



CITY OF SANTA MONICA – CITY PLANNING DIVISION
ADMINISTRATIVE APPROVAL APPLICATION

Housing Projects
Pursuant to [SMMC 9.39.020\(A\)\(1\)](#)

Applications are submitted online through a [virtual appointment system](#).
If you have questions about completing this application, please email City Planning at 311@santamonica.gov.

PROJECT ADDRESS: _____

PROJECT DESCRIPTION:

By applying for a permit, I understand and agree that contact information, including but not limited to, email addresses and telephone numbers, will become part of a disclosable public record pursuant to the California Public Records Act and that the City may elect not to redact contact information contained in this application prior to disclosing a copy of this application to the public. I further agree that I do not object to the City's disclosure of contact information contained in this application in response to public records requests.

APPLICANT (Note: All correspondences will be sent to the contact person)

Name: _____ Organization Name: _____
Address: _____ City/State: _____ Zip: _____
Phone: _____ Email: _____

CONTACT PERSON (If different from applicant)

Name: _____ Organization Name: _____
Address: _____ City/State: _____ Zip: _____
Phone: _____ Email: _____
Relation to Applicant: _____

PROPERTY OWNER

Name: _____ Organization Name: _____
Address: _____ City/State: _____ Zip: _____
Phone: _____ Email: _____

I hereby certify that I am the owner of the subject property and that I have reviewed the subject application and declare, under penalty of making a false declaration, that to the best of my knowledge and belief, the information provided within this application is true, correct, complete, and made in good faith. I authorize the applicant or contact person to make decisions that may affect my property as it pertains to this application.

Property Owner's Name (PRINT)

Property Owner's Signature / Date

GENERAL INFORMATION

PROJECT INFORMATION

Total Floor Area (SF): _____ No. of Stories / Height: _____

Commercial Floor Area (SF): _____ Parcel Area: _____

Residential Floor Area (SF): _____ No. of Parking Spaces: Res: _____ Com: _____

Floor Area Ratio (FAR): _____ No. of "Protected Units" per SB 330 / 8: _____

Unit Count:

	Studios	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
# of Existing Units					
# of Proposed Units					

Affordable Housing Production Program Acknowledgement

In accordance with [SMMC 9.64](#), all multi-unit projects involving the construction of two or more market rate units shall comply with the affordable housing obligations as set forth in [SMMC 9.64.040](#). From the options listed below, please indicate how the Project will comply with the provisions of [SMMC 9.64.040](#) (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> On-Site Option (SMMC 9.64.050) | <input type="checkbox"/> Affordable Housing Fee (SMMC 9.64.070) |
| <input type="checkbox"/> Off-Site Option (SMMC 9.64.060) | <input type="checkbox"/> Land Acquisition (SMMC 9.64.080) |

On-site affordable units and affordability level

	Very Low	Low	Moderate	Total
# Studios				
# 1 Bedrooms				
# 2 Bedrooms				
# 3 Bedrooms				

Off-site affordable units and affordability level

	Very Low	Low	Moderate	Total
# Studios				
# 1 bedrooms				
# 2 bedrooms				
# 3 bedrooms				

Proposed Location: _____

Off-Site Option

Pursuant to [SMMC 9.64.060\(D\) & \(H\)](#) the following documentation is required for providing affordable housing units off-site (receiver site). Off-site units may not be located within the “Affordable Housing Prohibition Area” as depicted in [SMMC 9.64.060\(A\)](#)

- D. The multiple-unit project applicant shall identify an alternate site suitable for residential housing which the project applicant either owns or has site control over (e.g., purchase agreement, option to purchase, lease) subject to City review to ensure that the proposed development is consistent with the City’s housing objectives and projects.

- H. The off-site affordable units shall be owned in whole or part and operated by a nonprofit affordable housing provider for the life of the project, and the Final Construction Permit Sign Off or Certificate of Occupancy for the off-site affordable units shall be issued prior to or concurrently with the market-rate housing project.

Density Bonus

- Pursuant to [SMMC 9.22](#) projects providing affordable housing may be eligible for a density bonus and additional incentives, concessions, waivers, and/or reductions of development standards. Describe your density bonus request below; provide additional sheets if necessary to show calculations or explain requested incentives, concessions, waivers and/or reductions.

Affordable units proposed on-site _____ % Base Density _____ units/SF
See [SMMC 9.22.050\(C\)\(2\)](#) for non-residential parcels

Density bonus qualified for _____ %

Density bonus proposed _____ %

- Pursuant to [SMMC 9.22.050\(C\) & \(D\)](#), applicant shall provide a base density study and a density bonus calculation for the proposed Project.

- Describe requested incentives and concessions below; if not listed in [SMMC 9.22.060\(B\) or \(C\)](#), applicant is required to provide reasonable documentation to establish eligibility for the requested incentives and concessions, as described in [SMMC 9.22.080\(A\)\(3\)](#).

1.
2.
3.
4.
5.

- Describe requested waivers or reductions of development standards below. Pursuant to [SMMC 9.22.080\(A\)\(4\)](#) applicant is required to provide reasonable documentation to establish eligibility for the requested waiver or reduction of development standards.

1.
2.
3.
4.
5.

SUBMITTAL MATERIALS

Project Submittal

- All materials must be submitted digitally. Prepare one PDF file with the **SIGNED** application and all supplemental materials and a second PDF file of the Project Plans. Resolution should allow legible printing at 11" x 17".

Air Quality Assessment

- Applicants of new residential development within the Air Quality Assessment Zone shall be required to include design features necessary to reduce resident exposure to diesel particulate matter (DPM). Applicants shall be responsible for the preparation of a brief technical memorandum that describes the effectiveness of the selected measures in reducing DPM emissions below SCAQMD cancer risk thresholds of 10 cancer cases per million (1.0×10^{-5}).

Application Fees

- The payment of an application fee is required at time of submittal. Contact City Planning at 311@santamonica.gov for applicable fees.

Digital Project Plans

- Plans for Planning Permits must include:
 - Detailed project description and vicinity map.
 - Existing site plan showing all existing improvements and structures.
 - Site plan showing compliance with development standards, applicable setbacks etc.
 - Fully dimensioned floor plans indicating square feet and interior layout. Please show floor area calculations. In the case of remodeling, existing and proposed dimensioned floor plans, as well as a demolition plan, are required.
 - Dimensioned exterior elevations of the proposed Project and adjacent existing buildings. Exterior elevations must show the height of each building dimensioned from Average Natural Grade (ANG), Segmented Average Natural Grade (SANG), or Theoretical Grade (TG), as applicable. Height calculation methodology must be shown as described in [SMMC 9.04.050](#), Measuring Height. Elevation measurements, accompanied by a survey of existing site conditions, must be certified by a licensed surveyor or engineer. In the case of additions to existing buildings, all exterior elevations of both the addition and the existing building are required.
 - Cross-section and longitudinal sections calling out building heights, height projections, and all building levels in relation to ANG, ANG, or TG.
 - Show size and location of any exterior mechanical equipment on both site plan and elevations. Indicate existing buildings on adjacent parcels and their zoning and use (commercial, residential, etc.)
 - Other such information, drawings, plans, and renderings that may be helpful.

Community Meeting (See page 7)

- Signed declaration certifying that a community meeting with property owners and tenants within a 750-foot radius of the proposed Project has been conducted prior to submittal of this application, pursuant to [SMMC 9.39.050\(A\)](#).

****Application will not be accepted until this requirement is complete.****

Rent Control Status Form

- Contact Rent Control: rentcontrol@santamonica.gov.

Replacement Unit Determination Form

- Pursuant to the Housing Crisis Act of 2019 (SB8/SB330), housing development projects on sites that have demolished dwelling units in the last 5 years or proposing the demolition of dwelling units must complete and provide a supplemental Replacement Unit Determination Form.

Demolition Permit Acknowledgement (For Structures 40 Years or Older)

Pursuant to [SMMC 9.25.040\(E\)](#) a demolition permit is required for demolition of any building or structure on the property (primary or accessory structure). For buildings or structures constructed more than 40 years ago no entitlement will be accepted until at least 75 days after a complete demolition permit application is accepted. A Landmark or Structure of Merit Designation Application may be filed during this 75-day review period, and the Landmarks Commission may subsequently designate the property (structure and/or parcel) as a Landmark, Landmark Parcel, or Structure of Merit in accordance with and based on findings established in SMMC [9.56](#) and [9.58](#).

- My property contains a structure (or structures) 40 years old or older and the proposed development of this property will require a demolition permit.
- My application for a demolition permit has been submitted and, no formal historic designation application has been filed during the 75-day review period.

