

## Program 1.J Rezoning By Revising Development Standards To Ensure That Housing Projects Are Feasible And Incentivized Over Commercial Development

The City shall amend the Zoning Ordinance, LUCE, and the Bergamot Area Plan (BAP) to increase FAR and height standards throughout the city's non-residential zoning districts (other than Downtown which is addressed in Program 1.F) to levels that can support feasible housing projects. The City's assumptions of feasibility and the City's SSI inventory are based on the results of a feasibility analysis prepared by HR&A dated June 9, 2021 and February 2, 2022. Based on the results of the feasibility analysis, the feasible FARs for housing projects range from a minimum 2.0 to 3.25 with heights ranging from 55 feet to 65 feet. Any changes will promote housing to ensure overall unit capacity assumed in the site inventory is met, including income category, and will be no lower than minimum FAR and height shown in the tables below. The off-site affordability requirement shall be greater than the on-site requirement.

Zone	Approx. Acres to be Rezoned	Current Tier 1 FAR/Height	Current Tier 2 FAR/Height	Minimum FAR/ Height with Rezoning
MUBL – N of I-10	107	1.50/36 ft	1.75/36 ft	3.25/70 ft
MUBL – Pico	15	1.50/36 ft	1.75/36 ft	2.00/45 ft
MUBL – Pico (West of Lincoln)	4	1.50/36 ft	1.75/36 ft	2.50/55 ft
MUBL – Main St	10	1.50/36 ft	1.75/36 ft	2.50/55 ft
MUBL – Lincoln	107	1.50/36 ft	1.75/36 ft	2.50/55 ft
MUB	59	1.50/39 ft	2.25/50 ft	3.25/70 ft
GC (SMB)	24	1.25/ -	1.50/35 ft	3.25/70 ft
GC (Lincoln)	19	1.50/36 ft	2.00/36 ft	2.50/55 ft
GC (Pico)	4	1.50/36 ft	2.00/36 ft	2.00/45 ft
NC (14th St, 26th St, and Olympic Blvd)	27	1.50/32 ft	N/A	2.25/50 ft
NC (Main)	14	1.00/27 ft	N/A	2.50/55 ft
NC (Ocean Park)	15	1.00/32 ft	N/A	2.50/55 ft
NC (Montana)	15	1.00/32 ft	N/A	2.50/55 ft

IC	77	N/A	N/A	3.00/65 ft
OC	88	N/A	N/A	2.75/60 ft
HMU	39	1.50/45 ft	2.50/70 ft	2.50/70 ft

Bergamot Area	# Acres to be Rezoned	Current Tier 1 FAR/ Height	Current Tier 2 FAR/ Height	Current Tier 3 FAR/ Height	Minimum FAR/ Height with Rezoning
BTV	35	1.75/32 ft	2.00/60 ft	2.50/75 ft	4.0/84 ft
MUC – North of Pennsylvania Avenue parcel line between Stewart and Stanford; South of Expo Bike Path	31	1.50/32 ft	1.70/47 ft	2.20/57 ft	3.25/70 ft
MUC – Remainder	36	1.50/32 ft	1.70/47 ft	2.20/57 ft	4.0/84 ft
CCS	8	1.50/32 ft	N/A	N/A	2.50/55 ft
CAC	17	1.00/32 ft	1.00/60 ft	1.00/75 ft	2.50/55 ft

The City shall consider opportunities, including rezoning or the creation of new zoning districts, as necessary, to facilitate advancement of housing goals and/or historic preservation.

In addition to FAR and height, the City shall review and modify as appropriate all standards and regulations that may be considered a constraint to housing production, including, but not limited to, development impact fees, unit mix requirements, and design standards such as restrictions on ground floor residential use, minimum/maximum ground floor height, and daylight plane adjacent to existing residential neighborhoods.

### Program Background:

When the LUCE was adopted in 2010, its core strategy was to capitalize on the City’s extensive transportation system including the Metro Expo Light Rail and to protect the City’s residential neighborhoods with an emphasis on policies that discourage tenant displacement. This growth strategy has resulted in significant new housing production in the Downtown, but it has also perpetuated the historic patterns of housing segregation that remains to this day. Although all of Santa Monica is considered a high or highest resource area, there remain a handful of areas where housing would not be likely to develop due to FARs that are not high enough to support the City’s regulatory requirements. The current FARs and heights allowed in the Zoning Ordinance are shown below:

- **Timeframe:** 1 or 3 years from October 15, 2021 (statutory deadline), as applicable per Gov't Code Sec. 65583.4
- **Responsibility:** City Planning Division; City Attorney's Office
- **Objective:** Support the production of affordable housing and encourage the equitable production of housing across the City.

## Program 1.K Adequate Sites Program

To accommodate the City's lower-income RHNA shortfall, the City shall make amendments to the Land Use and Circulation Element (LUCE), Downtown Community Plan (DCP), Bergamot Area Plan (BAP) and Zoning Ordinance, as necessary, to create the opportunity for 1,880 lower income units and establish that the City-owned sites identified in the Suitable Sites Inventory meet all requirements pursuant to Government Code Section 65583.2(h) and (i) including but not limited to allowing 100 percent residential use and requiring residential use to occupy at least 50 percent of the floor area. Additionally, while not required to meet the shortfall of lower-income units, the Zoning Ordinance shall be amended to specify additional mixed-used zoning districts that shall be allowed 100 percent residential uses. To ensure that the City complies with SB 166 (No Net Loss), the City will monitor new residential and mixed use project applications to ensure an adequate inventory is available to meet the City's RHNA obligations.

### Program Background:

Government Code section 65583(f) and Government Code section 65583.2(h) states that where the inventory of sites does not identify adequate sites to accommodate the RHNA for lower income households, a program must be included to identify sites that can be developed for housing within the planning period. As the City will be accommodating more than 50 percent of the low- and very low-income regional housing shortfall on City-owned sites, the City must allow these sites in the inventory to accommodate 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

- **Timeframe:** 1 or 3 years from October 15, 2021 (statutory deadline), as applicable per Gov't Code Sec. 65583.4
- **Responsibility:** City Planning Division
- **Objective:** Create opportunity to accommodate the City's lower-income RHNA targets.