



City of
**Santa
Monica**

Adaptive Reuse Ordinance – Technical Working Group Session #2

June 5, 2024

Agenda

1. Adaptive Reuse – Pending Legislation
2. Review of Planning Commission Comments on ARO
3. Review Draft ARO Strategy
4. Discuss Project Types
5. Review Potential Development Standards Incentives
6. Discussion and Next Steps

AR Pending State Legislation to Watch

- AB 2910 – Allows prohousing cities to adopt alternative building code standards for adaptive reuse
- AB 2909 – Expands economic incentives for converting commercial buildings to housing. Specifically, the bill would make buildings that are at least 30 years old and located in commercial zones eligible for Mills Act contracts
- AB 3068 – Requires by-right adaptive reuse projects that meet specified affordability criteria. It would also exempt these projects from all impact fees not directly related to the impacts resulting from the change of use of the site. AR projects must meet labor standards.

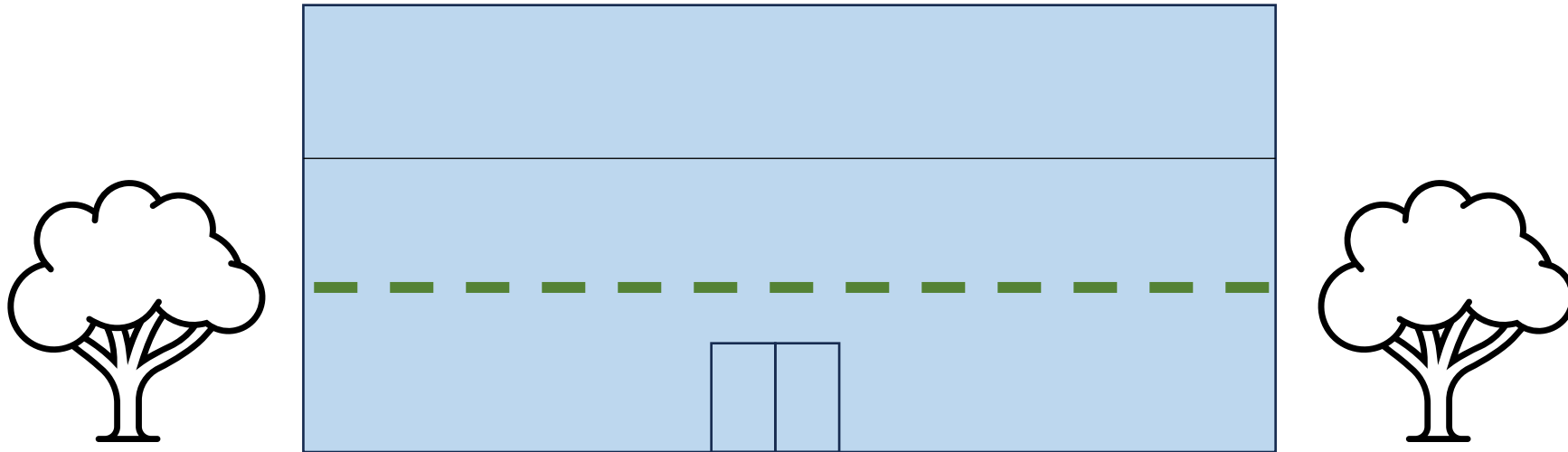
Draft AR Strategy based on PC comments

- Applicability – Allow ministerial approval of partial and full conversion Citywide except for conversion of hotel (particularly in Coastal Zone).
- AR Project Types – Must be housing development project resulting in minimum 2 units
 1. Conversion from non-residential uses into multiple unit dwelling use
 2. Conversion to live-work only in commercial zoning districts
 3. Conversion to multiple unit dwelling use of any building in a residential zone that has never been utilized as a multiple unit dwelling use
 4. Conversion to 100% lower income affordable housing per State law

