



City of
Santa Monica

Summary Report on Preliminary Suitable Sites Inventory Analysis



Introduction

The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the locality's regional housing need by income level. This inventory is known as the Suitable Sites Inventory. This document has been prepared to outline the methodology used for identifying potential housing sites for the City of Santa Monica's 6th Cycle Housing Element SSI. The methodology follows the guidance of the Housing Element Site Inventory Guidebook prepared by the Housing and Community Development Department (June 2020).

Step 1: Site Filtering for Commercial and Mixed Use Zoned Parcels

As a first step in preparing the Suitable Sites Inventory analysis, parcels in the City that are not potential candidates were filtered out based on a set of criteria. In general, parcels meeting any of these criteria were determined to not be suitable as a housing site:

- Parcels zoned R1 (single family), OP1 (Ocean Park single family), OPD (Ocean Park Duplex), RMH (residential mobile home), OS (open space), Civic Center
- Parcels with existing Landmarks or Historic Resources
- Parcels that are under construction, have recently completed projects, approved entitlements, and pending entitlement for commercial uses only
- Parcels that have unique land uses such as hospitals, cemetery, schools, parks, churches/religious facilities, utilities, government offices, libraries, police/fire stations, transportation infrastructure/Metro Expo LRT and airport,
- Parcels developed with affordable housing and condos
- Parcels with newer buildings developed post 1980

Based on this first set of filtering criteria, 1,300 potential commercially zoned sites and City-owned site were initial identified. These sites were then categorized according to the table below:

Category	Description	Count of Parcels	Land SF
1	Pending/Approved Housing Projects	118	2,439,430
2	Prior SSI Sites	50	1,098,659
3	DCP Buildout	20	240,248
4	City-Owned Sites	100	3,641,062
5	Vacant/Parking Lots/Parking Structures	118	1,037,700
6	Auto Storage Lots	43	422,680
7	Parcels with recent/active sales	41	340,818
8	Underutilized Sites (20,000 excess sf development potential)	217	7,520,075
9	Large Parcels (15,000 sf+)	17	274,850
10	Remaining Sites with less than 0.5 AVR	576	3,675,065
Total		1300	20,690,587

Definitions

- **Count of AIN** – count of parcels
- **Land SF** – total land area of parcels

- **Max Development Potential** – total amount of square footage that could be built based on the maximum tier for each site
- **AINs>=15,000 sf** – the number of parcels that are 15,000 sf or larger in size

Category 1 Sites (Pending/Approved Housing Entitlements)

As of February 2021, there were approximately 1,670 approved units (of which 401 are affordable) and 756 pending units. These units are expected to be constructed in the next eight years and would count toward the City's 6th Cycle RHNA. Unlike other jurisdictions where a significant percentage of approved projects are never constructed, Staff's review of planning records indicate that historically almost all housing projects that have been approved are ultimately built.

Category 2 Sites (Sites listed in the 2013-2021 5th Cycle Housing Element)

83 parcels were listed in the 5th Cycle 2013-2021 Housing Element. Some of these parcels have undergone entitlements but the remaining have not. These are categorized as Category 2 Sites.

Category 3 Sites (Downtown Buildout Sites)

As part of the Downtown Community Plan, sites in the Downtown were identified for potential redevelopment. A number of these sites have already undergone pending/approved entitlements, been constructed, or undergoing tenant improvements (captured in Category 1). In addition, a small number were previously identified in the prior SSI for the 5th Cycle Housing Element (hence are captured in Category 2). The remaining DCP sites are classified as Category 3.

Category 4 Sites (City-owned Sites)

An important strategy for the City to meet its RHNA targets is the utilization of existing City owned sites for housing, particularly affordable housing. All City owned sites that are not currently developed with open space/parks, community centers, civic uses, utilities, etc are categorized as Category 4 sites. Public parking structures such as PS#3, PS#2, and PS#4 are included in this category. Additionally, although zoned R3 or R4, the City's parking lots on Main St Street are reviewed as potential housing sites.

Category 5 Sites: Vacant Sites/ Parking Lots /Parking Structures

A handful of sites in the City are either vacant, parking lots, or parking structures. Most of these are in the MUBL Zoning District. Vacant sites and parking lots are very underutilized and represent the greatest opportunity for new housing without displacement of existing uses.

Category 6 Sites: Auto Inventory Lots

These are parcels currently being utilized almost entirely as auto inventory surface lots, with the majority occurring within the GC and MUBL zoning districts. Auto dealerships have indicated interest in turning over these large surface lots into redevelopment opportunities as they are rethinking their sales operations.

Category 7 Sites: Recent/Active Sales

Based on a review of the Assessor's Parcel Data and a review of commercial real estate websites (such as Loopnet), a number of properties have recently sold in 2019/2020 or have active sales listing.

Category 8 Sites: Underutilized Sites (20,000 sf excess development potential)

Category 8 sites are sites that do not meet the criteria of Categories 1-7 but have been identified to have a net new development potential of 20,000 sf or greater (based on their existing built sf compared against the max density).