****Application will not be accepted until this requirement is complete.****

Acknowledgement Regarding Use of Rental Units

- In accordance with Chapter 6.22 Residential Leasing Requirements:
 - i. All leases shall be made only to a tenant who is a natural person or to tenants who are natural persons;
 - ii. All leases shall be made only to a tenant or tenants who, regardless of the term of occupancy, intend to make the rental unit the tenants' primary residence as defined by [SMMC 6.22.020\(C\)](#)
 - iii. All prospective tenants shall be offered a written lease which has a minimum term of one (1) year; and
 - iv. All units shall be leased as unfurnished units.

Transportation Demand Management

- A PDF copy of a draft [Transportation Demand Management \(TDM\) Plan](#), if applicable, in accordance with the requirements of [SMMC Section 9.53](#).

A draft TDM Plan is required if the Project meets the requirements of its respective project type:

- *Residential Projects: 16 or more residential units.*
- *Mixed-use Projects: 16 or more residential units with any associated nonresidential floor area or 7,500 sf or more of nonresidential floor area with any number of residential units.*



DECLARATION CERTIFYING COMMUNITY MEETING

As required by [SMMC 9.39.050\(A\)](#), prior to submittal of an Administrative Approval application, project applicant shall conduct a virtual community meeting. The meeting shall be noticed and conducted pursuant to the following:

- Create a project website accessible to the public providing the following information:
 - Project description including, but not limited to, commercial and residential floor area, height, number of market rate and affordable units, and number of parking spaces.
 - Project plans including, but not limited to, site plan, floor plans, elevations, renderings.
 - Date & time of community meeting, along with clear instructions on how to participate.
 - Applicant contact information provided on the home page of the website.

- 14 days prior to the meeting, applicant shall mail notifications inviting property owners and tenants within a 750-foot radius of the proposed project site and all [neighborhood organizations](#) to the meeting. Notifications must include, but are not limited to, the following:
 - Project website address (must be active/complete at time of mailing)
 - Applicant contact information (including a monitored email address active at time of mailing)
 - Time, date, and instructions on how to attend the meeting.

- Notify City Planning Division 14 days prior to the meeting: Send an email to planningcomment@santamonica.gov. Please include the community meeting date/time, link to project website, and copy of the mailed notification.

- Post project site 14 days prior to the meeting (see page 8).

- Provide for a minimum capacity ensuring that all noticed parties may attend.

- Meeting must be scheduled during the following timeframe: Monday through Thursday during the hours of 6:00 PM to 9:00 PM. The meeting cannot be hosted at the same time as a City Council or Planning Commission meeting. An alternative proposal may be approved by the Community Development Director if it can be demonstrated that the alternative would increase community access to the meeting.

- Present one or more schematic design options for the proposed project.

- Allow public comment on the proposed project from time notifications are sent to at least one week after the community meeting.

- Incorporate comments from the meeting and online comment period into the proposed project design to the extent feasible.

PERMIT APPLICATION SUBMITTAL REQUIREMENTS

At time of application submittal, the following must be provided to show proof of community meeting:

- Project website: _____
- Community meeting information:
 - Date: _____
 - Time: _____
 - Meeting link: _____
 - Photo of site posting.
- Address list of all property owners and tenants within a 750-radius of the proposed project.
- Copy of written notice sent to property owners and tenants.
- Schematic design option(s) presented at community meeting.
- Written summary of all comments received at community meeting and during comment period and a narrative of how and if comments were addressed in the proposed project.


I hereby certify that I am the Applicant of the subject project and that I have reviewed the subject Community Meeting Declaration and declare, under penalty of making a false declaration, that to the best of my knowledge and belief, the information provided within this application is true, correct, complete, and made in good faith.

Applicant Name (Print)

Applicant Signature / Date

EXAMPLE OF REQUIRED SITE POSTING

← 4 Feet →

 **NOTICE OF PENDING ADMINISTRATIVE APPROVAL**

Site Address: _____
Proposed Project: *Describe the project including uses, size, number of stories, number of units, number parking spaces and any requested variances or modifications etc...*

Applicant: _____
Address: _____
Contact Information: *Phone number & email address.* _____
Meeting Date: _____ at: _____ AM/PM
Project Website: _____
Comment Start Date: _____ End Date: _____

ATTACH
COLOR RENDERING
OF PROJECT HERE

For additional information, email the Santa Monica Planning Division at planning@santamonica.gov
Para más información, favor mandar un correo electrónico a planning@santamonica.gov

1931 Wilshire Density Bonus Calculation

Base Density Project

Description:	FAR SF	% of Total	Comment
Commercial FAR:	11,006	8%	
Residential FAR:	120,430	92%	Units, Amenity, Service
Total FAR SF:	131,436	100%	3.25

Total Project Residential Area			
# Units	% Units	Avg Size	Total FAR SF
173	100%	655	113,331

Market Rate Unit Mix		
Type	# of Units	% of Total
Studio	22	15%
One-Bedroom	94	64%
Two-Bedroom	15	10%
Three-Bedroom ⁽²⁾	15	10%
Total	146	100%

Market Residential Area			
# Units	% MR Units	Avg Size	Total FAR SF
146	84%	654	95,450

Affordable Residential Area ⁽²⁾			
# Units	% Aff Units	Avg Size	Total FAR SF
27	16%	662	17,881

Achievable Bonus Density Calculation

Base Density	173
Requested Bonus Density	50%
Achievable Bonus Density	260

Affordable Requirement Calculation

Base Density	173
Affordable %	15%
Affordable Requirement in Density Bonus Project	26

Density Bonus Project

Description:	FAR SF	% of Total	Comment
Commercial FAR:	11,006	5%	Incl. Commercial trash
Residential FAR:	229,666	95%	Units, Amenity, Service
Total FAR SF: ⁽¹⁾	240,672	100%	5.94

Total Project Residential Area			
# Units	% Units	Avg Size	Total FAR SF
260	100%	731	190,105

Market Rate Unit Mix		
Type	# of Units	% of Total
Studio	54	23%
One-Bedroom	144	62%
Two-Bedroom	36	15%
Three-Bedroom	0	0%
Total	234	100%

Market Residential Area			
# Units	% MR Units	Avg Size	Total FAR SF
234	90%	734	171,712

Affordable Residential Area ⁽²⁾			
# Units	% Aff Units	Avg Size	Total FAR SF
26	10%	707	18,393

Parameters for Comparison



CYPRESS EQUITY INVESTMENTS

12121 Wilshire Blvd. Suite 801
Los Angeles, CA 90025

May 16, 2024

1685 Main Street
Santa Monica, CA 90401

RE: 1907-1931 Wilshire Boulevard Deemed Incomplete Response 24ENT-0074

Dear Shira Moch,

As per the Deemed Incomplete Response received May 6, 2024 for Administrative Approval Application 24ENT-0074; below is the justification for why a reduction in residential long-term bicycle parking is required:

The Project requests a reduction in the amount of required long-term residential bicycle parking stalls from the required 300 stalls to 64 stalls (a reduction of 236 stalls). This reduction in bike stalls will allow the Project to reduce the footprint of the subterranean garage and avoid the cost of 236 bicycle racks, resulting in cost savings to provide the affordable units. Each long-term bicycle parking stall requires 16 square feet of space and a bicycle rack. At a construction cost of approximately \$150 per square foot for the parking structure (the area of the building where the bike parking would be located), along with a cost of \$500 per bicycle rack, the reduction of bicycle parking would decrease the cost of the Project by at least \$684,400. The proposed 64 stalls is also consistent with the level of demand experienced in the Applicant's other Santa Monica development projects.

If you have any questions related to the above, please contact Matt McGlashan matt@cypressequity.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Laura Keirstead', is written over a light blue horizontal line.

