

# Appendix F – Report on Suitable Sites

## Inventory Analysis

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 6<sup>th</sup> Cycle Housing Element SSI. The methodology follows State Housing Element Law and the guidance of the Housing Element Site Inventory Guidebook prepared by the Housing and Community Development Department (June 2020).

### Step 1: Site Filtering for Non-Suitable Parcels

The City of Santa Monica maintains a comprehensive land use inventory that includes details for every parcel within City limits. This inventory was utilized to prepare the SSI. The City focused the inventory to underutilized commercial sites since these sites are most likely to be redeveloped based on evidence of past development trends. As a first step in preparing the SSI, parcels in the City that are not potential candidates for housing 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:

- RMH (residential mobile home), OS (open space) zones
- 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 the Civic Center government uses (Santa Monica City Hall, Los Angeles County Courthouse, Civic Auditorium), hospitals, cemetery, schools, parks, churches/religious facilities, utilities, government offices, libraries, police/fire stations, transportation infrastructure/Metro Expo Light Rail and airport
- Parcels developed with affordable housing, condominium units, and rent control units
- Parcels with newer buildings developed post 1980

## Step 2: Categorizing Sites

### 1. Commercial Parcels

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

Figure F-1 Category of Potential Commercially Zoned and Mixed Use Zoned Sites

Category	Description	Count of Parcels	Land SF
1	Approved and Pending 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 Sites and Parking Lots	118	1,037,700
6	Auto Inventory 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 less than 0.5 AVR	576	3,675,065

#### 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.

#### Category 2 Sites (Sites listed in the 2013–2021 5<sup>th</sup> Cycle Housing Element)

83 parcels were listed in the 5<sup>th</sup> 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 (DCP), sites in the Downtown were identified for potential redevelopment. A number of these sites have already undergone pending and approved entitlements (captured in Category 1). In addition, a small number were previously identified in the prior SSI for the 5<sup>th</sup> 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 Parking Structure (PS) #3, PS#1, PS#2, and PS#4 are reviewed in this category since these structures require seismic retrofit improvements for their continued operation. Additionally, the City's parking lots on Main Street are reviewed as potential housing sites.

#### Category 5 Sites: Vacant Sites and Parking Lots

There are a number of sites in the City that are either vacant or developed as parking lots. Vacant sites and parking lots are very underutilized and represent the greatest opportunity for new housing without displacement of existing uses. Redevelopment of these lots are considered with the commercial uses they serve.

#### Category 6 Sites: Auto Inventory Lots

These are parcels currently being utilized almost entirely as auto inventory surface lots, with the majority occurring on the eastern end of Santa Monica Boulevard. 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 during 2019-2021 or have active sales listings. These sites could have redevelopment potential.

#### 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 area compared against the maximum floor area permitted).

#### 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 assessor's value ratio (AVR) of 0.5 or less.

## 2. Residential Parcels

For residentially-zoned parcels, sites that are developed with existing residential uses were filtered out to be consistent with the City’s goal of preserving existing housing and preventing displacement of residents. Approximately 38 parcels were identified as parking lots that are associated with religious institutions and 97 parcels are surface parking lots for adjacent street fronting commercial uses.

Figure F-2 Category of Potential Residentially Zoned Sites

Category	Description	Count of Parcels	Land SF
11	Religious Institutions	38	555,589
12	A-Lots and Residentially Zoned Parking Lots	97	911,847

### Category 11 Sites: (Religious Institutions)

Category 11 sites are properties of religious congregations (churches, synagogues, etc.). 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. These lots could play an important part in providing affordable housing. Program 4.C of the Housing Element would amend the Zoning Ordinance to establish an overlay so that these sites would be incentivized for the production of housing.

### Category 12 Sites (A-Lots and Residentially Zoned Parking Lots)

“A-Lots” are residentially-zoned (R1/R2/R3/R4) parcels with an “A” Off-Street Parking Overlay. Within the City, there are 42 A-lots. Zoning regulations prevent their use to enable the expansion of associated commercial uses, but also effectively prevent their redevelopment for housing. Additionally, there are other residentially-zoned parcels without the A-Lot overlay that are similarly developed as surface parking lots. These surface parking lots 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. The existing multi-unit residential zones have density caps of 4-6 units regardless of the size of the property, which limits their capacity for housing potential.

## Step 3: Individual Site Analysis 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 analyzed 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. Based on review of past housing projects, a site that is 15,000 sf is generally considered sufficient sized for residential redevelopment in the mixed-use, commercial zones. Sites as small as 10,000 sf may be appropriate for certain projects such as those in the Downtown and/or 100% affordable housing projects which do not require parking. Appendix B provides evidence of past and current housing projects that have occurred on sites that are 15,000 sf or less. 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 demonstrated longevity, and, as such, may be considered an impediment to redevelopment of the site. Similarly, sites with multiple tenants are more unlikely to turn over than single tenant sites. Sites that are developed as parking lots are considered more likely to be redeveloped than sites with existing building improvements.
- 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.

Per HCD, a vacant site is a site without any houses, offices, buildings, parking lot, or other significant improvements on it. The City of Santa Monica is a dense, urban coastal community and is entirely built out with little to no vacant land remaining. Nonvacant, underutilized sites will be relied on to achieve the 6<sup>th</sup> Cycle RHNA. This is supported by past residential development trends which has primarily consisted of new multifamily buildings replacing older one-story buildings on infill sites (see Attachment 1).

- Ownership – Ownership of properties was also considered in the analysis. Parcels that are owned by known housing developers, for example, are very likely to be redeveloped. Several underutilized sites in the City are owned by State entities, institutions, and public utility companies that have the potential to accommodate housing, including the Department of Motor Vehicles (DMV) site at 2235 Colorado Ave, Santa Monica Municipal Unified School District (SMMUSD) former district offices at 1651 16th St, and the University of California, Los Angeles (UCLA)-owned parking lots at 1521 & 1601 Santa Monica Blvd. The City initiated discussions with these entities to inquire about their potential interest in housing development. Both the DMV and UCLA indicated that they had no plans for future housing on their properties. However, the SMMUSD indicated their intent and interest in developing housing for their staff at their former district offices (see Attachment 4). If 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.
- Known Developer Interest – If a developer has expressed interest in developing a site, then there is a higher likelihood that the site will be redeveloped.
- Environmental and Infrastructure Constraints –HCD requires that cities identify any environmental constraints (*e.g.*, fault hazard zones, flood areas, landslide zones, very high fire hazard severity zones) and infrastructure limitations that have the potential to impact the development viability of the identified sites. These constraints can include natural resources, hazards/safety concerns, or lack of sufficient infrastructure capacity. As summarized in Attachment 3, environmental concerns do not pose a significant constraint to housing production. Infrastructure upgrades, however, would be necessary to accommodate the development of 8,895 units in the next 8 years.

Sites were given an evaluation of whether they had low, medium, medium high, and high potential for housing redevelopment. In general, high potential sites include those that are adequately sized, are occupied with single tenants, and are located in proximity to other recent housing projects. Sites with known developer interest are also given a high potential. Based on the review of sites, there are 108 parcels approved/pending for residential development and 204 commercially, and mixed used zoned potential parcels in the City identified to have high potential for residential redevelopment. Together these 312 parcels comprise approximately 4.5 million sf of land area.

An additional 22 residentially zoned sites developed as surface parking lots are identified as having high potential. The Housing Element includes Program 1C to adopt standards that will incentivize A-Lots and residentially zoned parking lots to be developed in support of multi-unit housing development.

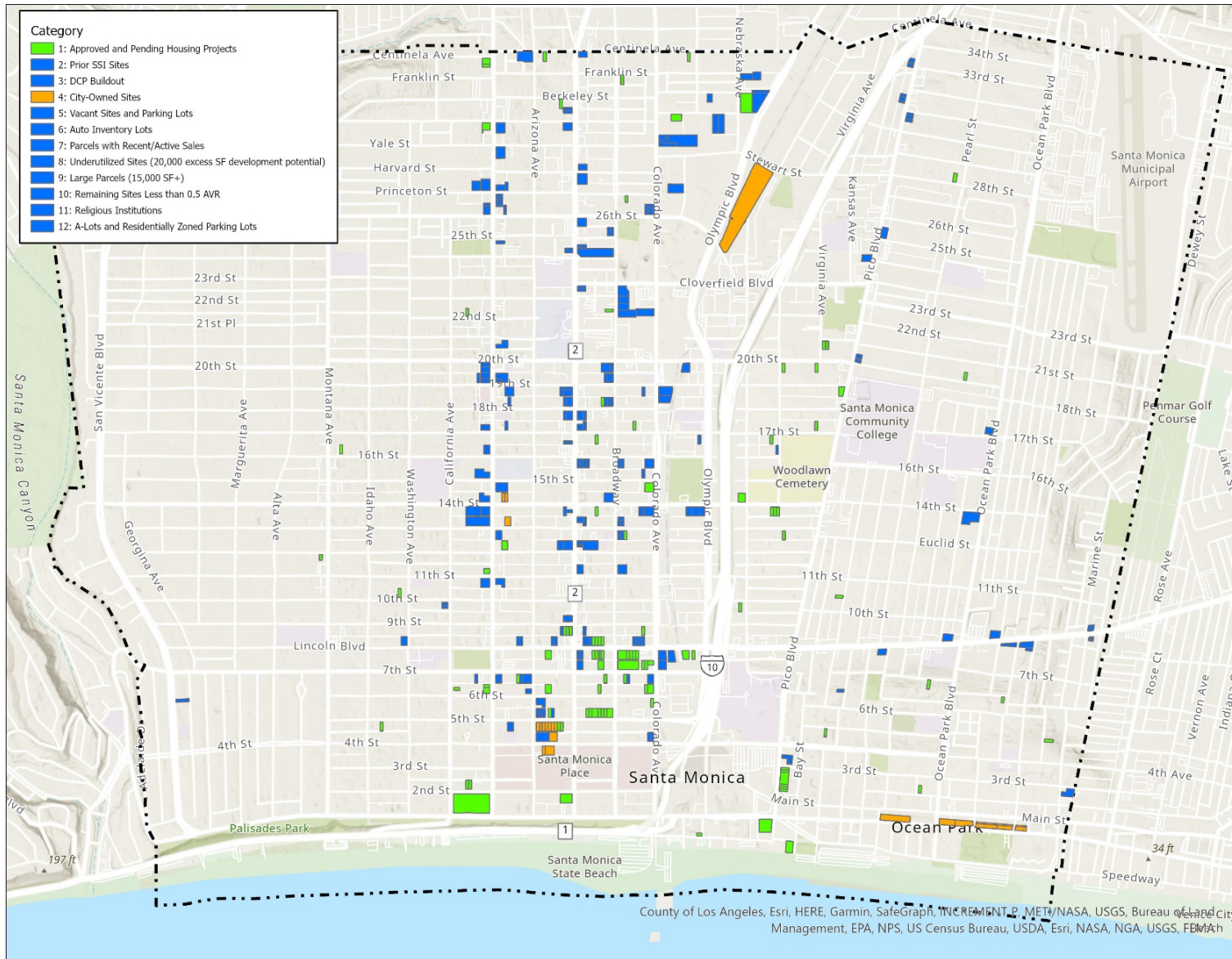
Figure F-3 Summary of Commercial and Mixed Use Zoned Sites with High Housing Potential

High Potential for Redevelopment			
Category	Description	Total Land Area	Count of Parcels
1	Approved and Pending Housing Projects	1,301,284	108
2	Prior SSI Sites	575,659	25
3	DCP Buildout	124,517	13
4	City-Owned Sites	718,529	24
5	Vacant Sites/Parking Lots	173,124	20
6	Auto Storage Lots	333,131	29
7	Parcels with recent/active sales	253,802	23
8	Underutilized Sites (20,000 excess sf development potential)	699,116	34
9	Large Parcels (15,000 sf+)	135,267	6
10	Remaining Sites with less than 0.5 AVR	206,722	30
<b>Grand Total</b>		<b>4,521,151</b>	<b>312</b>

Figure F-4 Summary of Residentially Zoned Sites with High Housing Potential

High Potential Residentially Zoned Sites			
Category	Description	Total Land Area	Count of Parcels
11	A-Lots/Residentially Zoned Parking Lots	149,307	7
12	Religious Institutions	170,088	15
<b>Grand Total</b>		<b>319,395</b>	<b>22</b>

Map F-1 Suitable Sites Inventory





## Step 4: Assessment of Housing Capacity for High Potential Sites

Per Government Code Section 65583.2(c), the SSI must include a calculation of the realistic residential development capacity of the sites. To ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the planning period, HCD recommends that a jurisdiction create a buffer in the housing element inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower income RHNA.