Category 9 Sites: (Remaining Large parcels)

Category 9 sites are all remaining sites that are 15,000 sf and larger.

Category 10 Sites: (Remaining Parcels with 0.5 AVR or less)

Category 10 sites are all the remaining sites (not meeting Category 1-9) with an assessors value ratio (AVR) of 0.5 or less.

Step 2: Individual Site Review for Housing Potential

As a second step, all individual sites in Category 1-10 were reviewed by the City's Housing Policy team using Google Streetview, City Accela database and if necessary, in-person site visits. Each site was reviewed to determine its viability for residential redevelopment. Factors considered included:

- Site Physical Characteristics - Individual parcels less than 7,500 sf are unlikely to be developed. However, if two smaller adjacent parcels share common ownership, there could be potential for housing development depending on the remaining factors. In addition to size, sites were reviewed for any other potential physical characteristics that could make them more amenable to residential development, such as access to an alley, shape of the site (including depth/width), grade, and location relative to the urban grid.
- Existing uses - Existing uses on the site were assessed to determine its future viability and likelihood for the uses to be discontinued. For example, uses that are more unique in a particular location (such as a successful grocer in a residential neighborhood) have longevity and as such, redevelopment of the site would be unlikely. Similarly, sites with multiple tenants are more unlikely to turn over than single tenant sites.
- Location and Context - The location of the site was also considered in terms of its access to schools, jobs, transit, residential amenities such as parks/open space, health care services, and retail shops such as grocers. Many of the sites south of Olympic Boulevard lack access to these amenities and services and as such, were determined to not be suitable. Additionally, existing/past housing development trends in the site surrounding area were considered - reviewing if the project located in an area where there is significant residential growth.
- Known Developer Interest - If a developer has expressed interest in the past on a site, then there is a higher likelihood that the site will be redeveloped.
- Environmental constraints - The HCD requires that cities identify any environmental constraints (e.g., fault hazard zones, flood areas, liquefaction zones, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites. There are no high fire hazard zones or floodplains in the City. However, the Santa Monica Fault Hazard zone runs across the northeastern portion of the City. A number of identified sites located on the eastern end of Wilshire Boulevard and Santa Monica Boulevard are located within this zone. The State does not prohibit housing in these zones, but instead requires that structures built for human occupancy in these zones be assessed for potential fault rupture risks.

Based on the review of sites, there are 109 parcels approved/pending for residential development and 268 potential parcels in the City identified to have medium high to high potential for residential redevelopment. Together these 375 parcels comprise approximately 5.7 million sf of land area.

High Potential for Redevelopment			
Category	Description	Total Land Area	Count of Parcels
1	Pending/Approved Housing Projects	1,524,587	109
2	Prior SSI Sites	909,586	34
3	DCP Buildout	168,346	17
4	City-Owned Sites	778,889	29
5	Vacant/Parking Lots/Parking Structures	347,987	41
6	Auto Storage Lots	327,137	29
7	Parcels with recent/active sales	216,744	20
8	Underutilized Sites (20,000 excess sf development potential)	1,160,143	57
9	Large Parcels (15,000 sf+)	30,634	2
10	Remaining Sites with less than 0.5 AVR	235,784	37
Grand Total		5,699,837	375

An additional 99 sites were identified as having medium potential – these include A-lots (residentially zoned parcels generally used as parking lots), properties in the lower-density Neighborhood Commercial, Creative Conservation Sector, and Industrial Conservation zones. Staff anticipates that changes to the current zoning standards would be necessary to increase the housing viability of these sites.

Medium Potential for Redevelopment			
Category	Description	Total Land Area	Count of Parcels
2	Prior SSI Sites	66,014	2
4	City-Owned Sites	255,982	7
5	Vacant/Parking Lots/Parking Structures	198,768	26
6	Auto Storage Lots	7,583	3
7	Parcels with recent/active sales	22,389	4
8	Underutilized Sites (20,000 excess sf development potential)	814,267	27
9	Large Parcels (15,000 sf+)	23,398	1
10	Remaining Sites with less than 0.5 AVR	250,500	29
Grand Total		1,638,900	99

Step 3: Assessment of Housing Capacity for High Potential Sites

Category 1 – Approved and Pending Projects

As previously stated, as of February 2021, there were approximately 1,670 approved units (includes 416 affordable) and 756 pending units (includes 165 affordable) on 109 parcels. These sites are listed in Appendix A.

Category 4 – City-Owned Sites

A number of City-owned sites have the highest potential to accommodate for the production of affordable housing including the parcels surrounding the Downtown Santa Monica Station, parking lots on Main Street and along Wilshire Boulevard, the Bergamot Arts Center, Parking Structure 3, and the site at 4th Street/Arizona. These sites merit special consideration as they could be prioritized for the production of affordable housing. Based on the current development standards for these sites and assuming ground-floor retail, these City-owned sites have the realistic capacity to accommodate 1,400 units. If the City develops 100% affordable housing on all sites, up to 7,300 affordable housing units could be achieved.¹ Alternatively, the City could establish a policy to develop a minimum of a number of housing units on these City-owned sites to maximize affordable housing production.

