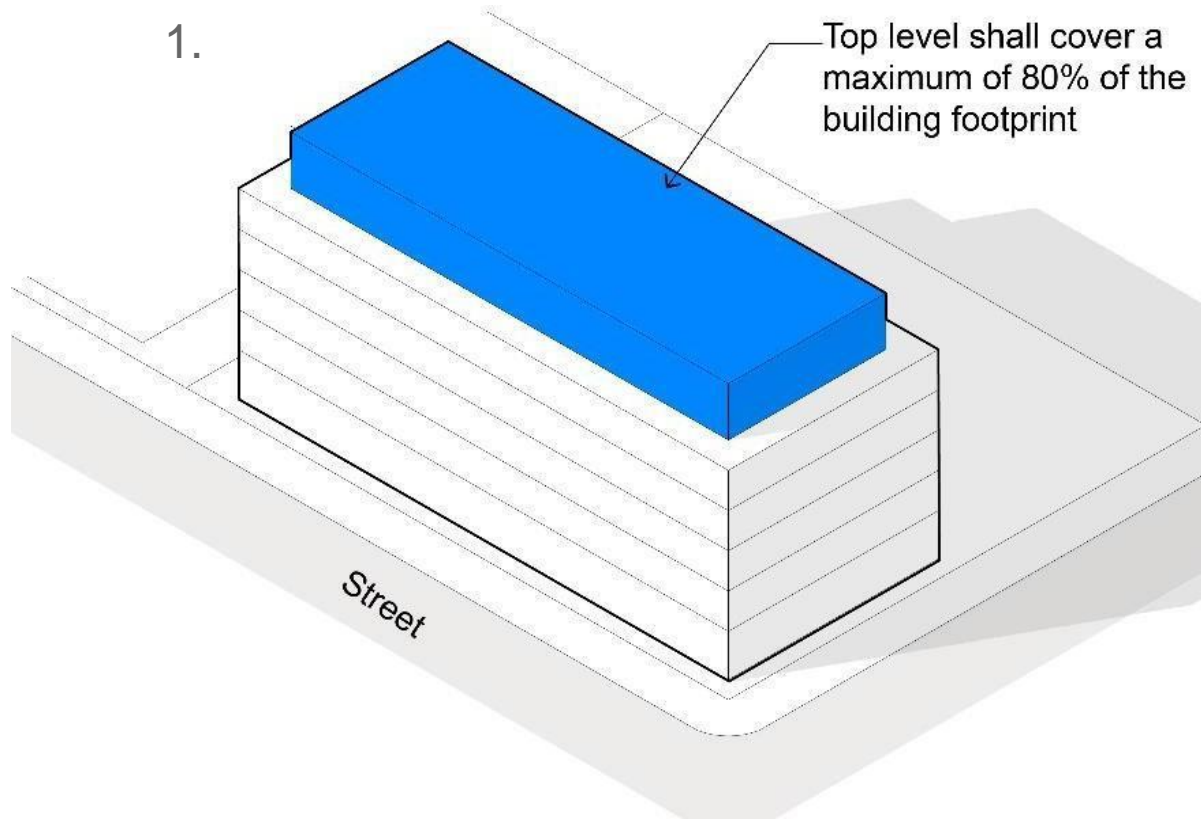
- Options to modify standard to make it somewhat less restrictive
  1. Limit the depth to 30 feet (left)
  2. Change the angle from 45 to 30 degrees, potentially also lowering the starting point to 20 feet (right)



# Modulation / Roofline Variation

**Roofline variation:** Buildings over 55 feet in height shall use one of the following:

1. **Building footprint method:** The upper-most level covers a maximum of 80 percent of the building footprint (left).
2. **Street stepback method:** The upper-most level steps back a minimum of 10 feet from street-facing facades (right).



## Roofline variation examples



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

Roofline variation standards are intended to provide visual interest and reduce massing to a building when viewed from the street and skyline