### 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. A review of the past 5<sup>th</sup> Cycle Housing Element show that 10% of approved and pending projects are withdrawn and/or have had permit approvals expire. Therefore, a 10% discount factor was applied to the current number of approved and pending projects to allow for the possibility that some projects may never proceed to construction. This results in 1,503 approved units and 680 pending units that are counted towards the 6<sup>th</sup> Cycle Housing Element.

Figure F-5 Approved and Pending Projects Housing Capacity

	# of Units	# Units Counted for SSI (w/ 10% discount)
Category 1 Approved	1,670	1,503
Category 1 Pending	756	680

### 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 parking lots on Main Street and along Wilshire Boulevard, the Bergamot Arts Center, Parking Structure 3, and the site at 4th Street/Arizona. This 6<sup>th</sup> Cycle Housing Element proposes to explore means of maximizing housing potential on these sites, subject to a public process. The City engaged with HR&A advisors and local architects to estimate the realistic capacity of these sites with consideration to existing constraints (such as lease terms, financial feasibility, *etc*). Based on their estimate and applying a density factor of 150 units/acre, City-owned sites have the potential for accommodating 1,884 units.

Figure F-6 City-Owned Sites with High Housing Potential

Address	Parcel Nos.	Zoning	Existing Use	Land Area (sf)	Unit Capacity
(Blank)	4281005900	R2	Public parking lot behind retail	7,500	26
(Blank)	4282003901	R3	Public parking lot on Wilshire/14th	7,500	52
1217 14th St	4282003900	R3	Public parking lot 12 behind retail	22,500	52
	4282004900				
(Blank)	4288009901	R3/R4	Public parking lot on Main St	175,568	605
	4288010900				
	4288010901				
	4288011900				
	4288011901				
	4288012902				
	4288013905				
	4288015901				
1333 4 <sup>th</sup> St	4291011909	BC	Bank of America; Chase bank	44,609	154
	4291011910				
1324 5 <sup>th</sup> St	4291011900	NV	Parking lot	53,300	184
	4291011901				
	4291011902				
	4291011903				
	4291011904				
	4291011905				
	4291011908				
1318 4th St	4291012900	BC	Parking Structure 3	30,000	104
	4291012901				
2500 Olympic	4268013919	CAC	Bergamot Arts Center <sup>1</sup>	205,000	707
	4268014900				
<b>Total Estimated Capacity</b>					<b>1,884</b>
<sup>1</sup> The 205,000 sf land area accounts for half of the Bergamot Arts Center parcel being occupied by an existing leased R&D building which precludes housing development on this portion of the site					

## Category 11 and 12– Religious Congregations and Parking Lots

Surface parking lots located in the multi-unit residential zoning districts have the ability to accommodate housing. These include parking lots associated with religious congregations and parking lots associated with street-fronting commercial uses.

Discussions with religious congregational leaders have indicated that there is a strong desire to develop affordable housing on the parking lots of sites developed with religious institutional uses. Sites with religious congregations were analyzed assuming the application of the proposed development standards in Program 4.C as proposed by this Housing Element in Chapter 5.

Surface parking lots in residential zones have housing potential but their potential is limited by existing residential unit caps. The Housing Elements proposes Program 1.C to eliminate the caps within these parcels.

The capacity analysis applies the following:

- **Typical Density:** Parking lots of religious sites would be developed with affordable housing projects and as such would be afforded new development standards that would give it increased height as compared to other sites in the residential zones. However, such projects would likely be limited by the number of stories. Affordable housing developers have indicated that they will likely build no more than 5–6 stories due to construction costs and prevailing wages requirements for projects constructed at greater heights. Therefore, the capacity analysis assumes a maximum of 5 stories for parking lots of religious sites. For surface parking lots, the capacity analysis assumes removal of the unit caps and applies the density factors of the underlying zones.
- **Realistic capacity of Site:** Application of the maximum parcel coverage permitted based on the underlying multi-unit zoning.
- **Land Use Controls and Site Improvements:** Incorporation of the Zoning Ordinance’s requirements for unit size and unit mix requirements which could reduce maximum residential yield.
- **Infrastructure Availability and Environmental Constraints:** No application of environmental constraints and infrastructure constraints, per the discussion in Attachment 3
- **Income levels:** Some religious congregational leaders have indicated that there may be a need to provide some market rate units as part of housing redevelopment to ensure revenue. Therefore, these sites assume 50% of the total unit capacity could be accommodated at affordable low-income levels.

With this methodology, Category 11 sites yielded an estimated housing capacity of 257 units.

Example Capacity Calculation

<b>Site Attribute</b>	Zoning	R2
	Site Area (SF)	10,000
<b>Typical Density</b>	Max # Stories	5
	Density	unlimited
<b>Realistic Capacity</b>	Parcel Coverage (Maximum % of site area)	0.45%
	Ground Floor Parcel Coverage Floor Area (GSF)	6,750 SF
<b>Land Use Controls</b>	Upper Story Parcel Coverage (% of ground floor parcel coverage)	90%
	Upper Story Floor Area	$[(6,750 \text{ SF} \cdot 90\%) \cdot 4 \text{ stories}] = 24,300 \text{ SF}$
<b>Capacity</b>	Total Floor Area	31,050 SF
	Average GSF per Unit based on Unit Mix requirements	1,050
	<b>Max # of Units</b>	<b>30</b>

### All Remaining Sites – Categories 2, 3, 5, 6, 7, 8, 9, 10

The City of Santa Monica’s General Plan and Zoning Ordinance implements a Zoning Ordinance using floor area ratios (FAR) and heights to determine maximum development. As part of the Housing Element Update, these development standards and the City’s Affordable Housing Production Program inclusionary requirements would be amended to achieve the RHNA. FARs and heights would be established at levels that can feasibly support housing projects with the amount of affordable (inclusionary) housing in accordance with the City’s AHPP.

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 Housing Element’s proposed amended heights and FAR to the sites. The capacity analysis applies the following:

- **Typical Density:** The maximum allowable FAR for a base by-right Tier 1 housing project (for both on-site and off-site affordable housing) is utilized for the site capacity analysis. This assumption is supported by past production trends which demonstrate that all residential developers will utilize the maximum FAR for residential and mixed-use projects, especially given high land cost and construction cost.
- **Realistic capacity of Site:** The capacity analysis assumes that 80% of the site area will be developed given setback and open space requirements based on a review of past housing projects.
- **Land Use Controls and Site Improvements:** Incorporation of the Zoning Ordinance’s requirements for active ground floor use (for example retail) and unit mix requirements which could reduce maximum residential yield.

- Infrastructure Availability and Environmental Constraints: No application of environmental constraints and infrastructure constraints, per the discussion in Attachment 3.
- Income levels: For the City of Santa Monica, California Government Code Section 65583.2 states that a density of 30 units per acre is appropriate to enable lower income housing. A calculation of the proposed development standards indicate that all the non-vacant sites that are zoned commercial in the SSI can accommodate housing at greater densities than default density of 30 units per acre. Therefore, per HCD, all the commercial zoned sites are considered as having capacity for Low-Income units.

**Accommodating for Very Low- and Low-Income Housing**

The State uses the density allowed on a site as a "proxy" for determining whether a site can accommodate housing at lower-income levels.

- Very Low- and Low-Income. State law establishes a "default density standard" of 30 units per acre for lower-income units in the City of Santa Monica. This means that if a site's zoning allows for a density that is greater than 30 units per acre, the zoning is considered appropriate to accommodate the RHNA for lower income households. A calculation of the proposed development standards indicate that all the non-vacant, commercially zoned sites in the SSI can accommodate housing at greater densities than default density of 30 units. Therefore, per HCD, these sites can be identified as lower-income sites that have the capacity to accommodate lower-income units.
- Moderate-income. Since all the identified SSI sites can accommodate lower-income units, the City has also determined that each site can accommodate moderate-income housing since units affordable to lower-income households would also be affordable to moderate-income households.

Example Capacity Calculation:

<b>Site Attribute</b>	Zoning	MUB
	Site Area (SF)	10,000
<b>Typical Density</b>	Tier	1
	Max Proposed FAR	2.25
	Max SF	22,500
<b>Realistic Capacity</b>	Building Coverage (% of Site Area)	80%
<b>Land Use Controls</b>	Ground Floor Area (GSF)	8,000 SF
	Ground Floor Use	Retail
	Commercial Floor Area (NSF)	6,960 SF
<b>Capacity</b>	Upper Floor Uses	Residential
	Residential Floor Area (NSF)	15,540 SF
	Average NSF per Unit based on Unit Mix requirements	700
	<b>Max # of Units</b>	<b>22</b>
<b>Max Density Capacity</b>	Max # units/acreage of site	(22 units/0.23 acres) = <b>95 units/acre</b>

With this methodology, Category 2, 3, 5, 6, 7, 8, 9, and 10 sites yielded an estimated housing capacity of at least 5,767 units (with off-site affordable housing).

## Summary of Capacity to Accommodate the RHNA

With the programs identified in this Housing Element, the sites identified for the SSI combined with anticipated ADU production has the capacity to accommodate at least 11,025 units providing a 24 percent buffer above the City’s RHNA of 8,895 units. The buffer accounts for the likelihood that not all identified SSI sites may be necessarily developed by a property owner for housing. Approximately 150 additional units could be accommodated within the total if housing projects on these sites provided on-site affordable housing, rather than off-site. The land inventory includes capacity for 2,253 extremely low, 2,175 very low income, 2,421 low income, and 2,199 moderate income units. Figure F-7 breaks a summary of the SSI by zoning and income levels.

## Comparison of the RHNA with Adopted City Plan Projections

With the adoption of the LUCE in 2010, the City had originally anticipated the addition of 4,955 new housing units in the City by 2030, but that forecast was increased by 2,326 units after adoption of the Downtown Community Plan in 2017. Considering that approximately 2,200 units have been constructed since 2010 and approximately 1,000 units are under construction, the remaining growth anticipated through 2030 under current plans is 4,081 units. The 6<sup>th</sup> Cycle Housing Element RHNA of 8,875 units is more than twice than the planned amount of units anticipated under City plans and zoning.

