



Community Development Department
City Planning Division
1685 Main Street – Mail Stop 28
Santa Monica, CA 90401

May 27, 2022

VIA EMAIL

Alison Warner
11611 San Vicente Boulevard, Suite 900
Los Angeles, CA 90049

**RE: Administrative Permit Application / Case No. 22ENT-0073
2601-2645 Lincoln Boulevard, Santa Monica, CA 90405**

Dear Ms. Warner:

The City has reviewed the updated submittal materials for Administrative Approval (“AA”) Application, Case No. 22ENT-0073, involving a proposed 5-story mixed-use development comprised of 521 (468 market rate + 53 affordable) residential units, 36,000 SF of commercial retail space, and 850 automobile parking spaces. The AA was accepted for processing on March 11, 2022. The City provided correspondence on April 7, 2022, deeming the application incomplete and outlining a request for additional components. On April 29, 2022, the City received the applicant’s updated submittal materials via email. The City Planning Division has reviewed the updated submittal and has deemed the application incomplete. The following items remain outstanding:

1. Additional Cross Sections

While the updated drawings provided additional section drawings illustrating SANG 1, SANG 2, and SANG 3, additional east/west sections are needed to confirm height and overall continuity throughout the site for the 12 buildings.

2. Building Elevations

The submittal provides street facing elevations but does not provide all exterior elevations of the project and its buildings. Additional elevation drawings are required for City review.

*Please see Attachment A for suggested section lines (red) and elevation views (blue).

The following is a courtesy comment that should be further examined by the applicant:

Sheet A40: The basement level “S.A.N.G. 3 Basement” shaded in yellow may not meet the Basement definition (SMMC Section [9.52.020.0230](#)) due to the amount of wall surface exposure above Finished Grade.

Upon receipt of all above required material and once the application is deemed complete, a thorough review of the proposed plans will be conducted and a separate letter containing all potential corrections and comments will be provided.

If you have any questions or concerns regarding this process, please do not hesitate to contact me at grace.page@santamonica.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Grace Page". The signature is written in a cursive, flowing style.

Grace Page
Senior Planner

Attachment A: Elevations & Sections



Exterior elevation submittal is incomplete. Street facing elevations were provided but the exteriors of all facades of the project were not included in the submittal. Please label or number the buildings in the elevation drawings.

Additional east/west cross sections needed for compliance review. The red lines are suggested to primarily capture groupings of 3 buildings.