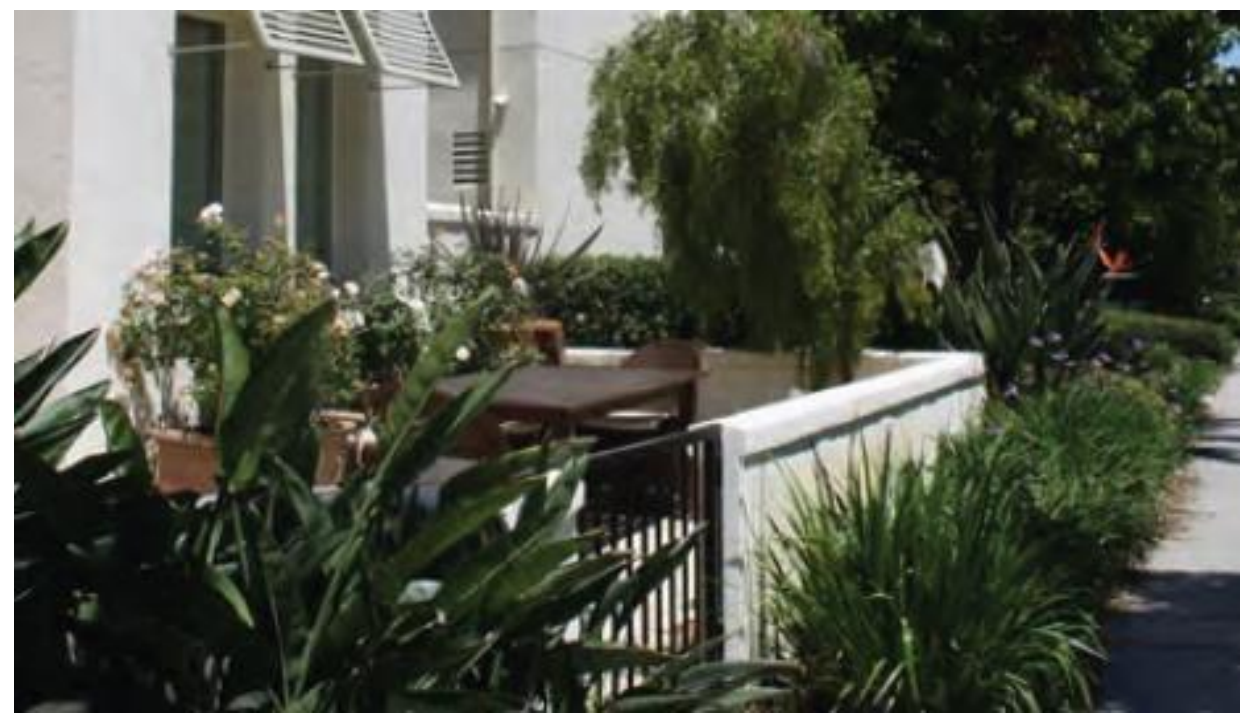


# Landscaping

**Setback areas adjoining streets:** shall consist of hardscape, planting areas, and/or pedestrian amenities like entry courtyards, plazas, entries, outdoor eating and display areas, or uncovered areas designed and accessible for public use.

**Interior and rear setback areas** shall be fully landscaped except for areas used for pedestrian circulation or private open space.

**Patios and stoops:** The side of a patio or stoop must be separated from the sidewalk by planted area.



**Would these standards provide sufficient landscaping and amenities to foster an engaging street environment?**

**Are there additional or fewer standards that should be included?**

Landscaped setbacks provide soft edges to the public realm and streetscape amenities



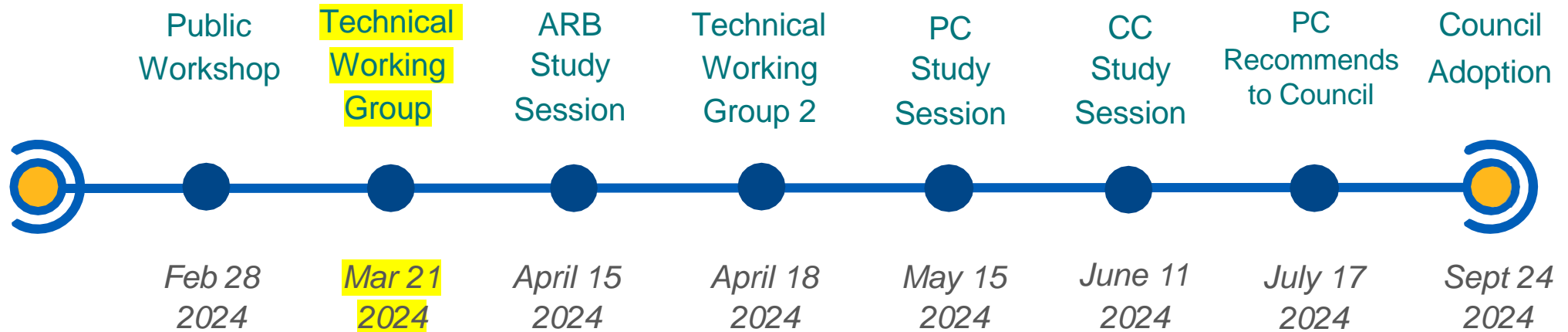
**Next Steps:**  
**More Opportunities for Feedback**

# 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







# 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?

# Maximum Building Footprint

DEVELOPMENT STANDARDS	BERGAMOT TRANSIT VILLAGE	CONSERVATION: ART CENTER	MU-CREATIVE	CONSERVATION: CREATIVE SECTOR
Maximum Building Footprint	35,000 SF	15,000 SF	25,000 SF	15,000 SF

Add photos from last week's internal meeting (Vancouver examples)  
- tower above podiums that ground at the corners.