Figure F-7 Summary of Capacity Analysis – Tier 1 w/ Off Site Affordable Housing

	Total Capacity	Capacity for Affordable Units				
	# Units	# Affordable Units	ELI	VLI	LI	Moderate
Category 1 Approved	1,503	416	104	104	104	104
Category 1 Pending	680	165	42	42	42	42
Category 4 City Sites	1,884	1,884	471	471	471	471
Category 11 Religious Sites	257	129	32	32	32	32
Category 12 Parking Lots	94	47	12	12	12	12
All Remaining Categories	6,007	6,007	1,502	1,502	1,502	1,502
ADUs	600	396	90	12	258	36
<b>Total</b>	11,025	9,044	2,253	2,175	2,421	2,199
RHNA Targets	8,895	6,168	1,397	1,397	1,672	1,702
Buffer	+2,130	+2,876	+856	+778	+749	+497
	24%					

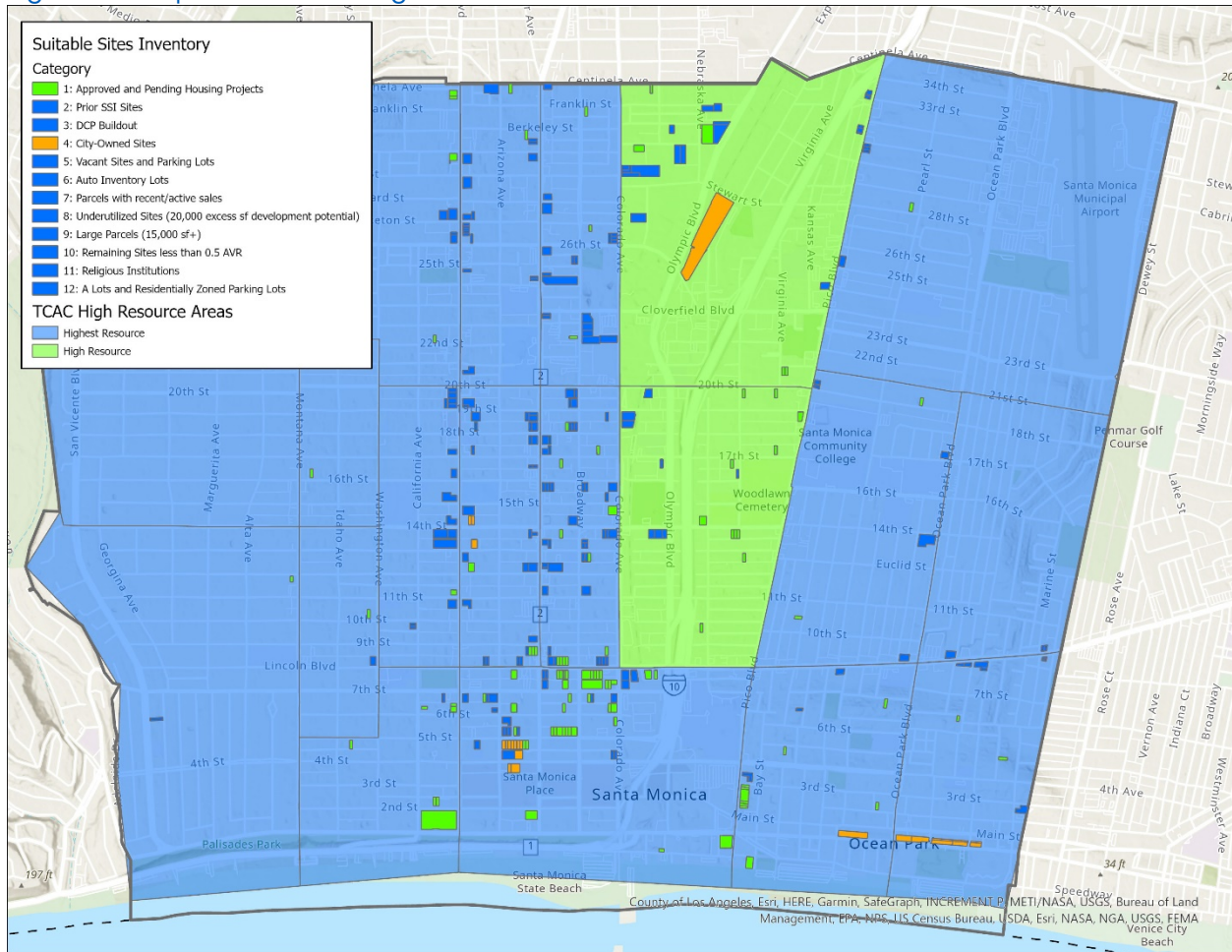
Figure F-8 Summary of SSI Sites by Zoning

City Areas	Zoning District	Land Area (sf)	% of Total Land Area	Count of Parcels
BAP	BTV	38,548	0.85%	1
	CCS	11,703	0.26%	1
	MUC	373,349	8.26%	12
	CAC	410,253	9.07%	2
Blvd	GC	403,226	8.92%	41
	MUB	543,760	12.03%	33
	MUBL	906,189	20.04%	63
	NC	151,351	3.35%	20
Downtown	NV	258,483	5.72%	26
	TA	237,531	5.25%	20
	LT	292,933	6.48%	31
	BC	112,478	2.49%	5
	OT	190,963	4.22%	1
	WT	30,014	0.66%	4
Hospital	HMU	6,242	0.14%	1
Industrial	IC	19,662	0.43%	1
Multi-family	OF	68,537	1.52%	2
	OP2	32,299	0.71%	5
	R2	167,502	3.70%	23
	R3	199,919	4.42%	12
	R4	40,091	0.89%	4
Office Campus	OC	26,117	0.58%	4
<b>Total</b>		<b>4,521,151</b>	<b>100.00%</b>	<b>312</b>

## Step 5: Assessment of Sites in Affirmatively Furthering Fair Housing

As shown in the Figure F-9 below, the identified sites would increase housing opportunities throughout the City, furthering fair housing in areas of high resources and opportunity. The identified sites would have access to low-cost transportation, jobs, and neighborhood-serving commercial uses that serve residential. Additionally, almost all of the identified sites (with the exception of the approved/pending projects) are on properties that are developed with underutilized commercial buildings and/or parking lots and therefore, would generally, minimize displacement potential. With the proposed development standards as proposed in Program 4.B, the identified sites would all have sufficient densities to accommodate lower-income units. Additionally, the City’s Affordable Housing Production Program requires housing projects to include inclusionary, affordable units, thereby expanding housing opportunities for lower-income households.

Figure F-9 Map of Sites within High Resource Areas





## Attachment 1 – Approved and Pending Housing Projects

PROJECT ID	ADDRESS	STREET	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
20ENT-0238	1127-1129	2nd St	affordable housing	42	DU	Approved	1/19/21	10/13/20
20ENT-0019	2501	2nd St	market rate units	3	DU	Approved	7/20/20	1/27/20
19ENT-0425	918	5th St	market rate units	3	DU	Approved	12/9/19	11/20/19
18ENT-0283	1323	5th St	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	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	market rate units	4	DU	Approved	9/6/19	4/9/19
19ENT-0042	1415-1423	5th St	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	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	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	market rate units	64	DU	Approved	11/28/17	6/25/15
16ENT-0143			Retail	4.819	KSF	Approved		
19ENT-0040	1437	6th St	market rate units	35	DU	Approved	3/23/20	9/27/19
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	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	market rate units	52	DU	Pending		5/22/18

Appendix F – Report of Suitable Sites Inventory Analysis

PROJECT ID	ADDRESS	STREET	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
18ENT-0136			affordable housing	13	DU	Pending		
18ENT-0136			Retail	10.14	KSF	Pending		
19ENT-0085	1448	7th St	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	affordable housing	50	DU	Approved	4/14/20	7/12/18
18ENT-0212			Retail	1	KSF	Approved		
18ENT-0210	1543-1547	7th St	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	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	market rate units	3	DU	Approved	1/1/18	12/13/17
20ENT-0196	1546	9th St	market rate units	9	DU	Pending		8/6/20
19ENT-0258	949	10th St	market rate units	3	DU	Approved	10/2/19	7/2/19
19ENT-0256	1348	10th St	Office	1.432	KSF	Approved	12/19/19	7/2/19
19ENT-0256			market rate units	1	DU	Approved		
17ARB-0043	1754	10th St	market rate units	3	DU	Approved	8/1/18	2/2/17
20ENT-0234	734	12th St	market rate units	3	DU	Pending		10/2/20
05TM-009	1211	12th St	market rate units	9	DU	Approved	5/11/16	4/14/05
05TM-009			affordable housing	4	DU	Approved		
18ENT-0243	1643	12th St	market rate units	0	DU	Approved	12/14/20	8/9/18
20ENT-0073	817	16th St	market rate units	3	DU	Approved	6/17/20	4/17/20
19ENT-0267	1432	17th St	market rate units	6	DU	Approved	1/15/20	7/9/19
19ENT-0235	1527	17th St	market rate units	3	DU	Approved	1/20/21	6/20/19
16ENT-0011	1840	17th St	market rate units	4	DU	Approved	6/1/16	2/2/16
16ENT-0011			affordable housing	1	DU	Approved		
20ENT-0045	1949	17th St	market rate units	4	DU	Approved	5/30/20	3/18/20
20ENT-0045			affordable housing	1	DU	Approved		
18ENT-0077	1443	18th St	market rate units	11	DU	Approved	7/27/18	4/4/18
16ENT-0071	1420	20th St	market rate units	3	DU	Approved	7/13/16	5/24/16
16ENT-0072	1422	20th St	market rate units	3	DU	Approved	7/13/16	5/24/16
17ENT-0105	1900	20th St	market rate units	3	DU	Approved	10/18/17	6/29/17

PROJECT ID	ADDRESS	STREET	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
20BLD-1218	1958	20th St	market rate units	2	DU	Pending		3/31/20
20ENT-0063	2425	20th St	market rate units	3	DU	Approved	5/20/20	2/27/20
15ENT-0310	2002-2008	21st St	market rate units	19	DU	Approved	5/15/19	6/10/04
16ENT-0041	1121	22nd St	market rate units	3	DU	Approved	6/21/17	3/29/16
20BLD-1044	2409	28th St	market rate units	2	DU	Approved	4/15/20	2/1/20
16ENT-0112	1665	Appian Way	market rate units	3	DU	Pending		8/4/16
13DEV002	603	Arizona Ave	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	affordable housing	8	DU	Approved	10/12/18	5/15/18
18ENT-0229	501	Broadway	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	market rate units	206	DU	Pending		10/16/20
20ENT-0241			affordable housing	90	DU	Pending		
20ENT-0241			Retail	99.08	KSF	Pending		
15ARB-0038	610	California Ave	market rate units	3	DU	Approved	6/1/15	4/30/15
20ENT-0293	1319	Centinela Ave	market rate units	6	DU	Approved	2/23/21	12/9/20
17ENT-0027	1649	Centinela Ave	market rate units	3	DU	Approved	6/21/17	1/31/17
18ENT-0362	525	Colorado Ave	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	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	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	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	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		

Appendix F – Report of Suitable Sites Inventory Analysis

PROJECT ID	ADDRESS	STREET	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
19ENT-0054	1802	Delaware Ave	market rate units	3	DU	Approved	6/14/19	2/24/19
20ENT-0011	1512	Euclid St	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		
20ARB-0213	1902	Euclid St	market rate units	3	DU	Approved	12/22/20	8/6/20
20ENT-0164	1510	Franklin St	market rate units	3	DU	Approved	10/21/20	6/24/20
10FIM002	1021	Grant Street	market rate units	2	DU	Approved	12/7/10	10/12/10
20ARB-0138	2714	Highland	market rate units	2	DU	Approved	6/15/20	4/28/20
16ENT-0102	1318	Lincoln Blvd	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	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		
15ENT-0266	1430-1444	Lincoln Blvd	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	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	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	affordable housing	57	DU	Approved	8/24/20	3/12/20
20ENT-0079			market rate units	1	DU	Approved		
16ENT-0118	3030	Nebraska Ave	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	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		
15ENT-0300	1828	Ocean Ave	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		

PROJECT ID	ADDRESS	STREET	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
15ENT-0297	1921	Ocean Front Walk	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	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	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		
20ENT-0280	1514	Princeton	market rate units	2	DU	Approved	12/14/20	11/19/20
13DEV004	101-129	Santa Monica Blvd	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	market rate units	41	DU	Pending		9/12/19
19ENT-0340			affordable housing	7	DU	Pending		
19ENT-0340			retail	4.044	KSF	Pending		
16ADM-0050	2901-2907	Santa Monica Blvd	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	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	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	market rate units	3	DU	Approved	7/9/19	4/16/19
16ENT-0115	601-611	Wilshire Blvd	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	market rate units	82	DU	Pending		2/11/21

Appendix F – Report of Suitable Sites Inventory Analysis

PROJECT ID	ADDRESS	STREET	USE	SIZE		PROJECT STATUS	DATE APPROVED	APPLICATION DATE
21ENT-0035			affordable housing	11	DU	Pending		
21ENT-0035			Retail	6.8	KSF	Pending		
18ENT-0244	3223	Wilshire Blvd	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		

## Attachment 2 – Size of Sites

HCD states that a parcel smaller than 0.5 acre (21,780 sf) is considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on these sites is realistic or feasible.