Laura Keirstead
SVP, Development
US 1931 Wilshire Owner, LLC

1931 Wilshire Community Meeting Presentation

1931 WILSHIRE BLVD.

SANTA MONICA, CA

1931 WILSHIRE BLVD.
SANTA MONICA, CA



Property Owner

Applicant

Design Architect

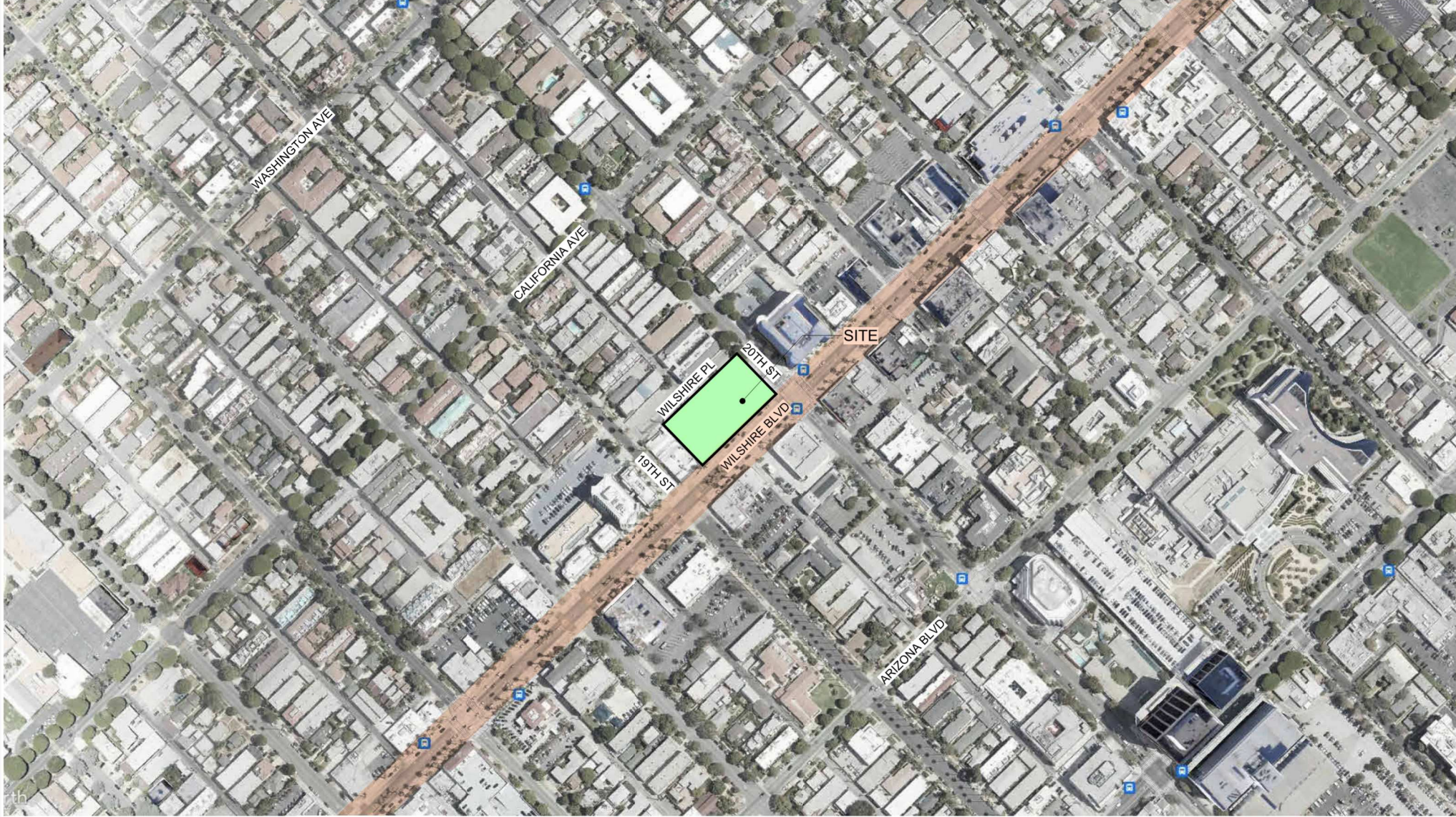
Landscape Architect

Civil Engineer

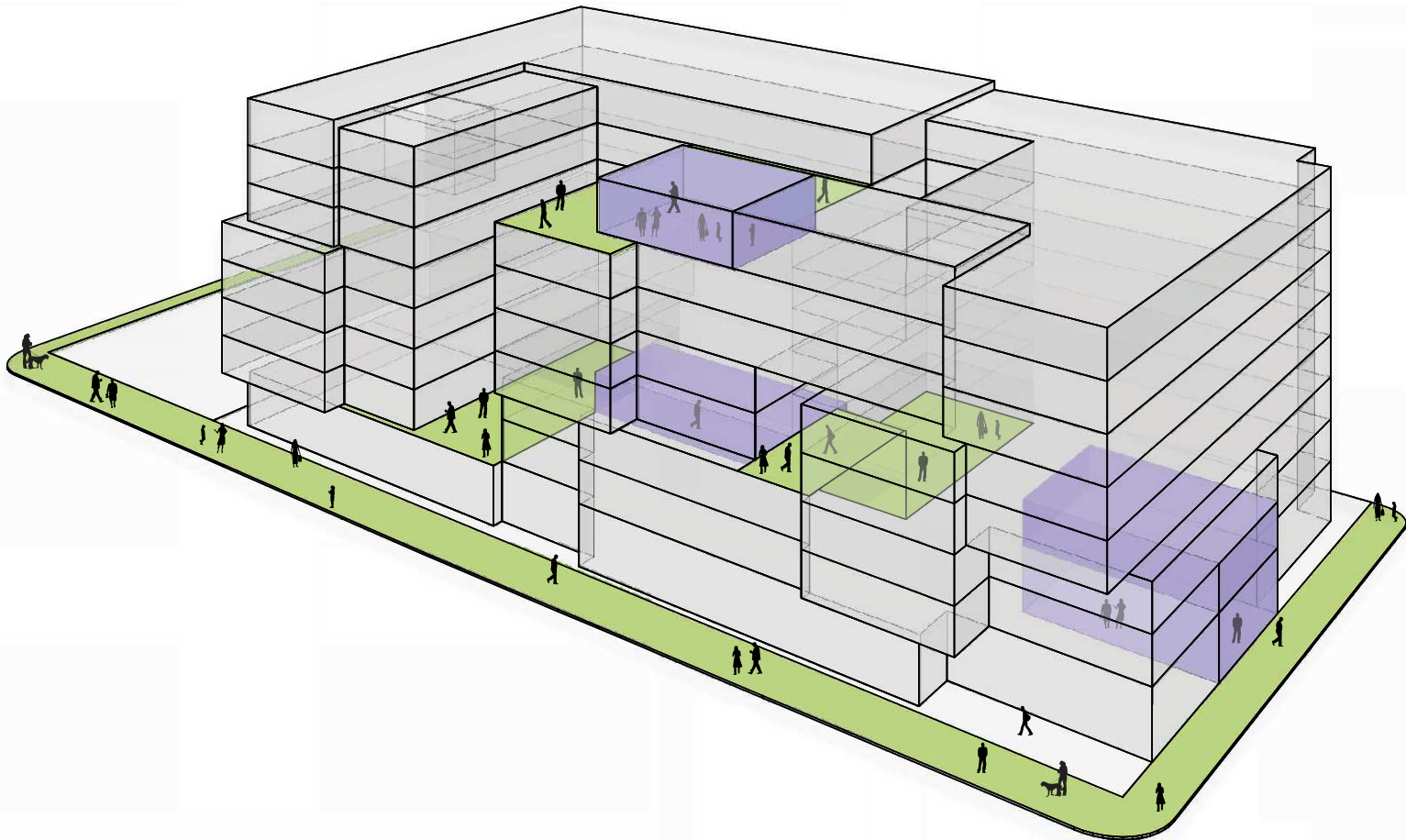
ACMARTIN

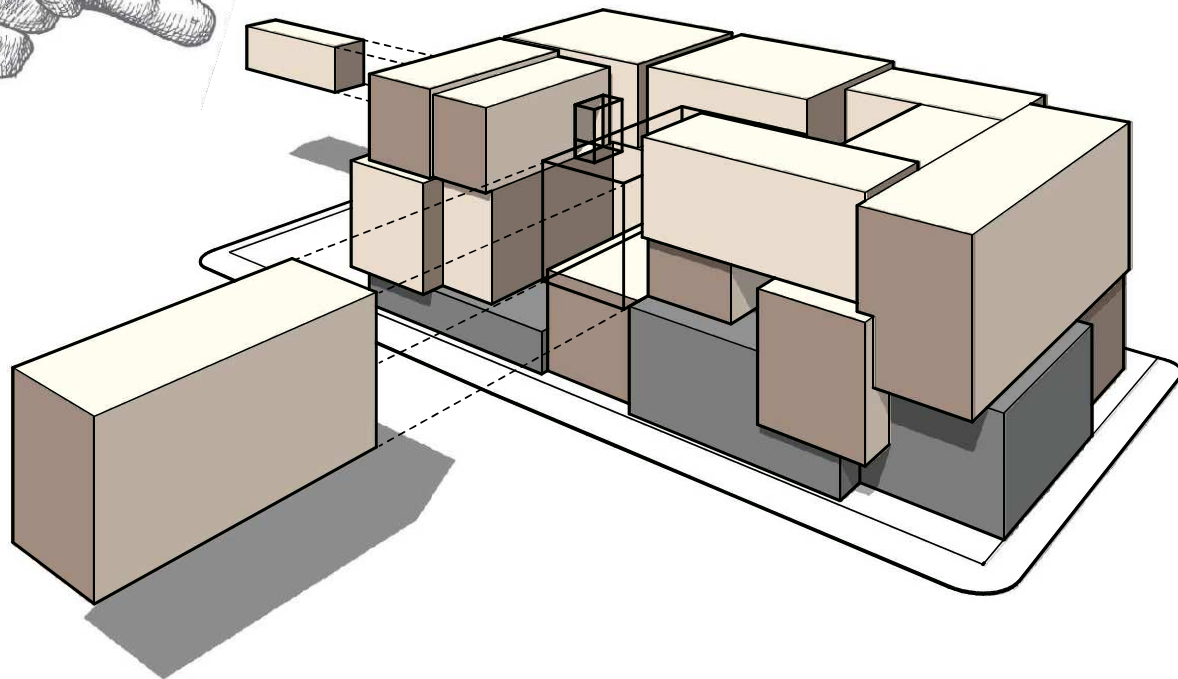
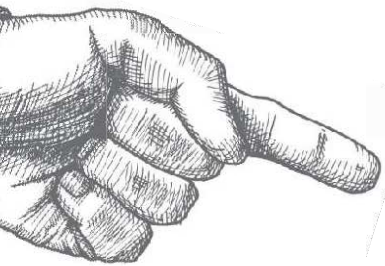
03/21/24

THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION.









