



Planning Commission Report

Planning Commission Meeting: February 5, 2020		Agenda Item: 7-A
To:	Planning Commission	
From:	Jing Yeo, City Planning Division Manager	
Permit:	Development Review Permit 19ENT-0328	
Address:	1834 14 th Street	
Applicant:	Anthony Fonesca (Community Corporation of Santa Monica)	
Subject	The applicant requests approval of a Development Review Permit for a new four-story, 73-unit, 100% affordable housing project totaling 68,153 square feet with one subterranean level of parking and 3,543 square feet of commercial office space.	

Zoning District	Neighborhood Commercial (NC)
Land Use Element Designation	Neighborhood Commercial
Parcel Area (SF)/Dimensions	30,060 SF / 200' W x 150' D
Existing On-Site Improvements	1834 14 th St – One-story office/retail (1972) 1840 14 th St – One-story office/retail (1962) 1844 14 th St – Surface parking (1922) 1848 14 th St – Surface parking (1968) All proposed to be demolished.
Rent Control Status	Commercial (Exempt)
Adjacent Zoning Districts & Land Uses	North: NC – One-story office & three-story residential South: NC – One-story office & retail East: PL – Woodlawn Cemetery West: R2 – One- and two-story multi-unit residential
Historic Resources Inventory	Existing buildings are not listed on the HRI
Site Location Map:	

Recommended Action	1. Approve Development Review Permit 19ENT-0328
	2. Approve the Statement of Official Action

Executive Summary

The applicant requests approval of a Development Review Permit (DRP) to construct a new four-story, 73-unit, 100% affordable housing project totaling 68,153 square feet with 3,543 square feet of ground floor commercial office space. The project includes 66 vehicle parking spaces in a one-level subterranean parking garage and 151 bicycle parking spaces (17 short-term, 134 long-term).

The subject site consists of four parcels and is approximately 30,060 square feet in size located on the west side of 14th Street between Michigan Avenue to the north and Pico Boulevard to the south. The subject block of 14th Street is largely comprised of one- and two-story retail and office buildings, with a recent approval of a three-story, 100% affordable senior housing project consisting of 39-units located two parcels to the north of the subject property. A residential use is located to the west of the subject site, and the Woodland Cemetery is directly across 14th Street to the east. The site is currently improved with a mix of office and retail buildings and surface parking. The subject properties are located within the Neighborhood Commercial (NC) District.



Figure 1 – Aerial Photograph of Project Site (current condition)

As the proposed project is a 100% affordable housing development and located within one-half mile of a major transit stop, the project qualifies for new State allowances stipulated in Assembly Bill (AB) 1763 and concessions from development standards found in Government Code Section 65915. Pursuant to AB 1763, the applicant is afforded no maximum controls on density and a height increase of up to three additional stories,

or 33 feet. The applicant has proposed an increased floor area ratio (FAR) from 1.75 to 2.27 and has added one additional story bringing the proposed project from three to four stories. Furthermore, the applicant is also allowed to request concessions to development standards pursuant to Government Code Section 65915 in order to achieve the proposed density. The applicant has requested two concessions to reduce the number of residential parking spaces required from 64 spaces to 54 and to allow a 5'-4" high encroachment into the required daylight plane for properties adjacent to residential districts. The combination of these provisions and concessions allows for the addition of 18 affordable units.

Development Review Permit

Pursuant to Santa Monica Municipal Code (SMMC) Section 9.40.020(A)(2), a DRP is required for all new construction with more than 7,500 square feet of floor area in the NC zone district. Additionally, while the proposal is for a 100% affordable housing project, as it is over 50 units it is not exempt from the DRP requirements pursuant to SMMC Section 9.40.020(B)(2).

A DRP is intended to allow for the construction of certain projects provided that the building design, siting, and use are compatible with the site and neighborhood and the project does not result in an adverse impact on the surrounding area. As part of a DRP review, consideration should be given to the location, size, massing, and placement of structures on a site, as well as to the location of proposed uses within a project. A DRP review shall also consist of an evaluation of a project's compliance with the development standards of the Zoning Ordinance. A determination of whether to approve a DRP shall take into account the potential impacts of a project, as evaluated under the aforementioned aspects of review, and weigh it against the public need for benefits derived from the project. Pursuant to SMMC Section 9.40.050, a DRP shall only be granted if the decision-making body determines that the project, as submitted or modified, conforms to all of the following criteria. The inability to make one of the following findings is grounds for denial of an application.

As detailed in this staff report and in the draft Statement of Official Action (Attachment B), staff believes that all of the above findings can be made in the affirmative.

Background

Architectural Review Board Preliminary Concept Review

As a DRP application, the proposed project was presented to the Architectural Review Board (ARB) for a preliminary conceptual review pursuant to SMMC Section 9.40.040. The mixed-use commercial and residential project received preliminary design comments from the ARB on December 2, 2019.



Figure 2 – Prior Project Rendering (14th Street elevation); As reviewed by the ARB on December 2, 2019

Overall, the Board was supportive of the project including its massing, scale, openness of the courtyard, and overall design concept of solids and voids that reads as a series of cubic forms. However, the Board commented on the lapse of rhythm of the two distinct planes at the southeast corner along 14th Street. Additionally, while the Board was very supportive of the courtyard and its relation to the building, comments were provided on ways to better program the amenity as far as landscaping, layout, and ventilation to take advantage of the space and make it a more meaningful and strategic gathering space.

The current project design has modified the cubic form rhythm along the front façade in response to the Board’s comments, and the applicant is working to modify the programming of the courtyard. An additional fourth story was also added to the project that helps strengthen the rhythm of the architectural concept and provides an opportunity for the break in the front façade to have a larger visual impact.

Demolition Permit Review

The proposed project includes demolition of existing structures that are over 40 years of age. Pursuant to SMMC Section 9.25.040, a permit to demolish the existing improvements cannot be issued until all requirements of SMMC Section 9.25.040(E) are met prior to formal submittal of this DRP Application. The demolition application was filed on November 2, 2018.

The existing buildings on the subject properties are not listed on the City’s Historic Resource Inventory. The Landmarks Commission reviewed the demolition permit applications for the subject properties on December 10, 2018 and took no action. In addition, no application for a landmark, a historic district, or a structure of merit was filed within the 75-day waiting period.

Project Description

The applicant request approval of a DRP to construct a new four-story, 73-unit, 100% affordable housing project totaling 68,153 square feet with one subterranean level of parking and 3,543 square feet of commercial office space.

Height	42 feet*
Number of stories	4 stories*
Total SF	68,153 SF*
Floor Area Ratio	2.27*
Number of residential units (residential SF) Number of affordable	73 Units (64,610 SF) 73 Affordable units
Commercial SF	3,543 SF
Total # of parking spaces	66 spaces**
Bicycle parking Long term Short term	151 total 134 long term spaces 17 short term spaces

Table 1 – Project Details

* Permitted pursuant to AB1763

** Concessions requested pursuant to Government Code Section 65915

The project's residential component consists of residential rental units with the following overall unit mix:

Unit Type	Number of Units	% of Overall Project	Average Size (square feet)
1-Bedroom (affordable)	35	48%	549 SF
2-Bedroom (affordable)	19	26%	761 SF
3-Bedroom (affordable)	19	26%	1,053 SF

Table 2: Project Unit Mix

Project Analysis

Site Planning

The project has been designed as a courtyard building with one level of subterranean parking and four stories of residential units. Positioned around the central courtyard on the ground floor is a community room facing out onto 14th Street, commercial office space, on-site amenities such as a laundry room, and residential units.

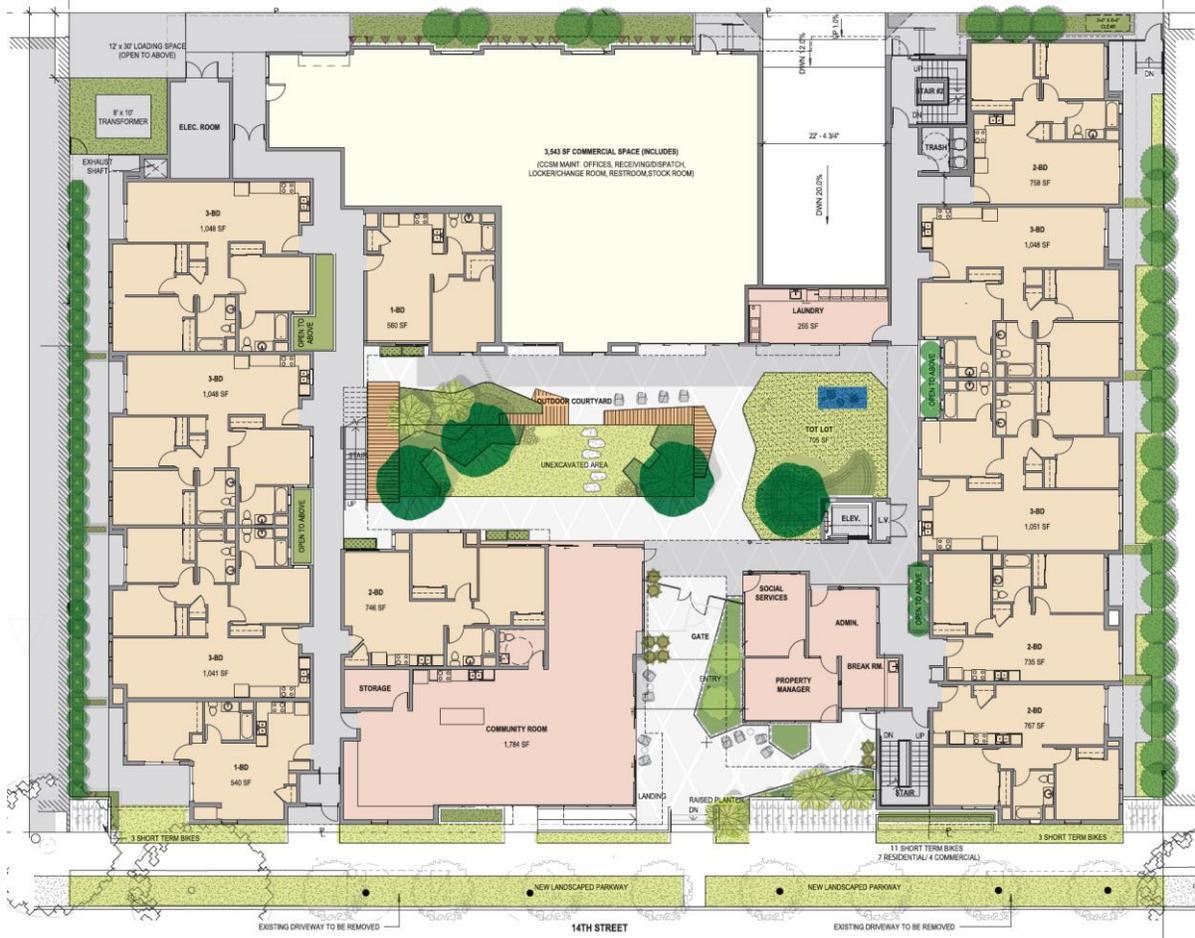


Figure 3 – Ground Floor Site Plan



Figure 4 – Second Floor Site Plan



Figure 5 – Third Floor Site Plan



Figure 6 – Fourth Floor Site Plan

A visual connection has been provided into the courtyard from 14th Street via an entry plaza and full-height break in the front facade of the building. In addition to the courtyard, a layering of common open space areas overlooking 14th Street have been incorporated into the break of the front façade on each of the upper floors. The second story includes a horizontal terrace cantilevered over the ground floor offices and entry plaza, while the third and fourth stories provide smaller terraces that are stepped back and cantilevered over the second story open space. Additional common open space areas are provided on the fourth floor along the south elevation and the northwest corner of the building. The vehicular entrance is at the rear alley with a driveway leading to the subterranean parking as well as the refuse/recycling rooms. Bicycle parking has been provided both along the front facade and within the subterranean garage.

Building Design/Architectural Concept

The building is organized around an internal courtyard with an overall design concept of solids and voids reading as a series of cubic forms for each unit. In order to break down the four-story mass, a layering of two distinct planes has created a series of systematic shifts carried throughout every elevation of the building.



Figure 7 – Rendering of Front Façade Along 14th Street

The individual cubic forms are further enhanced by a systematic use of materials and color. The terraced break at the front façade affords a connection from the interior courtyard and the public right-of-way, while the transparent community room glazing provides a welcoming entrance into the building.

Building Mass & Modulation

Building mass and modulation are significant to this project as it is in direct correlation to the design concept of solids and voids. While a large amount of the mass and scale has been reduced by the interior courtyard, the reading of separate cubic forms by the creation of two distinct planes on all four exterior elevations, along with the terraced front elevation break, reduce the perceived mass from the public right-of-way. While the building rises to 42 feet in height, a daylight plane along the west (alley) elevation has been provided to better transition to the residential neighborhood to the rear of the project, and special attention has also been given to the proportions of the building to ensure the scale of each floor was consistent with adjacent properties. As such, the scale of the structure is consistent with the surrounding development and is sensitive to the adjacent land uses.



Figure 8 – Rendering of Front Façade Looking NW



Figure 9 – Rendering of Front Façade Looking SW



Figure 10 – Rendering of Rear Façade Along Alley

Open Space

Pursuant to SMMC Section 9.11.030, the project must provide a minimum 100 square feet of open space per unit. This total square footage must be divided between private and common open space, but pursuant to SMMC Section 9.21.090(F) as this is a 100% affordable housing project, the project may substitute common outdoor living area in lieu of minimum required private outdoor living area in an equivalent amount. Moreover, according to SMMC Section 9.21.090(C), common outdoor living area located on the ground floor shall be no less than 20 feet by 20 feet in dimension, and common upper-story outdoor spaces shall be no less than 10 feet by 10 feet. Private outdoor areas located at the ground floor shall be no less than 10 feet long by 4 feet deep, and private outdoor areas located above the ground floor shall be no less than 6 feet long by 4 feet deep.