¹ With the passage of AB1763, 100% affordable housing projects are permitted an extra 3 floors above existing height limits and unlimited density.

City Owned Sites with Housing Potential

Address	Parcel Nos.	Zoning	Existing Use	Land Area (sf)	Residential Potential	Potential Capacity based on Current Max FAR	
(Blank)	4281005900	R2	Public parking lot behind retail	7,500	High	4	
(Blank)	4282003901	R3	Public parking lot on Wilshire/14th	7,500	High	6	
1217 14th St	4282003900 4282004900	R3	Public parking lot 12 behind retail	22,500	High	18	
(Blank)	4288009901 4288010900 4288010901 4288011900 4288011901 4288012902 4288013905 4288015901	R3/R4	Public parking lot on Main St	175,568	High	140	
402 Colorado	4290011901 4290011902 4290011903 4290011904 4290011905 4290011906 4290011909	TA	Downtown Station parking lot	80,068	High	413	
1333 4 th St	4291011909 4291011910	BC	Bank of America; Chase bank	44,609	High	195	
1324 5 th St	4291011900 4291011901 4291011902 4291011903 4291011904 4291011905 4291011908	NV	Parking lot	53,300	High	233	
1318 4th St	4291012900 4291012901	BC	Parking Structure 3	30,000	High	129	
2500 Olympic	4268013919 4268014900	CAC	Bergamot Arts Center	410,252	High	194	
2018 19th St	4274017900	R2	City-owned vacant lot	8,000	Medium High	4	
(Blank)	4291020900	NV	Old fire station #1	15,000	Medium High	63	

				Total	1,399
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Category 2, 3, 5, 6, 7, 8, 9, 10 – All Remaining Sites

To assess the housing capacity of the remaining Category 2-10 sites that have been identified for the SSI, the realistic capacity of the sites was assessed by applying the City’s existing development standards taking into consideration factors such as ground floor requirements (for example retail), typical ground floor plates, unit sizes, unit mix requirements, etc. This analysis yielded an estimated housing capacity of 6,308 units.

Summary

The capacity analysis of the identified sites yielded a total of 10,133 units. With the allowance to assume the production of 700 accessory dwelling units (ADUs) during the Housing Element planning period, the SSI would providing a land capacity buffer of 1,938 units.

While the sites analysis identified sufficient land area to accommodate the RHNA of 8,895 units, the challenge is meeting the RHNA’s required number of affordable units of 6,168 units. With the inclusionary requirement in the City’s Affordable Housing Production Program, the number of affordable units that could be feasibly produced by the SSI sites is 1,159 units (7.5% ELI requirement). Up to 2,123 affordable units could be produced if the AHPP was modified to include a 20% inclusionary requirement.

Summary of Realistic Unit Capacity		No. of Affordable Units at % Inclusionary		
		7.5%	15%	20%
Category 1 Pending Projects	756	165	165	165
Category 1 Approved Projects	1670	416	416	416
Category 4 City owned Sites	1,399	105	210	280
<i>All Remaining Sites (exclude 1 and 4)</i>	6,308	474	946	1262
Total	10,133	1,159	1,735	2,123
ADUs	700	-	-	-
<i>RHNA Targets</i>	8895	6,168	6,168	6,168
Buffer/(Shortfall)	1938	(5,009)	(4,433)	(4,045)

SSI Properties – Housing Potential by Zoning District

<i>City Areas</i>	<i>Zoning District</i>	<i>Land Area</i>	<i>% of Total Land Area</i>	<i>Existing SF</i>	<i>Count of Parcels</i>
<i>BAP</i>	MUC	472,487	8.29%	207,098	13
	CCS	41,805	0.73%	24,713	3
	BTV	124,596	2.19%	92,218	2
	CAC	410,253	7.20%	65,800	2
<i>Blvd</i>	MUB	627,891	11.02%	327,080	41
	MUBL	1,177,566	20.66%	574,463	77
	GC	508,130	8.91%	242,356	51
	NC	185,054	3.25%	59,321	24
<i>Downtown</i>	BC	134,967	2.37%	51,906	7
	NV	350,975	6.16%	214,356	34
	TA	378,282	6.64%	213,065	31
	LT	262,261	4.60%	93,872	30
	OT	190,963	3.35%	257,362	1
	WT	97,497	1.71%	224,783	5
<i>Hospital</i>	HMU	143,377	2.52%	42,408	7
<i>Industrial</i>	IC	126,666	2.22%	65,552	8
<i>Multi-family</i>	R2	124,770	2.19%	48,810	16
	R3	192,416	3.38%	4,243	11
	R4	40,091	0.70%	-	4
<i>Office Campus (blank)</i>	OC	20,139	0.35%	4,750	3
	OF	68,537	1.20%	-	2
	OP2	21,114	0.37%	2,400	3
<i>SubTotal</i>		5,699,837	100.00%	2,816,556	375

Other Considerations

A number of other sites were identified as having significant capacity for housing, but require further Planning Commission and City Council consideration including:

- *State Controlled/Institutional/Public Utilities Sites*

Several underutilized sites in the City are owned by State entities, institutional, and public utilities that have the potential to accommodate housing, including the Department of Motor Vehicles site at 2235 Colorado Ave, Southern California Gas site at 1701 Stewart, and the UCLA parking lot site at 1521 & 1601 Santa Monica Blvd (see Appendix B). If these State controlled sites are included in the SSI, HCD requires documentation be provided that shows that housing can be accommodated with the Housing Element planning cycle. Documentation could include an agreement between the State entity and the City granting local authority for approving, permitting, certifying occupancy, and/or reporting new units or a document from the State entity that demonstrates planned housing will be built.