Draft AR Strategy based on PC comments

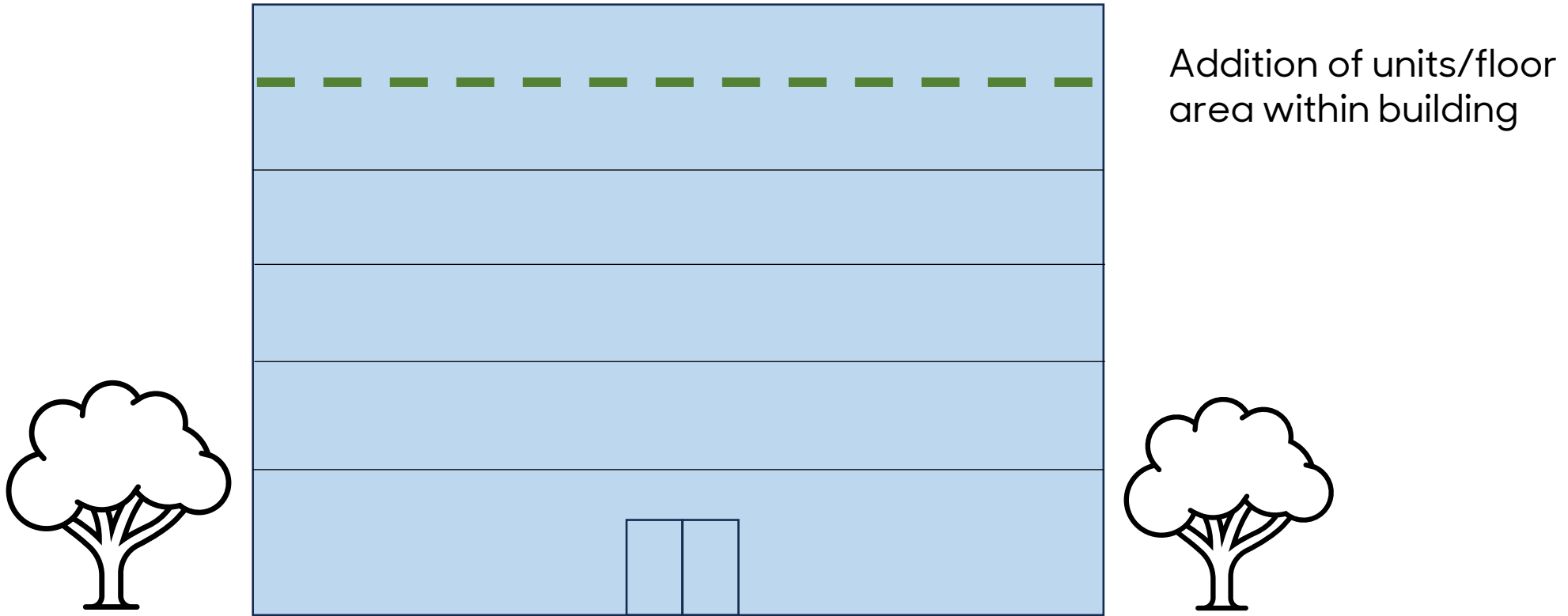
- Incentives – Allow AR projects to include additions that are “appropriate to scale”
 - 100% increase in bonus floor area but must not go above 2 stories of existing building
- Impact Fees – Exempt all, except for Parks and Recreation fees
- AHPP Requirements – Waive on-site requirement; no consensus on payment of in-lieu fee
- Development Standards – Waive all standards for existing building and the bonus floor area addition