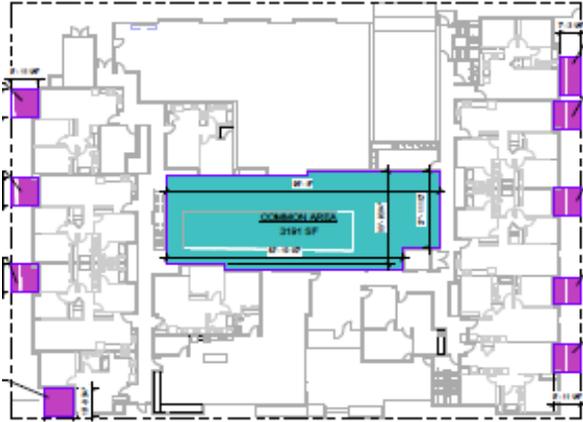


Figure 11 – Ground Floor Outdoor Space



Figure 12 – Second Floor Outdoor Space

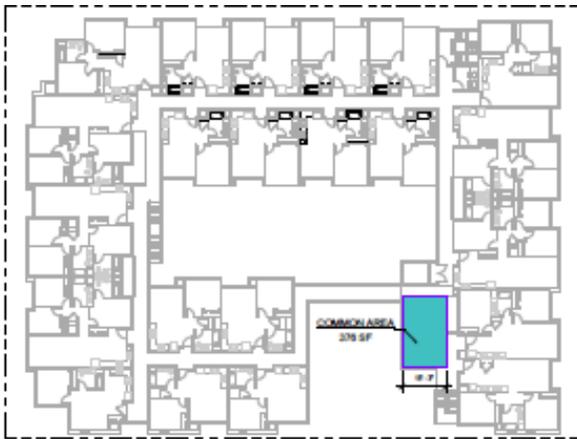


Figure 13 – Second Floor Outdoor Space



Figure 14 – Third Floor Outdoor Space

The proposed project contains 73 units which requires a minimum of 7,300 square feet of overall open space for the project. The project includes a proposed total of 7,748 square feet of open space consisting of 6,848 square feet of common open space divided between the central courtyard and upper-stories, and 900 square feet of private open space divided amongst most of the ground floor units. A breakdown of the open space proposed for the project is identified in Table 3. As proposed, the project complies with the minimum open space requirements of the Zoning Ordinance.

Common Open Space	Location	Size
Courtyard	Ground Floor	3,191 SF
Terrace	Second Floor	1,077 SF
Terrace	Third Floor	376 SF
Terrace	Fourth Floor	2,204 SF
Common Open Space Total		6,848 SF
Private Open Space	Location	Size
Patios	Ground Floor (9 units)	900 SF
Total		7,748 SF

Table 3 – Common and Private Open Space

Parking & Access

Vehicle Parking

A one-level subterranean garage with driveway access from the alley is proposed and includes a total of 66 parking spaces to accommodate residents and commercial uses. A parking summary is provided in Table 3 below:

Use	Vehicle Parking Requirement		Provided
<u>Affordable Units:</u> 1-bedroom 2-bedroom 3-bedroom	35 units @ .75/unit 19 units @ 1/unit 19 units @ 1/unit	26 spaces 19 spaces 19 spaces	54 Standard Size** (2 ADA Accessible)
	Total Residential	64 spaces	
<u>Commercial:</u> 3,543 square feet	3,543 SF @ 1/300 SF	12 spaces	12 Standard Size (1 ADA Accessible)
	Total Commercial	12 spaces	12 spaces
	Project Totals	76 spaces	66 spaces

Table 4 – Vehicle Parking

** Concessions requested pursuant to Government Code Section 65915

Bicycle Parking

The project includes 151 bicycle parking spaces as further detailed by assigned use in Table 4 below:

Use	Bicycle Parking Requirement		Provided
<u>Residential</u> 73 units 130 bedrooms	<u>Long-term</u> 1 space / bedroom	130 spaces	130 spaces
	<u>Short-term</u> 10% of long-term	13 spaces	13 spaces
<u>Commercial</u> 3,543 square feet	<u>Long-term</u> 1 space per 3,000 square feet; minimum 4 spaces.	4 spaces	4 spaces
	<u>Short-term</u> 1 space per 4,000 square feet; minimum 4 spaces.	4 spaces	4 spaces
	Long-term	134 spaces	134 spaces
	Short-term	17 spaces	17 spaces

Table 5 – Bicycle Parking

As shown, the proposed number of bicycle parking spaces complies with the minimum requirements of the Zoning Ordinance. Long-term bicycle parking for the residents are primarily located in the bike storage rooms located in the subterranean level. Short-term bicycle parking for both the residents and commercial users of the building would be located primarily on the ground floor along 14th Street, with some spaces located in the subterranean level. The final design, number, and location of bicycle parking stalls will be reviewed by the City's Mobility Division for compliance with the requirements of the Zoning Ordinance as part of the plan check process prior to the issuance of building permits.

Resource Recovery and Recycling (RRR)

Two refuse and recycling rooms have been provided on-site which are both located within the subterranean level. A preliminary review of the proposed design has been conducted and approved by the City's RRR Division.

Zoning Code Compliance

The project is located in the NC District which establishes property development standards that govern height, FAR, and setbacks of the proposed building. Furthermore, the NC District was intended to maintain and enhance small-scale neighborhood development that provides a sensitive transition between the district and neighboring residential areas.

The Zoning Ordinance contains general development standards that are applicable to all commercial and mixed-use districts addressing active commercial uses, pedestrian orientation, build-to line, and daylight plane adjacent to residential districts. However, as the proposed project is a 100% affordable housing development and located within one-half mile of a major transit stop, the project qualifies for new State allowances stipulated in AB 1763 and concessions from development standards found in Government Code Section 65915. Pursuant to AB 1763, the applicant is afforded no maximum controls on density and a height increase of up to three additional stories, or 33 feet. The applicant has proposed an increased floor area ratio (FAR) from 1.75 to 2.27 and has added one additional story bringing the proposed project from three to four stories. Furthermore, the applicant is also allowed to request concessions to development standards pursuant to Government Code Section 65915 in order to achieve the proposed density. The applicant has requested two concessions to reduce the number of residential parking spaces required from 64 spaces to 54 and to allow a 5'-4" high encroachment into the required daylight plane for properties adjacent to residential districts.

As proposed, the project complies with all Zoning Ordinance development standards applicable to the site and/or complies with provisions allowed in AB 1763 and Government Code Section 65915. Attachment A to this staff report contains a detailed comparison of these development standards and the proposed project.

Land Use and Circulation Element (LUCE)

The project is located the in Neighborhood Commercial land use designation in the LUCE along 14th Street. The development parameters in the LUCE are implemented in the Zoning Ordinance, and the proposed project complies with all of the development standards outlined in the Zoning Ordinance.

The proposed development is also consistent with the goals, objectives, and policies in the LUCE. Specifically, the proposed project complies with the goals of the LUCE pertaining to neighborhood conservation (Goals LU1, N1, and N4) and the enhancement of Santa Monica's urban form (Goal LU15) by proposing a design compatible with the existing scale, mass, and character of the surrounding area (Policy LU1.5), making sure the project provides a respectful transition to adjacent residential neighborhoods (Policies N1.7, N4.1, and N4.7), and ensuring that the building provides articulation and preserves adjacent parcel's access to light and air (Policies LU15.2 and LU15.8). Additionally, the proposed project complies with the goals of the LUCE regarding housing opportunities and affordable housing (Goals LU10 and LU11) by providing diverse housing options and affordable units at very low-, low, and moderate-incoming households (Policies LU2.4, LU10.3, LU11.1, and LU11.6).

The proposed project complies with these goals and policies in that the mixed-use building is designed with an inviting and activated ground floor, provides affordable housing units, and is formed in a manner that is sensitive to the context of the adjacent properties.

Housing Accountability Act

The Housing Accountability Act (Government Code section 65589.5) ("the HAA") is a state law that restricts the City's ability to deny, reduce the density of, or make infeasible any housing development project that complies with objective general plan, zoning, and subdivision standards and criteria (collectively, "Objective Standards"), in effect at the time that the housing development's application is determined to be complete. The HAA has been in effect since 1982 and has undergone several amendments to further reinforce the state legislature's intent to increase the supply of residential housing stock. The most recent amendments went into effect on January 1, 2018.

In essence, the HAA precludes the Planning Commission from denying or imposing any conditions upon any housing project (including residential units only or mixed-use projects with at least two-thirds of square footage designated for residential use) unless specific findings are made.

If after consideration of all written and oral evidence presented to the Planning Commission at the public hearing on DRP 19ENT-0328, the Planning Commission desires to either disapprove or impose a condition that the Project be developed at a lower density or with any other conditions that would adversely impact feasibility of the proposed project, the Planning Commission must:

- 1) Articulate the factual basis for making the following findings, as required by the HAA, based upon the oral or written evidence presented at the public hearing:
 - “(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
 - (B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.”
- 2) Direct staff to revise the STOA with the above referenced written findings and factual basis in support thereof before disapproving or conditioning approval of the Project.

The HAA does not preclude the Commission from exercising its discretion and imposing design conditions as part of its review. However, any such conditions cannot have the effect of reducing the number of residential units and/or the residential density of this mixed-use project.

Environmental Status

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15194 of the State Implementation Guidelines in that the project involves the construction of an affordable housing development project that meets the threshold criteria set forth in Section 15192; the project site is not more than five acres; the project is located within an urbanized area; the project site and adjacent parcels are developed with qualified urban uses; the project consists of construction of residential housing consisting of 100 or fewer units that are affordable to low-income households; and the developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low income households as determined pursuant to Section 50053 of the Health and Safety Code.

Moreover, the project, including the properties and any existing improvements have been reviewed, and for the purposes of CEQA, determined not to constitute a significant historic resource. Notwithstanding this CEQA determination, because the existing structures proposed for demolition are over 40 years old, a permit to demolish the existing improvements will not be issued until the Landmarks Commission reviews the demolition permit application and all requirements of Interim Zoning Ordinance 2592 (CCS) are met.

The Landmarks Commission held a preliminary hearing on the demolition permit on December 10, 2018 and determined that there is not credible evidence in the record to proceed with a further public hearing to determine whether the buildings or structures meet the criteria for a City Landmark or Structure of Merit.

Alternative Actions

In addition to the recommended action, the Planning Commission could consider the following with respect to the project if supported by the evidentiary record and consistent with applicable legal requirements:

- A1. Continue the project for specific reasons, consistent with applicable deadlines and with agreement from the applicant
- A2. Articulate revised findings and/or conditions to Approve OR Deny, with or without prejudice, the subject applications

Conclusion

The applicant requests approval of a DRP to construct a new four-story, 73-unit, 100% affordable housing project totaling 62,153 square feet including 3,543 square feet of commercial office space. The project includes 66 vehicle parking spaces in a one-level subterranean parking garage and 151 bicycle parking spaces. All required findings set forth in SMMC Section 9.41.060 can be made in the affirmative and therefore, staff recommends approval of the proposed project.

Prepared by: Ross Fehrman, AICP, Associate Planner

Attachments

- A. General Plan and Municipal Code Compliance Worksheet
- B. Draft Statement of Official Action
- C. Public Notification & Comment Material
- D. Project Site and Surrounding Context Images
- E. Project Plans

**ATTACHMENT A
GENERAL PLAN AND MUNICIPAL CODE COMPLIANCE WORKSHEET**

Project Location and Permit Processing Time Limits

Project Address: 1834-1848 14th Street
 Application Filing Date: August 27, 2019

CEQA Deadline: October 26, 2019
 PSA Deadline: February 5, 2020 with extension
 Total Process Review Time (Days): 132 Days

General Plan and Municipal Code Compliance Worksheet

Category	Land Use Element	Municipal Code	Proposed Project
Permitted Use Classification	Neighborhood Commercial	Multiple-Unit Residential [SMMC 9.11.020]	73 affordable housing units
Minimum Parcel Size		5,000 SF [SMMC 9.11.030]	30,060 SF
Minimum Parcel Width		50' [SMMC 9.11.030]	200'
Minimum Parcel depth		100' [SMMC 9.11.030]	150'
Maximum Floor Area Ratio – 100% Affordable Housing Projects		1.75 1.75 x 30,060 = 52,605 SF [SMMC 9.11.030]	1 st Floor Area: 17,274 SF 2 nd Floor Area: 17,924 SF 3 rd Floor Area: 17,716 SF 4 th Floor Area: 15,239 SF Total: 68,153 SF 38,153/30,060 = 2.27 FAR [Permitted pursuant to AB1763]

Category	Land Use Element	Municipal Code	Proposed Project
Maximum Building Height / No. of Stories – 100% Affordable Housing Project		32' / No limit [SMMC 9.11.030]	42'-0" / Four stories with one level of subterranean parking [Permitted pursuant to AB1763]
Ground Floor Height		Minimum – 11' Maximum – 16' [SMMC 9.11.030]	12'
Maximum Building Footprint		15,000 SF [SMMC 9.11.030]	Complies
Minimum Rear Setback – Adjacent to Residential District		10' – R2 zone district located across alley. [SMMC 9.11.030]	Set back 10'-0" from centerline of alley
Active Commercial Design		The ground-floor street frontage of new buildings on commercial boulevards shall be designed to accommodate commercial uses and activities. [SMMC 9.11.030(A)(1)]	N/A – 100% affordable housing project are except
Active Use Requirement		The ground-floor street frontage of buildings on commercial boulevards shall accommodate commercial uses and activities [SMMC 9.1.030(A)(2)]	N/A – Project is not located on a commercial boulevard.
Pedestrian-Oriented Design		No more than 20 feet or 40 percent of a building's façade, whichever is less,	Proposal provides the following pedestrian-oriented design features:

