

SCAG Objective Development Standards Bundle Project

City of Santa Monica

June 2022

About the Project

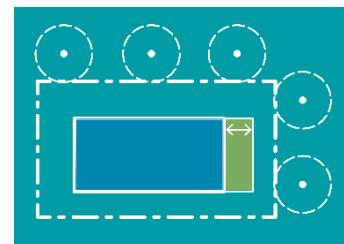
The City of Santa Monica (“City”) has received funding from the Southern California Association of Governments (SCAG) to document, assess, and modernize multi-unit and mixed-use objective development standards and permitting. This project is serving the cities of Montebello, Santa Fe Springs, Santa Monica, and South Pasadena. It will help support a greater understanding of the role of objective development standards in increasing housing production in Los Angeles County and throughout California.

Related to multi-unit/mixed-use housing development, the project includes the preparation of an existing local policies and regulations review report, a current project review report, permit streamlining assistance, an online cost estimator tool, and the creation of objective standards for up to four zones.

About Objective Standards

Typically, each city or county has its own zoning regulations that establish the parameters for all development (including commercial, industrial, and residential), known as development standards. Development standards set the rules for development, including the height of buildings, the number of units allowed per parcel, the distance between buildings and adjacent properties, the amount of open space needed on a site, parking requirements, building design standards, and more.

The need for additional housing has prompted cities to review residential development standards with the goal of making them simpler to understand and easier to implement, resulting in faster permitting timelines. Additionally, the statewide housing shortage has led to the passage of laws such as Senate Bill 167 (Removing Barriers), Senate Bill 35 (Streamlining Approvals), and Senate Bill 330 (Expediting Residential Development) to support these efforts.



To align with the State’s needs and goals for housing production, cities and counties are updating and adding to existing regulations to create development standards that can be “objectively” reviewed by City staff, called objective development and design standards, which:

- Creates easy-to-understand development and design regulations through measurable requirements, simple tables, and diagrams; and
- Requires no personal or subjective judgment to determine if the standards have been met, allowing for a straightforward administrative process that reduces timelines, adds certainty, and achieves reasonable design goals.



Public Engagement

The City is undertaking a public engagement process to inform community members and stakeholders about the project. This process will provide information about multi-unit and mixed-use objective standards and streamlined permitting processes to accelerate housing production.

The project will include three outreach events to engage the public, stakeholders, and decision-makers in ways that result in meaningful participation and input into the process:

Study Sessions

The study sessions are intended to inform the City's Architectural Review Board and Planning Commission about the project and relevant State laws to collaborate on locally appropriate solutions to increase capacity potential and accelerate housing production.

Public Workshops

Two community workshops focus on building an understanding of objective standards and provide the public with an opportunity to give feedback on draft materials.

Final Project Presentation

The final presentation to the Planning Commission and City Council will provide background, analysis, and a summary of the proposed objective development standards and other project deliverables.

Timeline



Project Resources + Contact Information

To learn more about this project, please visit:

santamonica.gov

For more information, please contact:

Steve Mizokami, Associate Planner
steve.mizokami@santamonica.gov

For more information about the SCAG REAP Grant Program, please visit:

scag.ca.gov/reap