The City of Santa Monica is a small, compact city with parcel sizes that range across the City. Parcels in the Bergamot Plan area, Office Campus districts, and Industrial Conservation zones are generally larger (more than 30,000 sf). On the main commercial corridors, sites range between 10,000 sf to 15,000 sf. However, in the Downtown area, parcels are as small as 7,500 sf. As shown in the Table below, multifamily housing projects (including 100% affordable housing projects) on sites that are 15,000 sf are common. Generally, only in the Downtown have multi-unit housing projects occurred on sites less than 7,500 sf.

Project ID	Address No.	Street Address	Site Size	Market Rate Units	SRO Units	Affordable Units	Total Units
20ENT-0238	1127-1129	2nd St	14.984			42	42
12DEV001	1318-1324	2nd St	15	45		10	55
17ENT-0275	1235	5th St	7.35	18		5	23
18ENT-0283	1323	5th St	7.496	8	35	9	52
19ENT-0041	1338-1342	5th St	14.985	20	80	20	120
19ENT-0042	1415-1423	5th St	14.961	32	79	23	134
18ENT-0211	1425-1427	5th St	15	92			92
19ENT-0039	1437	5th St	7.489	14	38	11	63
16ENT-0143	1313-1325	6th St	15	64			64
19ENT-0040	1437	6th St	7.5	35	8	9	52
18ENT-0200	1238	7th St	7.486			37	37
11DEV008	1317	7th St	15	51		6	57
18ENT-0136	1437	7th St	14.991	52		13	65
19ENT-0085	1448	7th St	7.5	6		2	8
18ENT-0212	1514	7th St	7.493			50	50
18ENT-0210	1543-1547	7th St	14.962	75		25	100
18ENT-0206	701	Colorado Ave	7.481	14	35	10	59
18ENT-0357	1445-1453	10th St	13.495	1		39	40
18ENT-0105	1820-1826	14th St	15			39	39
09ARB281	1753	18th St	11.4			18	18
13DEV002	603	Arizona Ave	7.5	39		8	47
11DEV007	702	Arizona Ave	15	40		5	45
18ARB-0221	1342	Berkeley	7.854			8	8
18ENT-0229	501	Broadway	14.975	75		19	94
17ENT-0095	2225	Broadway	9.7	13		2	15
12AA-002	520	Colorado Ave	6.26			34	34
18ENT-0129	711	Colorado Ave	7.48			56	56
17ENT-0096	1450	Cloverfield	19.6	32		3	35
20ENT-0011	1512	Euclid St	7.5	8		2	10
16ENT-0102	1318	Lincoln Blvd	14.982	39		4	43
20ENT-0163	1427-31	Lincoln Blvd	15	24		6	30
16ENT-0098	1437-1443	Lincoln Blvd	15.044	34		6	40

Appendix F – Report of Suitable Sites Inventory Analysis

Project ID	Address No.	Street Address	Site Size	Market Rate Units	SRO Units	Affordable Units	Total Units
16ENT-0058	1641-1645	Lincoln Blvd	20.905	61		5	66
19ENT-0014	2120	Lincoln Blvd	14.16	1		36	37
13AA-005	2919	Lincoln Blvd	15.247	9		1	10
20ENT-0079	1413	Michigan Ave	18	1		57	58
20ENT-0020	1819	Pico Blvd	21.524	1		47	48
12DEV008	1112-1122	Pico Blvd	18.9	28		4	32
19ENT-0340	825	Santa Monica Blvd	15	41		7	48
16ADM-0050	2901-2907	Santa Monica Blvd	19.122	44		7	51
15ENT-0313	3008	Santa Monica Blvd	14.307	22		4	26
18ENT-0182	1618	Stanford	19.969	43		4	47
16ENT-0115	601-611	Wilshire Blvd	14.952	37		3	40
19ENT-0028	2729	Wilshire Blvd	7.5	8		1	9
18ENT-0244	3223	Wilshire Blvd	19.5	49		4	53



## Attachment 3 – Environmental and Infrastructure Constraints

Government Code Section 65583.2(b)(4) requires a general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis. Below is a summary of the analysis of potential environmental and infrastructure constraints:

### 1. Environmental Constraints

#### a. Fire

The City is highly urbanized and does not include any areas designated as a High or Very High Fire Hazard Severity Zone (FHSZ). The nearest wildfire zones are to the north of the City associated with the Santa Monica Mountains and as such, wildfire risk is very limited within City boundaries. The primary fire hazard risks are man-made and are most likely to occur in commercial and industrial areas where industrial chemicals are used, stored, or transported. These potential fire risks, however, are mitigated by stringent enforcement of State and Federal regulations related to hazardous materials storage and transport. Fire risks are not considered constraints to housing development since there are existing regulations and plans in place to address such risk.

#### b. Flooding

FEMA recently updated the City's flood maps to account for flooding due to climate change and rising ocean levels. Based on the new maps, 85 beach front properties along Pacific Coast Highway in the City are now within a FEMA defined Special Flood Hazard Area (SFHA), which is an area subject to a one percent or greater chance of flooding in any given year. To ensure compliance with FEMA, the City amended Santa Monica Municipal Code Chapter 7.68 (Floodplain Management Regulations) on March 3, 2021. The amended regulations require new construction in the special flood zones to obtain a floodplain development permit and implement safety requirements addressing flood risks. Inundation by tsunami can also affect the low-lying beach front properties of the City. In the event of a tsunami, the City has designated tsunami evacuation routes and has also adopted a Multi Hazard Functional Emergency Plan to reduce risk and prevent loss from large scale emergencies, including tsunamis. Location in a flood zone or tsunami zone are not considered constraints to housing development since there are existing regulations and plans in place to address such risk.

#### c. Fault Rupture and Seismic Hazards

The City of Santa Monica is located in a seismically active area. The closest known fault in the City is the Santa Monica Fault, which is comprised of various segments with several strands that cross through the northeastern portion of the City. The Santa Monica Fault zone was designated in 2018 as an active fault by the California Geological Survey (CGS). A number of SSI sites identified on the eastern end of Wilshire Boulevard and Santa Monica Boulevard are located

within this fault zone. The State does not prohibit housing in an active fault zone, but instead requires that structures built for human occupancy be assessed for potential fault rupture risks. Consistent with State requirements, the City’s Building and Safety Division requires the submittal of a Fault Rupture Study to assess potential fault rupture risks and implement measures as necessary to mitigate such risks.

Additionally, the design and construction of new buildings are required to be engineered to withstand the seismic ground acceleration that may occur during an earthquake, pursuant to the Santa Monica Building Code which incorporates applicable provisions of the California Building Code (CBC). The City also requires new buildings to submit a Design-Level Geotechnical Report prior to building permit issuance in accordance with the requirements of the City’s Guidelines for Geotechnical Reports. All recommendations and design features in the Design-Level Geotechnical Report must be incorporated into the building design to minimize seismic hazards. Fault rupture risks and seismic hazards are not considered constraints to housing development since there are existing regulations and plans in place to address such risks.

#### d. Liquefaction

Liquefaction occurs when ground shaking transforms granular material from a solid state to a liquefied state due to earthquake. These soils may acquire a high degree of mobility and lead to structurally damaging deformations. Liquefaction begins below the water table, but after liquefaction has developed, the groundwater table will rise and cause the overlying soil to mobilize. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand. The CGS Seismic Hazard Zone Map that covers the City of Santa Monica identifies the beach front areas and a small eastern portion of the City between Olympic Boulevard and Pearl Street as having liquefaction risk. However, according to the City’s Safety Element Geologic Hazards map, the City has varying potential for liquefaction:

- Along the beach
- From the beach, inland to the southwest corner of the city to Marine Park following the lowlands along Lincoln Boulevard
- In the northern industrial corridor

Liquefaction risks are addressed through the City’s building permit process. The design and construction of new buildings are required to be engineered to address potential liquefaction risks, pursuant to the Santa Monica Building Code which incorporates applicable provisions of the California Building Code (CBC). Additionally, the City requires developers of new buildings to submit a Design-Level Geotechnical Report in accordance with the requirements of the City’s Guidelines for Geotechnical Reports. The Geotechnical Report is required to include a site-specific soils investigation to determine liquefaction potential on the site. All recommendations and design features in the Design-Level Geotechnical Report must be incorporated into the building design prior to building permit issuance to minimize liquefaction risks. As such, liquefaction is not considered to be a constraint to housing development since there are existing regulations and plans in place to address this environmental concern.

### e. Landslides

The main areas of landslide concern within the City are confined to the areas along Highway 1/Pacific Coast Highway (Hwy 1) below the Palisades bluffs, at the southwestern edge of the City. The City has implemented a number of projects in the past decade to reduce landslide risks and soil instability at the bluffs including the California Incline Bridge Replacement Project and the Santa Monica Palisades Bluff Stabilization Project. The geotechnical reports for these two projects were submitted to the California Coastal Commission, Caltrans, and the City of Santa Monica and each agency concluded that the planned construction improvements on the bluff would be safe and not cause or contribute to erosion or degradation of geologic stability. In addition, several slope stabilization and dewatering measures have been implemented by the City which has decreased rate of erosion and improved the stability of the bluffs. As a result of these measures, landslide risks below the bluffs are considered low.

The properties in the northern portion of the City (near the Santa Monica Mountains) and in the Bryn Mawr Avenue residential area near Marine Park are characterized by steeper slopes. The design and construction of new buildings are required to be engineered to minimize landslide risks and soil instability, pursuant to the Santa Monica Building Code which incorporates the applicable provisions of the California Building Code (CBC). The City also requires new buildings to submit a Design-Level Geotechnical Report prior to building permit issuance in accordance with the requirements of the City's Guidelines for Geotechnical Reports. All recommendations and design features in the Design-Level Geotechnical Report must be incorporated into the building design to minimize landslide and soil collapse hazards. Landslide risks are not considered to be constraints to housing development since there are existing regulations and plans in place to address such concerns.

### f. Former Claypit/Landfill Areas

Beginning in the early 1900s, clay mining operations took place in the east central portion of the City (near the City Yards and the Bergamot Plan area). After clay quarries were depleted, some clay pit areas were used as municipal landfills by the City from the mid-1940s until December 1970. After the landfills closed, structures were built over the landfills and remediation efforts have taken place including the installation of methane probes at the City Yards. Future housing projects occurring in these former claypit/landfill areas would require detailed Phase I environmental Site Assessments and subsurface investigations (Phase II) as necessary to address human health hazards. Any clean up recommendations and remediation measures in Phase I and Phase II site assessments are required to be implemented under the oversight of the appropriate clean up agency (Department of Toxic Substances Control, State Water Resources Control Board, Santa Monica Fire Department, etc.). The former claypit/landfill areas are not considered to be constraints to housing development since there are existing regulations and plans in place to address such concerns on a case-by-case basis.

### g. Santa Monica Airport

The Santa Monica Municipal Airport, located in the southeastern area of the City, covers approximately 215 acres of land generally bounded by Bundy Drive to the east, Santa Monica Business Park and Ocean Park Boulevard to the north, 23rd Street to the west, and Dewey Street

in the City of Los Angeles to the south. The Santa Monica Municipal Airport is a general aviation airport that primarily caters to personal aircraft and flight schools and contains a number of non-aviation uses primarily located in the area south of the runways, including the Santa Monica College Bundy Campus. This airport is currently subject to a settlement agreement with the FAA and Consent Decree that require the City to maintain airport operations through December 31, 2028, and to also Santa Monica Measure LC, which governs use of the entire airport site should the City elect to close its airport at any time after December 31, 2028, as authorized by the Consent Decree.