- *Religious institutions*

AB1851 was passed in 2020 to remove an important barrier to housing construction on lands owned by a religious institution. The law states that a jurisdiction cannot deny a housing project proposed by a religious institution on the sole basis that it will remove parking. A number of religious institutions with large surface parking lots are located throughout the City (see Appendix C). These lots could play an important part in providing affordable housing; however, many of the sites are located in R2/OP2 zoning districts which severely limits the housing potential of these sites. Rezoning would be necessary in order to accommodate meaningful production of affordable housing on these sites.

- *A-Lots*

Within the City, there are 42 residentially zoned (R1/R2/R3/R4) parcels with an "A" Off-Street Parking Overlay (known as A-lots). These parcels are intended to support the parking needs of commercial corridors and neighborhood commercial areas, and to serve as a buffer between commercial and residential uses. There are 9 A-lots identified as highest potential for residential due to their association with their commercial fronting buildings that have been identified for high housing potential in the preliminary SSI. A-lots should be considered to determine if they could be utilized to maximize the affordable housing potential of sites.

Appendix A – Approved/Pending Projects

PROJECT ID	ADDRESS	STREET	PARCEL NOS.	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
20ENT-0238	1127-1129	2nd St	4292-021-009; 4292-021-010	affordable housing	42	DU	Approved	1/19/21	10/13/20
19ENT-0341	1436	2nd St	4291-015-028	hostel	37	rooms	Approved	7/1/20	9/12/19
20BLD-3932	1530	2nd St	4291-028-004	restaurant	1.5	KSF	Pending		11/6/20
20ENT-0019	2501	2nd St	4287-010-011	market rate units	3	DU	Approved	7/20/20	1/27/20
20ENT-0111	1360	3rd St	4291-013-012	restaurant	3.6	KSF	Pending		
19ENT-0430	1404-1408	3rd St	4291-016-002	retail	20	KSF	Approved	10/7/20	11/21/19
17ENT-0054	1437	3rd St	4291-017-013	retail	6	KSF	Approved	11/6/17	5/4/17
19ENT-0425	918	5th St	4292-015-004	market rate units	3	DU	Approved	12/9/19	11/20/19
15ENT-0138	1248	5th St	4291-004-017	creative office	46.82	KSF	Approved	4/20/16	3/5/15
18ENT-0283	1323	5th St	4291-010-029	market rate units	8	DU	Approved	3/23/20	9/13/18
18ENT-0283				SRO	35	DU			
18ENT-0283				affordable housing	9	DU			
18ENT-0283				retail	1.87	KSF	Approved		
19ENT-0041	1338-1342	5th St	4291-011-020; 4291-011-019	market rate units	20	DU	Approved	1/31/19	8/2/18
19ENT-0041				SRO	80	DU	Approved		
19ENT-0041				affordable housing	20	DU	Approved		
19ENT-0041				retail	2.703	KSF	Approved		
19ENT-0128	1410	5th St	4291-018-028	market rate units	4	DU	Approved	9/6/19	4/9/19
19ENT-0042	1415-1423	5th St	4291-019-021, 4291-019-020	market rate units	32	DU	Approved	1/30/20	1/31/19
19ENT-0042				SRO	79	DU	Approved		
19ENT-0042				affordable housing	23		Approved		
19ENT-0042				retail	2.313	KSF	Approved		
18ENT-0211	1425-1427	5th St	4291-019-019	market rate units	92	DU	Approved	10/21/19	7/12/18
18ENT-0211				affordable housing	0	DU	Approved		
18ENT-0211				retail	4.512	KSF	Approved		
19ENT-0039	1437	5th St	4291-019-018	market rate units	14	DU	Approved	1/31/19	6/22/17
19ENT-0039				SRO	38	DU	Approved		
19ENT-0039				affordable housing	11	DU	Approved		
19ENT-0039				retail/restaurant	1.505	KSF	Approved		
16ENT-0143	1313-1325	6th St	4291-009-021	market rate units	64	DU	Approved	11/28/17	6/25/15
16ENT-0143				retail	4.819	KSF	Approved		
19ENT-0040	1437	6th St	4291-020-016	market rate units	35	DU	Approved	3/23/20	9/27/19