AR – Conversion Only

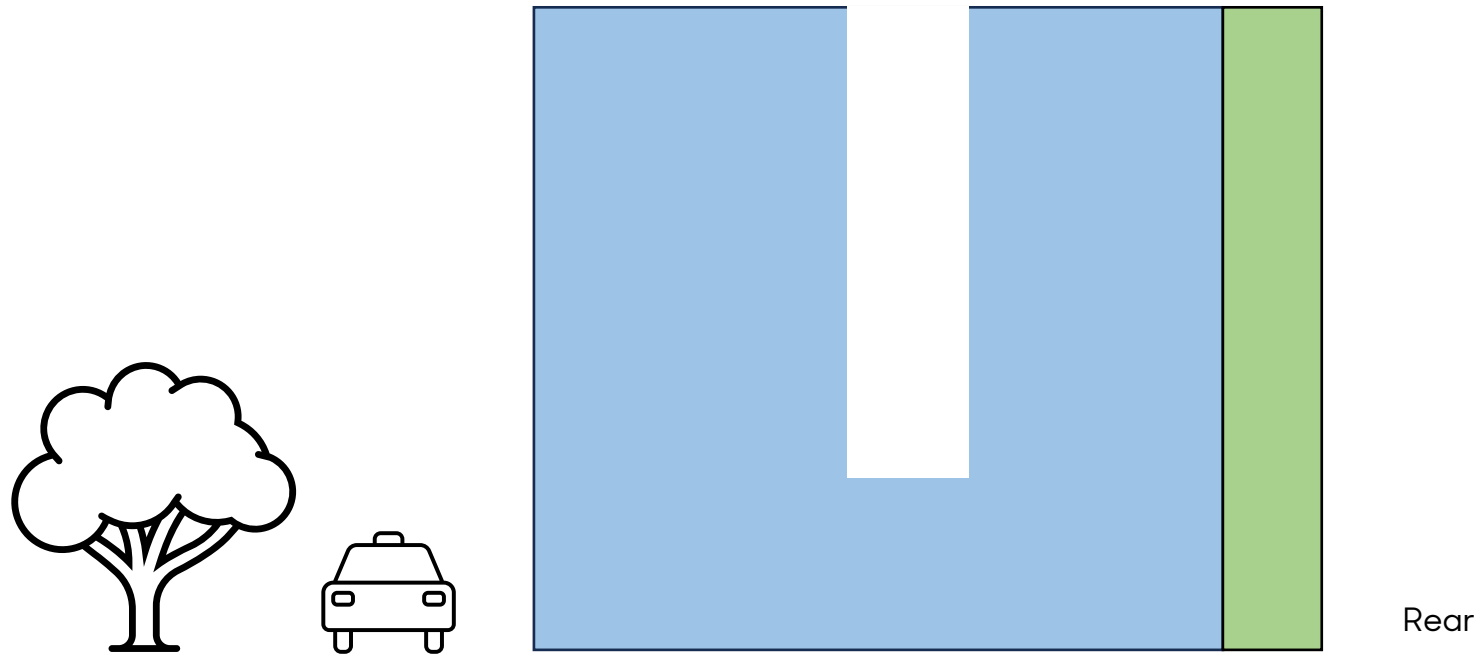


1. Allow for Conversion (partial or full)
2. Addition of units/floor area within building not counted towards density or height

