

Appendix C:

LUCE Goals and Policies to be Amended



The 2010 Land Use and Circulation Element (LUCE) set forth numerous goals and policies in support of conserving and developing appropriate housing in the City and providing services and amenities to support a walkable, accessible community for residents. As the housing strategy for the 2021-2029 Housing Element has been updated to account for changes in State law including Affirmatively Furthering Fair Housing, amendments to the LUCE will be required to support the Housing Element's strategy. In addition to revisions to development standards, LUCE goals and policies will need to be updated.

LUCE Goal or Policy to be Amended	LUCE Chapter	Amendment Proposed
GOAL LU1: Neighborhood Conservation – Protect, conserve and enhance the City’s diverse residential neighborhoods to promote and maintain a high quality of life for all residents. Establish a program of incentives and restraints to redirect intensive residential investment pressure away from existing neighborhoods and control residential investment pressure within neighborhoods.	Chapter 2.1 Citywide Land Use	This goal/policy will be revised to foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.
LU1.1 Neighborhood Protection: Establish land use policy designations and incentives which redirect intensive residential investment pressure away from neighborhoods to boulevards and districts served by transit.	Chapter 2.1 Citywide Land Use	This goal/policy will be revised to foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.
LU1.2 Neighborhood Conservation. Establish effective neighborhood conservation strategies to manage and control the type, rate and pace of change within existing neighborhoods, design and pattern of development and the high quality living environment they provide for a diversity of households, by establishing Neighborhood Conservation Overlay Districts, measures for retention of courtyard housing, modification of demolition regulations and of development standards, and coordinated parking management programs.	Chapter 2.1 Citywide Land Use	This goal/policy will be revised to foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.
LU1.3 Quality of Life: Preserve neighborhood quality of life and protect neighborhoods against potential impacts related to development, traffic, noise, air quality, and encroachment of commercial activities and establish standards that transition down building envelope of commercial buildings adjacent to residential properties.	Chapter 2.1 Citywide Land Use	This goal/policy will be revised to foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.
LU1.5 Design Compatibility: Require that new infill development be compatible with the existing scale, mass and character of the residential neighborhood. New buildings should transition in size, height, and scale toward adjacent residential structures.	Chapter 2.1 Citywide Land Use	This goal/policy will be revised to foster inclusive, equitable communities in alignment with the mandate to

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		affirmatively further fair housing.
GOAL LU2: Integrate Land Use and Transportation for Greenhouse Gas (GHG) Emission Reduction – Integrate land use and transportation, carefully focusing new development on transit-rich boulevards and in the districts, to create sustainable active pedestrian-friendly centers that decrease reliance on the automobile, increase walking, bicycling and transit use, and improve community quality of life.	Chapter 2.1 Citywide Land Use	This goal/policy will be revised to clarify that housing is also encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.
LU2.1 Redirect Growth: Redirect growth away from residential neighborhoods onto transit corridors, where new uses are served by convenient transportation networks.	Chapter 2.1 Citywide Land Use	This goal/policy will be revised to foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.
LU2.4 Affordable and Workforce Housing: Create diverse housing options along the transit corridors and in the activity centers, replacing some commercial potential with additional affordable and workforce housing, and encouraging affordable workforce housing near the transit stations.	Chapter 2.1 Citywide Land Use	This goal/policy will be revised to clarify that housing is also encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.
Goal LU3: Transition from Regional-Serving Commercial Uses to Local-Serving Uses in Areas Served by Transit – Redirect regional-serving commercial and office development potential into new housing opportunities with access to neighborhood serving uses in transit-accessible areas as part of a citywide trip reduction strategy.	Chapter 2.1 Citywide Land Use	This goal/policy will be revised to clarify that housing is also encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.
LU3.2 Focus on Housing in Transit-Accessible Corridors and Districts: Focus additional housing opportunities on the transit rich commercial boulevards.	Chapter 2.1 Citywide Land Use	
LU4.3 Mixed-Use Associated with Transit: Encourage mixed-use development close to transit to provide housing opportunities for the community, support local businesses, and reduce reliance on automobiles.	Chapter 2.1 Citywide Land Use	This goal/policy will be revised to clarify that housing is also encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.

