

May 19, 2010

Planning Commission
City of Santa Monica
1685 Main Street
Santa Monica CA 90401

Dear Chair Koning, and Planning Commissioners:

This letter will serve as our enthusiastic endorsement for the attached Heights/Density chart.

The Architectural Review Board sub-committee comprised of Lynn Robb, William Adams, FAIA and Michael Folonis, FAIA has worked with the Planning Commission sub-committee to establish building heights as outlined in the chart. We would like to express our sincere gratitude to Eileen Fogerty, her staff and everyone who has participated in the LUCE process for a tremendous effort and a great document. We recognize that it's easy to stand back from the LUCE and criticize it. That is clearly not what we did. We have looked at the heights in the LUCE with an attempt to contribute constructive thoughts which we feel will reinforce and strengthen the document.

Our comments and suggestions provide a simple fine-tuning of the LUCE building heights. We totally support the Floor Area Ratios, FAR. As you can see in the chart that illustrates our proposal, the adjustments we propose to the LUCE are very minor and in a number of cases, are less than the heights currently proposed in the LUCE. The chart was developed with the sole purpose of establishing proper, sensible, usable and practical head heights for interior spaces including ground floor commercial with housing above. We believe our proposed method of measuring heights is practical and will give architects a small, but important amount of additional latitude that will make for a better quality of life, including a richer, more diverse pedestrian orientation and improved access.

Granting this minimal, yet valuable measure of flexibility will greatly assist architects in designing wonderful spaces for people to live, recreate, and buy and sell goods and services. This is sound planning for the future.

We strongly urge you to consider this chart in moving the LUCE to its final stage of approval.

Sincerely,

Michael W. Folonis, FAIA
Architectural Review Board, Chair

Architects' Heights/Densities Required for Number of Stories Proposed in Draft LUCE

- Proposed numbers of stories are in **bold**, and the bonus story (5' additional height) allowed for projects with all residential and/or hotel above the ground floor is directly beneath.
- The heights are measured from the highest point along the front property line (street frontage) to the top of the structural deck.
- Existing draft LUCE numbers are in *gray* in the row below the proposed heights/densities.

<u>District</u>	<u>Height and FAR</u>					
	Tier 1		Tier 2		Tier 3	
	Height	FAR	Height	FAR	Height	FAR
Mixed-Use Boulevard Low	2 stories (31')^a/ 3 stories (36')^b	1.5	2 stories (31')^c/ 3 stories (36')^d	1.75	3 stories (42')^e/ 4 stories (47')^f	2.0
	2 stories (32')/ 3 stories (35')	1.5	2 stories (35')/ 3 stories (35')	1.75	3 stories (45')/ 4 stories (45')	2.0
	2 stories (35')^g/ 3 stories (40')^h	1.5	3 stories (45')ⁱ/ 4 stories (50')^j	2.25	4 stories (60')^k/ 5 stories (65')^l	2.75
Mixed-Use Boulevard	2 stories (32')/ 3 stories (35')	1.5	3 stories (45')/ 4 stories (45')	2.25	4 stories (55')/ 5 stories (55')	2.75
	2 stories (35')^m/ 2 stories (35')ⁿ	1.25	2 stories (35')^o/ 3 stories (40')^p	1.5	No Tier 3	No Tier 3
	2 stories (32')/ 2 stories (32')	1.25	2 stories (35')/ 3 stories (35')	1.5	No Tier 3	No Tier 3

New
M. Folonis
Chart - 5/19/2010

^l The portion of Santa Monica Boulevard from approximately 9th Street to 20th Street.