Category	Land Use Element	Municipal Code	Proposed Project
		<p>may be continuous blank or featureless linear street-level frontage.</p> <p>New development shall incorporate the following design elements into the street-facing façades at the ground floor level:</p> <ol style="list-style-type: none"> a. Articulated façades at the ground floor street frontage, which may include, but not necessarily require, such measures as indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame and projecting elements such as awnings and marquees to provide shade and shelter; b. Exterior lighting which provides for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and 	<ul style="list-style-type: none"> • No more than 20' of the façade is blank or featureless. • Articulation at the ground floor street frontage with change of material and an angled façade. • Exterior lighting • Landscaping

Category	Land Use Element	Municipal Code	Proposed Project
		<p>open areas with a safe level of illumination which avoids off-site glare.</p> <p>Residential uses at the ground floor street frontage shall incorporate planted areas, porches, front stairs and/or other elements that contribute to a pedestrian environment.</p> <p>Pedestrian-oriented design elements may also include street furniture or other seating surfaces on private property and design amenities scaled to the pedestrian such as awnings, drinking fountains, paseos, arcades, colonnades, plazas, noncommercial community bulletin boards, public or private art and alternative paving materials in areas of pedestrian access.</p> <p>[SMMC 9.11.030(B)]</p>	
Build-to-Line, Nonresidential Uses		Buildings with nonresidential uses on the ground floor and not facing a residential district shall be constructed	N/A – Project consists of residential uses on the ground floor

Category	Land Use Element	Municipal Code	Proposed Project
		<p>no farther than 10 feet from the street facing property line(s) for 70 percent of linear street frontage.</p> <p>[SMMC 9.11.030(C)]</p>	
Upper-Level Stepback – Street-Facing Facades		<p>5' average</p> <p>5' x 200' (parcel width) = 1,000 SF</p> <p>[SMMC 9.11.030]</p>	<p>2nd Floor: 2,433 SF / 200' = 12.18' average</p> <p>3rd Floor: 3,133 SF / 200' = 15.65' average</p> <p>4th Floor: 4,287 SF / 200' = 21.42' average</p>
Daylight Plane Adjacent to Residential District – Rear Setbacks		<p>Buildings shall not extend above a plane starting at 25' in height above the centerline of the alley and then from that point, extending in at a 45-degree angle from vertical towards the interior of the site. The 25' height measurement shall be taken from the same reference grade as determined for the subject site.</p> <p>[SMMC 9.11.030(D)]</p>	<p>5'-4" encroachment into daylight plane</p> <p>[Requested concession pursuant to Government Code Section 65915]</p>
Outdoor Living Area		<p>Minimum Outdoor Living Area – 100 SF per unit</p> <p>73 affordable units x 100 SF = 7,300 SF required</p>	<p>Ground Floor:</p> <ul style="list-style-type: none"> - Common area – 3,191 SF - Private area – 900 SF

Category	Land Use Element	Municipal Code	Proposed Project
		<p>[SMMC 9.11.030]</p> <p>Minimum Amount Provided as Private Outdoor Living Area – 60 SF per unit</p> <p>[SMMC 9.11.030]</p> <p>100% affordable housing project may substitute common outdoor living area in lieu of minimum private outdoor living area.</p> <p>[SMMC 9.21.090(F)]</p> <p>Private Outdoor Living Area Dimensions:</p> <ul style="list-style-type: none"> - Ground level – 10' x 4' - Upper stories – 6' x 4' <p>[SMMC 9.21.090(C)(1)]</p> <p>Common Outdoor Living Area Dimensions:</p> <ul style="list-style-type: none"> - Ground level – 20' x 20' - Upper stories – 10' x 10' <p>[SMMC 9.21.090(C)(2)]</p>	<p>2nd Floor:</p> <ul style="list-style-type: none"> - Common area – 1,077 SF <p>3rd Floor:</p> <ul style="list-style-type: none"> - Common area – 376 SF <p>4th Floor:</p> <ul style="list-style-type: none"> - Common area – 2,204 SF <p>Total: 7,748 SF provided</p> <p>All private outdoor living areas meet minimum dimension requirements.</p> <p>All common outdoor living areas meet minimum dimension requirements.</p>
Projections into Setbacks		<p>Applicable projections</p> <p>[SMMC 9.21.110]</p>	<p>N/A. No projections proposed into required 10' rear setback.</p>
Building Height Projections		<p>Parapet – As required by law</p>	<p>Parapet – 2'-5"</p>

Category	Land Use Element	Municipal Code	Proposed Project
		Elevator Shaft – 18’ above roofline Stairwells – 14’ above roofline [SMMC 9.21.060]	Elevator Shaft – 7’ above roofline Stairwells – 10’ above roofline
Solar Energy Systems		Height - Photovoltaic solar energy systems may extend up to 5’ above the roof surface on which they are installed, even if this exceeds the maximum height limit in the District in which it is located [SMMC 9.21.150]	Roof mounted to not extend more than 5’ above roofline.
Reflective Material		No more than 25 percent of the surface area of any façade on any new building or addition to an existing building shall contain black or mirrored glass or other mirror-like material that is highly reflective. Materials for roofing shall be of a non-reflective nature. [SMMC 9.21.120]	N/A. No black or mirrored glass proposed.
Location and Screening of Mechanical Equipment		All exterior mechanical and electrical equipment shall be screened on all vertical sides at least to the height of the equipment it is screening and incorporated into the	All roof mounted mechanical equipment, including HVAC, is proposed to be screen by parapet wall.

Category	Land Use Element	Municipal Code	Proposed Project
		<p>design of buildings to the maximum extent feasible. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials may include landscaping or other materials that shall be consistent with the exterior colors and materials of the building. Solar energy systems are exempt from this screening requirement. The Architectural Review Board or Landmarks Commission may reduce the height of the required screening based on the placement of the equipment on the roof, the existing height of the subject building and surrounding buildings, and the overall visibility of the equipment.</p>	

Category	Land Use Element	Municipal Code	Proposed Project
Refuse and Recycling		<p>[SMMC 9.21.140] [SMMC 4.12.130]</p> <p>Any development, whether residential, nonresidential, or mixed-use with more than 40 residential units, or with more than 40,000 square feet of floor area shall be reviewed by the Director of Public Works, who shall require the design and placement of a refuse and recycling room or outdoor enclosure consistent with the purpose of this Section to provide adequate and accessible areas for the storage and collection of refuse and recyclable materials.</p> <p>[SMMC 9.21.130(C)(4)]</p>	Two refuse and recycling rooms are provided within the subterranean level.
Landscaping		At least 50 percent of each required interior side and rear setback area shall be a planting area. The width of a required planting area may be reduced to less than 50 percent of the setback area but no less than 3 feet in width in one side or rear setback area adjoining a driveway	N/A. No required setbacks located on property.

Category	Land Use Element	Municipal Code	Proposed Project
		<p>or when an approved nonresidential accessory structure occupies a portion of the rear setback area.</p> <p>[SMMC 9.11.030(F)(2)]</p>	
Parking		<p>Multiple-Unit Residential – Deed Restricted Affordable Units:</p> <p>1-bedroom: .75 spaces per unit</p> <p>2+-bedrooms: 1 space per unit</p> <p>35 1-bedroom units x .75 = 26 spaces</p> <p>19 2-bedroom units x 1 = 19 spaces</p> <p>19 3-bedroom units x 1 = 19 spaces</p> <p>Total – 64 spaces</p> <p>Commercial Office: 1 space per 300 SF 3,630 SF / 300 SF = 12 Space</p> <p>[SMMC 9.28.060]</p>	<p>Residential: Standard spaces – 54 (ADA accessible – 2)</p> <p>[Requested concession pursuant to Government Code Section 65915]</p> <p>Commercial: Standard spaces - 12 (ADA accessible – 1)</p>
Parking Access		<p>Alley access is required when alley exists, with exceptions</p> <p>[SMMC 9.28.120(B)]</p>	<p>Parking is accessed from the alley.</p>

Category	Land Use Element	Municipal Code	Proposed Project
Bicycle Parking		Residential: - Long term: 1 space per bedroom - Short term: 10% of long-term 130 bedrooms x 1 = 130 long term spaces 130 x .1 = 13 short term spaces Commercial: - Long term: 1 space per 3,000 SF; minimum 4 per project - Short term: 1 space per 4,000 SF; minimum 4 per project 3,543 SF of commercial SF [SMMC 9.28.140]	Residential: - Long term – 130 spaces provided - Short term – 13 spaces provided Commercial: - Long term – 4 spaces provided - Short term – 4 spaces provided
Carpool/ Vanpool Parking		Number of commercial parking spaces: - 0 – 49 spaces = 0 ride share spaces [SMMC 9.28.150]	None provided.
Loading Spaces		Projects with more than 50 units shall be required to provide one standard loading space. [SMMC9.28.080(E)(1) (a)]	One loading space provided along alley.

Category	Land Use Element	Municipal Code	Proposed Project
Hazardous Visual Obstruction		<p>No person shall permit any obstruction, including, but not limited to, any fence, wall, hedge, tree, or landscape planting to obscure or block the visibility of vehicles entering or exiting an alley, driveway, parking lot, street intersection, or other vehicle right-of-way or to constitute an unreasonable and unnecessary hazard to persons lawfully using an adjacent pedestrian or vehicle right-of-way.</p> <p>[SMMC 9.21.180]</p>	Two HVO triangles provided at entrance to subterranean parking.
Cultural Arts Contribution		<p>Affordable housing is exempt</p> <p>[SMMC 9.30.030(I)]</p>	N/A – 100% Affordable housing
Parks and Recreation Development Impact Fee		<p>The following projects, square footage, and affordable residential units shall not be subject to the requirements of this Chapter:</p> <ul style="list-style-type: none"> - Affordable housing units deed restricted to extremely low, very-low income, or low income households. - Multi-family rental housing projects developed by a 	N/A – 100% Affordable housing

Category	Land Use Element	Municipal Code	Proposed Project
		<p>nonprofit housing provider if the developer is receiving financial assistance through a public agency, so long as the multi-family rental housing project is an affordable housing project meeting the requirements of Santa Monica Municipal Code Section 9.52.020 and the project's affordable housing obligations will be secured by a regulatory agreement, memorandum of agreement, or recorded covenant with a public agency for a minimum period of fifty-five years;</p> <p>[SMMC 9.67.020(B)]</p>	
Child Care Linkage Fee		<p>Residential development does not include affordable housing units or senior citizen housing development</p> <p>[SMMC 9.65]</p>	N/A – 100% Affordable housing
Affordable Housing Commercial Linkage Fee		Development having a commercial use component and gross new or additional floor	N/A – 100% Affordable housing

Category	Land Use Element	Municipal Code	Proposed Project
		<p>area of one thousand square feet</p> <p>[SMMC 9.68]</p>	
Transportation Impact Fee		<p>The following projects, square footage and affordable residential units shall not be subject to the requirements of this Chapter:</p> <ul style="list-style-type: none"> - Multi-family rental housing projects developed by a nonprofit housing provider if the developer is receiving financial assistance through a public agency, so long as the multi-family rental housing project is an affordable housing project meeting the definition of affordable housing in Santa Monica Municipal Code Section 9.52.020 and the project's affordable housing obligations will be secured by a regulatory agreement, memorandum of agreement, or recorded covenant with a public agency for a 	N/A – 100% Affordable housing

Category	Land Use Element	Municipal Code	Proposed Project
		minimum period of fifty-five years; - Affordable housing units deed restricted to very-low income and low income households. [SMMC9.66.020(B)]	
Deed Restriction Required		Affordable units are required to be deed restricted for a period of 55 years	Deed restriction required prior to issuance of building permit.
Development on Multiple Parcels		A building or use may cross property lines only if: 1. The building site shall be subject to all requirements of this Ordinance as though the total area comprised in the site were a single parcel; and 2. A covenant by the owner(s) of the parcels shall be filed with the Director and recorded with the County Recorder's office before any use or combination of parcels occurs. The covenant shall state the intention of the owner(s) to develop the parcels as a single building site and shall be in the form	Deed restriction required prior to issuance of building permit.

Category	Land Use Element	Municipal Code	Proposed Project
		required by the Director. [SMMC 9.21.030(E)]	

**ATTACHMENT B
DRAFT STATEMENT OF OFFICIAL ACTION**



City of Santa Monica
City Planning Division

**PLANNING COMMISSION
STATEMENT OF OFFICIAL ACTION**

City of
Santa MonicaSM

PROJECT INFORMATION

CASE NUMBER:	Development Review Permit 19ENT-0328
LOCATION:	1834-1848 14 th Street
APPLICANT:	Anthony Fonseca, Community Corporation of Santa Monica
PROPERTY OWNER:	Community Corporation of Santa Monica
CASE PLANNER:	Ross Fehrman, AICP, Associate Planner
REQUEST:	The applicant requests approval of a Development Review Permit for a new four-story, 73-unit, 100% affordable housing project totaling 68,153 square feet with one subterranean level of parking and 3,543 square feet of commercial office space.
AFFORDABLE HOUSING:	73 units (100% affordable housing)
CEQA STATUS:	The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15194 of the State Implementation Guidelines in that the project involves the construction of an affordable housing development project that meets the threshold criteria set forth in Section 15192; the project site is not more than five acres; the project is located within an urbanized area; the project site and adjacent parcels are developed with qualified urban uses; the project consists of construction of residential housing consisting of 100 or fewer units that are affordable to low-income households; and the developer of the project provides sufficient legal

commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low income households as determined pursuant to Section 50053 of the Health and Safety Code.