AR – Conversion with Addition in Shell

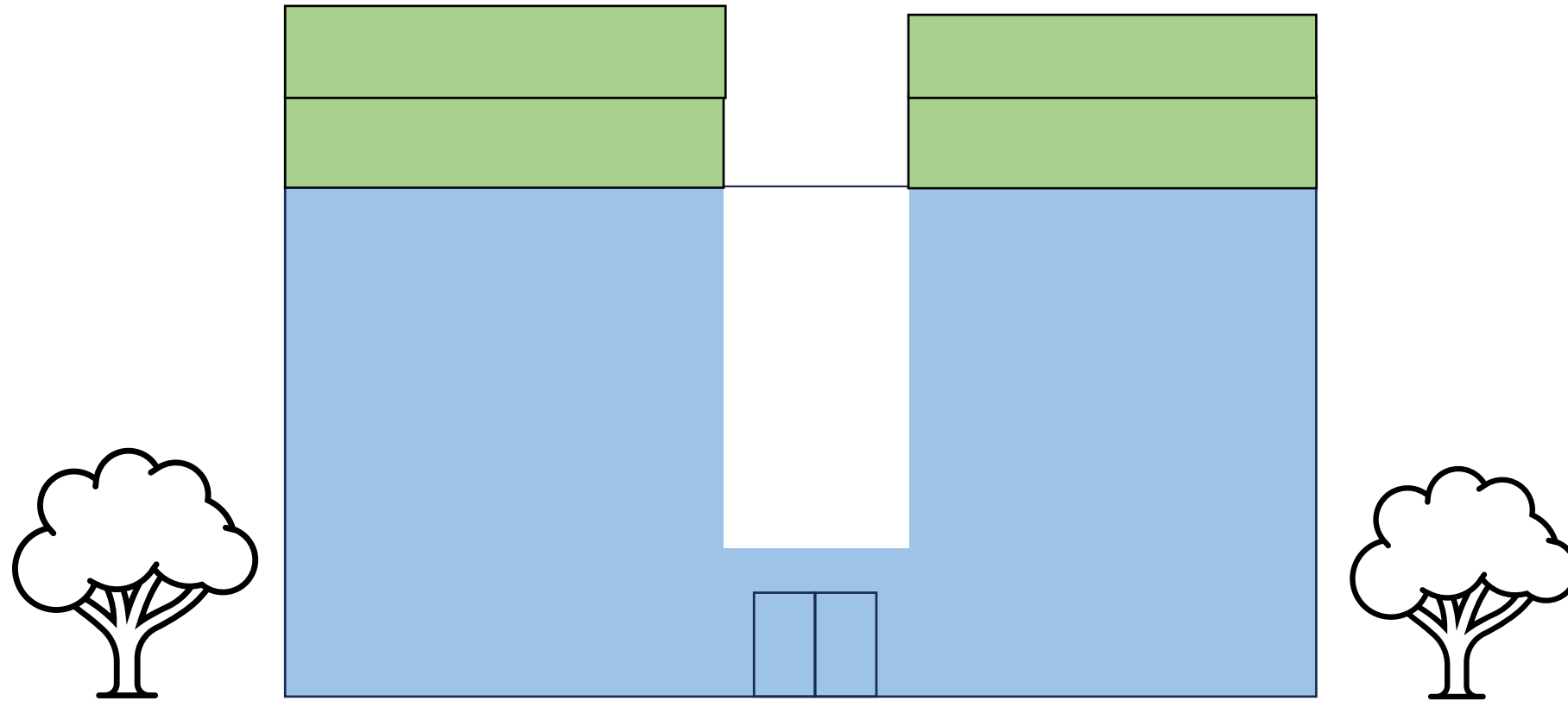


AR – Reallocation of Floor Area



Reallocation of floor area (e.g., lightwells) within building

AR – Reallocation of Floor Area



Proposed Allowance: Allow existing floor area to be reallocated no more than 2 stories above existing

Incentivizing AR - New Addition

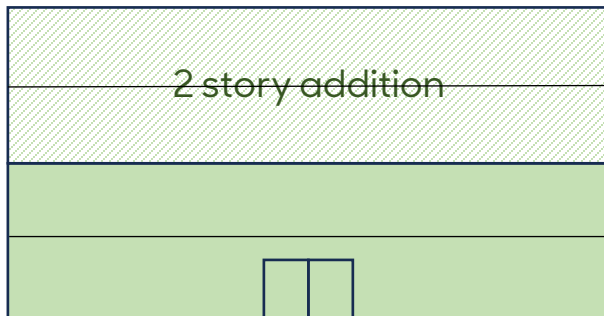
Adaptive Reuse vs. New Construction

Example:

