



**LUCE BUILDING HEIGHTS
COMPARISON BETWEEN DRAFT LUCE, PLANNING COMMISSION, AND CITY COUNCIL
(INFORMS DISCUSSION REGARDING EXHIBIT B #62)
JULY 6, 2010**

Land Use Designation	Building Height								
	TIER 1 – second line includes affordable housing bonus			TIER 2			TIER 3		
	LUCE	PC	CC	LUCE	PC	CC	LUCE	PC	CC
Mixed Use Boulevard Low	32' 35'	32' 36'	32' 36'	35'	36'	36'	45'	47'	47'
Mixed Use Boulevard	32' 35'	32' 39'	32' 39'	45'	50'	50'	55'	55' or up to 60' with corresponding % decrease in FAR	55' commercial; up to 60' residential ¹ with corresponding % decrease in FAR over 55'
General Commercial – Lincoln & Pico Blvds	32' 35'	32' 36'	32' 36'	35'	36'	36'	None	None	None
General Commercial – Santa Monica Blvd	25'	25'	25'	35'	35'	35'	None	None	None
Neighborhood Commercial	32'	32'	32'	None	None	None	None	None	None
Bergamot Transit Village	32' 35'	32' 39'	32' 39'	55'	60'	60'	75' for 50% with 65' average	75' or up to 81' with corresponding % decrease in FAR over 75'; 71' average height	81' with 5' discount for ground floor – total of 86' – with a corresponding % decrease in FAR over 75'; ___ average height
Mixed-Use Creative	32' 35'	32' 36'	32' 35'	45'	47'	45'	55'	57'	55'
Oceanfront	32' 35'	32' 36'	32' 36'	45'	47'	47'	None	None	None
Industrial Conservation	32' 35'	32' 35'	32' 35'	45'	45'	45'	None	None	None
Office Campus	32'	32'	32'	45'	45'	45'	None	None	None

¹ Residential = projects that are 100% residential uses above the ground floor.