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AC MARTIN | 1931 WILSHIRE - CONCEPT

SANTA MONICA, CA

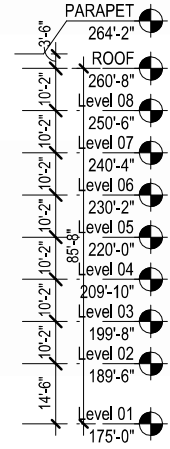
03/21/24

SCHEMATIC RENDERING | A-500

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MATERIAL LEGEND

- 1 12" METAL PANEL, CLR 1
- 2 12" METAL PANEL, CLR 2
- 3 6" LONGBOARD ALUMINUM PANEL
- 4 SMOOTH PLASTER, CLR 1
- 5 SMOOTH PLASTER, CLR 2
- 6 FORMLINER EXPOSED CONCRETE
- 7 STORE FRONT GLAZING
- 8 GLASS RAILING



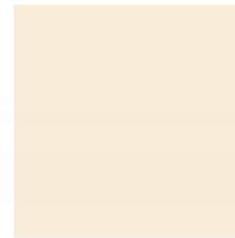
12" METAL PANEL, CLR 1



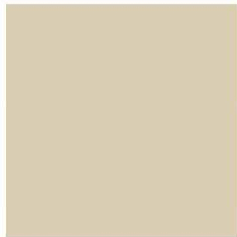
12" METAL PANEL, CLR 2



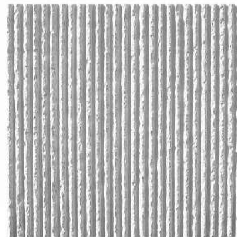
6" LONGBOARD ALUMINUM PANEL



SMOOTH PLASTER, CLR 1



SMOOTH PLASTER, CLR 2



FORMLINER EXPOSED CONCRETE



STORE FRONT GLAZING

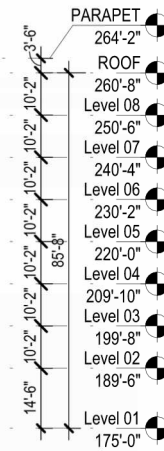


GLASS RAILING

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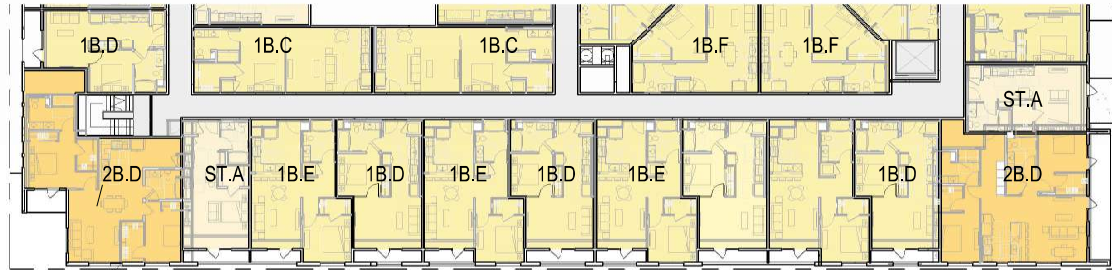


LEVEL 04



ELEVATION - WILSHIRE BLVD.

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LEVEL 04



- PARAPET 264'-2"
- ROOF 260'-8"
- Level 08 250'-6"
- Level 07 240'-4"
- Level 06 230'-2"
- Level 05 220'-0"
- Level 04 209'-10"
- Level 03 199'-8"
- Level 02 189'-6"
- Level 01 175'-0"

ELEVATION - NORTH FACADE

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LEVEL 04

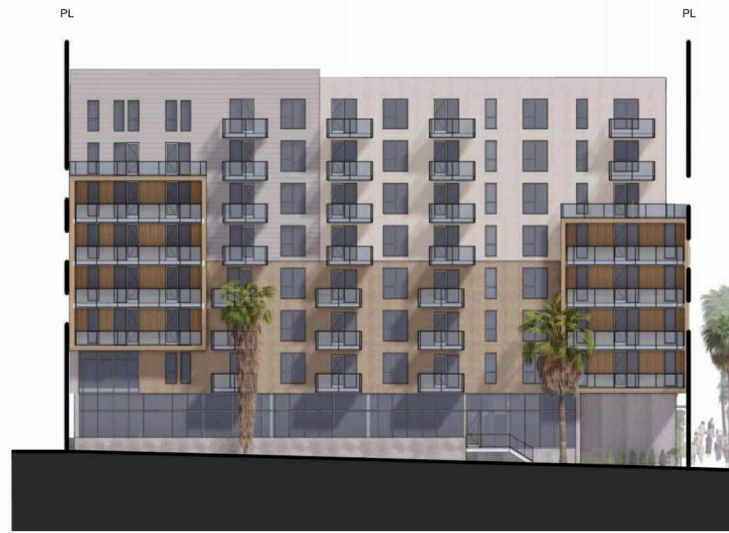


LEVEL 04



ELEVATION - 20th STREET

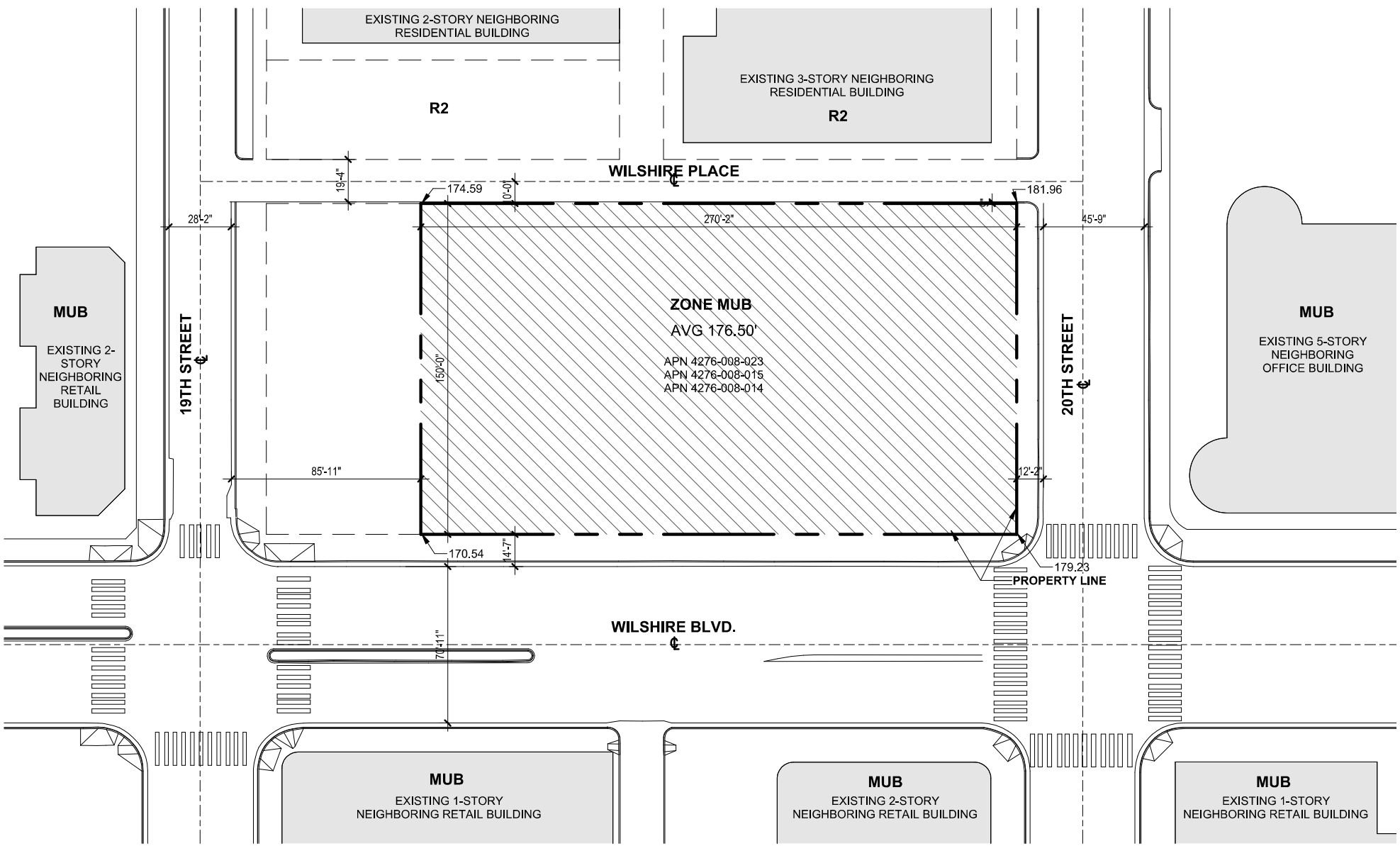
- PARAPET 264'-2"
- ROOF 260'-8"
- Level 08 250'-6"
- Level 07 240'-4"
- Level 06 230'-2"
- Level 05 220'-0"
- Level 04 209'-10"
- Level 03 199'-8"
- Level 02 189'-6"
- Level 01 175'-0"