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<p>GOAL LU5: Expo Light Rail line – Cluster housing, employment, local-serving retail and services around the Expo Light Rail line to reduce vehicle trips, create complete neighborhoods and support transit.</p>	<p>Chapter 2.1 Citywide Land Use</p>	<p>This goal will be revised to clarify that housing is also encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.</p>
<p>LU10.3 Affordable and Workforce Housing: Focus on additional affordable and workforce housing with an emphasis on employment centers close to transit facilities.</p>	<p>Chapter 2.1 Citywide Land Use</p>	<p>This policy will be revised to clarify that housing is also encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.</p>
<p>LU10.4 Discretionary Review: Require a discretionary review process with community input for projects above the base height.</p>	<p>Chapter 2.1 Citywide Land Use</p>	<p>This policy will be revised to reflect the Housing Element’s program to streamline the processing of housing projects.</p>
<p>LU11.2 Expand Housing Opportunities: Expand housing opportunities by identifying and designating specific infill areas along transit-rich boulevards and in the districts, including near Expo LRT stations and at transit hubs. In these areas, new residential is desired to create complete neighborhoods and support sustainability goals.</p>	<p>Chapter 2.1 Citywide Land Use</p>	<p>This policy will be revised to clarify that housing is also encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.</p>
<p>LU13.1 Maintain Character. Reinforce the City’s distinctive natural, social, and environmental characteristics including its beachfront and connections to the water, civic and cultural institutions, terrain and climate, and the geographic fabric of neighborhoods and boulevards.</p>	<p>Chapter 2.1 Citywide Land Use</p>	<p>The general intent of this policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.</p>

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<p>LU13.2 Neighborhoods. Recognize, maintain and enhance existing neighborhoods as defined by their distinctive character, design and pattern of development and the high-quality environment they provide for a diversity of households.</p>	<p>Chapter 2.1 Citywide Land Use</p>	<p>The general intent of this policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.</p>
<p>GOAL LU15: Enhance Santa Monica's Urban Form – Encourage well-developed design that is compatible with the neighborhoods, responds to the surrounding context, and creates a comfortable pedestrian environment.</p>	<p>Chapter 2.1 Citywide Land Use</p>	<p>The general intent of this goal/policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.</p>
<p>LU15.2 Respect Existing Residential Scale. New commercial or mixed-use buildings adjacent to residential districts shall be contained within a prescribed building envelope designed to maintain access to light and air and to preserve the residential character.</p>	<p>Chapter 2.1 Citywide Land Use</p>	
<p>LU15.3 Context-Sensitive Design. Require site and building design that is context sensitive and contributes to the City's rich urban character.</p>	<p>Chapter 2.1 Citywide Land Use</p>	
<p>LU15.17 Urban Form-Mass and Scale in Residential Neighborhoods. Establish development standards requiring new buildings in residential neighborhoods to be compatible in mass and scale with the balance of the structures on the street, with tall structures transitioning in height to adjacent lower buildings</p>	<p>Chapter 2.1 Citywide Land Use</p>	
<p>GOAL N2: Promote and maintain distinctive existing neighborhoods that are defined by their character, design and pattern of development and the high quality living environment they provide for a diversity of households through the establishment of a Neighborhood Conservation Program</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	<p>The general intent of this goal/policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.</p>
<p>N1.4 Preserve and protect existing neighborhoods against potential impacts related to development: traffic, noise, air quality and encroachment of commercial activities.</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	
<p>N1.7 Make new development projects of compatible scale and character with the existing neighborhoods, providing respectful transitions to existing homes, including ground level open spaces and appropriate building setbacks and upper-floor step backs along neighborhood streets.</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	

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<p>GOAL N2: Promote and maintain distinctive existing neighborhoods that are defined by their character, design and pattern of development and the high quality living environment they provide for a diversity of households through the establishment of a Neighborhood Conservation Program.</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	<p>The general intent of this goal/policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.</p>
<p>GOAL N4: Ensure compatible design to preserve and enhance neighborhoods.</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	<p>The general intent of this goal/policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.</p>
<p>POLICIES: N4.1 Design new development to be compatible with the existing scale, mass and character of the residential neighborhood. New buildings should transition in size, height and scale toward adjacent residential structures.</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	
<p>AC56.5 With the approval of an area plan and with the approval of a Development Agreement and appropriate community benefit requirements, the height may be increased up to one residential floor or 10 feet with compliance to step back and setback conditions for the underlying land use district and the FAR increased by 0.75 FAR. Additional front setbacks or additional sidewalk width along the boulevard may be required to accommodate the expected increase in pedestrian activity</p>	<p>Chapter 2.5 Activity Centers</p>	<p>This policy will be revised to reflect the Housing Element's program to streamline the processing of housing projects.</p>
<p>H1.4 Provide more affordable housing units by offering a 3-foot bonus above the allowable base height permitting an extra floor of housing at 35 feet in most districts.</p>	<p>Chapter 3.3 Housing</p>	<p>This policy will be revised to reflect the Housing Element's program to establish a 100% affordable housing overlay.</p>
<p>H1.5 Encourage construction of affordable housing units on-site within the corridor or district.</p>	<p>Chapter 3.3 Housing</p>	<p>This goal/policy will be revised to clarify that housing is also</p>