The Los Angeles County Airport Land Use Commission (ALUC) is responsible for airport land use compatibility planning for Los Angeles County. Local actions, including rezoning and new housing projects located within an Airport Influence Areas (AIA) must be submitted to the ALUC for review. None of the sites identified in the SSI are located in Santa Monica's AIA. The other potential environmental issue associated with the airport relates to operational noise. In general, residential uses should be sited outside of an airport's 65 dBA CNEL (decibels, Community Noise Equivalent Level) noise contour. None of the sites identified in the SSI are located within the Santa Monica Airport's 60, 65, and 70 CNEL noise contours. Therefore, the presence of the Santa Monica Airport is not considered to be a constraint to housing development.

#### **h. Biological Resources**

The City is mostly urbanized, with few areas of native wildlife habitat occurring within the City limits. The nearest wildlife habitat occurs along the coast at Santa Monica State Beach. Substantial forested open space occurs in the Santa Monica Mountains, located approximately 3.5 miles to the north. The majority of the City of Santa Monica has been developed, paved, or landscaped, and is generally devoid of large expanses of habitat that support sensitive species. No major regional wildlife migration corridors are known to exist within the City limits. No native riparian habitat, blueline streams, wetlands, or sensitive natural communities are located in the City limits. The beach areas of the City do provide foraging and roosting opportunities for several special status species (e.g., least terns, Snowy plovers). The City is not recognized as an existing or proposed Significant Ecological Area (SEA) that links wildlife populations. Biological resources are not considered to be constraints to housing development.

## **2. Infrastructure Constraints**

As an urbanized community with well established residential neighborhoods and commercial districts, Santa Monica has a comprehensive backbone infrastructure which includes existing sewer and water lines, and storm drains.

#### **a. Sewer System**

The City's sewer system consists of approximately 210 miles of sewer pipes ranging in size from 6 to 36 inches in diameter. Sewer lines are composed of vitrified clay pipes, plastic pipes, or reinforced concrete pipes. Sewer pipes have a flow capacity based on the diameter of the pipe and the slope of the pipeline. Increased wastewater flows from construction of up to 8,895 units

in the next 8 years under the RHNA is projected to result in impacts to existing sewer pipes, incrementally triggering the need for expansion or replacement of individual sewer line segments. The City's Public Works Department anticipates that an increase in the Capital Facilities Fee would be necessary to finance the capital improvements necessary to accommodate the increase in housing. While sewage capacity could pose a constraint to housing development, it is expected that the City will increase the Capital Facilities Fee to implement improvements as necessary to serve future housing development.

### b. Water System

The City of Santa Monica Water Resources Division is a retail water agency providing water service throughout the City, including single- and multi-unit residential, commercial, and industrial customers, and landscape and fire protection supply. The City distributes water to approximately 18,000 customer accounts through a 140-mile network of water lines ranging from 4 to 36 inches in diameter. New housing would be required to comply with the City's Water Neutrality Ordinance, which requires an offset of new water demand (50% offset of new water demand for 100% affordable housing projects). Nevertheless, water demand from construction of new housing is expected to increase, which could trigger the need for additional water distribution pumps if there is insufficient water pressure. While water capacity could pose a constraint to housing development, it is expected that the City will increase the Capital Facilities Fee to implement improvements as necessary to serve future housing development.

### c. Water Supply

The City water supply consists of local groundwater, imported water from Metropolitan Water District of Southern California (MWD), and urban treated runoff water from the Santa Monica Urban Runoff Recycling Facility (SMURRF). The City's primary sources of water supply include groundwater drawn from the Santa Monica Groundwater Basin (SMGB) and imported water supplies provided by the Metropolitan Water District of Southern California (MWD). The City prepared a 2020 Urban Water Management Plan (UWMP) which is slated for adoption in June 2021. The UWMP indicates that sufficient water supply exists to serve the forecasted planned housing in the Housing Element Update. Therefore, water supply is not considered a constraint to housing development.

### d. Storm Drains

The overall drainage pattern of the City of Santa Monica is to the southwest. An underground storm drain system intercepts surface runoff through a series of catch basins, connector pipes and mainlines and carries the majority of the storm water to the Santa Monica Bay portion of the Pacific Ocean. The storm drain system is comprised principally of pipes and channels owned by two separate entities: the City of Santa Monica and the County of Los Angeles. Additionally, a few drainage facilities within the right-of-way of Interstate 10 are under Caltrans jurisdiction.

The storm drain pipes/channels in the city range from 16 inches to 11 feet in diameter. The conduits are mainly constructed of reinforced concrete pipe (RCP) or reinforced concrete (RC). A few of the structures are brick arch drains, or corrugated metal pipes (CMP). Approximately 75 miles of storm drain pipes are within the city. Of the approximately 1,900 catch

basins collecting runoff into the storm drain system, about 1,050 are owned and maintained by the County; 70 by the City of Santa Monica, and 100 by Caltrans.

The City has constructed an Urban Runoff Recycling Facility (SMURRF) to treat the dry weather storm drain discharges from excess irrigation, spills, construction sites, pool draining, car washing and other activities that would otherwise drain into the Santa Monica Bay and recycle it for irrigation and dual plumbed building purposes.

All projects on sites over 15,000 sf would be subject to the City's Runoff Conservation and Sustainable Management Ordinance requirements. This would include preparation and implementation of a Runoff Mitigation Plan to minimize polluted runoff in accordance with the City's Ordinance. In addition, the projects would be required to store and use (for non-potable purposes), infiltrate, or evapotranspire project-generated runoff during a 0.75-inch storm event, or alternatively, pay the City an urban runoff-reduction fee. Therefore, storm drains do not pose a constraint to housing development.

## Attachment 4 – Letter of Intent from SMMUSD



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

**CAREY UPTON**  
CHIEF OPERATIONS OFFICER

310-450-8338 x79383  
cupton@smmusd.org

June 10, 2021

David Martin  
Director of Planning  
City of Santa Monica  
1685 Main Street  
Santa Monica, CA 90401

Subject: SMMUSD Property at 1651 16<sup>th</sup> Street

Dear David,

Thank you for the opportunity to speak on April 21, 2021 regarding the City of Santa Monica's 6<sup>th</sup> Cycle Housing Element Update. The Santa Monica-Malibu Unified School District (SMMUSD) understands that the City of Santa Monica has a State-mandated obligation to plan for 8,895 new residential units within the next 8 years from 2021-2029. SMMUSD is aware that housing opportunities in Santa Monica are extremely limited when it comes to the housing needs of our workforce. We are also aware that there are housing needs that exist within Santa Monica above and beyond the needs of SMMUSD's workforce.

The SMMUSD has recently purchased the office building located at 1717 4<sup>th</sup> Street, adjacent to Santa Monica High School. The District plans to relocate our headquarters to this building from the current office located at 1651 16<sup>th</sup> Street. This move will provide SMMUSD with the ability to meet our educational goals and improve the administrative operations of the District.

Given the housing needs mentioned above, if the 1651 16<sup>th</sup> Street site owned by SMMUSD were to be rezoned to permit increased housing development, the SMMUSD would consider exploring housing options on all or a portion of the site. We are committed to ensuring the well-being of the SMMUSD workforce, and with the Housing Element Update, the SMMUSD foresees a potential opportunity to support its workforce.

Thank you,

Carey Upton  
Chief Operations Officer, SMMUSD

## Attachment 5 – Suitable Sites Inventory Table



Site Address / Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Acres)	Existing Use / Vacancy
No Address	90403	4266001046	Mixed Use Boulevard	MUB	0.15	parking lot for Aah's
No Address		4268010017	Mixed Use Creative	MUC	1.48	one-story light industrial/creative office
No Address		4275006026	Healthcare Mixed Use	HMU	0.14	parking lot owned by Saint John's
No Address		4287003017	Low Density Housing	OP2	0.18	(blank)
No Address	90405	4289019022	Mixed Use Boulevard Low	MUBL	0.13	vacant bowling alley
No Address	90405	4289025005	Oceanfront	OF	0.53	vacant parking lot next to Casa del mar hotel
No Address		4290020045	Oceanfront	OF	1.04	parking lot
No Address		4291021009	Downtown Core	LT	0.09	parking lot
1021 GRANT ST	90405-1411	4284015017	Low Density Housing	R2	0.15	(blank)
1101 WILSHIRE BLVD	90401-2011	4281020012	Mixed Use Boulevard	MUB	0.2	one-story JP bar
1121 22ND ST	90403-5721	4276005022	Low Density Housing	R2	0.14	(blank)
1127 2ND ST	90403-5003	4292021010	Downtown Core	WT	0.17	parking lot
1129 2ND ST	90403-5003	4292021009	Downtown Core	WT	0.17	parking lot
1133 OCEAN AVE	90403-3503	4292028001	Downtown Core	OT	4.38	Miramar Hotel
1211 12TH ST	90403	4282005053	Medium Density Housing	R3	0.34	(blank)
1238 7TH ST	90401-1606	4291006006	Downtown Core	NV	0.17	one-story office
129 SANTA MONICA BLVD	90401-2201	4291014024	Downtown Core	BC	0.69	parking lot
1313 6TH ST	90401-1603	4291009021	Downtown Core	NV	0.34	parking lot
1318 LINCOLN BLVD	90401-1706	4291008025	Downtown Core	LT	0.34	parking lot
1319 CENTINELA AVE	90404-2602	4267014026	Low Density Housing	R2	0.21	(blank)
1323 5TH ST	90401	4291010029	Downtown Core	NV	0.17	parking lot
1342 5TH ST	90401	4291011019	Downtown Core	NV	0.17	parking lot
1342 5TH ST	90401-1415	4291011020	Downtown Core	NV	0.17	parking lot
1342 BERKELEY ST	90404-2504	4267012009	Low Density Housing	R2	0.18	(blank)
1347 YALE ST	90404-2411	4267011021	Mixed Use Boulevard Low	MUBL	0.07	one-story retail building
1413 MICHIGAN AVE	90404-4303	4283013024	Oceanfront	NC	0.41	Vacant lot
1415 5TH ST	90401-2401	4291019021	Downtown Core	TA	0.17	two story multitenant retail building
1423 5TH ST	90401-2401	4291019020	Downtown Core	TA	0.17	two story multitenant retail building

Site Address / Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Acres)	Existing Use / Vacancy
1427 5TH ST	90401-2401	4291019019	Downtown Core	TA	0.34	one-story vacant retail building
1427 LINCOLN BLVD	90401-2770	4282027020	Downtown Core	LT	0.17	one-story comic book store
1430 LINCOLN BLVD	90401-2733	4291021006	Downtown Core	LT	0.17	parking lot
1431 COLORADO AVE	90404-3314	4282034009	Mixed Use Boulevard Low	MUBL	0.52	one-story marble store
1431 LINCOLN BLVD	90401-2732	4282027019	Downtown Core	LT	0.17	one-story comic book store
1432 17TH ST	90404-2802	4282019007	Low Density Housing	R2	0.17	(blank)
1432 LINCOLN BLVD	90401-2733	4291021007	Downtown Core	LT	0.17	parking lot
1434 14TH ST	90404-2704	4282022027	Medium Density Housing	R3	0.17	(blank)
1437 5TH ST	90401-2401	4291019018	Downtown Core	TA	0.17	parking lot
1437 6TH ST	90401-2509	4291020016	Downtown Core	NV	0.17	one story residence
1437 7TH ST	90401-2633	4291021029	Downtown Core	NV	0.34	office
1437 LINCOLN BLVD	90401-2732	4282027018	Downtown Core	LT	0.17	one-story retail building
1438 LINCOLN BLVD	90401-2733	4291021008	Downtown Core	LT	0.09	parking lot
1443 18TH ST	90404-2803	4275010016	Mixed Use Boulevard Low	MUBL	0.17	Vacant lot
1443 LINCOLN BLVD	90401-2732	4282027028	Downtown Core	LT	0.17	one-story retail
1444 LINCOLN BLVD	90401-2733	4291021010	Downtown Core	LT	0.17	parking lot
1445 5TH ST	90401	4291019017	Downtown Core	TA	0.17	parking lot behind black tux
1445 5TH ST	90401-2401	4291019016	Downtown Core	TA	0.17	vacant one-story building
1448 7TH ST	90401-2659	4291020008	Downtown Core	NV	0.17	residential
1500 LINCOLN BLVD	90401	4291022003	Downtown Core	LT	0.17	Von's
1500 LINCOLN BLVD	90401-2735	4291022025	Downtown Core	LT	0.52	Von's
1510 FRANKLIN ST	90404-3208	4267027057	Low Density Housing	R2	0.19	(blank)
1512 EUCLID ST	90404-3307	4282032003	Mixed Use Boulevard Low	MUBL	0.17	vacant single family home
1514 7TH ST	90401-2606	4291023002	Downtown Core	TA	0.17	construction staging site
1514 PRINCETON ST	90404-3510	4267022010	Low Density Housing	R2	0.11	single family dwelling
1518 LINCOLN BLVD	90401-2735	4291022004	Downtown Core	LT	0.17	Von's
1526 LINCOLN BLVD	90401-2735	4291022005	Downtown Core	LT	0.17	Von's
1527 17TH ST	90404-3401	4275012020	Low Density Housing	R2	0.17	single dwelling unit

