

ITEM 5A

BACKGROUND

**BACKGROUND TO AGENDA ITEM 5.A FOR THE APRIL 18, 2019
MEETING OF THE SANTA MONICA HOUSING COMMISSION**

Prior Housing Commission Recommendations (2/21/2019 Meeting)

Motion by Chair Soloff, seconded by Commissioner Katz to recommend that City Council (1) adopt an interim zoning ordinance temporarily suspending the extremely low income option in the Affordable Housing Production Program outside of the Downtown, (2) direct the expedited preparation of an economic feasibility study of the Affordable Housing Production Program outside of the Downtown, and (3) direct that the results of that study be brought before the Planning Commission and the Housing Commission for their deliberations and recommendations about permanent solutions.

The motion was approved by the following vote:

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch, Commissioner Katz,
Commissioner Keintz
NOES: NONE
ABSTAIN: NONE
ABSENT: Commissioner Gerwitz

Motion by Commissioner Bloch, seconded by Chair Soloff, to recommend that City Council not give final consideration of the proposed amendment to the AHPP ordinance until there has been a further economic study of this offsite option by HR&A, in conjunction with the study that is to be done on 5 the rest of the AHHP, and further consideration by the Housing Commission (and any other body that wishes to do so) in light of that information of how to structure such a change to assure that it improves compliance with Proposition R and otherwise serves the affordable housing goals of the City by providing developers with a sufficient incentive to deliver something that meets those goals.

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch, Commissioner Katz,
Commissioner Keintz, Commissioner Gerwitz
NOES: NONE
ABSTAIN: NONE
ABSENT: Commissioner Buchanan

Motion by Commissioner Gerwitz, seconded by Commissioner Keintz, to recommend that City Council adopt the proposed text amendment as an interim ordinance for a limited period of 60 or 90 days in order to permit the proposed CCSM project at 7th Street in the Downtown to move forward, while any more permanent ordinance awaits the process set forth in the prior resolution, so long as the developer first provides to City Council a pro forma of sources and uses comparing the onsite and offsite affordable housing options.

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Buchanan, Commissioner Bloch, Commissioner Katz, Commissioner Keintz, Commissioner Gerwitz
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Motion by Chair Soloff, seconded by Commissioner Bloch to recommend that City Council (1) adopt the proposal of staff to issue an RFP for affordable housing (as defined by Proposition R) at the 1318 Fourth Street site, (2) direct that the RFP (a) include that one goal is that there be a major commitment to providing permanent supportive housing, (b) include that a second goal is to obtain as much affordable housing as possible with as little additional contribution from the City, (c) include proper requirements for developer skill levels and track record and financial solvency, but not include any limit on whether the developer is non-profit or for-profit, and (d) include provisions to assure that both the land and the units themselves be permanently used for the affordable housing purposes, and (3) direct staff when evaluating the responses to the RFP and otherwise to look for opportunities to fulfill the goal in the approved Housing Trust Fund plan to get homeless Santa Monicans into permanent housing as quickly as possible.

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Buchanan, Commissioner Bloch, Commissioner Katz, Commissioner Keintz, Commissioner Gerwitz
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Motion by Chair Soloff seconded by Commissioner Gerwitz to recommend that City Council at this time make affordable housing a high priority for the site plan at 612 Colorado Avenue, and that considerations include both the possibility of dual use of the site with the Big Blue Bus as well as the 4 possibility of moving the Big Blue Bus to other City-owned land and this site being used exclusively for affordable housing with ground floor retail. It is further recommended by the Commission that consideration be given to the suggestion of staff that this may be an appropriate site for replacement of Samoshel.