PLANNING COMMISSION ACTION

February 5, 2020 Determination Date
X Approved based on the following findings and subject to the conditions below.
 _____ Denied.
 _____ Other:

EFFECTIVE DATES OF ACTIONS IF NOT APPEALED:	February 20, 2020
EXPIRATION DATE OF ANY PERMITS GRANTED:	February 20, 2023
LENGTH OF ANY POSSIBLE EXTENSION OF EXPIRATION DATES*:	One year

* Any request for an extension of the expiration date must be received in the City Planning Division prior to expiration of this permit.

Each and all of the findings and determinations are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information contained herein or in the findings are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

FINDINGS

DEVELOPMENT REVIEW PERMIT FINDINGS

- A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable standards and are both compatible and relate harmoniously to surrounding sites and neighborhoods in that the proposed project is a mixed-use building predominately comprising of 73

affordable housing units arranged around a central courtyard that complies with the Neighborhood Commercial zoning district development standards. Pursuant to Assembly Bill 1763 and Government Code Section 65915, the project is afforded additional height and FAR along with concessions related to minimum parking and daylight plane requirements. The proposed building and land uses relate harmoniously to the existing commercial land uses on 14th Street Boulevard in regards to massing, size, and scale, and provides an activated ground floor frontage. The project has also been designed in a manner that is sensitive to its adjacent residential neighborhood to the rear with its setbacks, daylight plane setback, and articulated building form.

- B. The rights-of-way can accommodate autos, bicycles, pedestrians, and multi-modal transportation methods, including adequate parking and access, in that the project will provide the project will contain 66 parking spaces in a one-level subterranean garage with vehicle access taken from the alley. Furthermore, 151 bicycle parking spaces (134 long-term and 17 short-term) will be located in both the subterranean level and on the ground floor along 14th Street.
- C. The health and safety services (police, fire, etc.) and public infrastructure (e.g. utilities) are sufficient to accommodate the new development, in that the proposed development is located in an urbanized area that is already adequately served by existing City infrastructure. No new safety services or public infrastructure will be required for this project.
- D. The project is generally consistent with the Municipal Code and General Plan. The proposed project complies with all the land use and development standards of the Neighborhood commercial District in the Municipal Code. Pursuant to Assembly Bill 1763 and Government Code Section 65915, the project is afforded additional height and FAR along with concessions related to minimum parking and daylight plane requirements. The project is also consistent with the General Plan, specifically the goals, objectives, and policies pertaining to neighborhood conservation (Goals LU1, N1, and N4) and the enhancement of Santa Monica's urban form (Goal LU15) by implementing design compatibly with the existing scale, mass, and character of the surrounding area (Policy LU1.5), making sure the project provides a respectful transition to adjacent residential neighborhoods (Policies N1.7, N4.1, and N4.7), and ensuring that the building provides articulation and preserves adjacent parcel's access to light and air (Policies LU15.2 and LU15.8). Additionally, the proposed project complies the goals of the LUCE regarding housing opportunities and affordable housing (Goals LU10 and LU11) by providing diverse housing options and affordable units at very low-, low, and moderate-income households (Policies LU2.4, LU10.3, LU11.1, and LU11.6).
- E. Based on environmental review, the proposed project has no potentially significant environmental impacts in that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to

Section 15194 of the State Implementation Guidelines in that the project involves the construction of an affordable housing development project that meets the threshold criteria set forth in Section 15192; the project site is not more than five acres; the project is located within an urbanized area; the project site and adjacent parcels are developed with qualified urban uses; the project consists of construction of residential housing consisting of 100 or fewer units that are affordable to low-income households; and the developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low income households as determined pursuant to Section 50053 of the Health and Safety Code.

Moreover, the project, including the properties and any existing improvements have been reviewed, and for the purposes of CEQA, determined not to constitute a significant historic resource. Notwithstanding this CEQA determination, because the existing structures proposed for demolition are over 40 years old, a permit to demolish the existing improvements will not be issued until the Landmarks Commission reviews the demolition permit application and all requirements of Interim Zoning Ordinance 2592 (CCS) are met. The Landmarks Commission held a preliminary hearing on the demolition permit on December 10, 2018 and determined that there is not credible evidence in the record to proceed with a further public hearing to determine whether the buildings or structures meet the criteria for a City Landmark or Structure of Merit.

- F. The project promotes the general welfare of the community in that it allows for the redevelopment of existing, underutilized properties with a mixed-use predominately consisting of 73 affordable housing units that is compliant with the LUCE vision and purpose of the Neighborhood Commercial district by providing design compatibly with the existing scale, mass, and character of the surrounding area and by providing diverse housing options and affordable units. Additionally, the project has an activated ground floor facing 14th Street with a transparent community room servicing the building.
- G. The project has no unacceptable adverse effects on public health or safety in that the project is a mixed-use project predominantly consisting of 73 affordable residential units with 3,543 commercial office square footage position at the rear of the building on the ground floor. The project complies with all development standards in the Zoning Ordinance. Pursuant to Assembly Bill 1763 and Government Code Section 65915, the project is afforded additional height and FAR along with concessions related to minimum parking and daylight plane requirements. Conditions of approval for project operations ensure that the project will not adversely affect public health or safety.

- H. The project provides Community Benefits consistent with Chapter 9.23 of the Zoning Ordinance in that the proposed project is a new 100% affordable housing project which is exempt from the provisions of the chapter pursuant to SMMC Section 9.23.020.

CONDITIONS OF APPROVAL

Project Specific Conditions

1. Prior to the issuance of a building permit, a deed restriction limiting future use, occupancy and rental rates of the project must be drafted, executed by the property owner, City and recorded by the County Recorder. Restrictions on affordable rental rates and qualified income occupants shall be effective for 55 years from Certificate of Occupancy.
2. The project site is comprised of more than one parcel. Pursuant to SMMC 9.21.030(E)(2), prior to the issuance of a building permit, a lot tie deed restriction holding the parcels as a single development site must be drafted, executed by the property owner, City and recorded by the County Recorder. The deed restriction shall be effective for the life of the project.

Administrative

3. The Planning Commission's approval, conditions of approval, or denial of Development Review Permit 19ENT-0328 may be appealed to the City Council if the appeal is filed with the Zoning Administrator within fourteen consecutive days following the date of the Planning Commission's determination in the manner provided in Section 9.40.070. An appeal of the approval, conditions of approval, or denial of a subdivision map must be filed with the City Clerk within ten consecutive days following the date of Planning Commission determination in the manner provided in Section 9.54.070(G). Any appeal must be made in the form required by the Zoning Administrator. The approval of this permit shall expire if the rights granted are not exercised within three (3) years from the permit's effective date. Exercise of rights shall mean issuance of a building permit to commence construction.
4. In the event permittee violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals or Certificates of Occupancy shall be issued until such violation has been fully remedied.
5. Within ten days of City Planning Division transmittal of the Statement of Official Action, project applicant shall sign and return a copy of the Statement of Official Action prepared by the City Planning Division, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. By signing

same, applicant shall not thereby waive any legal rights applicant may possess regarding said conditions. The signed Statement shall be returned to the City Planning Division. Failure to comply with this condition shall constitute grounds for potential permit revocation.

6. Within thirty (30) days after final approval of the project, a sign shall be posted on site stating the date and nature of the approval. The sign shall be posted in accordance with the Zoning Administrator guidelines and shall remain in place until a building permit is issued for the project. The sign shall be removed promptly when a building permit is issued for the project or upon expiration of the Design Review Permit.

Indemnity

7. Applicant shall defend, indemnify, and hold harmless the City and its boards, commissions, agents, officers, and employees (collectively, "City") from any claims, actions, or proceedings (individually referenced as "Claim" and collectively referenced as "Claims") against the City to attack, set aside, void, or annul, the approval of this Development Review Permit concerning the Applicant's proposed project, or any Claims brought against the City due to the acts or omissions in any connected to the Applicant's project. City shall promptly notify the applicant of any Claim and shall cooperate fully in the defense. Nothing contained in this paragraph prohibits the City from participating in the defense of any Claims, if both of the following occur:

- (1) The City bears its own attorney's fees and costs.
- (2) The City defends the action in good faith.

Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of any approvals granted for the Project, or is commenced for any other reason against the City for the act or omissions relating to the Applicant's project, within fourteen (14) days following notice of such action from the City, the Applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City ("the Security") in a form satisfactory to the City, and in the amount of \$100,000 to ensure applicant's performance of its defense, indemnity and hold harmless obligations to City. The Security amount shall not limit the Applicant's obligations to the City hereunder. The failure of the Applicant to provide the Security shall be deemed an express acknowledgment and agreement by the Applicant that the City shall have the authority and right, without consent of the Applicant, to revoke the approvals granted hereunder.

Conformance with Approved Plans

8. This approval is for those plans dated January 28, 2020, a copy of which shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.
9. Minor amendments to the plans shall be subject to approval by the Director of Planning. A significant change in the approved concept shall be subject to Planning Commission Review. Construction shall be in conformance with the plans submitted or as modified by the Planning Commission, Architectural Review Board, or Director of Planning.
10. Project plans shall be subject to complete Code Compliance review when the building plans are submitted for plan check and shall comply with all applicable provisions of Article IX of the Municipal Code and all other pertinent ordinances and General Plan policies of the City of Santa Monica prior to building permit issuance.

Fees

11. As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city fee schedule.

Cultural Resources

12. The City shall not approve the demolition of any building or structure unless the applicant has complied with all of the requirements of SMMC Chapter 9.25, including no demolition of buildings or structures built 40 years of age or older shall be permitted until the end of a 75-day review period by the Landmarks Commission to determine whether an application for landmark designation shall be filed. If an application for landmark designation is filed, no demolition shall be approved until a final determination is made on the application by the Landmarks Commission, or City Council on appeal.
13. If any archaeological remains are uncovered during excavation or construction, work in the affected area shall be suspended and a recognized specialist shall be contacted to conduct a survey of the affected area at project's owner's expense. A determination shall then be made by the Director of Planning to determine the significance of the survey findings and appropriate actions and requirements, if any, to address such findings.

Rent Control

14. Pursuant to SMMC Section 4.24.030, prior to receipt of the final permit necessary to demolish, convert, or otherwise remove a controlled rental units from the housing market, the owner of the property shall first secure a removal permit under Section 1803(t), an exemption determination, an approval of a vested rights claim from the Rent Control Board, or have withdrawn the controlled rental units pursuant to the provisions of the Ellis Act.

Project Operations

15. The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.
16. No exterior activity such as trash disposal, disposal of bottles or noise generating trash, deliveries or other maintenance activity generating noise audible from the exterior of the building shall occur during the hours of 11:00pm to 7:00am daily. In addition, there shall be no outdoor cleaning of the property with pressurized or mechanical equipment during the hours of 9:00pm to 7:00am daily. Trash containers shall be secured with locks.

Final Design

17. Plans for final design, landscaping, screening, trash enclosures, and signage shall be subject to review and approval by the Architectural Review Board.
18. Landscaping plans shall comply with Subchapter 9.26.040 (Landscaping Standards) of the Zoning Ordinance including use of water-conserving landscaping materials, landscape maintenance and other standards contained in the Subchapter.
19. Refuse areas, storage areas and mechanical equipment shall be screened in accordance with SMMC Sections 9.21.100, 9.21.130 and 9.21.140. Refuse areas shall be of a size adequate to meet on-site need, including recycling. The Architectural Review Board in its review shall pay particular attention to the screening of such areas and equipment. Any rooftop mechanical equipment shall be minimized in height and area, and shall be located in such a way as to minimize noise and visual impacts to surrounding properties. Unless otherwise approved by the Architectural Review Board, rooftop mechanical equipment shall be located at least five feet from the edge of the roof. Except for solar hot water heaters, no residential water heaters shall be located on the roof.

20. No gas or electric meters shall be located within the required front or street side yard setback areas. The Architectural Review Board in its review shall pay particular attention to the location and screening of such meters.
21. Prior to consideration of the project by the Architectural Review Board, the applicant shall review disabled access requirements with the Building and Safety Division and make any necessary changes in the project design to achieve compliance with such requirements. The Architectural Review Board, in its review, shall pay particular attention to the aesthetic, landscaping, and setback impacts of any ramps or other features necessitated by accessibility requirements.
22. As appropriate, the Architectural Review Board shall require the use of anti-graffiti materials on surfaces likely to attract graffiti.

Construction Plan Requirements

23. During demolition, excavation, and construction, this project shall comply with SCAQMD Rule 403 to minimize fugitive dust and associated particulate emission, including but not limited to the following:
 - All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least three times daily with complete coverage, preferably at the start of the day, in the late morning, and after work is done for the day.
 - All grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph measured as instantaneous wind gusts) so as to prevent excessive amounts of dust.
 - All material transported on and off-site shall be securely covered to prevent excessive amounts of dust.
 - Soils stockpiles shall be covered.
 - Onsite vehicle speeds shall be limited to 15 mph.
 - Wheel washers shall be installed where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
 - An appointed construction relations officer shall act as a community liaison concerning onsite construction activity including resolution of issues related to PM₁₀ generation.
 - Streets shall be swept at the end of the day using SCAQMD Rule 1186 certified street sweepers or roadway washing trucks if visible soil is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).
 - All active portions the construction site shall be sufficiently watered three times a day to prevent excessive amounts of dust.