PROJECT ID	ADDRESS	STREET	PARCEL NOS.	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
19ENT-0040				SRO	8	DU	Approved		
19ENT-0040				affordable housing	9	DU	Approved		
19ENT-0040				retail/restaurant	1.658	KSF	Approved		
18ENT-0200	1238	7th St	4291-006-006	affordable housing	37	DU	Approved	4/14/20	7/3/18
18ENT-0200				retail	1.543	KSF	Approved		
18ENT-0200				office	0	KSF	Approved		
18ENT-0136	1437	7th St	4291-021-029	market rate units	52	DU	Pending		5/22/18
18ENT-0136				affordable housing	13	DU	Pending		
18ENT-0136				retail	10.14	KSF	Pending		
19ENT-0085	1448	7th St	4291-020-008	market rate units	6	DU	Approved	4/30/20	3/7/19
19ENT-0085				affordable housing	2	DU	Approved		
19ENT-0085				retail	2.175	KSF	Approved		
18ENT-0212	1514	7th St	4291-023-002	affordable housing	50	DU	Approved	4/14/20	7/12/18
18ENT-0212				retail	1	KSF	Approved		
18ENT-0210	1543-1547	7th St	4291-022-013; 4291-022-014	market rate units	75	DU	Approved	11/12/19	7/12/18
18ENT-0210				affordable housing	25	DU	Approved		
18ENT-0210				retail	4.4	KSF	Approved		
18ENT-0206	701	Colorado Ave	4291-022-021	market rate units	14	DU	Approved	2/13/20	7/10/18
18ENT-0206				SRO	35	DU	Approved		
18ENT-0206				affordable housing	10	DU	Approved		
18ENT-0206				retail	2.9	KSF	Approved		
17ENT-0286	2512	7th St	4287-003-017	market rate units	3	DU	Approved	1/1/18	12/13/17
20ENT-0196	1546	9th St	4282-028-007	market rate units	9	DU	Pending		8/6/20
19ENT-0258	949	10th St	4281-025-014	market rate units	3	DU	Approved	10/2/19	7/2/19
19ENT-0256	1348	10th St	4282-011-011	office	1.432	KSF	Approved	12/19/19	7/2/19
19ENT-0256				market rate units	1	DU	Approved		
17ARB-0043	1754	10th St	4283-018-002	market rate units	3	DU	Approved	8/1/18	2/2/17
20ENT-0234	734	12th St	4280-025-015	market rate units	3	DU	Pending		10/2/20
05TM-009	1211	12th St	4282-005-053	market rate units	9	DU	Approved	5/11/16	4/14/05
05TM-009				affordable housing	4	DU	Approved		
18ENT-0243	1643	12th St	4283-007-032	market rate units	0	DU	Approved	12/14/20	8/9/18
20ENT-0104	1640-1644	14th St	4283-008-006	creative office	18.75	KSF	Pending		4/7/20
20ENT-0104				retail	3.6	KSF	Pending		
20ENT-0073	817	16th St	4281-001-021	market rate units	3	DU	Approved	6/17/20	4/17/20
19ENT-0267	1432	17th St	4282-019-007	market rate units	6	DU	Approved	1/15/20	7/9/19
19ENT-0235	1527	17th St	4275-012-020	market rate units	3	DU	Approved	1/20/21	6/20/19

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PROJECT ID	ADDRESS	STREET	PARCEL NOS.	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
16ENT-0011	1840	17th St	4283-032-008	market rate units	4	DU	Approved	6/1/16	2/2/16
16ENT-0011				affordable housing	1	DU	Approved		
20ENT-0045	1949	17th St	4274-015-020	market rate units	4	DU	Approved	5/30/20	3/18/20
20ENT-0045				affordable housing	1	DU	Approved		
18ENT-0077	1443	18th St	4275-010-016	market rate units	11	DU	Approved	7/27/18	4/4/18
16ENT-0048	1242	20th St	4276-013-033, 4276-013-032	R&D	65	KSF	Pending		4/7/16
16ENT-0048	1925	Arizona Ave		medical office	16.5	KSF	Pending		
16ENT-0048				ancillary meeting	14	KSF	Pending		
16ENT-0071	1420	20th St	4275-009-004	market rate units	3	DU	Approved	7/13/16	5/24/16
16ENT-0072	1422	20th St	4275-009-005	market rate units	3	DU	Approved	7/13/16	5/24/16
17ENT-0105	1900	20th St	4274-019-056	market rate units	3	DU	Approved	10/18/17	6/29/17
20BLD-1218	1958	20th St	4274-020-001	market rate units	2	DU	Pending		3/31/20
20ENT-0063	2425	20th St	4273-019-001	market rate units	3	DU	Approved	5/20/20	2/27/20
15ENT-0310	2002-2008	21st St	4274-026-001; 4274-026-003; 4274-026-005; 4274-026-007	market rate units	19	DU	Approved	5/15/19	6/10/04
16ENT-0041	1121	22nd St	4276-005-022	market rate units	3	DU	Approved	6/21/17	3/29/16
19ENT-0294	1633	26th St	4268-001-025; 4268-001-026	creative office	129.376	KSF	Pending		8/6/19
20BLD-1044	2409	28th St	4270-004-017	market rate units	2	DU	Approved	4/15/20	2/1/20
16ENT-0112	1665	Appian Way	4290-018-018	market rate units	3	DU	Pending		8/4/16
13DEV002	603	Arizona Ave	4291-006-029	market rate units	39	DU	Pending		1/8/13
13DEV002				affordable housing	0	DU	Pending		
13DEV002				retail	25	KSF	Pending		
13DEV002				restaurant	1.128	KSF	Pending		
18ARB-0221	1342	Berkeley	4267-012-009	affordable housing	8	DU	Approved	10/12/18	5/15/18
18ENT-0229	501	Broadway	4291-019-027	market rate units	75	DU	Approved	4/22/20	7/31/18
18ENT-0229				affordable housing	19	DU	Approved		
18ENT-0229				retail	7.26	KSF	Approved		
20ENT-0241	710	Broadway	4291-022-026	market rate units	206	DU	Pending		10/16/20
20ENT-0241				affordable housing	90	DU	Pending		
20ENT-0241				retail	99.08	KSF	Pending		
19ENT-0441	1820	Broadway	4275-013-003	creative office	9.675	KSF	Approved	6/17/20	12/2/19