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Buchanan, Commissioner Bloch, Commissioner Katz, Commissioner Keintz, Commissioner Gerwitz
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ITEM 5A

CITY COUNCIL ORDINANCE

ORDINANCE NUMBER _____ (CCS)

(City Council Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SANTA MONICA AMENDING SANTA MONICA MUNICIPAL CODE CHAPTER 9.64
TO EXEMPT CERTAIN 100 PERCENT AFFORDABLE HOUSING PROJECTS
OWNED AND OPERATED BY NONPROFIT HOUSING PROVIDERS THAT ARE
SUBJECT TO CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
REGULATIONS AND TO REMOVE THE EXTREMELY-LOW INCOME AFFORDABLE
HOUSING CATEGORY

WHEREAS, the City has a long history of prioritizing preservation and production of affordable housing in order to promote and maintain affordability and diversity within the community; and

WHEREAS, the City's residents have affirmed this priority in voter-approved initiatives, such as Proposition R, which was adopted by the voters in 1990 and mandated that 30 percent of all new multi-family housing units constructed each year be affordable, and Proposition I, which was adopted by the voters in 1998 and authorized the City to participate financially in creating affordable housing equal to one-half of one percent of the housing stock annually; and

WHEREAS, the City Council has further facilitated preservation and production of affordable housing by adopting land use incentives and administrative funding guidelines to streamline affordable housing production and preservation and through the policy foundation of supporting affordable housing articulated in the General Plan's Land Use and Housing Elements; and

WHEREAS, the City's Affordable Housing Production Program, codified at Chapter 9.64 of the Santa Monica Municipal Code (the "AHPP"), requires developers of multi-family housing projects to contribute to affordable housing production and thereby enhances the City's efforts to meet its affordable housing production goals; and

WHEREAS, the requirements of the AHPP are based on a number of factors including, but not limited to, the City's longstanding commitment to economic diversity; the serious need for affordable housing as reflected in local, state, and federal housing regulations and policies; the demand for affordable housing created by market rate development; the depletion of potential affordable housing sites due to market-rate development; and the impact that the shortage of affordable housing has on the health, safety, and welfare of the City's residents, including local and regional traffic, transit, transportation and air quality impacts; and

WHEREAS, on June 25, 2013, the City Council adopted Ordinance Number 2429 (CCS) to amend Chapter 9.64 by revising affordable housing categories, income-eligibility limits, and rent limits to be consistent with federal and state affordable housing programs ("Ordinance 2429"); and

WHEREAS, Ordinance 2429 also expanded AHPP income categories to include households at the lowest end of the income scale, whose gross income does not exceed 30 percent of the area median income, sometimes referred to as the extremely low-income category; and

WHEREAS, Ordinance 2429 further provided that a developer may meet its AHPP requirements by developing 5 percent of the total units of the project to be made available at affordable rent to households in the extremely low-income category; and

WHEREAS, the extremely low-income category was added to the AHPP to stimulate the development of such units; and

WHEREAS, since the adoption of Ordinance 2429, more than one-third of all affordable units approved have been in the extremely-low income category, and, in 2018, 84 percent of all affordable units approved were in the extremely-low income category; and

WHEREAS, although the City has met its overall affordable housing production requirements as mandated by Proposition R since adoption of Proposition R and, collectively, since 2014, the City has seen an overall decline in affordable housing production since 2014 and has not met its annual targets for affordable housing production under Proposition R in fiscal years 2014/2015, 2015/2016, or 2016/2017; and

WHEREAS, the production of such a large number of affordable units in the extremely low-income category has resulted in fewer affordable units being produced in the very low-, low- and moderate-income categories and fewer affordable units being produced overall; and

WHEREAS, on July 25, 2017, after conducting a feasibility study, the City adopted AHPP obligation requirements specific to the Downtown as part of the Downtown Community Plan (“DCP”); and

WHEREAS, the DCP established a 20 percent base requirement for a project’s total affordable housing contribution, with a required distribution across all affordable income levels; and

WHEREAS, the DCP AHPP requirements are designed to ensure the development of affordable units to be made available across all income levels and to assist the City in meeting its affordable housing production goals overall; and

WHEREAS, the City now desires to conduct a feasibility study to determine whether adjustments to the AHPP obligations are appropriate for areas outside of the City's Downtown; and

WHEREAS, until that study is completed, the City desires to remove the extremely low-income category as an option for satisfying affordable housing production obligations in order to ensure production of affordable housing units at a variety of affordable income levels and to encourage the overall production of affordable housing within the City; and