Site Address / Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Acres)	Existing Use / Vacancy
1534 LINCOLN BLVD	90401-2735	4291022006	Downtown Core	LT	0.17	Von's
1543 7TH ST	90401-2644	4291022014	Downtown Core	TA	0.17	parking lot
1546 9TH ST	90401-2709	4282028007	Medium Density Housing	R3	0.17	(blank)
1547 6TH ST	90401-2505	4291023011	Downtown Core	TA	0.17	one-story multi-tenant building, restaurant, office
1547 7TH ST	90401-2605	4291022013	Downtown Core	TA	0.17	parking lot
1618 STANFORD ST	90404-4121	4268002005	Mixed Use Creative	MUC	0.46	one story office
1649 CENTINELA AVE	90404-4201	4268006016	Low Density Housing	R2	0.14	single family dwelling
1650 LINCOLN BLVD	90404-3712	4290002008	Downtown Core	LT	0.37	one-story retail, boxing fitness building
1660 LINCOLN BLVD	90404-3712	4290002006	Downtown Core	LT	0.17	one-story retail, boxing fitness building
1665 APPIAN WAY	90401-3258	4290018018	Medium Density Housing	R3	0.1	residential
1754 10TH ST	90404-4346	4283018002	Low Density Housing	R2	0.17	(blank)
1819 PICO BLVD	90405-1626	4274017019	Neighborhood Commercial	NC	0.31	parking lot for religious institution
1840 14TH ST	90404-4606	4283030018	Neighborhood Commercial	NC	0.17	100% affordable housing under construction
1840 17TH ST	90404-4412	4283032008	Low Density Housing	R2	0.17	(blank)
1844 14TH ST	90404-4606	4283030017	Neighborhood Commercial	NC	0.17	100% affordable housing under construction
1848 14TH ST	90404-4606	4283030016	Neighborhood Commercial	NC	0.17	100% affordable housing under construction
1900 20TH ST	90404	4274019056	Low Density Housing	R2	0.17	single family dwelling
1902 EUCLID ST	90404-4610	4283028010	Low Density Housing	R2	0.17	(blank)
1949 17TH ST	90404-4701	4274015020	Low Density Housing	R2	0.18	Vacant lot
1958 20TH ST	90404-4718	4274019001	Low Density Housing	R2	0.17	(blank)
2002 21ST ST	90404-4874	4274026001	Low Density Housing	R2	0.17	one-story apartments
2008 21ST ST	90404-4875	4274026003	Low Density Housing	R2	0.16	one-story apartments
2102 5TH ST	90405-1204	4289010006	Low Density Housing	OP2	0.13	(blank)
216 PICO BLVD	90405-1078	4289019023	Mixed Use Boulevard Low	MUBL	0.13	vacant bowling alley
228 PICO BLVD	90405	4289019021	Mixed Use Boulevard Low	MUBL	0.13	vacant bowling alley
234 PICO BLVD	90405-1020	4289019019	Mixed Use Boulevard Low	MUBL	0.64	vacant bowling alley
2409 28TH ST	90405-1926	4270004017	Low Density Housing	R2	0.21	(blank)
2425 20TH ST	90405-2703	4273019001	Low Density Housing	R2	0.15	(blank)

Site Address / Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Acres)	Existing Use / Vacancy
248 PICO BLVD	90405-1020	4289019017	Mixed Use Boulevard Low	MUBL	0.13	vacant bowling alley
2501 2ND ST	90405-3513	4287010011	Low Density Housing	OP2	0.15	(blank)
254 PICO BLVD	90405	4289019016	Mixed Use Boulevard Low	MUBL	0.13	vacant bowling alley
2714 HIGHLAND AVE	90405-4408	4287019012	Low Density Housing	OP2	0.11	(blank)
2906 SANTA MONICA BLVD	90404-2449	4267018026	Mixed Use Boulevard Low	MUBL	0.49	vacant two story office
2918 SANTA MONICA BLVD	90404-2437	4267018003	Mixed Use Boulevard Low	MUBL	0.16	vacant parking lot
2923 WILSHIRE BLVD	90403-4903	4266009020	Mixed Use Boulevard	MUB	0.37	Under construction
3223 WILSHIRE BLVD	90403-2332	4266001045	Mixed Use Boulevard	MUB	0.3	one-story Aah's retail store
436 PIER AVE	90405-5510	4287027065	Low Density Housing	OP2	0.17	(blank)
501 BROADWAY	90401-2405	4291019027	Downtown Core	TA	0.34	one-story vacant retailer (Black tux)
525 COLORADO AVE	90401-2407	4291024014	Downtown Core	TA	0.17	one-story creative office
601 WILSHIRE BLVD	90401-1501	4292005029	Downtown Core	WT	0.23	vacant one and two story buildings
609 COLORADO AVE	90401-2507	4291023010	Downtown Core	TA	0.34	one-story multi-tenant building, restaurant, office
610 CALIFORNIA AVE	90403-3912	4292005022	Low Density Housing	R2	0.11	(blank)
611 WILSHIRE BLVD	90401-1501	4292005026	Downtown Core	WT	0.11	vacant one and two story buildings
710 BROADWAY	90401-2605	4291022026	Downtown Core	TA	1.2	Von's
711 COLORADO AVE	90401-2609	4291022012	Downtown Core	TA	0.17	construction staging site
734 12TH ST	90402-2912	4280025015	Neighborhood Commercial	NC	0.11	single dwelling unit
817 16TH ST	90403-1803	4281001021	Low Density Housing	R2	0.17	single dwelling unit
825 SANTA MONICA BLVD	90401	4282010012	General Commercial	GC	0.17	Toyota dealership
825 SANTA MONICA BLVD	90401-2702	4282010013	General Commercial	GC	0.17	Toyota dealership
825 SANTA MONICA BLVD	90401-2702	4282010014	General Commercial	GC	0.17	Toyota dealership
918 5TH ST	90403-2610	4292015004	Low Density Housing	R2	0.17	(blank)
949 10TH ST	90403-2901	4281025014	Low Density Housing	R2	0.17	(blank)
1244 7TH ST	90401-1648	4291006007	Downtown Core	NV	0.17	Office building
1301 4TH ST	90401-1301	4291011909	Downtown Core	BC	0.74	Bank of America; Chase bank; parking lot
1301 WILSHIRE BLVD	90403-5410	4281012022	Mixed Use Boulevard	MUB	1.38	Von's
1311 5TH ST	90401-1414	4291010019	Downtown Core	NV	0.17	one-story retail building

Site Address / Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Acres)	Existing Use / Vacancy
1313 5TH ST	90401-1414	4291010020	Downtown Core	NV	0.17	one-story retail building
1317 WILSHIRE BLVD	90403-5410	4281012025	Mixed Use Boulevard	MUB	0.52	Rite Aid
1327 5TH ST	90401-1414	4291010017	Downtown Core	NV	0.17	one-story retail building
1353 OLYMPIC BLVD	90404-3725	4283008001	Mixed Use Boulevard Low	MUBL	0.23	Synder Diamond
1401 WILSHIRE BLVD	90403-5412	4281011028	Mixed Use Boulevard	MUB	0.49	one-story US Bank Building
1407 7TH ST	90401-2603	4291021027	Downtown Core	NV	0.34	one-story retail
1501 WILSHIRE BLVD	90403-5505	4281005026	Mixed Use Boulevard	MUB	0.75	One story vacant retail formerly Santa Monica Town Car
1519 COLORADO AVE	90404-3316	4282035010	Mixed Use Boulevard Low	MUBL	0.52	Creative Office
1654 14TH ST	90404-3702	4283008004	Mixed Use Boulevard Low	MUBL	0.34	Synder Diamond
1660 14TH ST	90404-3702	4283008018	Mixed Use Boulevard Low	MUBL	0.49	Synder Diamond
2225 COLORADO AVE	90404-3505	4275016021	Mixed Use Boulevard Low	MUBL	0.83	one-story R&D (Kite Pharma) building
2723 LINCOLN BLVD	90405-4621	4285001032	Mixed Use Boulevard Low	MUBL	0.47	34 Degrees North Fitness
2848 COLORADO AVE	90404-3637	4268002012	Mixed Use Creative	MUC	0.27	one-story light industrial
2878 COLORADO AVE	90404-3637	4268002011	Mixed Use Creative	MUC	0.41	one-story light industrial
2902 COLORADO AVE	90404-3650	4268002013	Mixed Use Creative	MUC	1.89	one-story light industrial
2912 COLORADO AVE	90404-3642	4268002003	Mixed Use Creative	MUC	0.22	one-story light industrial
3025 OLYMPIC BLVD	90404	4268010018	Mixed Use Creative	MUC	1.25	one-story creative office/light industrial building
510 ARIZONA AVE	90401-1408	4291010021	Downtown Core	NV	0.17	one-story nightclub/lounge
625 ARIZONA AVE	90401-1609	4291006027	Downtown Core	NV	0.52	Office building
626 WILSHIRE BLVD	90401-1502	4291006001	Downtown Core	NV	0.34	711 strip mall
631 COLORADO AVE	90401-2507	4291023009	Downtown Core	TA	0.34	one-story Bay Films building
1237 LINCOLN BLVD	90401-1703	4282009027	Downtown Core	LT	0.17	Motel
1243 LINCOLN BLVD	90401-1703	4282009014	Downtown Core	LT	0.17	Motel
1410 LINCOLN BLVD	90401-2733	4291021002	Downtown Core	LT	0.17	parking lot
1527 LINCOLN BLVD	90401-2734	4282028019	Downtown Core	LT	0.17	former tile store; vacant retail building
1533 LINCOLN BLVD	90401-2734	4282028018	Downtown Core	LT	0.17	former tile store; vacant retail building
1537 LINCOLN BLVD	90401-2734	4282028011	Downtown Core	LT	0.17	auto repair
1543 LINCOLN BLVD	90401-2734	4282028010	Downtown Core	LT	0.17	auto repair