24. Final building plans submitted for approval of a building permit shall include on the plans a list of all permanent mechanical equipment to be placed indoors which may be heard outdoors.

Demolition Requirements

25. Until such time as the demolition is undertaken, and unless the structure is currently in use, the existing structure shall be maintained and secured by boarding up all openings, erecting a security fence, and removing all debris, bushes and planting that inhibit the easy surveillance of the property to the satisfaction of the Building and Safety Officer and the Fire Department. Any landscaping material remaining shall be watered and maintained until demolition occurs.
26. Prior to issuance of a demolition permit, applicant shall prepare for Building Division approval a rodent and pest control plan to insure that demolition and construction activities at the site do not create pest control impacts on the project neighborhood.

Construction Period

27. Immediately after demolition and during construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc.
28. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions. Immediately after commencing dirt removal from the site, the general contractor shall provide the City of Santa Monica with written certification that all trucks leaving the site are covered in accordance with this condition of approval.
29. Developer shall prepare a notice, subject to the review by the Director of Planning and Community Development, that lists all construction mitigation requirements, permitted hours of construction, and identifies a contact person at City Hall as well as the developer who will respond to complaints related to the proposed construction. The notice shall be mailed to property owners and residents within a 200-foot radius from the subject site at least five (5) days prior to the start of construction.
30. A sign shall be posted on the property in a manner consistent with the public hearing sign requirements which shall identify the address and phone number of the owner and/or applicant for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.

31. A copy of these conditions shall be posted in an easily visible and accessible location at all times during construction at the project site. The pages shall be laminated or otherwise protected to ensure durability of the copy.

Standard Conditions

32. Lofts or mezzanines shall not exceed 33.3% of the room below unless compliance with the district's limits on number of stories can be maintained.
33. Mechanical equipment shall not be located on the side of any building which is adjacent to a residential building on the adjoining lot, unless otherwise permitted by applicable regulations. Roof locations may be used when the mechanical equipment is installed within a sound-rated parapet enclosure.
34. Final approval of any mechanical equipment installation will require a noise test in compliance with SMMC Section 4.12.040. Equipment for the test shall be provided by the owner or contractor and the test shall be conducted by the owner or contractor. A copy of the noise test results on mechanical equipment shall be submitted to the Community Noise Officer for review to ensure that noise levels do not exceed maximum allowable levels for the applicable noise zone.
35. Construction period signage shall be subject to the approval of the Architectural Review Board.
36. The property owner shall insure any graffiti on the site is promptly removed through compliance with the City's graffiti removal program.

MOBILITY DIVISION

37. Developer shall comply with SMMC Chapter 9.53, Transportation Demand Management, including payment of the Developer Annual TDM Fee pursuant to Section 9.53.110.
38. Final auto parking, bicycle parking and loading layouts specifications shall be subject to the review and approval of the Mobility Division:
39. Where a driveway, garage, parking space or loading zone intersects with the public right-of-way at the alley or sidewalk, hazardous visual obstruction triangles shall be provided in accordance with SMMC Section 9.21.180.
40. Slopes of all driveways and ramps used for ingress or egress of parking facilities shall be designed in accordance with the standards established by the Mobility Manager but shall not exceed a twenty percent slope.

41. Bicycle parking provided in the Project shall meet the requirements of SMMC Section 9.28.140.

PUBLIC LANDSCAPE

42. Street trees shall be maintained, relocated or provided as required in a manner consistent with the City's Urban Forest Master Plan, per the specifications of the Public Landscape Division of the Community & Cultural Services Department and the City's Tree Code (SMMC Chapter 7.40). No street trees shall be removed without the approval of the Public Landscape Division.
43. Prior to the issuance of a demolition permit all street trees that are adjacent to or will be impacted by the demolition or construction access shall have tree protection zones established in accordance with the Urban Forest Master Plan. All tree protection zones shall remain in place until demolition and/or construction has been completed.
44. Replace or plant new street trees in accordance with Urban Forest Master Plan and in consultation with City Arborist.

OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT

45. Developer is hereby informed of the availability for free enrollment in the Savings By Design incentive program where available through Southern California Edison. If Developer elects to enroll in the program, enrollment shall occur prior to submittal of plans for Architectural Review and an incentive agreement shall be executed with Southern California Edison prior to issuance of a building permit.
46. The project shall comply with requirements in section 8.106 of the Santa Monica Municipal code, which adopts by reference the California Green Building Standards Code and which adds local amendments to that Code. In addition, the project shall meet the landscape water conservation and construction and demolition waste diversion requirements specified in Section 8.108 of the Santa Monica Municipal Code.

PUBLIC WORKS DEPARTMENT (PWD)

General Conditions

47. Developer shall be responsible for the payment of the following Public Works Department (PWD) permit fees prior to issuance of a building permit:
 - a. Water Services
 - b. Wastewater Capital Facility

- c. Water Demand Mitigation
- d. Fire Service Connection
- e. Tieback Encroachment
- f. Encroachment of on-site improvements into public right-of-way
- g. Construction and Demolition Waste Management – If the valuation of a project is at least \$50,000 or if the total square feet of the project is equal to or greater than 1000 square feet, then the owner or contractor is required to complete and submit a Waste Management Plan. All demolition projects are required to submit a Waste Management Plan. A performance deposit is collected for all Waste Management Plans equal to 3% of the project value, not to exceed \$30,000. All demolition only permits require a \$1,000 deposit or \$1.00 per square foot, whichever is the greater of the two.

Some of these fees shall be reimbursed to developer in accordance with the City's standard practice should Developer not proceed with development of the Project. In order to receive a refund of the Construction and Demolition performance deposit, the owner or contractor must provide receipts of recycling 70% of all materials listed on the Waste Management Plan.

- 48. Any construction related work or use of the public right-of-way will be required to obtain the approval of the City of Santa Monica, including but not limited to: Use of Public Property Permits, Sewer Permits, Excavation Permits, Alley Closure Permits, Street Closure Permits, and Temporary Traffic Control Plans.
- 49. Plans and specifications for all offsite improvements shall be prepared by a Registered Civil Engineer licensed in the State of California for approval by the City Engineer prior to issuance of a building permit.
- 50. Immediately after demolition and during construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc.
- 51. Until completion of construction, a sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the owner, developer and contractor for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
- 52. Prior to the demolition of any existing structure, the applicant shall submit a report from an industrial hygienist to be reviewed and approved as to content and form by the Building & Safety Division. The report shall consist of a hazardous materials survey for the structure proposed for demolition. The report shall include a section on asbestos and in accordance with the South Coast AQMD Rule 1403, the

asbestos survey shall be performed by a state Certified Asbestos Consultant (CAC). The report shall include a section on lead, which shall be performed by a state Certified Lead Inspector/Assessor. Additional hazardous materials to be considered by the industrial hygienist shall include: mercury (in thermostats, switches, fluorescent light), polychlorinated biphenyls (PCBs) (including light Ballast), and fuels, pesticides, and batteries.

Water Resources

53. Connections to the sewer or storm drains require a sewer permit from the PWD - Civil Engineering Division. Connections to storm drains owned by Los Angeles County require a permit from the L.A. County Department of Public Works.
54. Parking areas and structures and other facilities generating wastewater with potential oil and grease content are required to pretreat the wastewater before discharging to the City storm drain or sewer system. Pretreatment will require that a clarifier or oil/water separator be installed and maintained on site.
55. If the project involves dewatering, developer/contractor shall contact the LA Regional Water Quality Control Board (RWQCB) to obtain an NPDES Permit for discharge of groundwater from construction dewatering to surface water. For more information refer to: <http://www.waterboards.ca.gov/losangeles/> and search for Order # R4-2003-0111.
56. Prior to the issuance of the first building permit, the applicant shall submit a sewer study that shows that the City's sewer system can accommodate the entire development. If the study does not show to the satisfaction of the City that the City's sewer system can accommodate the entire development, prior to issuance of the first building permit, the Developer shall be responsible to upgrade any downstream deficiencies, to the satisfaction of the Water Resources Manager, if calculations show that the project will cause such mains to receive greater demand than can be accommodated. Improvement plans shall be submitted to the Engineering Division. All reports and plans shall also be approved by the Water Resources Engineer.
57. Prior to the issuance of the first building permit, the applicant shall submit a water study that shows that the City's water system can accommodate the entire development for fire flows and all potable needs. Developer shall be responsible to upgrade any water flow/pressure deficiencies, to the satisfaction of the Water Resources Manager, if calculations show that the project will cause such mains to receive greater demand than can be accommodated. Improvement plans shall be submitted to the Engineering Division. All reports and plans shall also be approved by the Water Resources Engineer.

58. Prior to the issuance of the first building permit, the applicant shall submit a hydrology study of all drainage to and from the site to demonstrate adequacy of the existing storm drain system for the entire development. Developer shall be responsible to upgrade any system deficiencies, to the satisfaction of City Engineer, if calculations show that the project will cause such facilities to receive greater demand than can be accommodated. All reports and improvement plans shall be submitted to Engineering Division for review and approval. The study shall be performed by a Registered Civil Engineer licensed in the State of California.
59. Developer shall not directly connect to a public storm drain pipe or direct site drainage to the public alley. Commercial or residential units are required to either have an individual water meter or a master meter with sub-meters.
60. All existing sanitary sewer "house connections" to be abandoned, shall be removed and capped at the "Y" connections.
61. The fire services and domestic services 3-inches or greater must be above ground, on the applicant's site, readily accessible for testing.
62. Developer is required to meet state cross-connection and potable water sanitation guidelines. Refer to requirements and comply with the cross-connections guidelines available at:

<http://www.lapublichealth.org/eh/progs/envirp/ehcross.htm>. Prior to issuance of a Certificate of Occupancy, a cross-connection inspection shall be completed.
63. All new restaurants and cooking facilities at the site are required to install Gravity Grease Interceptors to pretreat wastewater containing grease. The minimum capacity of the interceptor shall be determined by using table 10-3 of the 2007 Uniform Plumbing Code, Section 1014.3. All units shall be fitted with a standard final-stage sample box. The 2007 Uniform Plumbing Code guideline in sizing Gravity Grease Interceptors is intended as a minimum requirement and may be increased at the discretion of PWD, Water Resources Protection Program.
64. Ultra-low flow plumbing fixtures are required on all new development and remodeling where plumbing is to be added, including dual flush toilets, 1.0 gallon urinals and low flow shower heads.

Urban Water Runoff Mitigation

65. To mitigate storm water and surface runoff from the project site, an Urban Runoff Mitigation Plan shall be required by the PWD pursuant to Municipal Code Chapter 7.10. Prior to submittal of landscape plans for Architectural Review Board approval, the applicant shall contact PWD to determine applicable requirements, such as:

- a. The site must comply with SMMC Chapter 7.10 Urban Runoff Pollution Ordinance for the construction phase and post construction activities;
 - b. Non-storm water runoff, sediment and construction waste from the construction site and parking areas is prohibited from leaving the site;
 - c. Any sediments or materials which are tracked off-site must be removed the same day they are tracked off-site;
 - d. Excavated soil must be located on the site and soil piles should be covered and otherwise protected so that sediments are not tracked into the street or adjoining properties;
 - e. No runoff from the construction site shall be allowed to leave the site; and
 - f. Drainage control measures shall be required depending on the extent of grading and topography of the site.
 - g. Development sites that result in land disturbance of one acre or more are required by the State Water Resources Control Board (SWRCB) to submit a Storm Water Pollution Prevention Plan (SWPPP). Effective September 2, 2011, only individuals who have been certified by the Board as a “Qualified SWPPP Developer” are qualified to develop and/or revise SWPPPs. A copy of the SWPPP shall also be submitted to the PWD.
66. Prior to implementing any temporary construction dewatering or permanent groundwater seepage pumping, a permit is required from the City Water Resources Protection Program (WRPP). Please contact the WRPP for permit requirements at least two weeks in advance of planned dewatering or seepage pumping. They can be reached at (310) 458-8235.

Public Streets & Rights-of-Way

67. Prior to the issuance of a Certificate of Occupancy for the Project, all required offsite improvements, such as AC pavement rehabilitation, replacement of sidewalk, curbs and gutters, installation of street trees, lighting, etc. shall be designed and installed to the satisfaction of the Public Works Department and Public Landscape Division.
68. All off-site improvements required by the Public Works Department shall be installed. Plans and specifications for off-site improvements shall be prepared by a registered civil engineer and approved by the City Engineer.
69. Unless otherwise approved by the PWD, all sidewalks shall be kept clear and passable during the grading and construction phase of the project.
70. Sidewalks, curbs, gutters, paving and driveways which need replacing or removal as a result of the project or needed improvement prior to the project, as determined by the PWD shall be reconstructed to the satisfaction of the PWD. Design,

materials and workmanship shall match the adjacent elements including architectural concrete, pavers, tree wells, art elements, special landscaping, etc.

71. Street and alley sections adjacent to the development shall be replaced as determined by the PWD. This typically requires full reconstruction of the street or alley in accordance with City of Santa Monica standards for the full adjacent length of the property.