WHEREAS, a significant portion of affordable housing units developed in the City have historically been constructed by affordable housing providers that have received financial assistance from the City to develop 100% affordable housing projects; and

WHEREAS, Santa Monica Municipal Code Section 9.64.030 exempts from the AHPP those 100% affordable housing projects that are developed by nonprofit affordable housing providers receiving financial assistance through the City's housing trust fund programs; and

WHEREAS, as a result of the loss of redevelopment funding in 2012, the City has been unable to provide the same level of financial assistance to affordable housing developers to construct 100% affordable housing projects in the City; and

WHEREAS, in order to encourage the development of more 100% affordable housing projects within the City, the City desires to exempt 100% affordable housing

projects that will be owned and operated by affordable housing providers receiving financial assistance through the California Tax Credit Allocation Committee from the requirements of the AHPP, subject to certain conditions; and

WHEREAS, the proposed exemption would allow 100% affordable housing projects to comply with regulations adopted by the California Tax Credit Allocation Committee, rather than AHPP requirements, except that tenant applications would be selected from the City's list of eligible tenants; and

WHEREAS, the proposed amendments to the AHPP are intended to achieve greater affordability and maintain Santa Monica's economic diversity; and

WHEREAS, the proposed changes to the AHPP would result in lower rents and greater accessibility of affordable housing to lower income households; and

WHEREAS, the proposed amendments to the AHPP are consistent with Proposition R.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Santa Monica Municipal Code Section 9.64.030 is hereby amended to read as follows:

9.64.030 Applicability of chapter.

A. The obligations established by this Chapter shall apply to each multi-family project involving the construction of two or more multi-family units. Multi-family projects that have received ministerial or discretionary planning approvals on or prior to July 26, 2013 shall be subject to the provisions of Santa Monica Municipal Code Section 9.64.010 *et seq.*, as they existed on the date of

their approvals, except that pricing requirements for affordable housing units shall be published by the City on an annual basis instead of adoption by resolution of the City Council. For purposes of this Chapter, ministerial or discretionary planning approvals include, but are not limited to: plan checks, variances, conditional use permits, administrative approvals, development review permits, and development agreement ordinances.

B. No building permit shall be issued for any multi-family project unless such project has been approved in accordance with the standards and procedures set forth in this Chapter.

C. Notwithstanding the above, a multi-family rental housing project shall be subject to Section 9.64.110 of this Chapter but shall not be subject to the other requirements of this Chapter if the project is secured by a regulatory agreement, memorandum of agreement, or recorded covenant with the City valid for a minimum period of fifty-five years and the project is:

1. A 100% affordable housing project, as defined by Santa Monica Municipal Code Section 9.52.020.0050, that will be developed by a nonprofit housing provider receiving financial assistance through one of the City's housing trust fund programs.

2. A 100% affordable housing project, as defined by Santa Monica Municipal Code Section 9.52.020.0050 that (a) will be developed by a nonprofit housing provider receiving financial assistance through the California Tax Credit Allocation Committee; (b) will comply with California Tax Credit Allocation Committee Regulations as set forth in California

Code of Regulations, Title 4, Sections 10300 and following, including minimum unit size requirements set forth in Title 4, § 10325(g)(1)(B); and (c) if the 100% affordable housing project satisfies any affordable obligations for a market-rate project(s), the 100% affordable project shall provide more affordable housing than would be required on-site for the market-rate project, and during the City's review of the project, the nonprofit affordable housing provider shall consult with the City regarding the category, round and type of tax credits being sought.

D. A designated landmark building or contributing structure to an adopted Historic District that is retained and preserved on-site as part of a multi-family project shall not be considered or included in assessing any of the requirements under this Chapter.