ELEVATION - WEST FACADE

- PARAPET 264'-2"
- ROOF 260'-8"
- Level 08 250'-6"
- Level 07 240'-4"
- Level 06 230'-2"
- Level 05 220'-0"
- Level 04 209'-10"
- Level 03 199'-8"
- Level 02 189'-6"
- Level 01 175'-0"

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AREA SCHEDULE (NET RES) LEVEL 1

Level	Name	Area	Comments
Level 01	1B.B	928 SF	1B
1		928 SF	
Level 01	1Ba.A	1,396 SF	1B-A
2		1,396 SF	
Level 01	Lobby	3,247 SF	1B
1		3,247 SF	
Level 01	ST.A	1,018 SF	0B
2		1,018 SF	
		6,588 SF	
TOTAL NRSF:		6,588 SF	



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AREA SCHEDULE (NET RES) LEVEL 2

Level	Name	Area	Comments
Level 02	ST.A	504 SF	0B
Level 02	ST.A	524 SF	0B
Level 02	ST.A	480 SF	0B
Level 02	ST.A	582 SF	0B
Level 02	ST.A	508 SF	0B
Level 02	ST.A	478 SF	0B
Level 02	ST.A	552 SF	0B
Level 02	ST.A	480 SF	0B
8		4,109 SF	

Level 02	STa.A	545 SF	0B-A
1		545 SF	

Level 02	1B.B	701 SF	1B
Level 02	1B.B	627 SF	1B
Level 02	1B.B	787 SF	1B
Level 02	1B.B	703 SF	1B
Level 02	1B.B	787 SF	1B
Level 02	1B.C	752 SF	1B
Level 02	1B.C	752 SF	1B
Level 02	1B.D	675 SF	1B
Level 02	1B.D	616 SF	1B
Level 02	1B.D	675 SF	1B
Level 02	1B.D	674 SF	1B
Level 02	1B.E	759 SF	1B
Level 02	1B.E	801 SF	1B
Level 02	1B.E	802 SF	1B
Level 02	1B.E	759 SF	1B
Level 02	1B.G	694 SF	1B

16 11,563 SF

Level 02	1Ba.A	678 SF	1B-A
Level 02	1Ba.A	688 SF	1B-A
Level 02	1Ba.F	700 SF	1B-A
Level 02	1Ba.F	691 SF	1B-A
4		2,757 SF	

Level 02	2B.D	1,160 SF	2B
Level 02	2B.D	1,372 SF	2B
Level 02	2B.D	1,133 SF	2B
3		3,665 SF	

Level 02	2Ba.D	1,012 SF	2B-A
1		1,012 SF	

TOTAL NRSF: 23,651 SF
33



NOTICE OF PENDING ADMINISTRATIVE APPROVAL

SITE ADDRESS: 1907-1931 Wilshire Blvd, Santa Monica, CA 90403

PROPOSED PROJECT: The proposed project consists of an 8-story building including 260 residential units, 26 very-low income units, ground floor neighborhood serving retail space and 3 levels of subterranean parking.

APPLICANT: US 1931 Wilshire Owner LLC

ADDRESS: 12121 Wilshire Blvd, Suite 801,
Los Angeles, CA 90025

CONTACT INFORMATION: info@1931wilshire.com / Ph. (424) 317-3718

MEETING DATE: Thursday, September 5, 2024 at: 6:00PM

PROJECT WEBSITE: www.1931wilshire.com

COMMENT START DATE: August 21, 2024 **END DATE:** September 12, 2024



For additional information, email Santa Monica Planning Division at planning@santamonica.gov

Para mas informacion, favor mandar un correo electronico a planning@santamonica.gov



Electronics

Hallmark

THE MARK OF QUALITY

DAIRY TO THE RESERVE \$4.00

City of Santa Monica

NOTICE OF PENDING ADMINISTRATIVE APPROVAL

SITE DOWNS: 1902-1911 Wilshire Blvd, Santa Monica, CA 90403
PROPOSED PROJECT: The proposed project consists of the historic building including 240 residential units, 26 zero-flow townhome units, access to four neighborhood serving retail space and 3 levels of subterranean parking.

APPLICANT: US 1911 Wilshire Owner LLC
ADDRESS: 12121 Wilshire Blvd, Suite 801, Los Angeles, CA 90025

CONTACT INFORMATION: info@1911wilshire.com / Ph: (424) 313-3718
MEETING DATE: Thursday, September 5, 2025 4H: 6:00PM
PROJECT WEBSITE: www.1911wilshire.com
COMMENT START DATE: August 23, 2025 **END DATE:** September 11, 2025

For additional information, email Santa Monica Planning Division at planning@santamonica.gov
 Para más información, favor mandar un correo electrónico a planning@santamonica.gov

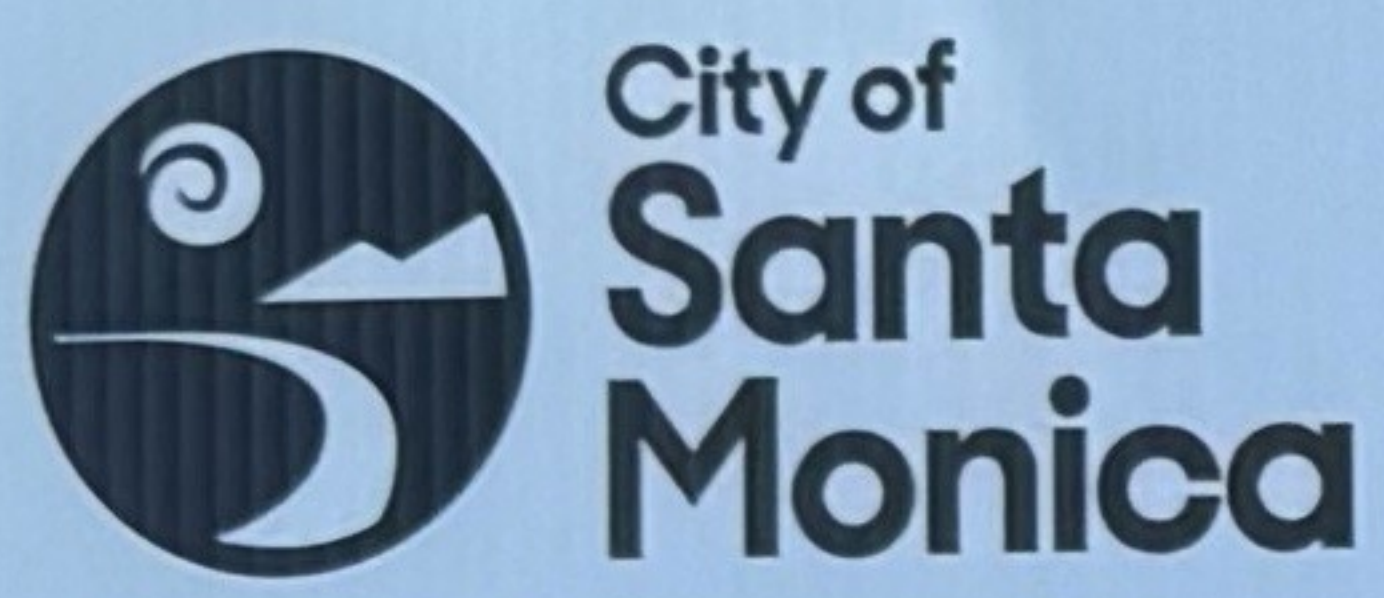
TOO HOT FOR TRAUMA

PAPER WORK

TOO HOT FOR TRAUMA

PAPER WORK





NOTICE OF PENDING ADMINISTRATIVE APPROVAL

SITE ADDRESS: 1907-1931 Wilshire Blvd, Santa Monica, CA 90403
PROPOSED PROJECT: The proposed project consists of an 8-story building including 260 residential units, 26 very-low income units, ground floor neighborhood serving retail space and 3 levels of subterranean parking.