Site Address / Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Acres)	Existing Use / Vacancy
1553 4TH ST	90019-3469	4291025028	Downtown Core	TA	0.17	Vacant bank site across DT station
1555 4TH ST	90401-2310	4291025012	Downtown Core	TA	0.17	Vacant bank site across DT station
603 ARIZONA AVE	90401-1609	4291006029	Downtown Core	NV	0.17	one-story office building
700 COLORADO AVE	90401-2610	4290001016	Downtown Core	TA	0.46	One-story warehouse
718 COLORADO AVE	90401-2610	4290001023	Downtown Core	LT	0.5	former Fisher lumber site vacant
718 SANTA MONICA BLVD	90401-2602	4291021001	Downtown Core	LT	0.17	commercial building; balloon place and common ownership
2525 MICHIGAN AVE	90404	4268013919	Bergamot Transit Village	CAC	9.41	Bergamot Arts Center
2525 MICHIGAN AVE	90404	4268014900	Bergamot Transit Village	CAC	0.01	Bergamot Arts Center
No Address	90404-1806	4282003901	Medium Density Housing	R3	0.17	City parking lot on Wilshire/14th serves retail
No Address	90401-2734	4282004900	Medium Density Housing	R3	0.34	public parking lot 7 behind LaMonarca Bakery
No Address	90401-2735	4288009900	High Density Housing	R4	0.29	City parking lot on main
No Address	90401-2734	4288009901	High Density Housing	R4	0.11	City parking lot on main
No Address	90404-3303	4288010900	High Density Housing	R4	0.38	City parking lot on main
No Address	90404-3304	4288010901	High Density Housing	R4	0.15	City parking lot on main
No Address	90401-2644	4288011900	Medium Density Housing	R3	0.53	City parking lot on main
No Address	90401-2734	4288011901	Medium Density Housing	R3	0.2	City parking lot on main
No Address	90404-3303	4288012902	Medium Density Housing	R3	0.62	City parking lot on main
No Address	90401-2709	4288013905	Medium Density Housing	R3	0.6	City parking lot on main
No Address	90404-3507	4288015901	Medium Density Housing	R3	1.15	City parking lot on main
1217 14TH ST	90401-2505	4282003900	Medium Density Housing	R3	0.17	public parking lot 12 behind petco
1318 4TH ST	90401-2605	4291012900	Downtown Core	BC	0.52	Parking Structure 3
1320 4TH STREET	90019-3469	4291012901	Downtown Core	BC	0.17	Parking Structure 3
1324 5TH ST	90401-2310	4291011900	Downtown Core	NV	0.21	Bank of America; Chase bank; parking lot
1324 5TH ST	90403-5507	4291011901	Downtown Core	NV	0.14	Bank of America; Chase bank; parking lot
1324 5TH ST	90404-3810	4291011902	Downtown Core	NV	0.17	Bank of America; Chase bank; parking lot
1324 5TH ST	90404-4121	4291011903	Downtown Core	NV	0.17	Bank of America; Chase bank; parking lot
1324 5TH ST	90404-1807	4291011904	Downtown Core	NV	0.17	Bank of America; Chase bank; parking lot
1326 5TH ST	90404-1807	4291011905	Downtown Core	NV	0.17	Bank of America; Chase bank; parking lot

Site Address / Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Acres)	Existing Use / Vacancy
1333 4TH ST	90404-3712	4291011910	Downtown Core	BC	0.46	Bank of America; Chase bank; parking lot
1334 5TH ST	90404-3818	4291011908	Downtown Core	NV	0.17	Bank of America; Chase bank; parking lot
No Address	90404-4201	4267007003	Mixed Use Boulevard	MUB	0.1	New Balance store parking lot
No Address	90404-3712	4268001038	Bergamot Transit Village	BTV	0.88	Redbull parking lot
No Address	90404-3702	4268010020	Mixed Use Creative	MUC	0.32	one-story creative office/light industrial building
No Address	90404-3702	4275009012	Mixed Use Boulevard Low	MUBL	0.17	parking lot for one-story building with iron gym and creative office tenants
No Address	90404-3712	4282035002	Mixed Use Boulevard Low	MUBL	0.17	parking lot for automotive service center building 1522-1530 Broadway
No Address	90401-3258	4283010001	Mixed Use Boulevard Low	MUBL	0.17	parking lot with vacant office building
1214 SANTA MONICA BLVD	90403-5509	4282023022	General Commercial	GC	0.06	parking lot for vacant auto repair
1218 SANTA MONICA BLVD	90405-4901	4282023021	General Commercial	GC	0.17	parking lot for vacant auto repair
1348 14TH ST	90404-1907	4282015011	General Commercial	GC	0.17	parking lot for truxtons
1421 LINCOLN BLVD	90404-4105	4282027021	Downtown Core	LT	0.17	parking lot for CVS pharmacy
1453 25TH ST	90404-1906	4275001013	Mixed Use Boulevard Low	MUBL	0.16	parking lot for Helen's cycles
1541 15TH ST	90404-4163	4282035014	Mixed Use Boulevard Low	MUBL	0.17	parking lot for SM Conservatory
1547 26TH ST	90404-1907	4267022018	Office Campus	OC	0.19	one story commercial building parking lot
1716 BERKELEY ST	90404-4116	4268009019	Bergamot Transit Village	CCS	0.27	parking lot serving underparked industrial uses
2306 SANTA MONICA BLVD	90404-4346	4275005002	Mixed Use Boulevard Low	MUBL	0.16	parking lot for 2300 santa monica (cynergy)
2458 WILSHIRE BLVD	90404-1938	4276019006	Mixed Use Boulevard	MUB	0.17	parking lot for Fia Restaurant common ownership 2 adjacent parcels 2454 Wilshire
2615 COLORADO AVE	90404-2809	4267022015	Office Campus	OC	0.14	one story commercial building parking lot
2616 WILSHIRE BLVD	90405-1626	4267007002	Mixed Use Boulevard	MUB	0.1	New Balance store parking lot
3101 LINCOLN BLVD	90404-1938	4285036002	General Commercial	GC	0.11	parking lot for georges burgers
3125 PICO BLVD	90404-4210	4274034023	Neighborhood Commercial	NC	0.11	parking for Valentinos restaurant
No Address	90404-4606	4282032002	Mixed Use Boulevard Low	MUBL	0.17	Ford auto storage lot
No Address	90404-4412	4282033018	Mixed Use Boulevard Low	MUBL	0.11	Ford auto storage lot
No Address	90404-4606	4282033020	Mixed Use Boulevard Low	MUBL	0.11	Ford auto storage lot
1201 SANTA MONICA BLVD	90404-4606	4282014026	General Commercial	GC	0.52	BMW auto storage
1222 BROADWAY	90404	4282032001	Mixed Use Boulevard Low	MUBL	0.17	Ford auto storage lot
1308 SANTA MONICA BLVD	90403-5605	4282022024	General Commercial	GC	0.22	offsite auto storage lot for Suburu

Appendix F – Report of Suitable Sites Inventory Analysis

Site Address / Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Acres)	Existing Use / Vacancy
1310 BROADWAY	90404-4610	4282033019	Mixed Use Boulevard Low	MUBL	0.11	Ford auto storage lot
1335 LINCOLN BLVD	90403-5606	4282010019	Downtown Core	LT	0.17	Toyota service repair lot
1337 12TH ST	90403-5605	4282014016	General Commercial	GC	0.34	BMW auto storage
1339 LINCOLN BLVD	90403-5606	4282010018	Downtown Core	LT	0.17	Toyota auto storage - service center lot
1347 18TH ST	90405-1109	4276029026	General Commercial	GC	0.17	Honda auto storage
1348 18TH ST	90403-5605	4276030010	General Commercial	GC	0.17	Honda auto storage
1350 19TH ST	90404-2811	4276029010	General Commercial	GC	0.17	Honda auto storage
1411 17TH ST	90403-5605	4275011023	General Commercial	GC	0.17	off-site parking lot for auto storage
1415 12TH ST	90404-4701	4282023025	General Commercial	GC	0.86	offsite overflow Ford service & repair auto storage lot
1415 EUCLID ST	90404-4718	4282022023	General Commercial	GC	0.17	offsite auto storage lot for Suburu
1418 16TH ST	90404-4874	4282020004	General Commercial	GC	0.17	Lexus parking lot - used car lot/service lot
1447 18TH ST	90404-4875	4275010015	Mixed Use Boulevard Low	MUBL	0.17	parking lot for Herman's auto repair
1530 SANTA MONICA BLVD	90405	4282020001	General Commercial	GC	0.17	Lexus parking lot - used car lot/service lot
1530 SANTA MONICA BLVD	90405-1716	4282020002	General Commercial	GC	0.17	Lexus parking lot - used car lot/service lot
1544 14TH ST	90405-1716	4282033010	Mixed Use Boulevard Low	MUBL	0.17	Paint and body shop auto storage (see 1538 14th st)
1807 BROADWAY	90403-5608	4275010013	Mixed Use Boulevard Low	MUBL	0.17	parking lot for Herman's auto repair
1819 SANTA MONICA BLVD	90405-1204	4276029011	General Commercial	GC	0.34	auto inventory lot
2440 SANTA MONICA BLVD	90405-1078	4275002019	Mixed Use Boulevard Low	MUBL	1.89	Volkswagon auto storage
2450 SANTA MONICA BLVD	90404-2914	4275002003	Mixed Use Boulevard Low	MUBL	0.16	Volkswagon auto storage
2700 LINCOLN BLVD	90404-2914	4287017043	General Commercial	GC	0.13	parking lot for Big Q's auto repair - common ownership to 3 adjacent parcels
3204 LINCOLN BLVD	90404-3505	4287032015	General Commercial	GC	0.05	auto repair shop parking lot
3204 LINCOLN BLVD	90404-2914	4287032016	General Commercial	GC	0.03	auto repair shop parking lot
832 SANTA MONICA BLVD		4282027003	General Commercial	GC	0.17	Toyota auto storage
1302 6TH ST	90404-2008	4291010027	Downtown Core	NV	0.43	two story office
1450 20TH ST	90404-2916	4275009009	Mixed Use Boulevard Low	MUBL	0.52	Part of Big Jos burgers
1457 19TH ST	90404-2008	4275009011	Mixed Use Boulevard Low	MUBL	0.34	one story iron gym and creative office with parking lot (common ownership)
1619 1/2 SANTA MONICA BLVD	90405-2530	4282018010	General Commercial	GC	0.07	car sales lot; recently sold
1619 SANTA MONICA BLVD	90405-1020	4282018012	General Commercial	GC	0.1	car sales lot; recently sold



Site Address / Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Acres)	Existing Use / Vacancy
1634 20TH ST	90405-1926	4275025002	Industrial Conservation	IC	0.45	two-story office building
1703 OCEAN PARK BLVD	90405-1826	4273023032	Neighborhood Commercial	NC	0.32	one-story Burger restaurant and laundrymat
1801 SANTA MONICA BLVD	90405-2703	4276029048	General Commercial	GC	0.34	Honda dealership with surface inventory
1901 WILSHIRE BLVD	90404-2038	4276008010	Mixed Use Boulevard	MUB	0.24	one-story vacant House of Billiards building
1902 WILSHIRE BLVD	90404-2039	4276013020	Mixed Use Boulevard	MUB	0.11	one story retail/restaurant building (Thai dishes, salon, medical office)
1908 WILSHIRE BLVD	90404-2038	4276013030	Mixed Use Boulevard	MUB	0.57	one-story retail/restaurant building (Thai dishes, salon, medical office)
1925 BROADWAY	90404-2039	4275009010	Mixed Use Boulevard Low	MUBL	0.17	parking lot for Big Jos burger
2316 LINCOLN BLVD	90403-5823	4289001007	General Commercial	GC	0.32	one-story retail (recliner sales) building
2510 PICO BLVD	90405-1020	4270001023	Neighborhood Commercial	NC	0.42	car wash
2537 LINCOLN BLVD	90405-3513	4284008016	General Commercial	GC	0.44	closed car wash
2720 LINCOLN BLVD	90405-1829	4287017044	General Commercial	GC	0.18	Big Q's auto repair
3018 PICO BLVD	90404-2012	4270006041	Neighborhood Commercial	NC	0.14	one-story retail building
3024 PICO BLVD	90405-3803	4270006042	Neighborhood Commercial	NC	0.13	apartment building
3026 PICO BLVD	90405	4270006043	Neighborhood Commercial	NC	0.13	two story commercial retail building
3113 PICO BLVD	90404-3518	4274034027	Neighborhood Commercial	NC	0.06	single tenant restaurant
3307 PICO BLVD	90403-4622	4274036002	Neighborhood Commercial	NC	0.12	one story retail
3311 PICO BLVD	90404-3518	4274036003	Neighborhood Commercial	NC	0.06	one story retail
3317 PICO BLVD	90404-3518	4274036027	Neighborhood Commercial	NC	0.16	auto repair shop
No Address	90403-4622	4275022016	Mixed Use Boulevard Low	MUBL	0.56	industrial concrete yard Bourgeot Bros
1020 WILSHIRE BLVD	90403-4623	4282007025	Mixed Use Boulevard	MUB	0.4	one-story Belcampo restaurant building
1025 WILSHIRE BLVD	90403-4623	4281027033	Mixed Use Boulevard	MUB	0.52	one-story El Cholo restaurant
1100 SANTA MONICA BLVD	90403-4623	4282024026	General Commercial	GC	0.34	Toyota preowned center
1102 BROADWAY	90403-4623	4282031032	Mixed Use Boulevard Low	MUBL	0.52	small one story office tenants; appears mostly vacant
1224 5TH ST	90403	4291004016	Downtown Core	NV	0.34	one story office building
1234 WILSHIRE BLVD	90403-4706	4282005001	Mixed Use Boulevard	MUB	0.34	one-story Ulta building
1323 COLORADO AVE	90403-4705	4282033011	Mixed Use Boulevard Low	MUBL	0.52	autobody shop
1411 LINCOLN BLVD	90405-4408	4282027029	Downtown Core	LT	0.34	CVS pharmacy
1420 WILSHIRE BLVD	90405-4622	4282003001	Mixed Use Boulevard	MUB	0.69	one-story Audio and Video center and Bank of America