SECTION 2. Santa Monica Municipal Code Section 9.64.050 is hereby amended to read as follows:

9.64.050 On-site option.

The following requirements must be met to satisfy the on-site provisions of this Chapter:

A. For ownership projects of at least four units but not more than fifteen units in multi-family residential districts, the multi-family project applicant agrees to construct at least: (1) twenty percent of the total units as ownership units for moderate-income households at an Affordable Ownership Housing Cost, or as an alternative; (2) twenty percent of the total units as rental units for 80% income households at affordable rent if these rental units are provided by the

applicant in accordance with Civil Code Sections 1954.52(b) and 1954.53(a)(2); (3) ten percent of the total units as rental units for 50% income households at affordable rent if these rental units are provided by the applicant in accordance with Civil Code Sections 1954.52(b) and 1954.53(a)(2); or (4) for projects with an application for a ministerial or discretionary planning approval that is determined complete on or before March 26, 2019 or after November 27, 2019, five percent of the total units as rental units for 30% income households at affordable rent if these rental units are provided by the applicant in accordance with Civil Code Sections 1954.52(b) and 1954.53(a)(2).

B. For ownership projects of sixteen units or more in multi-family residential districts, the multi-family project applicant agrees to construct at least: (1) twenty-five percent of the total units as ownership units for moderate-income households at an Affordable Ownership Housing Cost, or as an alternative; (2) twenty-five percent of the total units as rental units for 80% income households at affordable rent if these rental units are provided by the applicant in accordance with Civil Code Sections 1954.52(b) and 1954.53(a)(2); fifteen percent of the total units as rental units for 50% income households at affordable rent if these rental units are provided by the applicant in accordance with Civil Code Sections 1954.52(b) and 1954.53(a)(2); or (4) for projects with an application for a ministerial or discretionary planning approval that is determined complete on or before March 26, 2019 or after November 27, 2019, ten percent of the total units as rental units for 30% income households at affordable rent if these rental units

are provided by the applicant in accordance with Civil Code Sections 1954.52(b) and 1954.53(a)(2).

C. For all other multi-family applicants, the multi-family project applicant agrees to construct at least:

1. five percent of the total units of the project for 30% income households at affordable rent for projects with an application for a ministerial or discretionary planning approval that is determined complete on or before March 26, 2019 or after November 27, 2019;

2. ten percent of the total units of the project for 50% income households at affordable rent;

3. twenty percent of the total units of the project for 80% income households at affordable rent; or

4. one hundred percent of the total units of a project for moderate income households at affordable rent.

D. Except as provided in 9.23.030(A), any fractional affordable housing unit that results from the formulas of this Section that is 0.75 or more shall be treated as a whole affordable housing unit (i.e., any resulting fraction shall be rounded up to the next larger integer) and that unit shall also be built pursuant to the provisions of this Section. Any fractional affordable housing unit that is less than 0.75 can be satisfied by the payment of an affordable housing fee for that fractional unit only pursuant to Section 9.64.070(A)(2) or by constructing all the mandatory on-site affordable units with three or more bedrooms. The City shall make available a list of income levels for 30% income

households, 50% income households, 80% income households, and moderate income households, adjusted for household size, the corresponding maximum affordable rents adjusted by household size appropriate for the unit, and the minimum number of units required for 30% income households, 50% income households, or 80% income households required for typical sizes of multi-family projects, which list shall be updated periodically.

E. The multi-family project applicant may reduce either the size or interior amenities of the affordable housing units as long as there are not significant identifiable differences between affordable housing units and market rate units visible from the exterior of the dwelling units; provided, that all dwelling units conform to the requirements of the applicable Building and Housing Codes. However, except as provided in Section 9.23.030(A), each affordable housing unit provided shall have at least two bedrooms unless:

1. The proposed project comprises at least ninety-five percent one bedroom units, excluding the manager's unit, in which case the affordable housing units may be one bedroom;

2. The proposed project comprises at least ninety-five percent zero bedroom units, excluding the manager's unit, in which case the affordable housing units may be zero bedroom units;

3. The proposed project comprises zero and one bedroom units, excluding the manager's unit, in which case the affordable housing units must be at least one bedroom units; or

4. The multi-family project applicant has elected not to pay the affordable housing fee pursuant to Section 9.64.070(A)(2), in which case the affordable housing units must be at least three bedroom units. The design of the affordable housing units shall be reasonably consistent with the market rate units in the project. An affordable housing unit shall have a minimum total floor area, depending upon the number of bedrooms provided, no less than the following:

0 bedrooms	500 square feet	1 occupant
1 bedroom	600 square feet	1 occupant
2 bedrooms	850 square feet	2 occupants
3 bedrooms	1,800 square feet	3 occupants
4 bedrooms	1,200 square feet	5 occupants

Affordable housing units in multi-family projects of one hundred units or more must be evenly disbursed throughout the multi-family project to prevent undue concentrations of affordable housing units.