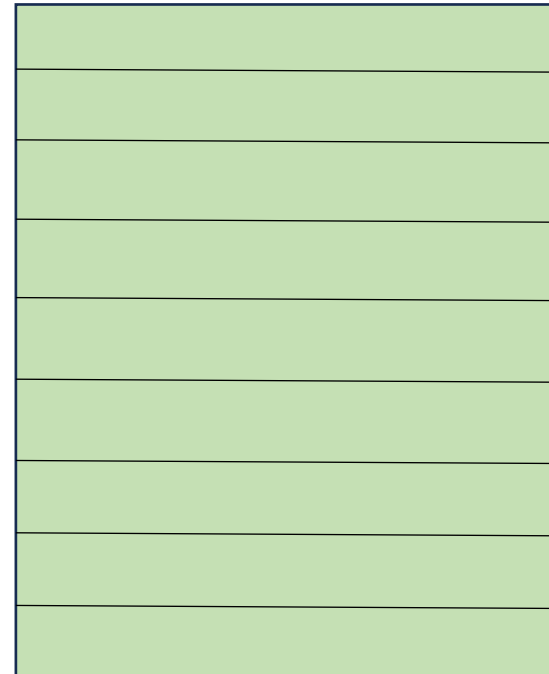
Parcel Size - 10,000 SF

Zoning - MUB

Proposed Allowance: Allow existing floor area to be reallocated no more than 2 stories above existing



Existing Building: 20,000 SF
2.0 FAR



New Residential
Building: 80,000 SF
4.0 FAR + Density Bonus

Incentivizing AR - New Addition

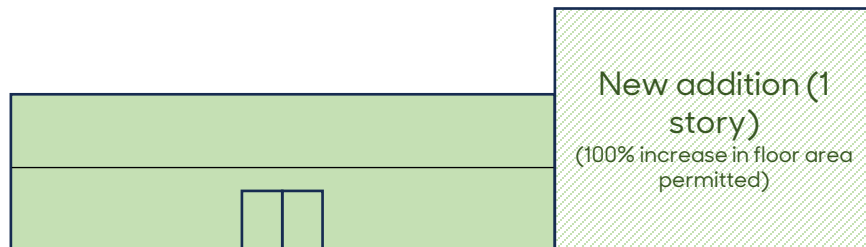
Adaptive Reuse vs. New Construction

Example

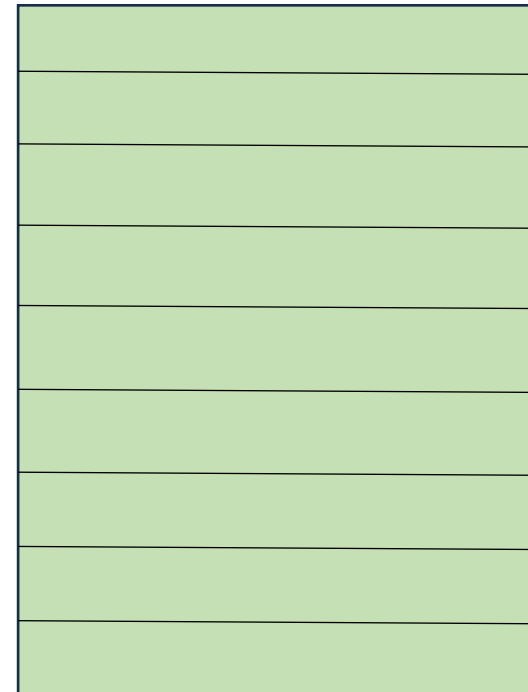
Parcel Size - 10,000 SF

Zoning - MUB

Proposed Allowance: Allow bonus area in rear or side to be no more than 1 story above existing