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		encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.
H1.6 Encourage the production of affordable housing on the boulevards and in the districts by requiring a percentage of affordable housing as a pre-condition for consideration of height above the base.	Chapter 3.3 Housing	This goal/policy will be revised to clarify that housing is also encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.
H1.7 Incentivize additional affordable housing as a community benefit along the boulevards and in the districts.	Chapter 3.3 Housing	This goal/policy will be revised to clarify that housing is also encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.
H3.1 Locate new housing opportunities near transit and within walking distance of local retail and services.	Chapter 3.3 Housing	This goal/policy will be revised to clarify that housing is also encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.
GOAL H5: Maintain and preserve the character and scale of the City’s existing residential neighborhoods, including single family and multi-family areas.	Chapter 3.3 Housing	The general intent of this goal/policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.
POLICIES: H5.1 Ensure that new housing on commercial boulevards is designed to transition to adjacent existing residential neighborhoods in a way that reflects the scale of existing adjacent residential structures.	Chapter 3.3 Housing	
H5.2 Ensure that new housing in residential neighborhoods is compatible in scale and character with the surrounding neighborhood.	Chapter 3.3 Housing	
H5.3 Limit infill pressure on existing neighborhoods by instituting measures to preserve existing open space and low-scale and character-defining buildings, through a program of Neighborhood Conservation Overlay Districts, courtyard housing protections, modification of demolition regulations, the establishment of a Transfer of Development Rights process, and modification of	Chapter 3.3 Housing	

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development standards. Explore the implementation of a preservation and/or conservation ordinance.		
H6.1 Encourage housing to be located along transit corridors and close to transit stations.	Chapter 3.3 Housing	This goal/policy will be revised to clarify that housing is also encouraged in areas that have historically not accommodated housing or have excluded diverse housing opportunities.
N4.2 Ensure that new buildings are compatible in scale and size, and are fully designed and articulated with entry doors, porches, windows or similar features that face the front yard.	Chapter 2.2 Neighborhood Conservation	The general intent of this goal/policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.
N5.3 Regulate the demolition of housing within designated Neighborhood Conservation Overlay Districts and/or character-defining housing (such as courtyard buildings) to promote neighborhood conservation goals.	Chapter 2.2 Neighborhood Conservation	The general intent of this goal/policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.
GOAL N8: Protect, preserve and enhance the attributes of the North of Montana residential neighborhood and ensure compatible design.	Chapter 2.2 Neighborhood Conservation	The general intent of this goal/policy to preserve existing

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<p>POLICIES: N8.1 Develop a program to encourage the protection of existing single family residential neighborhoods in the North of Montana neighborhood. Options that could be explored include the following citywide actions: / Modifying development standards / Developing a Neighborhood Conservation Overlay District / Developing a pattern book.</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	<p>housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.</p>
<p>GOAL N9: Protect, preserve and enhance the Wilshire-Montana residential neighborhood, and ensure available parking and compatible design.</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	<p>The general intent of this goal/policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.</p>
<p>N9.5 Develop a program to encourage the protection of existing single family and multifamily residential properties in the Wilshire Montana neighborhood. Options that could be explored include the following citywide actions: / Modifying development standards / Developing a Neighborhood Conservation Overlay District / Modifying demolition regulations / Establishing a Transfer of Development Rights program for historic properties and City identified courtyard housing / Developing a pattern book.</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	
<p>N11.5 Develop a program to encourage the protection of existing single family and multi-family residential properties in the Pico neighborhood and preserve its character. Options that could be explored include the following citywide actions: / Modifying development standards / Developing a Neighborhood Conservation Overlay District / Establishing a Transfer of Development Rights program for historic properties and City identified courtyard housing / Modifying demolition regulations / Developing a pattern book N11.6 Acknowledging the historic burden on the Pico Neighborhood of community and regional infrastructure, evaluate future development changes in terms of environmental justice and cumulative impact. This could include: / Minimizing further facility and infrastructure burdens; / Further protecting residents from air, water, and soil pollution associated with existing infrastructure uses; and / Pursuing opportunities for increased green space, parks, and community gardens.</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	
<p>GOAL N13: Protect, preserve and enhance the Sunset Park residential neighborhood and ensure compatible design.</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	<p>The general intent of this goal/policy to preserve existing</p>