F. All affordable housing units in a multi-family project or a phase of a multi-family project shall be constructed concurrently with the construction of market rate units in the multi-family project or phase of that project.

G. On-site affordable housing units must be rental units in rental projects. In ownership projects, these affordable housing units may be either rental units or ownership units.

H. Each multi-family project applicant, or his or her successor, shall submit an annual report to the City identifying which units are affordable units, the monthly rent (or total housing cost if an ownership unit), vacancy information for each affordable unit for the prior year, verification of income of the household occupying each affordable unit throughout the prior year, and such other information as may be required by City staff.

I. A multi-family project applicant in a residential district who meets the requirements of this Section shall be entitled to the density bonuses and incentives provided by Sections 9.22.030 or any successor thereto and the waiver/modification of development standards provided by Section 9.22.040 or any successor thereto. A multi-family project applicant in a commercial or industrial district shall be entitled to the development bonuses and incentives provided in the Land Use and Circulation Element and implementing ordinances.

J. All residential developments providing affordable housing on-site pursuant to the provisions of this Section shall receive priority building department plan check processing by which housing developments shall have plan check review in advance of other pending developments to the extent authorized by law.

K. The City Council may by resolution establish compliance monitoring fees which reflect the reasonable regulatory cost to the City of ensuring compliance with this Section when affordable housing units are being initially rented or sold, when the required annual reports are submitted to the City, and when the units are being re-sold or re-leased.

SECTION 3. Any provision of the Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 4. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption. This Ordinance shall become effective 30 days from its adoption.

APPROVED AS TO FORM:

LANE DILG
City Attorney

ITEM 5A

CCSM LETTER

MEQ MASS EQUITIES

March 14, 2019

Jesús Hernández
Director of Housing Development
Community Corporation of Santa Monica
1423 2nd Street, Suite B
Santa Monica, CA 90401

Dear Jesús,

Thank you for taking the time to discuss our Santa Monica residential development projects. Below is a summary of the projects as currently planned:

1437 7th Street (7th Street), located between Santa Monica Boulevard and Broadway, will be comprised of two subterranean parking levels, ground level retail and 5 stories of residential units. The project will encompass approximately 43,700 square feet of residential equaling 65 residential units, of which 13 units will be designated for affordable units.

525 Colorado Boulevard (525), located at the corner of Colorado Boulevard and 6th Street will be comprised of two levels of subterranean parking, ground floor retail and 6 stories of residential units. The project will encompass approximately 27,000 square feet of residential equaling 40 residential units, of which 8 units will be designated for affordable units.

The total number of onsite affordable units required for 7th Street & 525 is 21 (13 and 8, respectively). MEQ is looking to satisfy the affordable requirement for both 7th Street and 525 by providing those units offsite at a factor of 1.25, which would require 27 offsite units. Specifically, MEQ will be acquiring 1333 7th Street on behalf of Community Corp of Santa Monica (CCSM) and has engaged Michael Folonis Architecture to design and work with CCSM to develop a new building containing a minimum of 36 total new affordable units. The total units at 1333 will exceed the required 27 units necessary for MEQ to satisfy the code requirement for offsite units.

Please let me know if you have additional questions regarding these projects.

