

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

**Project Location and Permit Processing Time Limits**

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Project Address:	1404-1408 3 <sup>rd</sup> Street Promenade
Application Filing Date:	November 21, 2019
Deemed Complete:	January 21, 2020
CEQA Deadline:	February 20, 2020
PSA Deadline:	April 20, 2020 (Processing times are tolled and extended commencing as of March 13, 2020 through the end of the period in which the City of Santa Monica’s Executive Order of the Director of Emergency Services Declaring the Existence of a Local Emergency remains effective, pursuant to the Twelfth Supplement to the Executive Order of the Director of Emergency Services Declaring the Existence of a Local Emergency adopted on April 24, 2020.)
Total Process Review Time (Days):	260 days

**General Plan, Downtown Community Plan, and Municipal Code Compliance Worksheet**

CATEGORY	MUNICIPAL CODE	PROJECT
Permitted Use	Retail/Commercial (LUCE and DCP)	Complies: Retail/commercial projects are permitted within the BC zoning district of the DCP.
Maximum FAR – Tier 2 w/ Provision of Community Benefits	2.75 with Community Benefits SMMC Table 9.13.030	Complies: Proposed F.A.R. is 2.67
Maximum Building Height Tier 2 w/ Provision of Community Benefits	60 feet (SMMC 9.10.060, Table 4.2)	Complies: Proposed building is 3 stories/55 feet.
Minimum Ground Floor Height	11 feet (SMMC 9.10.060, Table 4.2)	19 feet
Maximum Ground Floor Height	NA	NA

Minimum Stepbacks (ft.) Required Above Ground Floor	NA (SMMC 9.10.060)	NA
Minimum upper-story stepbacks (ft.) Required above maximum ground floor height	Minimum required stepbacks from the building frontage line are established for the upper levels of proposed buildings. The Minimum Upper Level Stepback above 39 feet shall be 35% of the front façade area. Stepbacks shall be a minimum of 3 feet and are not required to be open to the sky.  [SMMC 9.10.060(C)(3)]	Complies: A minimum of 35% of the façade above 39 feet will provide an additional stepback of 3 feet.
Build-to-Line	Buildings with nonresidential uses on the ground floor and not facing a residential district shall be constructed at the building frontage line for 70 percent of linear street frontage. Building entries required to be recessed due to technical codes may be counted towards this requirement.  [SMMC 9.10.060(C)(1)]	Complies: The building is sited along the build-to-line for 85 percent of its frontage along Third Street Promenade.
Minimum Open Space	NA for Promenade-facing lot	NA
Minimum Side Interior	NA for Promenade-facing lot	NA
Maximum Unbroken Primary Façade Length	For facades less than 150' – a break of 10-foot, with a 5-foot depth, is required.  [SMMC 9.10.060(C)(7)]	Project Complies
Building Frontage Line (Ground Floor Setback)	NA	NA
Rear Adjacent to Alley	2' feet for first 16' of building height (SMMC 9.10.060)	Complies: One 12' x 30' loading space with a minimum clearance height of 14' high is provided  Proposed project is 26,295 SF.

Pedestrian Oriented Design	Ground floor pedestrian orientation is required for all projects throughout the Downtown and shall be designed to accommodate commercial uses and activities.	Complies: Project design to be pedestrian oriented in its design along Third Street Promenade.
Refuse and Recovery	Trash enclosure with minimum 5'-8' solid wall and gate is required  SMMC Section 9.21.130	Complies: Proposed trash room is 228.9 SF (10'10" W x 22'10" D) directly accessible from the alley and approved by Resource Recovery and Recycling (RRR).
Parking	Within the Downtown Community Plan Area, there is no minimum parking requirement.  Maximum Amount of Parking. The maximum allowable amount of parking shall be 2 spaces or 5% more, whichever is greater. [SMMC 9.28.040(A)(6)(a) and 9.28.040(A)(5)(b)]	No parking is provided onsite.
A. Park and Recreation Development Impact Fee B. Private Developer Cultural Arts Requirement C. Child Care Linkage Requirements D. Affordable Housing Commercial Linkage Fee E. Transportation Impact Fee	Tier 2: Compliance with 9.23.030 of increased 14% Community Benefits fees	A. \$21,570.87 B. \$40,000.00 C. \$140,802.64 D. \$61,386.09 E. \$0.00 due to demolition credit  The estimated fees listed above are based on the fiscal year 2020-2021 rates. Final amounts will be calculated based on final uses and floor area during plan check. Fees must be paid prior to the issuance of a building permit, and the fee rates established at the time of building permit issuance shall apply.

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