Existing Building: 20,000 SF
2.0 FAR



New Residential
Building: 80,000 SF
4.0 FAR + Density Bonus

Existing Development Standards

Housing Project in Residential Zones

Density	4-6 units, depending on zone
Height	30 to 45 feet depending on zone
Parcel Coverage	50%
Unit Mix (≤ 50 units)	Not likely applicable
Open Space, Courtyards, and Planting Areas	<ul style="list-style-type: none">• 150 sf/unit (min 60 sf/unit as private)• For parcels with width greater than 99 ft, courtyard shall be no less than 10% of total parcel area• 20-30% Planting areas depending on zone
Setbacks	20 ft front, 4-8 ft interior side, 15% street side, 15 ft rear
Stepbacks	<ul style="list-style-type: none">• 5ft stepback for 25% of front facade• 2 ft additional average beyond minimum for each side elevation• Daylight plane, starting point varies by zone
Transition Requirements to Adjoining R1	<ul style="list-style-type: none">• 10 ft interior side setbacks and 20 ft for rear setbacks• Landscaped planting buffer of 5 feet
Bicycle Parking	<ul style="list-style-type: none">• Long Term Spaces: 1 per bedroom long term• Short Term Spaces: 10% of long term

Existing Development Standards

Housing Project in Commercial Zones

Floor Area Ratio	Varies depending on zone, up to 4.0 FAR
Height	Varies depending on zone, up to 84 ft
Unit Mix (≤ 50 units)	Min 10% 3-bedroom, Min 10% 2-bedroom, max 15% studios
Open Space	100 sf/unit (min 60 sf/unit as private)
Daylight Plane	Required adjacent to residential districts
Stepbacks	Varies depending on zone and max height: <ul style="list-style-type: none">• Citywide: 5 ft average above ground floor• DCP: % of façade stepped back 5'.
Active Ground Floor Use (NC districts only)	Ground floor frontage with active uses (restaurant, retail, etc)
Pedestrian Oriented Design	Inclusion of pedestrian-design elements (limitation on blank façade, planting areas, etc)
Bicycle Parking	<ul style="list-style-type: none">• Long Term Spaces: 1 per bedroom long term• Short Term Spaces: 10% of long term

Question – Development Standards

What development standards should be waived or modified for AR projects?

Residential Zones

- Density
- Height
- Parcel Coverage
- Open Space, Courtyard, Planting Area
- Setbacks
- Stepbacks
- Transition to R1
- Bicycle Parking