Sincerely,



Andrew Sobel
Founder & CEO

Mass Equities, Inc.
1437 7th Street, Suite 200, Santa Monica, CA 90401
Office (310) 857-3100

ZONING INFORMATION

ADDRESS	1437 SEVENTH STREET, SANTA MONICA, CALIFORNIA
PROJECT DESCRIPTION	PROPOSED 6 STORY BUILDING OF GROUND FLOOR COMMERCIAL AND 5 STORIES RESIDENTIAL ABOVE WITH TWO LEVELS OF BELOW GRADE PARKING.
ZONE	NEIGHBORHOOD VILLAGE ZONE (NV)
OCCUPANCY TYPE	R-2/M/S-2- OCCUPANCY CATEGORY II
BUILDING TYPE	TYPE I-B: RESIDENTIAL 6 STORIES, TYPE I: COMMERCIAL AND PARKING, FULLY SPRINKLERED BUILDING
BUILDING HEIGHT	PROPOSED: 60'-0" (6 STORIES)
AVERAGE NATURAL GRADE	(92.53 + 94.27 + 93.27 + 91.45) / 4 = 98.88'
EXISTING USE	COMMERCIAL OFFICE BUILDING
PROPOSED USE	MIXED USE: RESIDENTIAL UNITS + COMMERCIAL

SITE PARAMETERS

	ALLOWABLE	PROPOSED	
LOT SIZE (SQ FT)	14,991	-	
F.A.R. (DCP)	3.5	3.50	
NUMBER OF STORIES	UNLIMITED	6	
HEIGHT (FT)	60	60	
ALLOWABLE AREA SQ FT	52,469	52,463	6 S.F. Below F.A.R.

OPEN SPACE REQUIREMENTS

FLOOR	BUILDABLE AREA	MINIMUM %	PROPOSED	TOTAL %	
1	14,994	10%	1,426	10%	MINIMUM OPEN SPACE PER 9.10.060 (B) Lot width between 51 and 150 feet- 20% total: 10% located at ground floor or podium at 1 or 2 levels above ground and 10% without regulated location
2	14,994		4,075		
3	14,994		0		
4	14,994	10%	826	23%	
5	14,994		0		
6	14,994		615		
ROOF	14,994		2011		
TOTAL PROPOSED		20%		33%	

PROGRAM INFORMATION

UNIT TYPE	REQUIRED MIX		AREA AVG.	# UNITS	TOTAL SF	FAR	# BEDROOMS
	REQUIRED MIX	PROVIDED					
STUDIO A	MAX 15%	6.2%	405	4	1,620		0
		0.0%	-	0	-		0
	net	6.2%	-	4	-		0
1A		12.3%	546	8	4,368		8
1B		6.2%	569	4	2,276		4
1C		6.2%	588	4	2,352		4
1D		7.7%	541	5	2,705		5
1E		6.2%	545	4	2,180		4
1F		4.6%	545	3	1,635		3
1G - PH		4.6%	674	3	2,022		1
1H - PH		1.5%	536	1	536		1
1E AFF		9.2%	545	6	3,270		6
net		58.5%	-	38	-		0
2A	MIN 20%	9.2%	750	6	4,500		12
2B		1.5%	730	1	730		2
2A AFF		9.2%	750	6	4,500		12
net		20.0%	-	13	-		0
3A	MIN 15%	4.6%	1,000	3	3,000		9
3B		7.7%	987	5	4,935		15
3C		1.5%	1,021	1	1,021		3
3A AFF		1.5%	1,000	1	1,000		3
net		15.4%	-	10	-		0
Residential Lobby + Mail					1,069		
MARKET RATE		72%		47			31
AFFORDABLE	MIN 20%	20%		13			31
RES. TOTAL		100%		65	43,719	2.92	92
COMMERCIAL (Indoor)	MAX 50%	12%			6,339	0.42	
COMMERCIAL (Outdoor)*					1,426	0.00	
SERVICE: CIRC, FR CMND, TRNSMR, MECH		5%			2,405	0.16	
COMMERCIAL TOTAL		* Commercial (outdoor) not counted toward FAR			10,170	0.58	
BUILDING AREA TOTAL					52,463	3.50	
AVERAGE # OF BEROOMS			(Min 1.2)			MARKET RATE	1.50
			(>= Market Rate)			AFFORDABLE	1.62

