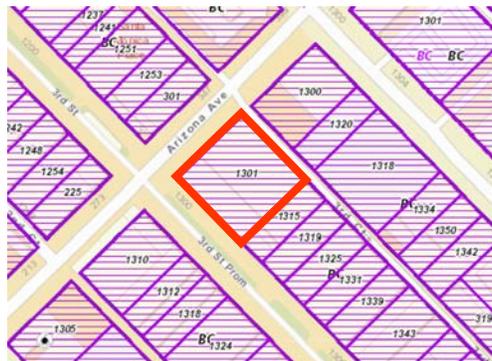


Planning Commission Meeting: February 3, 2021		Agenda Item: 8-A
To:	Planning Commission	
From:	Jing Yeo, City Planning Division Manager	
Permit:	20ENT-0314 (Vesting Tentative Parcel Map No. 83173)	
Address:	1311-1313 3 rd Street	
Applicant:	SVF Criterion Santa Monica Corporation	
Subject	The applicant is requesting an approval of a Vesting Tentative Parcel Map to create an air-space subdivision to allow the residential and commercial components of the existing development at 1311-1313 3 rd Street to be separately leased or financed. The property is located in the BC (Bayside Conservation) District of the Downtown Community Plan (DCP) and the proposed subdivision includes three airspaces: the residential units, the office area, and the retail space.	

Zoning District	BC (Bayside Conservation) District
Land Use Element Designation	Downtown Core
Parcel Area (SF)/Dimensions	22,514 SF / 150' W x 150' D
Existing On-Site Improvements	3-story Commercial Building
Rent Control Status	32 Controlled Units
Adjacent Zoning Districts & Land Uses	North: BC, Retail and Office South: BC, Retail and Office East: BC, Bank and Parking Structure West: BC, Cinema and Retail
Historic Resources Inventory	5S3

Site Location Map:



Recommended Action	1. Approve 20ENT-0314: Vesting Tentative Parcel Map No. 83173
	2. Approve Statement of Official Action

Executive Summary

The applicant requests approval of an airspace subdivision at the subject property for an existing mixed-use development that includes office, residential, and retail uses. Pursuant to Santa Monica Municipal Code Section 9.54.070(B), the Planning Commission is the responsible authority to approve, conditionally approve, or deny tentative subdivision map applications.

Subdivision Information

Parcel Map Number: Vesting Tentative Parcel Map No. 83173
Subdivider/Applicant: SVF Criterion Santa Monica Corporation
Number of Units: Three airspace lots, one of which contains 32 residential units

City Engineer
Preliminary Approval
Date: November 18, 2020
Required Off-Site Improvements: See conditions of approval.
Covenants, Conditions and Restrictions (CC&Rs): The CC&Rs will be reviewed and approved as to form by the City Attorney consistent with SMMC Section 9.54.010(F) and prior to approval of the final map.
Impact Fees: N/A

Project Analysis

The project site is comprised of a 22,514 square-foot parcel located on the southeast corner of Arizona Avenue and 3rd Street Promenade. The site is currently developed with a 3-story building with a basement that supports a mix of uses including ground-floor retail with commercial office space and residential units on the second and third floors. On November 9, 2012, an Administrative Approval was granted to allow for a remodel and a 7,490 SF addition to the existing mixed-use building for general retail use. Based on the most recent approval, the building is approximately 68,000 SF.

The proposed subdivision would not change the existing property and would only subdivide the existing building into three airspace lots. The three airspace lots would be configured as follows:

	Use	Floor Level	Size
Airspace Lot 1	Retail	Basement and First Floor	43,783 SF
Airspace Lot 2	Office	First (Access Only), Second, and Third Floor and Rooftop	27,331 SF
Airspace Lot 3	Residential	First (Access Only), Second, and Third Floor and Rooftop	18,942 SF

No new construction, exterior or interior alterations, or changes of use are proposed in conjunction with the proposed tentative parcel map. The subdivision does not change

the existing site in any way and is for finance and conveyance purposes only and therefore, the proposed map would not compromise the public's health and general welfare. The subdivision would continue to maintain the mix of land uses at the subject property and proposes to solidify those uses through three airspace lots. The proposed vesting tentative parcel map is included with this report as Attachment D.

General Plan Consistency

The project location is designated in the Land Use and Circulation Element (LUCE) as Downtown Core. The Downtown Core designation maintains and enhances the Downtown area as the heart of the City and as a thriving, mixed-use urban environment in which people can live, work, be entertained and be culturally enriched. The mixed-use pedestrian-oriented district is characterized by a vibrant urban atmosphere with retail, dining, entertainment, office, residential and tourist activities. The proposed subdivision would meet Downtown District Goals of creating a balanced mix of uses that reinforces its role as the greatest concentration of activity in the City. Specifically, General Plan Policies D7.1 and D7.3 encourage local-serving office uses that are above the ground floor as well as a broad mix of uses that creates dynamic activity in both the daytime and evening hours including retail hotels, office, high-density residential, and entertainment and cultural uses. The airspace subdivision would continue to maintain a mix of uses at the existing mixed-use commercial building by retaining the existing ground-floor retail and creative office and residential uses on the upper floors as three separate airspace lots. The airspace lots would be subdivided in a way that would facilitate future change of uses, by allowing future tenants to remain consistent with the existing boundaries of the separate spaces of the commercial building. No construction is proposed in conjunction with the airspace subdivision; therefore, the existing development would remain conforming with the City's General Plan and Zoning Ordinance.

Environmental Analysis

The proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15315, which exempts projects that consist of the division of property into four or fewer parcels where the division is in conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available. The project does not propose any new construction or alterations to the existing structure and would therefore continue to conform with the General Plan and Zoning Ordinance. The subdivision would result in three airspace parcels for finance and conveyance purposes only and does not introduce any change of use that would require additional services or access.

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 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 the subject application, with/without prejudice

Prepared by: Tiffany Lin, Associate Planner

Attachments

- A. Process Review Times & Deadlines
- B. Draft Statement of Official Action (includes recommended findings and/or conditions to act upon the project)
- C. Public Notification & Comment Material (includes notification requirements, radius map, published notice, site posting photographs, and correspondence)
- D. Subdivision Map