APPLICANT: US 1931 Wilshire Owner LLC
ADDRESS: 12121 Wilshire Blvd, Suite 801,
Los Angeles, CA 90025

CONTACT INFORMATION: info@1931wilshire.com / Ph. (424) 317-3718
MEETING DATE: Thursday, September 5, 2024 at: 6:00PM
PROJECT WEBSITE: www.1931wilshire.com
COMMENT START DATE: August 21, 2024 **END DATE:** September 12, 2024



For additional information, email Santa Monica Planning Division at planning@santamonica.gov

Para mas informacion, favor mandar un correo electronico a planning@santamonica.gov

1931 Wilshire
Virtual Community Meeting
September 5, 2024, 6:00PM

A. Attendees

Project Team

1. Applicant: Cypress Equity Investments LLC
 - a. Matt McGlashan
2. Architect: AC Martin
 - a. Andrew Miller
3. Land Use Counsel: RPN LLP
 - a. Dave Rand

Meeting website: www.1931wilshire.com

B. Summary of Comments Received and Narrative of how and if Comments were/addressed in the project

Question/Comments	Answer/Response in Project
David– Asked if less height was possible. Would like to see more drought tolerant plants.	These questions were addressed in meeting. Project is utilizing SDBL to achieve height greater than what is allowed by zoning code. Choice of planting will comply with SM code requirements, which include a percentage of drought tolerant plants.
Suzanne Edwards – Was this Builders Remedy? Does zoning allow height? When does construction start? Is alley being widened?	These questions were addressed in the meeting.
Larkin – Concerned with traffic and asked how many parking spaces.	These questions were addressed in the meeting. Parking access comes off the alley to reduce congestion on Wilshire.

Virtual Community Meeting for

1907-1931 Wilshire Blvd, Santa Monica – Administrative Approval

Project Address: 1907-1931 Wilshire Blvd, Santa Monica, CA 90403

Meeting Date and Time: Thursday, September 5, 2024 @ 6:00pm

Virtual Meeting Access: The meeting can be accessed at <https://cypressequity.zoom.us/j/85068041845> or by dialing in at (US) +1 669 444 9171, Meeting ID: 850 6804 1845

You are invited to attend a virtual community meeting to review the concept design for a new mixed-use development proposed at 1907-1931 Wilshire Blvd. The proposed development would replace existing commercial buildings.

The proposed project consists of an 8-story residential building including 260 residential units, 26 inclusionary deed restricted affordable units, ground floor neighborhood serving retail and 3 levels of subterranean parking spaces. The proposed height of the project is 84 feet.

Pursuant to SMMC 9.39.050 (A), prior to submittal of an Administrative Approval application, applicant shall conduct a virtual community meeting with property owners and tenants within a 750-foot radius of the proposed project.

For more information about the project please visit www.1931wilshire.com

Matt McGlashan

From: Matt McGlashan
Sent: Wednesday, August 21, 2024 10:58 AM
To: planningcomment@santamonica.gov
Cc: Shira Moch
Subject: 1931 Wilshire - Notice of Community Meeting
Attachments: 1931 Wilshire - Virtual Community Meeting Notice.docx

Hello –

We will be holding a community meeting on September 5th, 2024, at 6pm. Below is a link to the project website and attached is the mailed notification to neighbors.

<https://1931wilshire.com/>

Thanks,



Matt McGlashan
Phone [424.317.3718](tel:424.317.3718)
Mobile [818.749.5405](tel:818.749.5405)

12121 Wilshire Blvd.
Suite 801
Los Angeles, CA 90025
cypressequity.com

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1
OCCUPANT
1931 WILSHIRE BLVD
SANTA MONICA CA 90403

1
OCCUPANT
1911 WILSHIRE BLVD
SANTA MONICA CA 90403

2
OCCUPANT
1102 22ND ST
SANTA MONICA CA 90403

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OCCUPANT
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SANTA MONICA CA 90403

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OCCUPANT
1106 22ND ST #A
SANTA MONICA CA 90403

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OCCUPANT
1106 22ND ST #D
SANTA MONICA CA 90403

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1106 22ND ST
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1106 22ND ST #C
SANTA MONICA CA 90403

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1114 22ND ST #5
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2110 CALIFORNIA AVE
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77
OCCUPANT
1121 20TH ST
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77
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1121 20TH ST #C
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270
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2008 WILSHIRE BLVD
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2112 WILSHIRE BLVD
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2004 WILSHIRE BLVD
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292
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2110 WILSHIRE BLVD
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2114 WILSHIRE BLVD
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388
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391
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1719 CALIFORNIA AVE #B
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1721 CALIFORNIA AVE #C
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391
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379
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1047 18TH ST #G
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380
OCCUPANT
1053 18TH ST #B
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380
OCCUPANT
1053 18TH ST #E
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386
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1044 19TH ST #2
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391
OCCUPANT
1719 CALIFORNIA AVE
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391
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7
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2765 SAND HILL RD #200
MENLO PARK CA 94025

13
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1137 21ST ST
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19
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5
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8
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11
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125
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1911 PEACEFUL STREAM DR
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147
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2161 FAIRFIELD ST
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150
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5812 ZUMIREZ DR
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2230 WELLESLEY AVE
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313 W DUKE OF GLOUCESTER ST
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3316 VETERAN AVE
LOS ANGELES CA 90034

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1227 18TH STREET LLC
15312 LONGBOW DR
SHERMAN OAKS CA 91403

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REAGER LAUREN L
13040 RIVERS RD
LOS ANGELES CA 90049

245
AGLE ANDREW A
1813 ARIZONA AVE #3
SANTA MONICA CA 90404

248
ADAMS LAURENCE
1813 ARIZONA AVE #6
SANTA MONICA CA 90404

224
KINZLER DAVID & NANJI
1238 18TH ST #C
SANTA MONICA CA 90404

227
FAMILY LIVING TRUST
1238 18TH ST #F
SANTA MONICA CA 90404

230
HAMILTON PENNY E
1244 18TH ST #C
SANTA MONICA CA 90404

234
SOUTHERN CALIFORNIA ASSN
PO BOX 969
GLENDALE CA 91209

237
ASADI NIKOO
1243 18TH ST #B
SANTA MONICA CA 90404

240
RITE INVESTORS NO 2 CA
1223 18TH ST
SANTA MONICA CA 90404

243
WATSON MINA N
1217 WILSHIRE BLVD #3426
SANTA MONICA CA 90408

246
ALVARADO ELVIRA
1813 ARIZONA AVE #4
SANTA MONICA CA 90404

249
BANKI FIROUZEH
1231 18TH ST #1
SANTA MONICA CA 90404

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250
VARELA ANGELICA J
1231 18TH ST #2
SANTA MONICA CA 90404

253
BAHR ALISON
2033 NE 53RD AVE
PORTLAND OR 97213

257
MATTIA ANTONIA
1234 19TH ST #C
SANTA MONICA CA 90404

260
MORCOM ANNA F
1234 19TH ST #F
SANTA MONICA CA 90404

263
MASTRIPPOLITO BRANDON P
1253 18TH ST #103
SANTA MONICA CA 90404

266
INTERNATIONAL CHURCH OF THE
1910 W SUNSET BLVD #200
LOS ANGELES CA 90026

269
FERDOWS DEAN (TE)
PO BOX 412
PACIFIC PALISADES CA 90272

272
WOLOWSKE BIRGIT (TE)
1223 19TH ST #B
SANTA MONICA CA 90404

275
1925 ARIZONA LA LLC
PO BOX 131237
CARLSBAD CA 92013

251
CHANDRAMOULI PRIYA
1231 18TH ST #3
SANTA MONICA CA 90404

255
ASURI SNEHANSH
1234 19TH ST #A
SANTA MONICA CA 90404

258
BALCAEN FRANZISKA M
2118 WILSHIRE BLVD #103
SANTA MONICA CA 90403

261
BISHT SHAURYA N
1253 18TH ST #101
SANTA MONICA CA 90404

264
ATKESON ANDREW G
1253 18TH ST #104
SANTA MONICA CA 90404

267
WILD NENA U
1915 ARIZONA AVE
SANTA MONICA CA 90404

270
RJ VISTA LLC
9815 NATIONAL BLVD
LOS ANGELES CA 90034

273
BERGER ESTHER (TE) & ROBERT E
PO BOX 1159
DEERFIELD IL 60015

276
WACHLER LAURA D
2127 SEQUOIA CT
GRAND JUNCTION CO 81507

252, 254
BROWN ELENE B
201 SANTA MONICA BLVD #620
SANTA MONICA CA 90401

256
LYON RAYMOND A & RONALD W
12903 STANWOOD DR
LOS ANGELES CA 90066

259
HANSEN KEN
1234 19TH ST #E
SANTA MONICA CA 90404

262
CASPARIAN CHRISTIAN C
1253 18TH ST #102
SANTA MONICA CA 90404

265
ING JAKUN W & TRAN
10607 ROCHESTER AVE
LOS ANGELES CA 90024

268
WILD EDGAR J
502 17TH ST
SANTA MONICA CA 90402

271
US 1902 WILSHIRE OWNER LLC
12121 WILSHIRE BLVD #801
LOS ANGELES CA 90025

274
HIRSCHFIELD RICHARD S
PO BOX 5718
SANTA MONICA CA 90409

277
21ST STREET SM LLC
10535 WILSHIRE BLVD #704
LOS ANGELES CA 90024

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278
HOMA
1040 26TH ST
SANTA MONICA CA 90403