PARKING INFORMATION

AUTOMOBILE PARKING										
UNIT TYPE	UNIT TOTAL/SF	# SPACES /UNIT	REQUIRED	PROPOSED						
				SPACE TYPE	P1	P2	P3	%	TOTAL	
STUDIO	4	0.50	2.0	STANDARD	15	20			61%	35
1 BD	32	0.50	16.0	COMPACT	8	10			32%	18
1 BD AFF	6	0.25	1.5	HANDICAP	3	1			7%	4
2 BD	7	1.00	7.0	TOTAL	26	31	0			57
2 BD AFF	6	0.50	3.0							
3 BD	9	1.00	9.0	Total Residential	12	31	0			43
3 BD AFF	1	0.50	0.5	Total Commercial	14					14
Guest-Market: 1 per 15		0.07	3.1	TOTAL PROPOSED						57
Guest-AFF: 1 per 30		0.03	0.4							
Commercial (Eating)	6,339	1/500	12.7							
Commercial (Outdoor) *	1,426	1/500	1.9							
* 500 SF of outdoor dining area does not require any parking spaces.										
Note: most restrictive commercial use is 1 space per 300 square feet.										
Total Residential			42.6							
Total Commercial			14.5							
TOTAL REQUIRED			57.1							

BICYCLE PARKING									
UNIT TYPE	UNIT TOTAL	REQUIRED		TOTAL	PROPOSED				
		SHORT TERM 10% of long term - Retail: 1/4000 SF	LONG TERM 1/bedroom - Retail: 1/3000 SF		BIKE PARKING TYPE	SHORT TERM	LONG TERM	TOTAL	
STUDIO	8	0.8	8	9	Total Residential	8		81	89
STUDIO AFF	0	0.0	0	0	Total Commercial	4	4	8	8
1 BD	25	2.5	25	28	Total Cargo	1	10	11	11
1 BD AFF	6	0.6	6	7	TOTAL PROPOSED	13	95	108	108
2 BD	7	1.4	14	15					
2 BD AFF	6	1.2	12	13					
3 BD	8	2.4	24	26					
3 BD AFF	1	0.2	2	2					
Total Residential		9	91	100					
Commercial (Min. 4)		4.0	4.0	8					
TOTAL REQUIRED		13	95	108					

CARGO BIKES (10% of total bike parking)

ZONING INFORMATION

ADDRESS	525 COLORADO AVENUE SANTA MONICA CA 90401
PROJECT DESCRIPTION	PROPOSED 7 STORY MIXED-USE RESIDENTIAL HIGH RISE BUILDING WITH GROUND FLOOR COMMERCIAL, RESIDENTIAL UNITS ABOVE AND ROOF TOP DECK
ZONE	TRANSIT ADJACENT DISTRICT (TA) - DCP
OCCUPANCY TYPE	R-2/M/5-2- OCCUPANCY CATEGORY II
BUILDING TYPE	TYPE I-B: RESIDENTIAL 6 STORIES, TYPE I: COMMERCIAL, FULLY SPRINKLERED BUILDING
BUILDING HEIGHT	PROPOSED: 84'-0" (7 STORIES)
AVERAGE NATURAL GRADE	$(75.60'+76.62'+78.00'+78.59')/4 = 77.20'$
EXISTING USE	SINGLE STORY COMMERCIAL BUILDING
PROPOSED USE	MIXED USE: RESIDENTIAL UNITS + COMMERCIAL

SITE PARAMETERS

	ALLOWABLE	PROPOSED	
LOT SIZE (SQ.FT)	7,500	-	
F.A.R. (DCP)	4.0	3.99	
NUMBER OF STORIES	7	7	
HEIGHT (FT)	84	84	
GROUND FLOOR HEIGHT (MINIMUM FT, FLOOR TO FLOOR)	11	14	
ALLOWABLE AREA SQ.FT	30,000	29,929	71 SF Below F.A.R.