General Commercial- Lincoln ² and Pico ³ Boulevards	2 stories (31') ^q / 3 stories (36') ^r	1.5	2 stories (31') ^s / 3 stories (36') ^t	1.75/ 2.0 ^u	No Tier 3	No Tier 3
	2 stories (32') 3 stories (35')	1.5	2 stories (32') 3 stories (35')	1.75/ 2.0	No Tier 3	No Tier 3
Neighborhood Commercial	2 stories (30') ^v / 2 stories (30') ^w	1.5/ 1.75 ^x	No Tier 2	No Tier 2	No Tier 3	No Tier 3
	2 stories (32') 2 stories (32')	1.5/ 1.75	No Tier 2	No Tier 2	No Tier 3	No Tier 3
Bergamot Transit Village	2 stories (35') ^y / 3 stories (40') ^z	1.75	4 stories (60') ^{aa} / 5 stories (65') ^{bb}	3.0	6 stories (86') ^{cc} / 7 stories (86') ^{dd}	3.5
	2 stories (32') 3 stories (35')	1.75	4 stories (55') 5 stories (55')	3.0	6 stories (75') ^{ee} 7 stories (75') ^{ff}	3.5
Mixed-Use Creative	2 stories (31') ^{gg} / 3 stories (36') ^{hh}	1.5	3 stories (42') ⁱⁱ / 4 stories (47') ^{jj}	2.0	4 stories (56') ^{kk} / 5 stories (61') ^{ll}	2.5
	2 stories (32') 3 stories (35')	1.5	3 stories (45') 4 stories (45')	2.0	4 stories (55') 5 stories (55')	2.5

² Generally, the portion of Lincoln south of the I-10 freeway.

³ The segment of Pico from approximately Lincoln to 11th Street.

Beach and Oceanfront	2 stories (31') ^{mm} / 3 stories (36') ⁿⁿ	1.5	3 stories (42') ^{oo} / 4 stories (47') ^{pp}	2.0/ 2.25 ^{qq}	No Tier 3	No Tier 3
	2 stories (32') 3 stories (35')	1.5	3 stories (45') 4 stories (45')	2.0/ 2.25	No Tier 3	No Tier 3
Industrial Conservation	2 stories (35') ^{rr} / 2 stories (35')	1.5	3 stories (45') ^{ss} / 4 stories (50') ^{tt}	2.25	No Tier 3	No Tier 3
	2 stories (32') 2 stories (32')	1.5	3 stories (45') 4 stories (45')	2.25	No Tier 3	No Tier 3
Office Campus	2 stories (35') ^{uu} / 2 stories (35') ^{vv}	1.5	3 stories (45') ^{ww} / 4 stories (50') ^{xx}	1.75	No Tier 3	No Tier 3
	2 stories (32') 2 stories (32')	1.5	3 stories (45') 4 stories (45')	1.75	No Tier 3	No Tier 3

****Residential and Hotel projects are not subject to the restrictions on the number of floors/stories so long as they conform to the applicable height limit****

**** The heights are measured from the highest point along the front property line (street frontage) to the top of the structural deck. Additional height will be necessary to accommodate architectural design features above the structural deck.****

^a Assumes ground floor at 15' and upper floor at 13' 6" with extra 2' 6" for design flexibility.

^b Assumes ground floor at 15' and two floors of residential at 10' 6".

^c Assumes ground floor at 15' and upper floor at 13' 6" with extra 2' 6" for design flexibility.

^d Assumes ground floor at 15' and two floors of residential at 10' 6".

^e Assumes ground floor at 15' and two floors above at 13' 6".