PROJECT ID	ADDRESS	STREET	PARCEL NOS.	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
15ARB-0038	610	California Ave	4292-005-022	market rate units	3	DU	Approved	6/1/15	4/30/15
20ENT-0293	1319	Centinela Ave	4267-014-026	market rate units	6	DU	Approved	2/23/21	12/9/20
17ENT-0027	1649	Centinela Ave	4268-006-016	market rate units	3	DU	Approved	6/21/17	1/31/17
18ENT-0362	525	Colorado Ave	4291-024-014	market rate units	30	DU	Pending		11/27/18
18ENT-0362				affordable housing	10	DU	Pending		
18ENT-0362				retail	6.969	KSF	Pending		
18ENT-0199	601-609	Colorado Ave	4291-023-010	market rate units	104	DU	Approved	7/5/18	7/2/18
18ENT-0199				affordable housing	36	DU	Approved		
18ENT-0199				retail	8.619	KSF	Approved		
18ENT-0129	711	Colorado Ave	4291-022-012	affordable housing	56	DU	Approved	10/4/19	7/10/18
18ENT-0129				retail	2.8	KSF	Approved		
18ENT-0129				office	0	KSF	Approved		
13DEV001	1431	Colorado Ave	4284-034-009	market rate units	42	DU	Pending		1/8/13
13DEV001				affordable housing	8	DU	Pending		
13DEV001				retail	12.585	KSF	Pending		
17ENT-0297	1707	Cloverfield	4268-014-013	market rate units	58	DU	Approved	4/18/19	12/19/17
17ENT-0297				affordable housing	5	DU	Approved		
17ENT-0297				retail	74.665	KSF	Approved		
19ENT-0054	1802	Delaware Ave	4274-016-002	market rate units	3	DU	Approved	6/14/19	2/24/19
20ENT-0011	1512	Euclid St	4282-032-003	office	1.6	KSF	Approved	11/16/20	1/21/20
20ENT-0011				market rate units	8	DU	Approved		
20ENT-0011				affordable housing	2	DU	Approved		
18ENT-0398	1643-1651	Euclid St	4283-008-011; 4283-008-012	creative office	27	KSF	Pending		12/20/18
19ENT-0429	1650	Euclid St	4283-007-035	creative office	39.38	KSF	Pending		11/21/19
20ARB-0213	1902	Euclid St	4283-028-010	market rate units	3	DU	Approved	12/22/20	8/6/20
20ENT-0164	1510	Franklin St	4267-027-057	market rate units	3	DU	Approved	10/21/20	6/24/20
10FIM002	1021	Grant Street	4284-015-017	market rate units	2	DU	Approved	12/7/10	10/12/10
20ARB-0138	2714	Highland	4287-019-012	market rate units	2	DU	Approved	6/15/20	4/28/20
16ENT-0102	1318	Lincoln Blvd	4291-008-025	market rate units	39	DU	Approved	2/7/18	7/28/16
16ENT-0102				affordable housing	4	DU	Approved		
16ENT-0102				retail	3.437	KSF	Approved		
20ENT-0163	1427-31	Lincoln Blvd	4282-027-020	market rate units	24	DU	Approved	12/9/20	9/27/18
20ENT-0163				affordable housing	6	DU	Approved		
20ENT-0163				retail	4.5	KSF	Approved		

City of Santa Monica 6th Cycle 2021-2019 Housing Element – Summary Report of Preliminary Suitable Sites