OPEN SPACE REQUIREMENTS

FLOOR	BUILDABLE AREA	MINIMUM	PROPOSED	TOTAL %	
1	7,132	0.00%	1,184	16.60%	MINIMUM OPEN SPACE PER 9.10.050 (B)(6) No open space requirement for lots under 50 feet wide.
2	7,133		424	5.94%	
3	6,817		1,510	22.15%	
4	5,604	0.00%	398	7.10%	
ROOF	6,813		2,835	41.61%	
TOTAL	33,499	0.00%	6,351	93.41%	

PROGRAM INFORMATION

UNIT TYPE	REQUIRED MIX	PROVIDED	AREA AVG.	# UNITS	TOTAL	FAR	# BEDROOMS
			SF		SF		
STUDIO A	MAX 15%	10.0%	469	4	1,876		0
STUDIO B		5.0%	372	2	744		0
		0.0%					
	net	15%		6			0
1 BED A	net	32.5%	552	13	7,176		13
1 BED B		5.0%	487	2	974		2
1 BED AFF		12.5%	552	5	2,760		5
		50%		20			20
2 BED A	MIN 20%	5.0%	893	2	1,786		4
2 BED B		10.0%	867	4	3,468		8
2 BED AFF		5.0%	893	2	1,786		4
		20%		8			16
3 BED A	MIN 15%	12.5%	922	5	4,610		15
		0.0%					0
3 BED AFF		2.5%	922	1	922		3
	net	15.00%		6			18
RESIDENTIAL LOBBY					400		
RESIDENTIAL SERVICE					525		
MARKET RATE		80%		32			42
AFFORDABLE	MIN 20%	20%		8			12
RESIDENTIAL TOTAL		100%		40	27,027	3.60	54
COMMERCIAL (indoor)	MAX 50%				2,586	0.34	
COMMERCIAL (Outdoor)*		9%			-	0.00	
COMMERCIAL (Below Grade)*					3,613	0.00	
CIRCULATION					106	0.01	
SERVICE		1%			210	0.03	
COMMERCIAL F.A.R.	* Commercial (Outdoor) not counted toward FAR				2,902	0.39	
COMMERCIAL TOTAL					6,409	-	
BUILDING AREA TOTAL					29,929	3.99	
AVERAGE # OF BEROOMS			(Min 1.2)		MARKET RATE		1.31
			(>= Market Rate)		AFFORDABLE		1.50

PARKING INFORMATION

AUTOMOBILE PARKING				BICYCLE PARKING - REQUIRED		
MAXIMUM PARKING ALLOWED				REQUIRED		
UNIT TYPE	UNIT TOTAL/SF	# SPACES/UNIT	ALLOWED	SHORT TERM 10% of long term Commercial: 1/4000 SF	LONG TERM 1 space/bedroom - Commercial: 1/3000 SF	TOTAL
STUDIO	6	0.50	3.0	0.6	6	7
1 BD	15	0.50	7.5	1.5	15	17
1 BD AFF	5	0.25	1.3	0.5	5	6
2 BD	6	1.00	6.0	1.2	12	13
2 BD AFF	2	0.50	1.0	0.4	4	4
3 BD	5	1.00	5.0	1.5	15	17
3 BD AFF	1	0.50	0.5	0.3	3	3
Guest-Market: 1 per 15		0.07	2.1			
Guest-AFF: 1 per 30		0.03	0.3			
Commercial (Ground Level)	2,586.00	2/1000	5.2			
Commercial (Below Grade) *	3,613.00	2/1000	7.2			
* 500 SF of outdoor dining area does not require any parking spaces. Note: most restrictive commercial use is 1 space per 300 square feet. (bank,dental, medical). Restaurants are 2/1000						
Total Residential			26.7			
Total Commercial			12.4			
ALLOWED			39			
CARGO BIKES (10% of total bike parking)						
				6	60	66
				4	4	8
				10	64	74

AUTOMOBILE PARKING - PROPOSED					BICYCLE PARKING - PROPOSED		
SPACE TYPE	STANDARD	COMPACT	HANDICAP	TOTAL	SHORT TERM	LONG TERM	TOTAL
GRADE	0	0	0	0	10	7	17
P1	0	0	0	0		57	57
%	0%	0%	0%	0%			
TOTAL	0	0	0	0			
			MAX 40%	MIN 2%			
Total Residential			0		6	60	66
Total Commercial			0		4	4	8
TOTAL PROPOSED			0		10	64	74