Utilities

72. No Excavation Permit shall be issued without a Telecommunications Investigation by the City of Santa Monica Information Systems Department. The telecommunications investigation shall provide a list of recommendations to be incorporated into the project design including, but not limited to measures associated with joint trench opportunities, location of tie-back and other underground installations, telecommunications conduit size and specifications, fiber optic cable specifications, telecommunications vault size and placement and specifications, interior riser conduit and fiber optic cable, and adjacent public right of way enhancements. Developer shall install two Telecommunications Vaults in either the street, alley and/or sidewalk locations dedicated solely for City of Santa Monica use. Developer shall provide two unique, telecommunication conduit routes and fiber optic cables from building Telecommunications Room to Telecommunications Vaults in street, alley and/or sidewalk. Developer will be responsible for paying for the connection of each Telecommunications Vault to the existing City of Santa Monica fiber optic network, or the extension of conduit and fiber optic cable for a maximum of 1km terminating in a new Telecommunications Vault for future interconnection with City network. The final telecommunications design plans for the project site shall be submitted to and approved by the City of Santa Monica Information Systems Department prior to approval of project.
 - a. Project shall comply with any City of Santa Monica issued Telecommunications Guidelines
 - b. Project shall comply with City of Santa Monica Right-of-Way Management Ordinance No. 2129CCS, Section 3 (part), adopted 7/13/04
73. Prior to the issuance of a Certificate of Occupancy for the Project, provide new street-pedestrian lighting with a multiple circuit system along the new street right-of-way and within the development site in compliance with the PWD Standards and requirements. New street-pedestrian light poles, fixtures and appurtenances to meet City standards and requirements.
74. Prior to submittal of plan check application, make arrangements with all affected utility companies and indicate points of connection for all services on the site plan drawing. Pay for undergrounding of all overhead utilities within and along the

development frontages. Existing and proposed overhead utilities need to be relocated underground.

75. Location of Southern California Edison electrical transformer and switch equipment/structures must be clearly shown on the development site plan and other appropriate plans within the project limits. The SCE structures serving the proposed development shall not be located in the public right-of-way.

Resource Recovery and Recycling

76. Development plans must show the refuse and recycling (RR) area dimensions to demonstrate adequate and easily accessible area. If the RR area is completely enclosed, then lighting, ventilation and floor drain connected to sewer will be required. Section 9.21.130 of the SMMC has dimensional requirements for various sizes and types of projects. Developments that place the RR area in subterranean garages must also provide a bin staging area on their property for the bins to be placed for collection.
77. Contact Resource Recovery and Recycling RRR division to obtain dimensions of the refuse recycling enclosure.
78. Prior to issuance of a building permit, submit a Waste Management Plan, a map of the enclosure and staging area with dimensions and a recycling plan to the RRR Division for its approval. The State of California AB 341 requires any multi-family building housing 5 units or more to have a recycling program in place for its tenants. All commercial businesses generating 4 cubic yards of trash per week must also have a recycling program in place for its employees and clients/customers. Show compliance with these requirements on the building plans. Visit the Resource Recovery and Recycling (RRR) website or contact the RRR Division for requirements of the Waste Management Plan and to obtain the minimum dimensions of the refuse recycling enclosure. The recycling plan shall include:
 - List of materials such as white paper, computer paper, metal cans, and glass to be recycled;
 - Location of recycling bins;
 - Designated recycling coordinator;
 - Nature and extent of internal and external pick-up service;
 - Pick-up schedule; and
 - Plan to inform tenants/ occupants of service.
79. For temporary excavation and shoring that includes tiebacks into the public right-of-way, a Tieback Agreement, prepared by the City Attorney, will be required.

80. Nothing contained in these Conditions of Approval shall prevent Developer from seeking relief pursuant to any Application for Alternative Materials and Methods of Design and Construction or any other relief as otherwise may be permitted and available under the Building Code, Fire Code, or any other provision of the SMMC.

Construction Period Mitigation

81. A construction period mitigation plan shall be prepared by the applicant for approval by the following City departments prior to issuance of a building permit: Public Works, Fire, Planning and Community Development, and Police. The approved mitigation plan shall be posted on the site for the duration of the project construction and shall be produced upon request. As applicable, this plan shall:
- a. Specify the names, addresses, telephone numbers and business license numbers of all contractors and subcontractors as well as the developer and architect;
 - b. Describe how demolition of any existing structures is to be accomplished;
 - c. Indicate where any cranes are to be located for erection/construction;
 - d. Describe how much of the public street, alleyway, or sidewalk is proposed to be used in conjunction with construction;
 - e. Set forth the extent and nature of any pile-driving operations;
 - f. Describe the length and number of any tiebacks which must extend under the property of other persons;
 - g. Specify the nature and extent of any dewatering and its effect on any adjacent buildings;
 - h. Describe anticipated construction-related truck routes, number of truck trips, hours of hauling and parking location;
 - i. Specify the nature and extent of any helicopter hauling;
 - j. State whether any construction activity beyond normally permitted hours is proposed;
 - k. Describe any proposed construction noise mitigation measures, including measures to limit the duration of idling construction trucks;
 - l. Describe construction-period security measures including any fencing, lighting, and security personnel;
 - m. Provide a grading and drainage plan;
 - n. Provide a construction-period parking plan which shall minimize use of public streets for parking;
 - o. List a designated on-site construction manager;
 - p. Provide a construction materials recycling plan which seeks to maximize the reuse/recycling of construction waste;
 - q. Provide a plan regarding use of recycled and low-environmental-impact materials in building construction; and
 - r. Provide a construction period water runoff control plan.

FIRE

82. A security gate shall be provided across the opening to the subterranean garage. If any guest parking space is located in the subterranean garage, the security gate shall be equipped with an electronic or other system which will open the gate to provide visitors with vehicular access to the garage without leaving their vehicles. The security gate shall receive approval of the Police and Fire Departments prior to issuance of a building permit.

VOTE

Ayes:
Nays:
Abstain:
Absent:

NOTICE

If this is a final decision not subject to further appeal under the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

I hereby certify that this Statement of Official Action accurately reflects the final determination of the Planning Commission of the City of Santa Monica.

Leslie Lambert, Chairperson

Date

Acknowledgement by Permit Holder

I hereby agree to the above conditions of approval and acknowledge that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval.

Print Name and Title

Date

Applicant's Signature

**ATTACHMENT C
PUBLIC NOTIFICATION INFORMATION**

Pursuant to Municipal Code Section 9.37.030(E) and in accordance with the posting requirements set forth by the Zoning Administrator, prior to application filing the applicant posted a sign on the property regarding the subject application. At least 8 weeks prior to the public hearing date, the applicant submitted a photograph to verify the site posting and to demonstrate that the sign provides the following information: Project case number, brief project description, name and telephone number of applicant, site address, date, time and location of public hearing, and the City Planning Division phone number. It is the applicant's responsibility to update the hearing date if it is changed after posting.

In addition, pursuant to Municipal Code Section 9.37.050, notice of the public hearing was mailed to all owners and residential and commercial tenants of property located within a 750-foot radius of the project and published in the *Santa Monica Daily Press* at least ten consecutive calendar days prior to the hearing.

On January 13, 2020, the applicant was notified by phone and in writing of the subject hearing date.

The applicant provided the following information regarding attempts to contact area property owners, residents, and recognized neighborhood associations:

**NOTICE OF A CONTINUED PUBLIC HEARING
BEFORE THE SANTA MONICA PLANNING COMMISSION**

SUBJECT: 19ENT-0328 (Development Review Permit)
1834 14th Street
APPLICANT: Anthony Fonseca, Community Corporation of Santa Monica
PROPERTY OWNER: Community Corporation of Santa Monica

A public hearing will be held by the Planning Commission to consider the following request:

The applicant requests approval of a Development Review Permit for a new four-story, 73-unit, 100% affordable housing project totaling 68,153 square feet with one subterranean level of parking and 3,743 square feet of commercial office space. The subject property is located in the Neighborhood Commercial (NC) zone district. Pursuant to Santa Monica Municipal Code (SMMC) Section 9.40.020(A)(2), a Development Review Permit is required for all new construction with more than 7,500 square feet of floor area in the NC zone district. Additionally, while the proposal is for a 100% affordable housing project as it is over 50 units, it is not exempt from the Development Review Permit requirements pursuant to SMMC Section 9.40.020(B)(2). [This hearing was continued from January 15, 2020.]

DATE/TIME: **WEDNESDAY, FEBRUARY 5, 2020 AT 7:00 P.M.**
LOCATION: East Wing of Civic Auditorium
1855 Main Street, Santa Monica, California

HOW TO COMMENT

The City of Santa Monica encourages public comment. You may comment at the Planning Commission public hearing, or by writing a letter. Written information will be given to the Planning Commission at the meeting.

Address your letters to: Ross Fehrman, AICP, Associate Planner
Re: 19ENT-0328
City Planning Division
1685 Main Street, Room 212
Santa Monica, CA 90401

MORE INFORMATION

If you want more information about this project or wish to review the project file and plans, please contact Ross Fehrman at (310) 458-8341, or by e-mail at ross.fehrman@smgov.net. The Zoning Ordinance is available at the Planning Counter during business hours and on the City's web site at www.smgov.net.

The meeting facility is wheelchair accessible. For disability-related accommodations, please contact (310) 458-8341 or (310) 458-8696 TTY at least 72 hours in advance. All written materials are available in alternate format upon request. Santa Monica "Big Blue" Bus Lines #1, #2, #3, Rapid 3, #7, #8, #9, #10R, and #18 service City Hall and the Civic Center area. The Expo Line terminus is at Colorado Avenue and Fourth Street, a short walk to City Hall. Public parking is available in front of City Hall, on Olympic Drive and in the Civic Center Parking Structure (validation free).

Pursuant to California Government Code Section 65009(b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City of Santa Monica at, or prior to, the public hearing.

ESPAÑOL

Esto es una noticia de una audiencia pública para revisar aplicaciones proponiendo desarrollo en Santa Monica. Si desea más información, favor de llamar a Carmen Gutierrez en la División de Planificación al número (310) 458-8341.

APPROVED AS TO FORM:

Jing Yeo, AICP
City Planning Manager

Kyle Ferstead

From: Ross Fehrman
Sent: Monday, January 27, 2020 5:46 PM
To: Kyle Ferstead
Subject: FW: 19ENT-0328 1834 14th st

See below comment.

Ross Fehrman, AICP
Associate Planner

City Planning Division
1685 Main Street, Room 212
Santa Monica, CA 90401
(310) 458-8341 | Ross.Fehrman@smgov.net
www.smgov.net/planning

-----Original Message-----

From: Carter Rubin <carter.rubin@gmail.com>
Sent: Saturday, January 25, 2020 3:06 PM
To: Ross Fehrman <Ross.Fehrman@SMGOV.NET>
Subject: Re: 19ENT-0328 1834 14th st

EXTERNAL

Hi Ross,

I'm a nearby property owner on Euclid across the ally. This project is great. Projects like this should be by-right.

Please include in the public record.

Best,

Carter

310-200-1088

(Sent while mobile)

ATTACHMENT D

Project Site & Surrounding Context Images

1834 14th Street

Project Site & Surrounding Context

Address:

- 1830 14th St. 
- 1834-1848 14th St. 
- 1847 14th St. 
- 1854 14th St. 
- 1851 Euclid St. 
- 1843 Euclid St. 
- 1837 Euclid St. 
- 1833 Euclid St. 

Project boundary 



1a

East elevation:

*from 14th St.



1830 14th St. is a 7,510 SF lot hosting roughly 5,000 SF of building improvements. Currently, the property serves a commercial use.

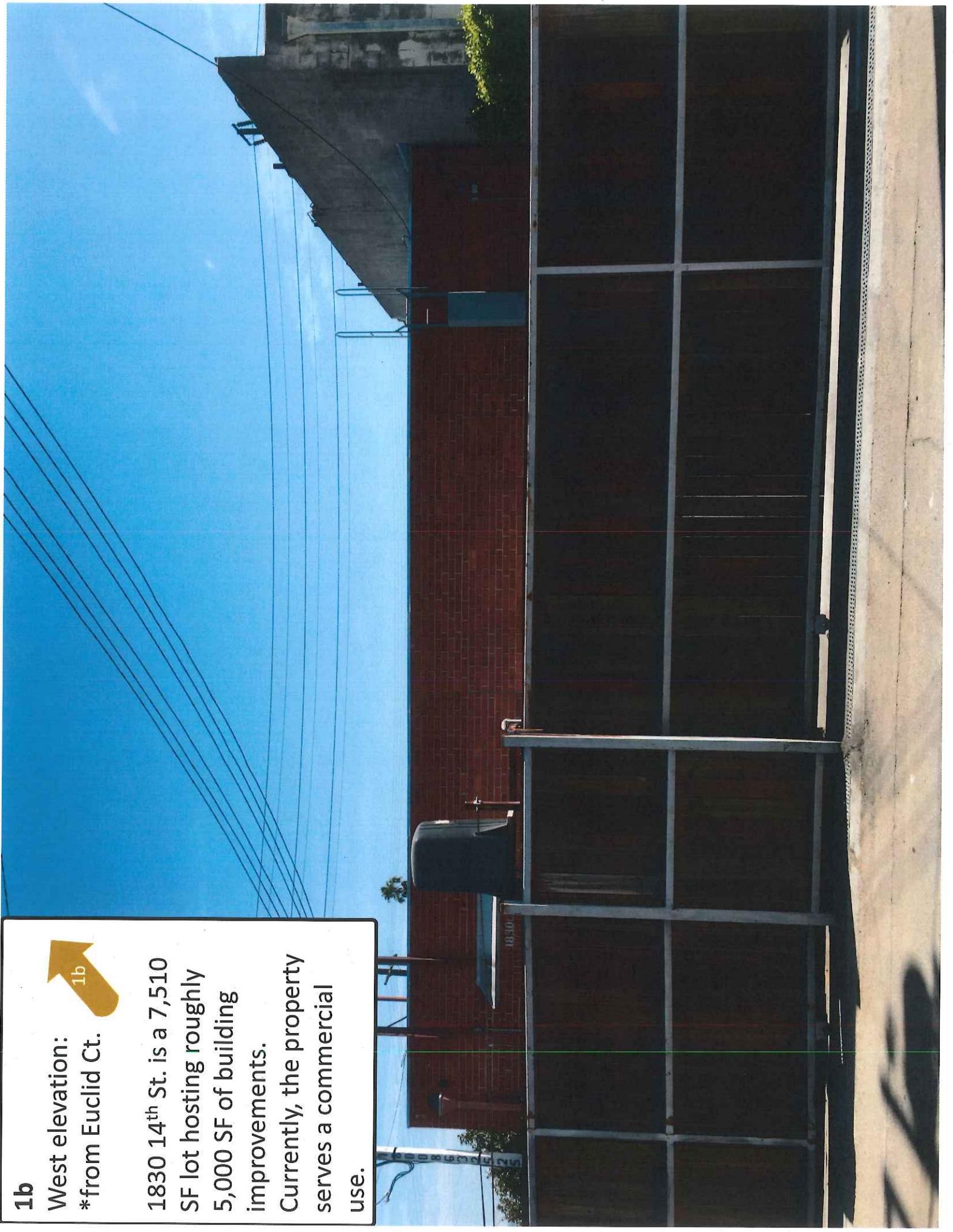


1b

West elevation:
*from Euclid Ct.