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<p>POLICIES: N13.1 Develop a program to encourage the protection of existing single family and multi-family residential properties in the Sunset Park neighborhood. Options that could be explored include: <i>ƒ</i> Developing a pattern book <i>ƒ</i> Modifying development standards <i>ƒ</i> Developing a Neighborhood Conservation Overlay District in areas such as, but not limited to: <i>ƒ</i> Areas that could be identified in the citywide Historic Resources Inventory Update <i>ƒ</i> Bryn Mawr neighborhood <i>ƒ</i> Multi-family courtyard buildings <i>ƒ</i> Modifying demolition regulations <i>ƒ</i> Establishing a Transfer of Development Rights program for historic properties and City identified courtyard housing <i>ƒ</i> Exploring the benefits and impacts of modifying development regulations to allow existing single family garage conversions to other uses <i>ƒ</i> Analyzing the benefits and impacts of allowing tandem and otherwise no independently accessible single family residential parking spaces on a driveway to meet the parking requirement</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	<p>housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.</p>
<p>OAL N18: Protect, preserve and enhance the Ocean Park residential neighborhood and ensure compatible design.</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	<p>The general intent of this goal/policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.</p>
<p>POLICIES: N18.1 Develop a program to encourage the protection of existing single family and multi-family residential properties in the Ocean Park neighborhood. Options that could be explored include: <i>ƒ</i> Developing a pattern book <i>ƒ</i> Modifying development standards <i>ƒ</i> Developing a Neighborhood Conservation Overlay District <i>ƒ</i> Modifying demolition regulations <i>ƒ</i> Revising and updating the Ocean Park Neighborhood Development Guide. Review the OP design standards to ensure that new development criteria are achieving the goals of existing neighborhood character and architectural styles <i>ƒ</i> Reviewing commercial development standards for the length of Main Street and consider modifications to ensure that new development is compatible with the adjacent residential neighborhoods <i>ƒ</i> Ensuring appropriate transitions in scale and height, with step downs toward the neighborhood <i>ƒ</i> Considering design guidelines for new commercial development</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	
<p>N18.2 Provide additional protections for areas within Ocean Park with distinctive groupings of character-defining structures, such as, but not limited to the South Beach area and the Borderline area. Options could include: <i>ƒ</i> Requiring architectural review of development application projects focusing on scale and massing and architectural details to ensure compatibility with neighborhood character <i>ƒ</i> Designating areas as Neighborhood Overlay Conservation Districts <i>ƒ</i> Designation as a Historic District</p>	<p>Chapter 2.2 Neighborhood Conservation</p>	

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GOAL N23: Protect, preserve and enhance the Mid-City residential neighborhood and ensure compatible design.	Chapter 2.2 Neighborhood Conservation	The general intent of this goal/policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.
POLICIES: N23.1 Develop a program to encourage the protection of existing single family and multi-family residential properties in the MidCity neighborhood. Options that could be explored include the following citywide actions: <i>ƒ</i> Developing a pattern book. <i>ƒ</i> Modifying development standards <i>ƒ</i> Modifying demolition regulations <i>ƒ</i> Establishing a TDR program for historic properties and courtyard housing	Chapter 2.2 Neighborhood Conservation	
GOAL N25: Protect, preserve and enhance the Northeast residential neighborhood and ensure compatible design.	Chapter 2.2 Neighborhood Conservation	The general intent of this goal/policy to preserve existing housing in neighborhoods remains applicable. This goal/policy will be modified to allow for the development of new housing that will foster inclusive, equitable communities in alignment with the mandate to affirmatively further fair housing.
POLICIES: N25.1 Develop a program to encourage the protection of existing single family and multi-family residential properties in the Northeast neighborhood. Options that could be explored include: <i>ƒ</i> Developing a pattern book <i>ƒ</i> Modifying development standards <i>ƒ</i> Developing a Neighborhood Conservation Overlay District <i>ƒ</i> Modifying demolition regulations.	Chapter 2.2 Neighborhood Conservation	
N25.2 Provide additional protections for areas within the Northeast neighborhood that are adjacent to Wilshire Boulevard. Such protections could include: <i>ƒ</i> Designating adjacent residential areas as Neighborhood Conservation Overlay Districts <i>ƒ</i> Requiring clear edges and additional landscaping between the districts and the neighborhoods <i>ƒ</i> Increasing connectivity between the districts and the neighborhoods through enhanced pedestrian and bicycle facilities <i>ƒ</i> Recognizing streets and sidewalks as important green open space with improved quality and enhanced connectivity.	Chapter 2.2 Neighborhood Conservation	