281
HHLP AMBROSE ASSOCIATES LLC
510 WALNUT ST #9THFL
PHILADELPHIA PA 19106

284
TWENTY ONE PROPERTIES
2021 ARIZONA AVE
SANTA MONICA CA 90404

287
FREEDOM LLC
2010 WILSHIRE BLVD
SANTA MONICA CA 90403

290
TAYLOR MARLENE W
1217 20TH ST #103
SANTA MONICA CA 90404

293
WANG YU
1217 20TH ST #202
SANTA MONICA CA 90404

296
WRIGHT EMMA
7207 ARIZONA AVE
LOS ANGELES CA 90045

299
MALEKAFZALI SHADEE
1217 20TH ST #304
SANTA MONICA CA 90404

302
SHEARER GAVIN (TE)
1228 21ST ST #B
SANTA MONICA CA 90404

279
CHU ELEANOR J
2425 WESTRIDGE RD
LOS ANGELES CA 90049

282
POCIUNAS ANTHONY (TE)
12317 SUNSET PARK WAY
LOS ANGELES CA 90064

285
LMA & LDA 2020 LLC
2416 WILSHIRE BLVD
SANTA MONICA CA 90403

288
VOGLER BIRGIT
1217 20TH ST #101
SANTA MONICA CA 90404

291
SCHNEIDER MELINDA A
1217 20TH ST #104
SANTA MONICA CA 90404

294
ZELMAN IRINA
1217 20TH ST #203
SANTA MONICA CA 90404

297
CHING JUSTIN R
1217 20TH ST #302
SANTA MONICA CA 90404

300
SEAPOINT
1061 PALISAIR PL
PACIFIC PALISADES CA 90272

303
EHYA NILOUFAR
1228 21ST ST #C
SANTA MONICA CA 90404

280
LENNON DORIS M
11866 WILSHIRE BLVD #101
LOS ANGELES CA 90025

283
SEBAGO LIMITED PARTNERSHIP
1061 PALISAIR PL
PACIFIC PALISADES CA 90272

286
BARNARD MARY (TE)
1259 ALAMO PINTADO RD
SOLVANG CA 93463

289
SELLERS WILLIAM S III
1217 20TH ST #102
SANTA MONICA CA 90404

292
HALPERIN LILIANA
1245 E CALIFORNIA AVE #1
GLENDALE CA 91206

295
THIANKHAM KAMOLNUT
1217 20TH ST #204
SANTA MONICA CA 90404

298
OUCHI MIKEKO
2021 CALIFORNIA AVE #19
SANTA MONICA CA 90403

301
SZETO ERIC
6953 ALTA VISTA DR
RANCHO PALOS VERDES CA 90275

304
SOWRIRAJAN A LIVING TRUST
4915 WOODLEY AVE
ENCINO CA 91436

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305 WILSHIRE D S 1 PO BOX 241529 LOS ANGELES CA 90024	306 ASHLEY NATHAN (TE) & MAHIN (TE) 620 N BONHILL RD LOS ANGELES CA 90049	307 21ST SANTA MONICA INVESTMENTS PO BOX 260737 ENCINO CA 91426
308 21ST APARTMENTS LLC 226 CARROLL CANAL VENICE CA 90291	309 DECRAY DEBRA A PO BOX 6023 MALIBU CA 90264	310 MEGDAL BLAKE 252 S BEVERLY DR #C BEVERLY HILLS CA 90212
311 PROVIDENCE HEALTH SYSTEM 20555 EARL ST TORRANCE CA 90503	312 MASCHLER GENNEVA P 334 E ANAPAMU ST SANTA BARBARA CA 93101	313 OWENS KATHLEEN M 1234 22ND ST SANTA MONICA CA 90404
314 NATIONAL FACILITIES CORP 2120 WILSHIRE BLVD SANTA MONICA CA 90403	315 AMERICAN COMMERCIAL EQUITIES 22917 PACIFIC COAST HWY #300A MALIBU CA 90265	316 RASTAR NICK 6213 E SEASIDE WALK #B LONG BEACH CA 90803
317 ANDERSEN CHRISTIAN E 2632 WILSHIRE BLVD #302 SANTA MONICA CA 90403	319 EDWARDS JOHN R 1238 22ND ST #2 SANTA MONICA CA 90404	320 LIU ALAN V 268 TAURUS AVE OAKLAND CA 94611
321 RAYATI FARSHID (TE) 519 22ND ST SANTA MONICA CA 90402	322 2101 VILLAS LLC 2632 WILSHIRE BLVD #205 SANTA MONICA CA 90403	323 1041 20TH LLC 1 PINTAIL IRVINE CA 92604
324 MEKHAIL IBRAHIM (TE) & RASHA (1045 17TH ST #C SANTA MONICA CA 90403	325 OREGON GARDENS LLC 201 ENTRADA DR SANTA MONICA CA 90402	326 DRYDEN ELIZABETH 9401 WILSHIRE BLVD #9THFL BEVERLY HILLS CA 90212
327 STECK LLC & 320 WILSHIRE BLVD #206 SANTA MONICA CA 90401	328 EARLE JAMES C (TE) 823 20TH ST SANTA MONICA CA 90403	329 NORMAN DANIEL 2021 CALIFORNIA AVE #4 SANTA MONICA CA 90403
330 NORLAND BRENT 2021 CALIFORNIA AVE #5 SANTA MONICA CA 90403	331 SACHMECHIAN ARASH 2021 CALIFORNIA AVE #6 SANTA MONICA CA 90403	332 CHANG MAY 2021 CALIFORNIA AVE #7 SANTA MONICA CA 90403

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333
LAKS NATHAN E
2021 CALIFORNIA AVE #8
SANTA MONICA CA 90403

336
DEL HOMME MELISSA
2021 CALIFORNIA AVE #11
SANTA MONICA CA 90403

339
BULETTE JONATHAN
2021 CALIFORNIA AVE #14
SANTA MONICA CA 90403

342
LANIER KAREN
2021 CALIFORNIA AVE #17
SANTA MONICA CA 90403

345
WELLER SAMUEL B
2021 CALIFORNIA AVE #20
SANTA MONICA CA 90403

348
DAVIES MARK R
2021 CALIFORNIA AVE #23
SANTA MONICA CA 90403

351
MARKEVICIUS ALBINAS (TE)
2802 SANTA MONICA BLVD
SANTA MONICA CA 90404

354
GHATTAS MOHAMED
1044 20TH ST #A
SANTA MONICA CA 90403

357
CHIEN JOHN
1044 20TH ST #4D
SANTA MONICA CA 90403

334
ROLIN MATTHEW
2021 CALIFORNIA AVE #9
SANTA MONICA CA 90403

337
LINDBERG DAVID
2021 CALIFORNIA AVE #12
SANTA MONICA CA 90403

340
MINAFO SUSAN
2021 CALIFORNIA AVE #15
SANTA MONICA CA 90403

343
JADUE LILLO IGOR
3815 SUNNYCREST DR NORTH
VANCOUVER BC V7R 3C5 CAN CANADA

346
YUEN TCHING TCHEN (TE)
2021 CALIFORNIA AVE #21
SANTA MONICA CA 90403

349
MIHALAS LAWRENCE S (TE)
419 21ST PL
SANTA MONICA CA 90402

352
TAGAWA MICHU
1907 CALIFORNIA AVE
SANTA MONICA CA 90403

355
TOMITA MICHIKO J
1044 20TH ST #B
SANTA MONICA CA 90403

358
COHEN RENEE A
1044 20TH ST #E
SANTA MONICA CA 90403

335
DEMBO WENDY
2021 CALIFORNIA AVE #10
SANTA MONICA CA 90403

338
DJALILI ROXANA
115 BRETtenham ROAD WALTHAMSTOW
LONDON ENGLAND E175AZ UNITED KING
KINGDOM

341
WUSHENG INVESTMENT LLC
10505 VALLEY BLVD #346
EL MONTE CA 91731

344
OUCHI MIHEKO L
2021 CALIFORNIA AVE #19
SANTA MONICA CA 90403

347
RAJAN NAMUNDI (TE) & VIJI L (T)
2021 CALIFORNIA AVE #22
SANTA MONICA CA 90403

350
1041 19TH STREET HOLDINGS LLC
540 HAYNES AVE
BEVERLY HILLS CA 90210

353
20TH STREET LUXURY INVESTMENTS
5424 E SLAUSON AVE
COMMERCE CA 90040

356
LANE JOHN S III (TE) & KAREN T
1316 SUMMIT AVE
CARDIFF BY THE SEA CA 92007

359
MARTINEZ ANNE STEPHANIE S
PO BOX 24350
LOS ANGELES CA 90024

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360
DOWNS AMANDA M
1044 20TH ST #7
SANTA MONICA CA 90403