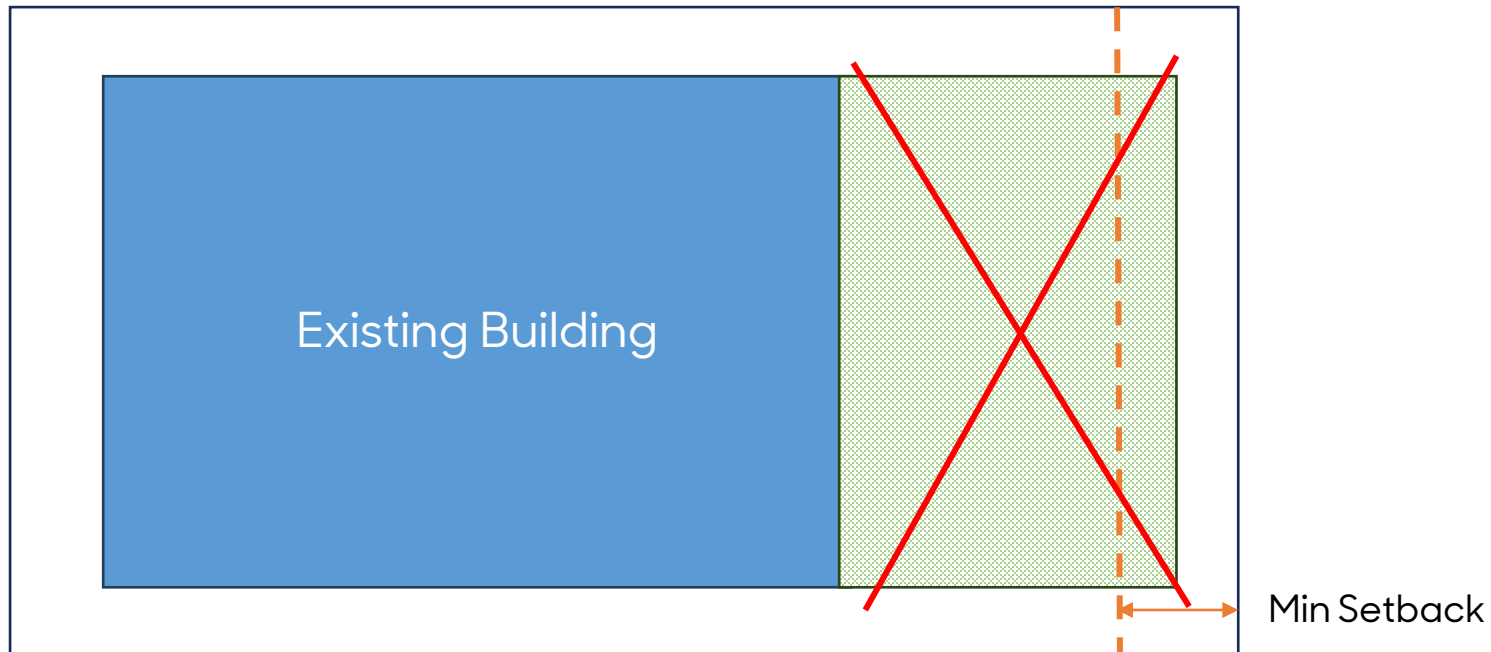
Commercial Zones

- FAR
- Height
- Unit Mix
- Open Space
- Daylight Plane
- Stepbacks
- Active Ground Floor
- Pedestrian Oriented Design
- Bicycle Parking

Note: Under existing code, project cannot further “worsen” non-conforming conditions

Development Standards

Prohibit new construction in rear/side from creating non-conforming setbacks/stepbacks



Existing Development Standards

Vehicle Parking

- City does not have minimum parking requirements for Housing Projects*
- If an existing use is to be maintained as part of a Housing Project, must maintain or replace at least 50% of the existing on-site parking serving an existing use to be retained.
- Within the Downtown Community Plan area, properties must maintain the maximum number of parking spaces

* Projects with at least 2/3 residential floor area

Question – Vehicle Parking

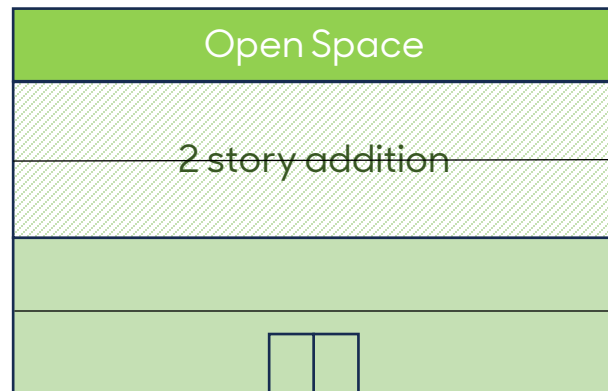
While there are no minimum vehicle parking requirements, should the requirement for retention or replacement parking be modified ?



Question – Incentivizing Open Space

How can open space be incentivized for AR projects?

- Draft proposal is to allow one additional story of open space amenities, potentially resulting in up to 3 additional stories on top of existing building



Existing Building: 20,000 SF
2.0 FAR

Next Steps

- ✓ Technical Working Group Sessions – Spring 2024
 - ✓ Session #1 May 2 – ARO Applicability and Process Incentives
 - ✓ Session #2 June 5 – Review ARO draft Strategy and Development Standards Session
- ✓ Study session at Planning Commission – May 8, 2024
- ❖ Study session at City Council – June 11, 2024
- ❖ Draft Ordinance – August 2024
- ❖ Adoption of Ordinance – End of September/October 2024

Project Website: www.santamonica.gov/adaptive-reuse

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Thank you!!!