1830 14th St. is a 7,510
SF lot hosting roughly
5,000 SF of building
improvements.
Currently, the property
serves a commercial
use.

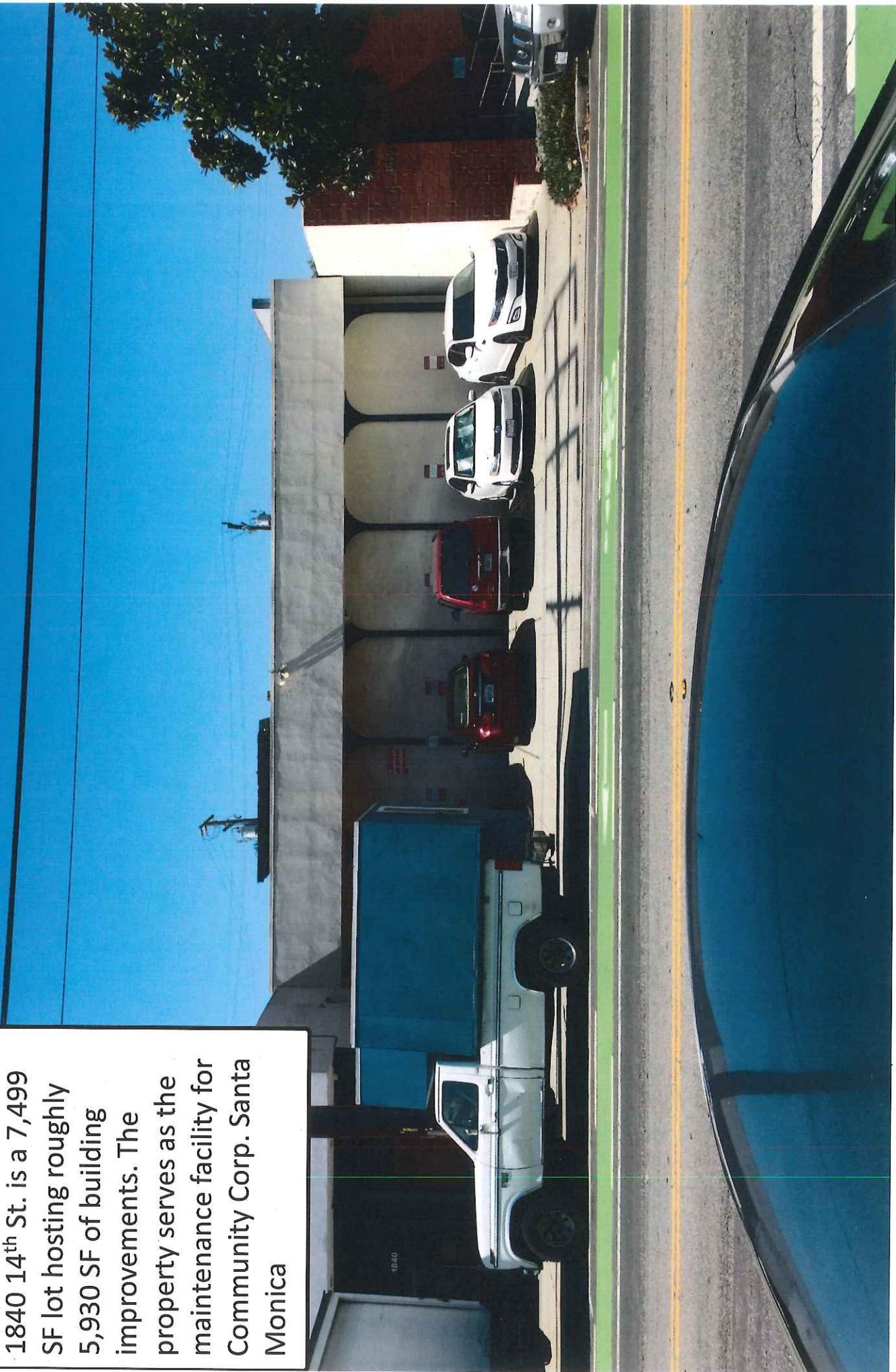


2a

West elevation:
*from 14th St.



1840 14th St. is a 7,499 SF lot hosting roughly 5,930 SF of building improvements. The property serves as the maintenance facility for Community Corp. Santa Monica



2b

West elevation:

*from 14th St.



1842 14th St. is a 7,524 SF lot hosting roughly 4,2685 SF of building improvements. The property serves as the maintenance facility for Community Corp. Santa Monica



2c

West elevation:
*from 14th St.



1844-1848 14th St.
consists of two lots
totaling 15,009 SF. The
1,448 SF of building
improvements is also
depicted. The property
serves as the
maintenance facility for
Community Corp. Santa
Monica



2d

East elevation:
*from Euclid Ct.



1840 14th St. is a 7,499 SF lot hosting roughly 5,930 SF of building improvements. The property serves as the maintenance facility for Community Corp. Santa Monica



2e

East elevation:

*from Euclid Ct.



1842 14th St. is a 7,524 SF lot hosting roughly 4,2685 SF of building improvements. The property serves as the maintenance facility for Community Corp. Santa Monica



2f

East elevation:

*from Euclid Ct.



1844-1848 14th St.
consists of two lots
totaling 15,009 SF. The
1,448 SF of building
improvements is also
depicted. The property
serves as the
maintenance facility for
Community Corp. Santa
Monica



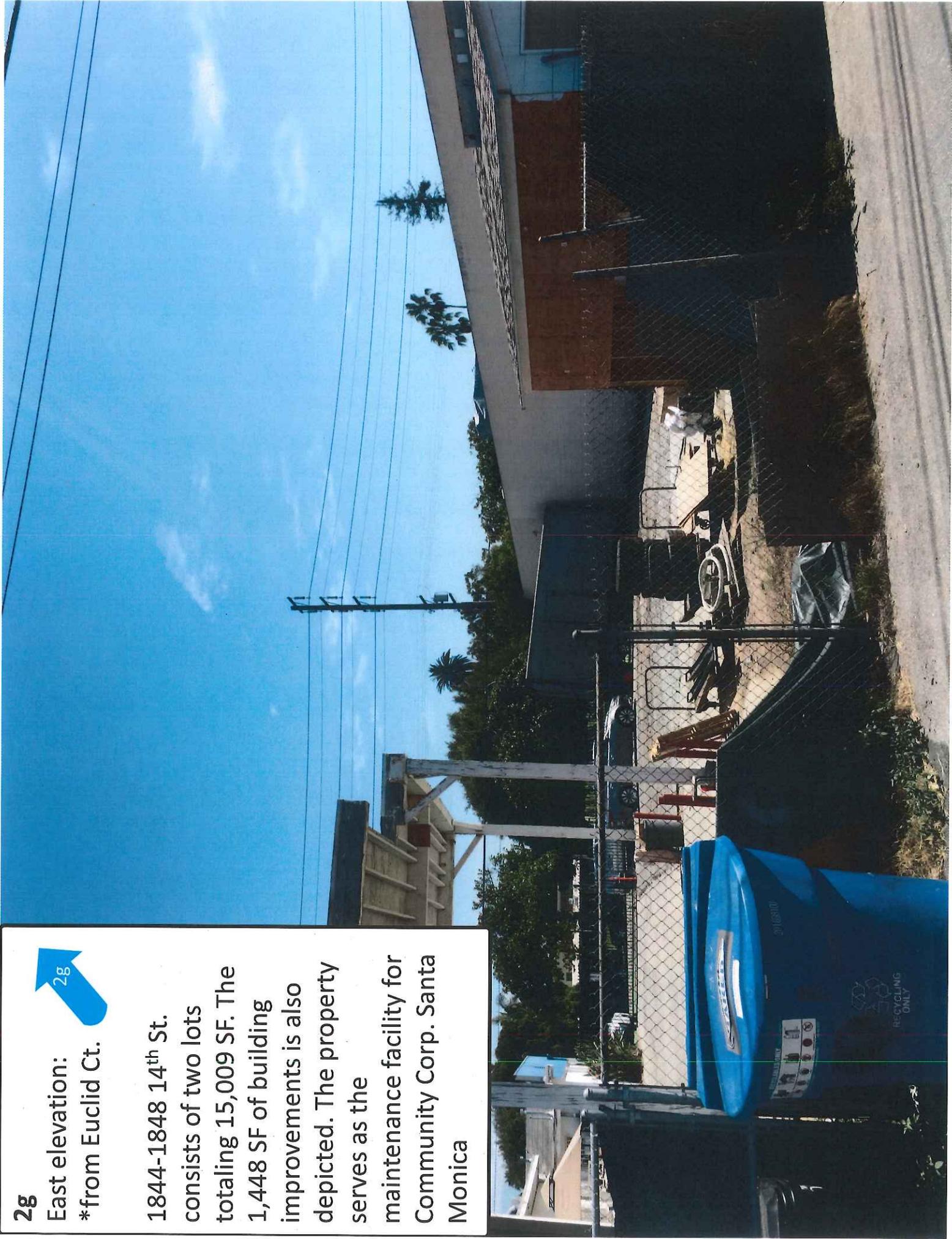
2g

East elevation:

*from Euclid Ct.



1844-1848 14th St.
consists of two lots
totaling 15,009 SF. The
1,448 SF of building
improvements is also
depicted. The property
serves as the
maintenance facility for
Community Corp. Santa
Monica



3a

West elevation:

*from 14th St.



Woodlawn Cemetery and Mausoleum sits on approx. 26 acres of publicly owned land. It is currently owned and operated as a cemetery by the City of Santa Monica.



3b

West elevation:

*from 14th St.



Woodlawn Cemetery and Mausoleum sits on approx. 26 acres of publicly owned land. It is currently owned and operated as a cemetery by the City of Santa Monica.



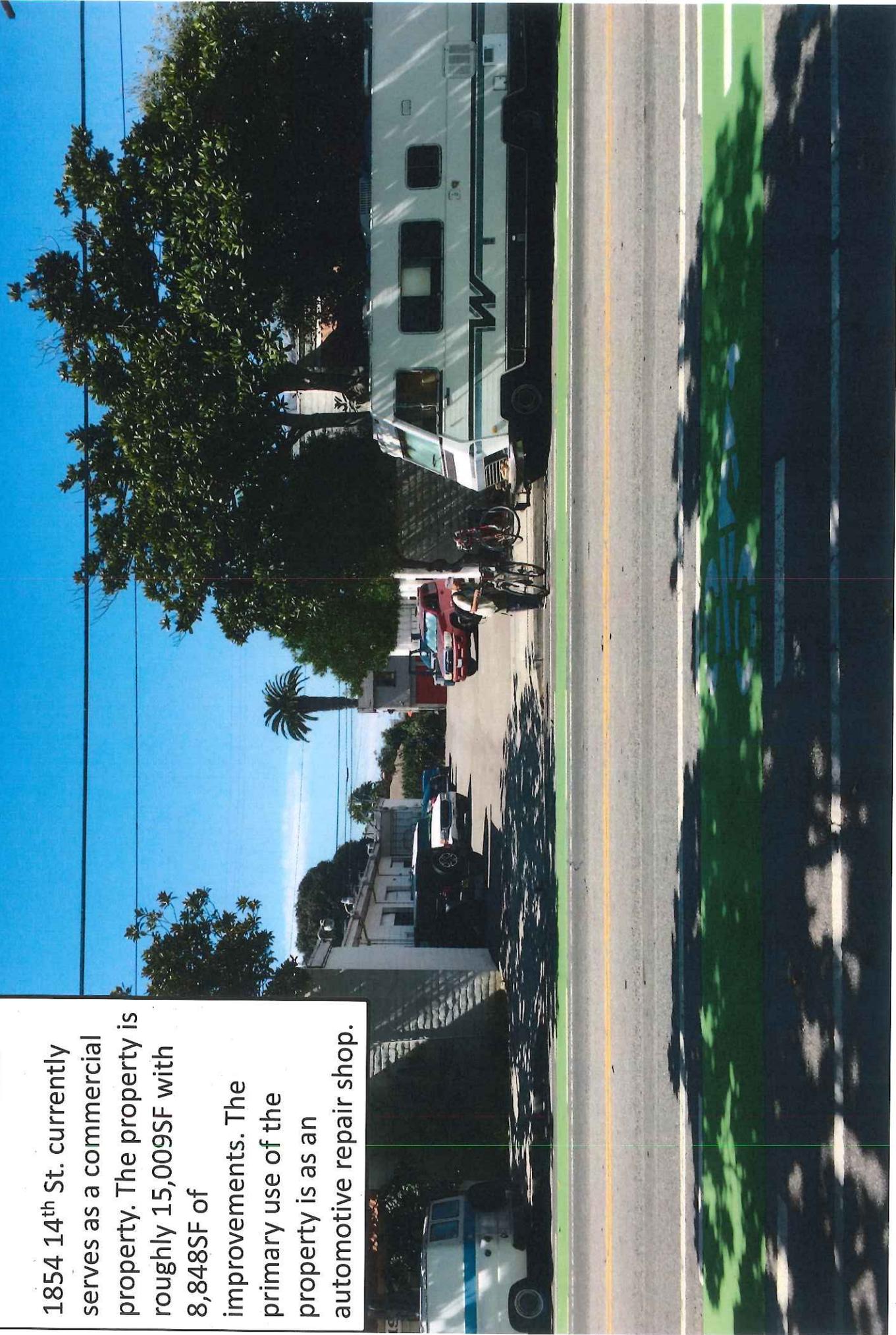
4a

East elevation:

*from 14th St.