- ^f Assumes ground floor at 15' and three floors of residential at 10' 6" with an extra 6" for design flexibility.
- ^g Assumes ground floor at 18' and upper floor at 13' 6" with an extra 3' 6" for design flexibility (e.g. for a taller ground floor for a grocery store).
- ^h Assumes ground floor at 18' and two floors of residential at 10' 6" with an extra 1' for design flexibility.
- ⁱ Assumes ground floor at 18' and two floors above at 13' 6".
- ^j Assumes ground floor at 18' and three floors of residential at 10' 6" with an extra 6" for design flexibility.
- ^k Assumes ground floor at 18' and three floors above at 13' 6" with an extra 1' 6" for design flexibility.
- ^l Assumes ground floor at 18' and four floors of residential at 10' 6" with an extra 5' for design flexibility.
- ^m Assumes ground floor at 18' and upper floor at 13' 6" with an extra 3' 6" for design flexibility.
- ⁿ Assumes ground floor at 18' and upper floor at 10' 6" with an extra 6' 6" for design flexibility. Alternatively, ground floor at 15' and two floors of residential at 10'.
- ^o Assumes ground floor at 18' and upper floor at 13' 6" with an extra 3' 6" for design flexibility (e.g. for a taller ground floor for a grocery store).
- ^p Assumes ground floor at 18' and two floors of residential at 10' 6" with an extra 1' for design flexibility.
- ^q Assumes ground floor at 15' and upper floor at 13' 6" with an extra 2' 6" for design flexibility.
- ^r Assumes ground floor at 15' and two floors of residential at 10' 6".
- ^s Assumes ground floor at 15' and upper floor at 13' 6" with an extra 2' 6" for design flexibility.
- ^t Assumes ground floor at 15' and two floors of residential at 10' 6".
- ^u Additional FAR for projects with all residential and/or hotel above the ground floor.
- ^v Assumes ground floor at 15' and upper floor at 13' 6" with extra 1' 6" for design flexibility.
- ^w Assumes ground floor at 15' and one floor of residential at 10' 6" with an extra 4' 6" for design flexibility.
- ^x Additional FAR for projects with all residential and/or hotel above the ground floor.
- ^y Assumes ground floor at 18' and upper floor at 13' 6" with an extra 3' 6" for design flexibility (e.g. for a taller ground floor for a grocery store).
- ^z Assumes ground floor at 18' and two floors of residential at 10' 6" with an extra 1' for design flexibility.
- ^{aa} Assumes ground floor at 18' and three floors above at 13' 6" with an extra 1' 6" for design flexibility.
- ^{bb} Assumes ground floor at 18' and four floors of residential at 10' 6" with an extra 5' for design flexibility.
- ^{cc} Assumes ground floor at 18' and five floors above at 13' 6" with an extra 6" for design flexibility.
- ^{dd} Assumes ground floor at 18' and six floors of residential at 10' 6" with an extra 5' for design flexibility.
- ^{ee} The average height cannot exceed 65'. The maximum allowable height of 75' may be achieved for not more than 50 percent of the area of the building footprint. Page 2.1-41.

^{ff} The average height cannot exceed 65'. The maximum allowable height of 75' may be achieved for not more than 50 percent of the area of the building footprint. Page 2.1-41.

^{gg} Assumes ground floor at 15' and upper floor at 13' 6" with extra 2' 6" for design flexibility.

^{hh} Assumes ground floor at 15' and two floors of residential at 10' 6".

ⁱⁱ Assumes ground floor at 15' and two floors above at 13' 6".

^{jj} Assumes ground floor at 15' and three floors of residential at 10' 6" with an extra 6" for design flexibility.

^{kk} Assumes ground floor at 15' and three floors above at 13' 6" with an extra 6" for design flexibility.

^{ll} Assumes ground floor at 15' and four floors of residential at 10' 6" and an extra 4' for design flexibility.

^{mmm} Assumes ground floor at 15' and upper floor at 13' 6" with extra 2' 6" for design flexibility.

ⁿⁿ Assumes ground floor at 15' and two floors of residential at 10' 6".

^{oo} Assumes ground floor at 15' and two floors above at 13' 6".

^{pp} Assumes ground floor at 15' and three floors of residential at 10' 6" with an extra 6" for design flexibility.

^{qq} Additional FAR for projects with all residential and/or hotel above the ground floor.

^{rr} Assumes ground floor at 18' and upper floor at 13' 6" with extra 3' 6" for design flexibility.

^{ss} Assumes ground floor at 18' and two floors above at 13' 6".

^{tt} Assumes ground floor at 18' and three floors of residential above at 10' 6" with an extra 6' for design flexibility.

^{uu} Assumes ground floor at 18' and upper floor at 13' 6" with extra 3' 6" for design flexibility.

^{vv} Assumes ground floor at 15' and upper floor of residential 10' 6" with an extra 9' 6" for design flexibility. Alternatively, ground floor at 15' and two floors of residential at 10'.

^{ww} Assumes ground floor at 18' and two floors above at 13' 6".

^{xx} Assumes ground floor at 18' and three floors of residential above at 10' 6" with an extra 6' for design flexibility.