PROJECT ID	ADDRESS	STREET	PARCEL NOS.	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
15ENT-0266	1430-1444	Lincoln Blvd	4291-021-006; 4291-021-007	market rate units	100	DU	Approved	10/18/17	6/25/15
15ENT-0266				retail	5.878	KSF	Approved		
16ENT-0098	1437-1443	Lincoln Blvd	4282-027-028, 4282-027-018	market rate units	34	DU	Approved	12/6/17	7/21/16
16ENT-0098				affordable housing	6	DU	Approved		
16ENT-0098				retail	3.777	KSF	Approved		
11DEV014	1650-1660	Lincoln Blvd	4290-002-008; 4290-002-006; 4290-002-007	market rate units	90	DU	Approved	4/4/18	5/25/16
11DEV014				affordable housing	8	DU	Approved		
11DEV014				retail	6.372	KSF	Approved		
20ENT-0079	1413	Michigan Ave	4283-013-024	affordable housing	57	DU	Approved	8/24/20	3/12/20
20ENT-0079				market rate units	1	DU	Approved		
16ENT-0118	3030	Nebraska Ave	4268-010-017	market rate units	174	DU	Approved	12/4/19	8/11/16
16ENT-0118				affordable housing	9	DU	Approved		
16ENT-0118				creative office	8.374	KSF	Approved		
11DEV-003	1133	Ocean Ave	4292-028-001	market rate units	60	DU	Approved	9/13/20	5/3/11
11DEV-003				hotel	297.34	KSF	Approved		
11DEV-003				retail/spa	22.784	KSF	Approved		
11DEV-003				restaurant	12.5	KSF	Approved		
11DEV-003				meeting space	14.1	KSF	Approved		
20ENT-0186	1515	Ocean Ave	4291-028-027	hotel	14	rooms	Pending		7/23/20
15ENT-0300	1828	Ocean Ave	4290-020-045	market rate units	67	DU	Approved	4/23/19	9/1/15
15ENT-0300				affordable housing	16	DU	Approved		
15ENT-0300				retail	2	KSF	Approved		
15ENT-0297	1921	Ocean Front Walk	4289-025-005	market rate units	22	DU	Approved	4/23/19	9/1/15
15ENT-0297				retail	2.985	KSF	Approved		
18ENT-0005	216-248	Pico Blvd	4289-019-019	market rate units	93	DU	Approved	11/7/18	1/11/18
18ENT-0005				affordable housing	12	DU	Approved		
18ENT-0005				retail	10.606	KSF	Approved		
20ENT-0020	1819	Pico Blvd	4274-017-019	affordable housing	47	DU	Approved	4/4/20	1/28/20
20ENT-0020				market rate units	1	DU	Approved		
20ENT-0020				retail	4.174	KSF	Approved		
17ENT-0026	2929	Pico Blvd	4274-032-025	office	12.066	KSF	Approved	3/7/18	3/9/17
17ENT-0026				retail	6.284	KSF	Approved		
17ENT-0026				auto service	0	KSF	Approved		
20ENT-0280	1514	Princeton	4267-022-010	market rate units	2	DU	Approved	12/14/20	11/19/20

PROJECT ID	ADDRESS	STREET	PARCEL NOS.	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
13DEV004	101-129	Santa Monica Blvd	4291-014-025, 4291-014-024	market rate units	82	DU	Pending		2/28/13
13DEV004				affordable housing	18	DU	Pending		
13DEV004				hotel	165	KSF	Pending		
13DEV004				museum	40.722	KSF	Pending		
13DEV004				retail	29.75	KSF	Pending		
19ENT-0340	825	Santa Monica Blvd	4282-010-013; 4282-010-014	market rate units	41	DU	Pending		9/12/19
19ENT-0340				affordable housing	7	DU	Pending		
19ENT-0340				retail	4.044	KSF	Pending		
20ENT-0226	1401-1421	Santa Monica Blvd	4282-016-015	other	0	KSF	Pending		9/17/20
16ADM-0050	2901-2907	Santa Monica Blvd	4267-011-020, 4267-011-021	market rate units	44	DU	Approved	6/21/18	5/12/16
16ADM-0050				affordable housing	7	DU	Approved		
16ADM-0050				retail	4.3	KSF	Approved		
17ENT-0298	2906-2918	Santa Monica Blvd	4267-018-026; 4267-018-003	market rate units	42	DU	Approved	9/4/19	12/19/17
17ENT-0298				affordable housing	4	DU	Approved		
17ENT-0298				restaurant	13.691	KSF	Approved		
18ENT-0182	1618	Stanford	4268-002-005	market rate units	43	DU	Approved	3/6/19	6/14/18
18ENT-0182				affordable housing	4	DU	Approved		
18ENT-0182				office	0	DU	Approved		
18ENT-0182				retail/restaurant	4.217	KSF	Approved		
19ENT-0130	122	Strand St	4289-023-025	market rate units	3	DU	Approved	7/9/19	4/16/19
16ENT-0115	601-611	Wilshire Blvd	4292-005-026; 4292-005-029	market rate units	37	DU	Approved	12/6/17	8/4/16
16ENT-0115				affordable housing	3	DU	Approved		
16ENT-0115				retail	6.167	KSF	Approved		
21ENT-0035	1101	Wilshire Blvd	4281-020-012	market rate units	82	DU	Pending		2/11/21
21ENT-0035				affordable housing	11	DU	Pending		
21ENT-0035				retail	6.8	KSF	Pending		
19ENT-0455	2919	Wilshire Blvd	4266-009-019	daycare	14.999	KSF	Approved	10/20/20	12/9/19
20ENT-0170	3032	Wilshire Blvd	4267-003-050	retail	2.25	KSF	Approved	11/4/20	6/29/20
18ENT-0244	3223	Wilshire Blvd	4266-001-045; 4266-001-046	market rate units	49	DU	Approved	11/7/19	6/7/18
18ENT-0244				affordable housing	4	DU	Approved		
18ENT-0244				retail/restaurant	5.5	KSF	Approved		