1854 14th St. currently serves as a commercial property. The property is roughly 15,009SF with 8,848SF of improvements. The primary use of the property is as an automotive repair shop.



4b

West elevation:
*from Euclid Ct.



1854 14th St. currently serves as a commercial property. The property is roughly 15,009SF with 8,848SF of improvements. The primary use of the property is as an automotive repair shop.

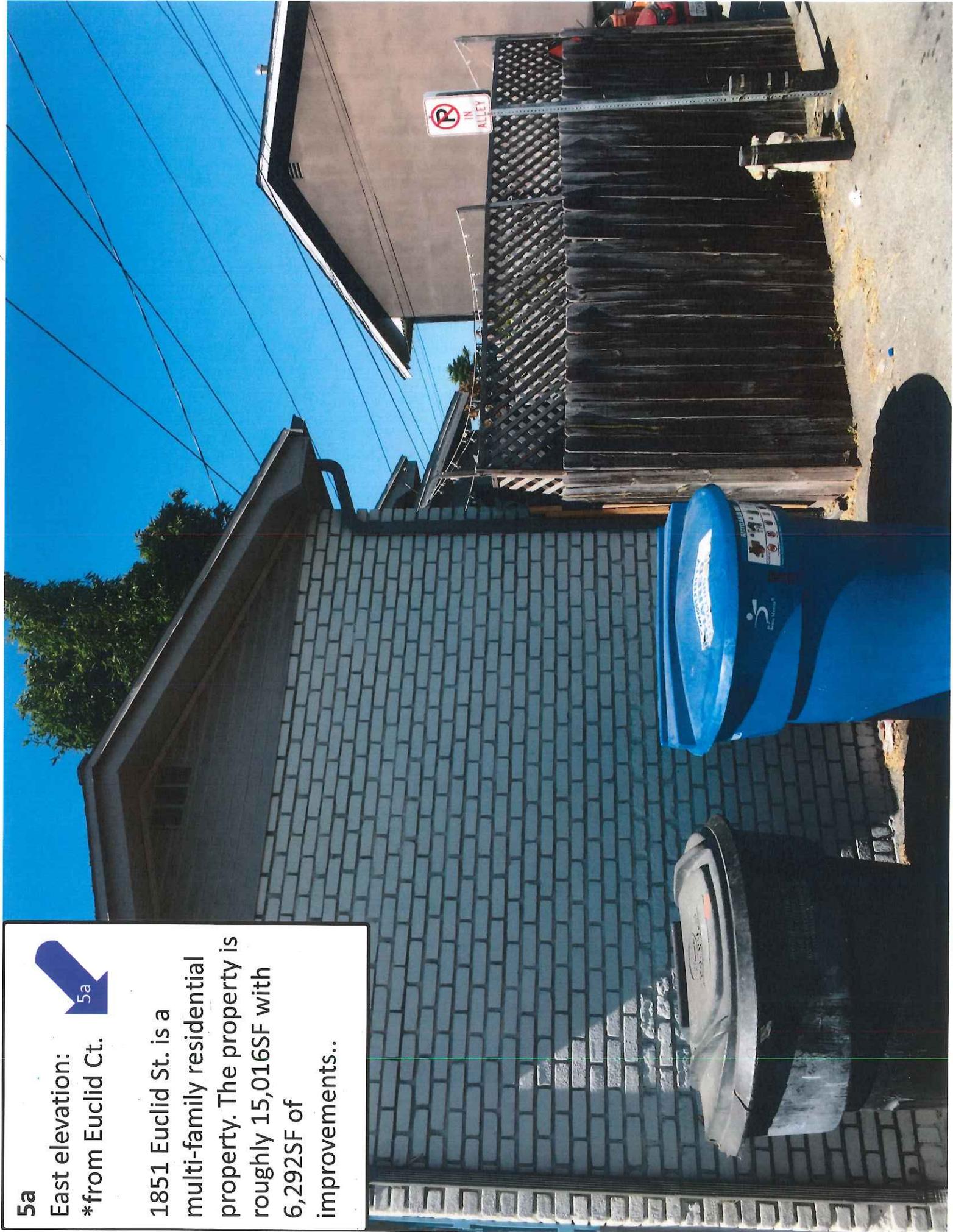


5a

East elevation:
*from Euclid Ct.



1851 Euclid St. is a multi-family residential property. The property is roughly 15,016SF with 6,292SF of improvements..

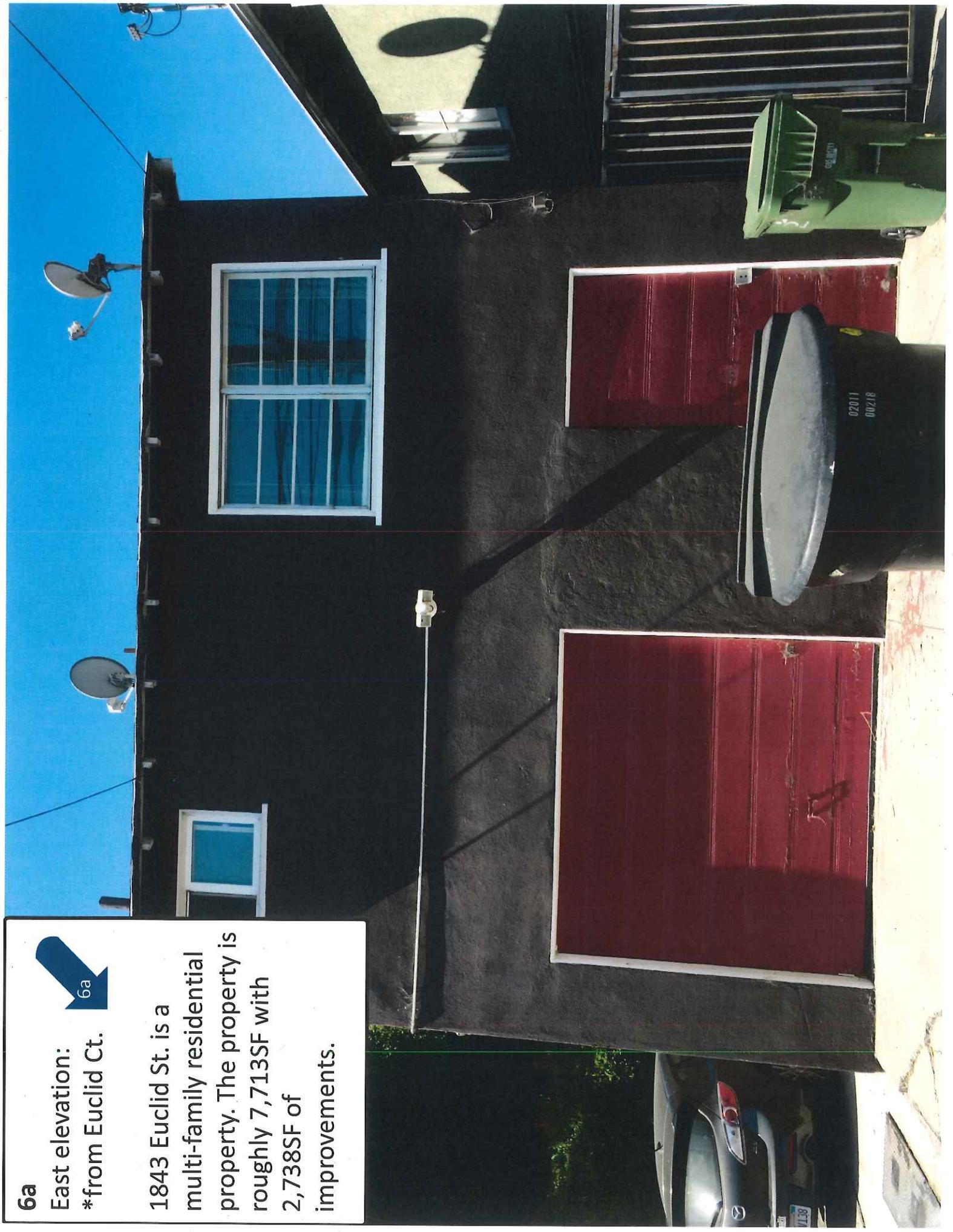


6a

East elevation:
*from Euclid Ct.



1843 Euclid St. is a multi-family residential property. The property is roughly 7,713SF with 2,738SF of improvements.

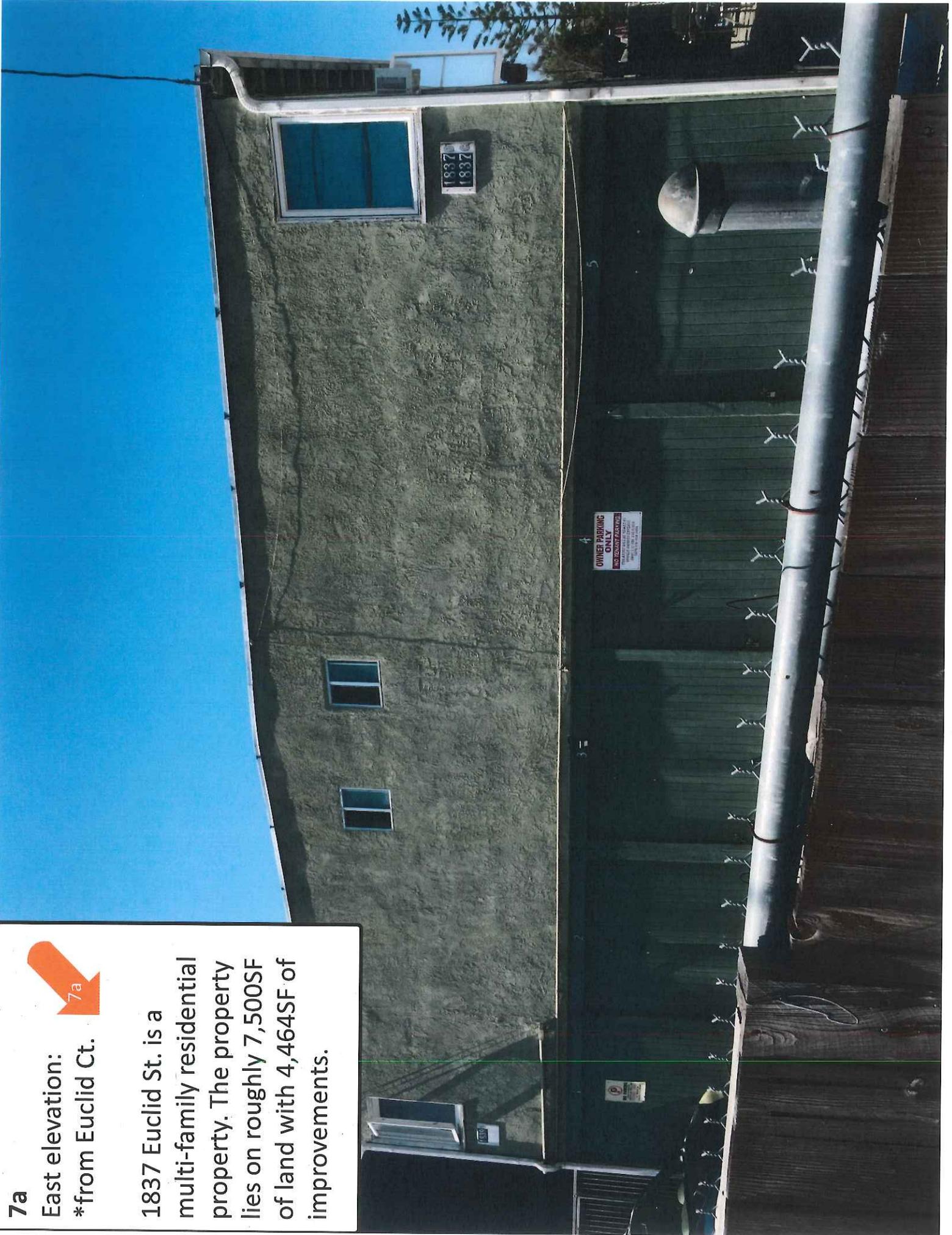


7a

East elevation:
*from Euclid Ct.



1837 Euclid St. is a multi-family residential property. The property lies on roughly 7,500SF of land with 4,464SF of improvements.



8a

East elevation:
*from Euclid Ct.



1833 Euclid St. is a multi-family residential property. The property lies on roughly 7,514SF of land with 4,825SF of improvements.



ATTACHMENT E

Project Plans

1834 14th Street