Site Address / Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Acres)	Existing Use / Vacancy
1453 14TH ST	90405-4621	4282021013	Mixed Use Boulevard Low	MUBL	0.52	one-story building with 3 tenants, Paint lab and small creative office
1518 7TH ST	90404-2408	4291023003	Downtown Core	TA	0.17	two story residential
1601 WILSHIRE BLVD	90405-4624	4281004900	Mixed Use Boulevard	MUB	0.34	vacant car dealership
1612 19TH ST	90404-2410	4275022017	Mixed Use Boulevard Low	MUBL	0.78	industrial concrete yard Bourgeot Bros
1624 LINCOLN BLVD	90403-4802	4290001012	Downtown Core	LT	0.51	car wash
1701 WILSHIRE BLVD	90404-3637	4276010035	Mixed Use Boulevard	MUB	0.31	one-story Mens Warehouse
1907 WILSHIRE BLVD	90404-3637	4276008023	Mixed Use Boulevard	MUB	0.34	one-story restaurant (Chandi)
1921 WILSHIRE BLVD	90404-3650	4276008014	Mixed Use Boulevard	MUB	0.34	one-story retail building (GAP)
2020 WILSHIRE BLVD	90404-2449	4276014025	Mixed Use Boulevard	MUB	0.45	one-story restaurant and nightclub (Opaque Restaurant and Senator Jones club)
2202 BROADWAY	90404-3642	4275016007	Mixed Use Boulevard Low	MUBL	0.83	one-story Ferguson plumbing and lighting
2218 BROADWAY	90403-4904	4275016005	Mixed Use Boulevard Low	MUBL	0.45	one-story Ferguson plumbing and lighting
2230 BROADWAY	90404-2437	4275016024	Mixed Use Boulevard Low	MUBL	0.5	creative office building
2308 BROADWAY	90403-4903	4275016028	Mixed Use Boulevard Low	MUBL	0.64	creative office building
2411 PICO BLVD	90404-2413	4274006023	Mixed Use Boulevard Low	MUBL	0.41	auto repair shop
2520 SANTA MONICA BLVD	90404-2555	4275001024	Mixed Use Boulevard Low	MUBL	0.48	one-story Goodwill building
2601 WILSHIRE BLVD	90404-2534	4266016054	Mixed Use Boulevard	MUB	0.35	76 gas station
2702 WILSHIRE BLVD	90405-2004	4267006026	Mixed Use Boulevard	MUB	0.33	one-story Pacific Dining Car restaurant
2711 WILSHIRE BLVD	90405-2048	4266016100	Mixed Use Boulevard	MUB	0.66	Chase bank building with rear parking
2730 SANTA MONICA BLVD	90405	4267020026	Mixed Use Boulevard Low	MUBL	0.66	one-story AAA building
2802 SANTA MONICA BLVD	90405-2004	4267019028	Mixed Use Boulevard Low	MUBL	0.33	one-story roque and mark office building
2828 WILSHIRE BLVD	90405	4267005009	Mixed Use Boulevard	MUB	0.67	one-story commercial building, Vitamin Store and Kimuya restaurant
2914 WILSHIRE BLVD	90405-5743	4267004015	Mixed Use Boulevard	MUB	0.59	one-story LA mattress store
2933 SANTA MONICA BLVD	90405-2005	4267011025	Mixed Use Boulevard Low	MUBL	0.44	one story Wine Expo
312 PICO BLVD	90405-2005	4289012017	Mixed Use Boulevard Low	MUBL	0.37	one-story animal kingdom, Avo restaurant
1724 STANFORD ST	90404-4212	4268003003	Mixed Use Creative	MUC	0.72	one story light industrial
1740 STANFORD ST	90405-2005	4268003002	Mixed Use Creative	MUC	0.67	one story creative office
1832 FRANKLIN ST	90405	4268011006	Mixed Use Creative	MUC	0.41	one story creative office
2800 LINCOLN BLVD		4287017045	General Commercial	GC	0.49	out-of-business car wash on Lincoln

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3122 NEBRASKA AVE	90405-5739	4268011004	Mixed Use Creative	MUC	0.46	one story light industrial
901 SANTA MONICA BLVD	90403-2332	4282011034	General Commercial	GC	0.34	one-story Tuesday Morning store
1323 SANTA MONICA BLVD	90404-2606	4282015013	General Commercial	GC	0.11	one-story Truxton restaurant
1414 18TH ST	90405-2115	4275011002	General Commercial	GC	0.17	parking for Honda service repair
1449 18TH ST	90405-2115	4275010014	Mixed Use Boulevard Low	MUBL	0.17	parking lot for Herman's auto repair
1457 25TH ST	90405-2115	4275001012	Mixed Use Boulevard Low	MUBL	0.16	one-story Helen's cycle
1520 BROADWAY	90405-5510	4282035001	Mixed Use Boulevard Low	MUBL	0.17	one-story auto parts building
1530 SANTA MONICA BLVD	90401-2405	4282020003	General Commercial	GC	0.17	Lexus auto storage
1538 14TH ST	90401-1408	4282033009	Mixed Use Boulevard Low	MUBL	0.17	Paint and body shop
1710 SANTA MONICA BLVD	90401-2407	4275011025	General Commercial	GC	0.23	two-story vacant building
1719 SANTA MONICA BLVD	90401-1501	4276030011	General Commercial	GC	0.34	Honda dealership with surface inventory
1726 SANTA MONICA BLVD	90401-1609	4275011001	General Commercial	GC	0.34	one-story vacant Honda service center
1911 3RD ST	90401-2507	4289012002	Mixed Use Boulevard Low	MUBL	0.06	one-story animal kingdom, Avo restaurant
1933 WILSHIRE BLVD	90403-3912	4276008015	Mixed Use Boulevard	MUB	0.24	one-story retail building (GAP)
2008 PICO BLVD	90401-1501	4273003002	Neighborhood Commercial	NC	0.06	one-story campos taco with lot
2008 PICO BLVD	90401-1609	4273003001	Neighborhood Commercial	NC	0.11	one-story campos taco with lot
2010 PICO BLVD	90401-1502	4273003003	Neighborhood Commercial	NC	0.15	one-story campos taco with lot
2312 SANTA MONICA BLVD	90401-2507	4275005020	Mixed Use Boulevard Low	MUBL	0.13	one-story retail store - cynergy cycle
2439 SANTA MONICA BLVD	90401-2610	4276022002	Mixed Use Boulevard Low	MUBL	0.12	4 adjacent parcels - common ownership
2445 SANTA MONICA BLVD	90401-2605	4276022003	Mixed Use Boulevard Low	MUBL	0.12	4 adjacent parcels - common ownership
2601 COLORADO AVE	90401-2609	4267022017	Office Campus	OC	0.14	one story office building
2615 COLORADO AVE	90401-2610	4267022016	Office Campus	OC	0.14	one-story vacant office building
2615 WILSHIRE BLVD	90401-2602	4266016055	Mixed Use Boulevard	MUB	0.13	one story bar Sonny Mcleans
2624 WILSHIRE BLVD	90402-2912	4267007004	Mixed Use Boulevard	MUB	0.1	one-story restaurant
2628 WILSHIRE BLVD	90405-4512	4267007005	Mixed Use Boulevard	MUB	0.1	one-story mathnasium and salon
2636 WILSHIRE BLVD	90403-1803	4267007006	Mixed Use Boulevard	MUB	0.13	one-story mathnasium and salon
3011 SANTA MONICA BLVD	90401	4267012003	Mixed Use Boulevard Low	MUBL	0.16	small one story dentist
3017 SANTA MONICA BLVD	90401-2702	4267012004	Mixed Use Boulevard Low	MUBL	0.17	two story office

Appendix F – Report of Suitable Sites Inventory Analysis

Site Address / Intersection	5 Digit ZIP Code	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Parcel Size (Acres)	Existing Use / Vacancy
3101 LINCOLN BLVD	90401-2702	4285036001	General Commercial	GC	0.11	one-story Georges burgers restaurant
3115 PICO BLVD	90401	4274034031	Neighborhood Commercial	NC	0.17	Valentino's restaurant
3204 LINCOLN BLVD	90401-2704	4287032014	General Commercial	GC	0.05	auto repair shop
3232 SANTA MONICA BLVD	90401-2704	4267015027	Mixed Use Boulevard Low	MUBL	0.32	one story keyboard store
801 WASHINGTON AVE	90403-4013	4281033024	Low Density Housing	R2	0.52	parking lot for Saint Pauls Lutheran Church
929 CALIFORNIA AVE	90403-4108	4281029011	Low Density Housing	R2	0.98	Vintage Church trinity house parking lot
925 CALIFORNIA AVE	90403-4108	4281029012	Low Density Housing	R2	0.12	Vintage Church trinity house parking lot
1140 7TH ST	90403-5204	4292005007	Low Density Housing	R2	0.11	St Monica Church parking lot
1257 CENTINELA AVE	90404-1611	4267001016	Low Density Housing	R2	0.34	Church of Jesus Christ parking lot
1343 OCEAN PARK BLVD	90405-4719	4284025028	Medium Density Housing	R3	0.17	Mt Olive Church with large parking
3114 3RD ST	90405-5412	4287038027	Low Density Housing	OP2	1.18	St Clement Church parking
(blank)		4287017018	Low Density Housing	OP2	0.13	parking lot for car wash on lincoln
(blank)		4276012027	Low Density Housing	R2	0.13	large parking lot for multi-tenant retail
(blank)		4282010011	Medium Density Housing	R3	0.5	parking lot for Toyota
528 SAN VICENTE BLVD	90402-1803	4293004010	Low Density Housing	R2	0.16	vacant lot
1135 PRINCETON ST	90403-4703	4266016045	Low Density Housing	R2	0.15	Chase Bank parking lot
1122 14TH ST	90403-5409	4281012024	Low Density Housing	R2	0.17	Rite aid parking lot off Wilshire
1143 19TH ST	90403-5601	4276008009	Low Density Housing	R2	0.17	parking lot
1215 17TH ST	90404-1203	4276011018	Low Density Housing	R2	0.17	guest parking for dealership lot
1223 18TH ST	90404-1205	4276012018	Low Density Housing	R2	0.17	large parking lot for multi-tenant retail
1215 26TH ST	90404-1403	4267007030	Low Density Housing	R2	0.52	parking lot for New balance store
1219 PRINCETON ST	90404-1412	4267006012	Low Density Housing	R2	0.21	parking lot for multi tenant retail
1342 19TH ST	90404-1941	4276029009	Low Density Housing	R2	0.86	parking lot for dealership
1544 19TH ST	90404-3406	4275013010	Low Density Housing	R2	0.14	parking lot for one story office
1847 16TH ST	90404-4403	4283032024	Low Density Housing	R2	0.25	vacant lot
621 PACIFIC ST	90405-2411	4289005013	Low Density Housing	OP2	0.17	vacant lot