Appendix B. State/Institutional/Public Utility Controlled Sites with Residential Potential

Name of State Entity	Address	Description	Land Area	Parcel No.	Zone	URL to Google Maps
Department of Motor Vehicles	2235 Colorado Ave	DMV with large parking lot	111,930	4275016900	MUBL	https://www.google.com/maps/?q=34.028403,-118.474825
UCLA	1601 Wilshire Blvd	Vacant building	14,993	4281004900	MUB	https://www.google.com/maps/?q=34.02872996,-118.48691308
UCLA	1531 Santa Monica Blvd	Surface parking lot	8,993	4282017905	GC	https://www.google.com/maps/?q=34.02570789,-118.48423136
UCLA	1525 Santa Monica Blvd	Surface Parking lot	9,619	4282017906	GC	https://www.google.com/maps/?q=34.02559556,-118.48438943
UCLA	1521 Santa Monic Blvd	Vacant buildings	3,884	4282017907	GC	https://www.google.com/maps/?q=34.025487,-118.484457
UCLA	1601 Santa Monica Blvd	Surface Parking lot	37,512	428201890	GC	https://www.google.com/maps/?q=34.02616071,-118.48390915
Southern California Gas company	1717 Stewart St	Utility yard	84,529	4268003805	MUC	https://www.google.com/maps/?q=34.031389,-118.466420
Southern California Gas Company	1717 Stewart St	Utility yard	80,744	4268003800	MUC	https://www.google.com/maps/?q=34.032004,-118.465652
Santa Monica Malibu Unified School District	902 Colorado Ave	Light Industrial building	79,768	4283002900	MUBL	https://www.google.com/maps/?q=34.017695,-118.486507
Santa Monica Malibu Unified School District	916 Colorado Ave	Light Industrial building	10,162	4283001901	MUBL	https://www.google.com/maps/?q=34.017256,-118.487016
Santa Monica Malibu Unified School District	1651 16 th St	SMMUSD offices	161,262	4283010900	MUBL	https://www.google.com/maps/?q=34.022350,-118.479167
Southern California Edison	1721 Cloverfield	Parking lot for Edison site	23,866	4275030804	IC	https://www.google.com/maps/?q=34.025592,-118.473777
Southern California Edison	1721 Cloverfield	Parking lot for Edison site	14,754	4275030802	IC	https://www.google.com/maps/?q=34.025926,-118.473690

Appendix C. Religious Institutions with Large Parking Lots

Name of Institution	Address	Description	Parcel No.	Zone	URL to Google Maps
Church of Jesus Christ Latter Day Saints	1257 Centinela Ave	15,000 sf Parking Lot	4267001016	R2	https://www.google.com/maps/?q=34.04006,-118.46992172
Maohr Hatorah Synagogue	1541 Franklin St	Vacant parcel	4267028024	R2	https://www.google.com/maps/?q=34.03615605,-118.4661231
Santa Monica Bahai	3102 Colorado Ave	5,500 sf vacant land on east side	4268005029	R2	https://www.google.com/maps/?q=34.03457501,-118.46582763
Calvary Baptist Church	1901 20 th Street	6,500 sf vacant parking lot	4274020021	R2	https://www.google.com/maps/?q=34.02186199,-118.47164299
First Ame Church	1823 Michigan Av	Parking lot adjacent to freeway	4274027027	R2	https://www.google.com/maps/?q=34.02242762,-118.47438589
Vintage Church	925-929 California Ave	Large parking lot on corner	4281029011	R2	https://www.google.com/maps/?q=34.02506741,-118.49474404
Saint Paul's Lutheran Church	801 Washington Ave	Large parking lot on corner	4281033024	R2	https://www.google.com/maps/?q=34.02531311,-118.49765738
Mt Olive Church	1343 Ocean Park	Large parking lot	4284025028	R1	https://www.google.com/maps/?q=34.01065359,-118.47099828
St Clement Church	3007 2 nd St	Large parking lot	4287038054	OP2	https://www.google.com/maps/?q=33.99883965,-118.47814862
St Monica	1140 7 th St	Parking lot	4292005007	R2	https://www.google.com/maps/?q=34.02175667633935,-118.49636192664886
St Anne	1519-1527 20 th St	Parking Lot	4275015007; 4275015014	MUBL	https://www.google.com/maps/?q=34.02693295,-118.47747188
Church of Jesus Christ Latter Day Saints	2311 Main St	Parking Lot	4289015038	OP2/NC	https://www.google.com/maps/?q=34.00462298,-118.48593222