363
HARRELL STUART K
1044 20TH ST #J
SANTA MONICA CA 90403

366
WU SHUPING V
1044 20TH ST #13
SANTA MONICA CA 90403

369
PARKER TODD D
5812 COLUMBUS AVE
SHERMAN OAKS CA 91411

372
NAGLER RACHEL
1053 19TH ST #5
SANTA MONICA CA 90403

375
CARTER JOHN A JR
1053 19TH ST #8
SANTA MONICA CA 90403

378
WONG ALAN
PO BOX 49504
LOS ANGELES CA 90049

381
SPAK JANLEE C
1811 CALIFORNIA AVE
SANTA MONICA CA 90403

384
VIGMAN ROBERT (TE) & SIOW (TE)
1801 CALIFORNIA AVE
SANTA MONICA CA 90403

361
HOWARD MATTHEW T
1044 20TH ST #H
SANTA MONICA CA 90403

364
ZUCKER MILDRED A
1044 20TH ST #11
SANTA MONICA CA 90403

367
YEGANEH MASOUD M
4702 91ST AVE SE
MERCER ISLAND WA 98040

370
SPIEGEL GARY
1055 19TH ST #3
SANTA MONICA CA 90403

373
GITLIN ISAAK (TE)
1053 19TH ST #6
SANTA MONICA CA 90403

376
BETH SHOLOM TEMPLE
1827 CALIFORNIA AVE
SANTA MONICA CA 90403

379
KAPLAN BRIAN
PO BOX 3189
SANTA MONICA CA 90408

382
BERMAN SHARON J (TE)
1805 CALIFORNIA AVE
SANTA MONICA CA 90403

385
GREENWAY LLC
1309 PICO BLVD #C
SANTA MONICA CA 90405

362
WEISS DAVID M
1044 20TH ST #1
SANTA MONICA CA 90403

365
BALDINO JUDITH A
736 NOTTINGHAM RD
WILMINGTON DE 19805

368
TOKAR LEN (TE) & SVETLANA (TE)
1055 19TH ST #1
SANTA MONICA CA 90403

371
VASQUEZ JIMENA S
1055 19TH ST #4
SANTA MONICA CA 90403

374
FORSSELL CYNTHIA A
1053 19TH ST #7
SANTA MONICA CA 90403

377
WINSHIP MICHAEL & MIMI
311 MONTANA AVE #306
SANTA MONICA CA 90403

380
MOUSSA MAHYAR
1053 18TH ST #Z
SANTA MONICA CA 90403

383
GOLDMAN KAREN
1803 CALIFORNIA AVE
SANTA MONICA CA 90403

386
BEACHWOOD INVESTMENTS LLC
1309 PICO BLVD #D
SANTA MONICA CA 90405

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PAGE 15

387
ROCKVIEW SKS LLC
1309 PICO BLVD #C
SANTA MONICA CA 90405

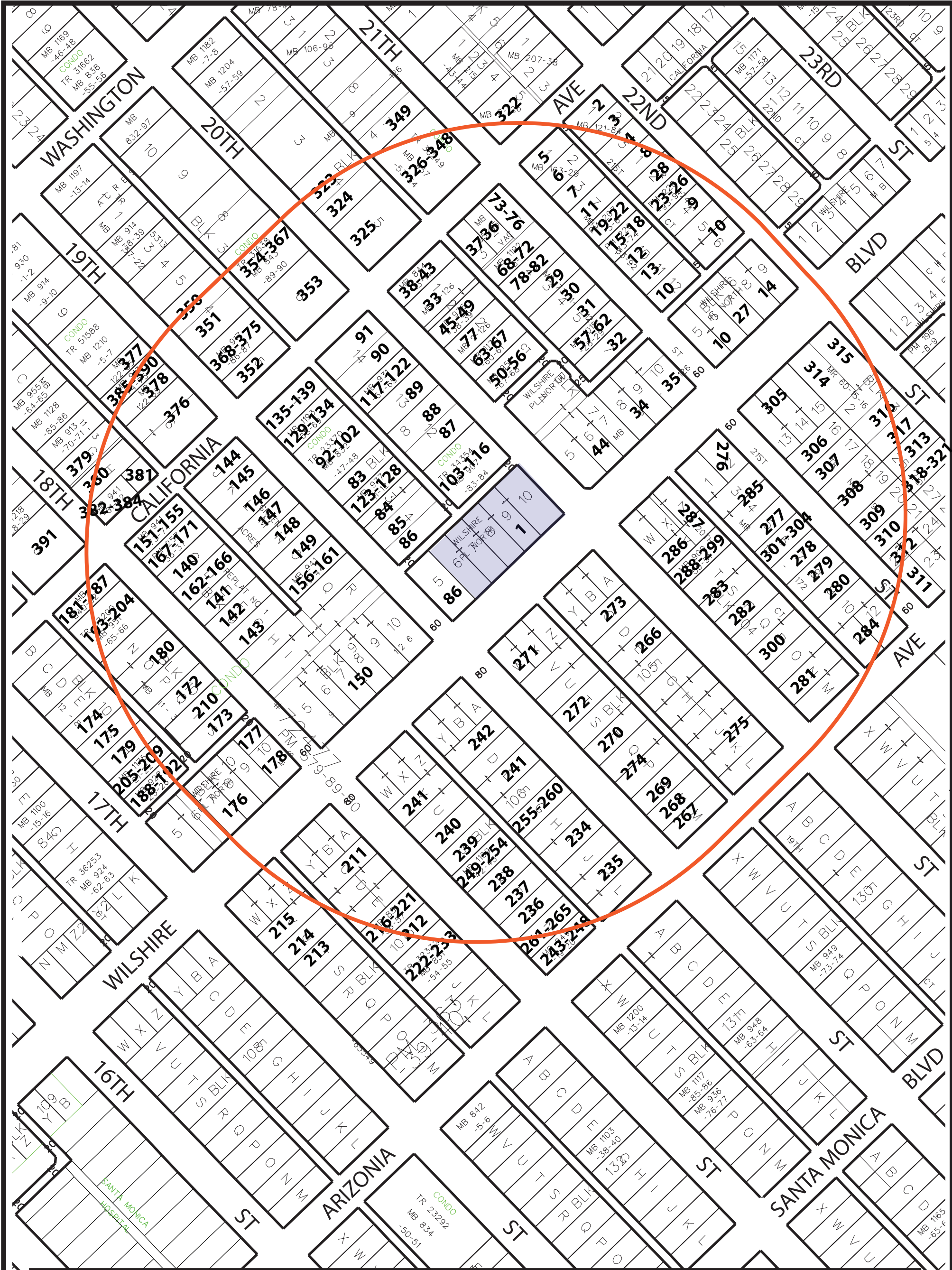
388
SHU CECILIA S
1309 PICO BLVD #D
SANTA MONICA CA 90405

389
VIAMARI MICHAEL A (TE)
1044 19TH ST #5
SANTA MONICA CA 90403

390
BERNARD LEE
1044 19TH ST #6
SANTA MONICA CA 90403

391
COMMUNITY CORP OF
1423 2ND ST #B
SANTA MONICA CA 90401

MATT MCGLASHAN
CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BLVD #801
LOS ANGELES CA 90025



750 FT. RADIUS MAP

1907-1931 WILSHIRE BLVD



Quality Mapping Service

14549 Archwood St. Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 997-0351
 qmapping@qesqms.com

CASE NO:
 DATE: 02-01-2024
 SCALE: 1" = 200'

QMS 24-028





Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!* Transaction Number here: _____

Number of Identical Weight Pieces 1,408	Class of Mail First class	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound 50
---	-------------------------------------	--	--

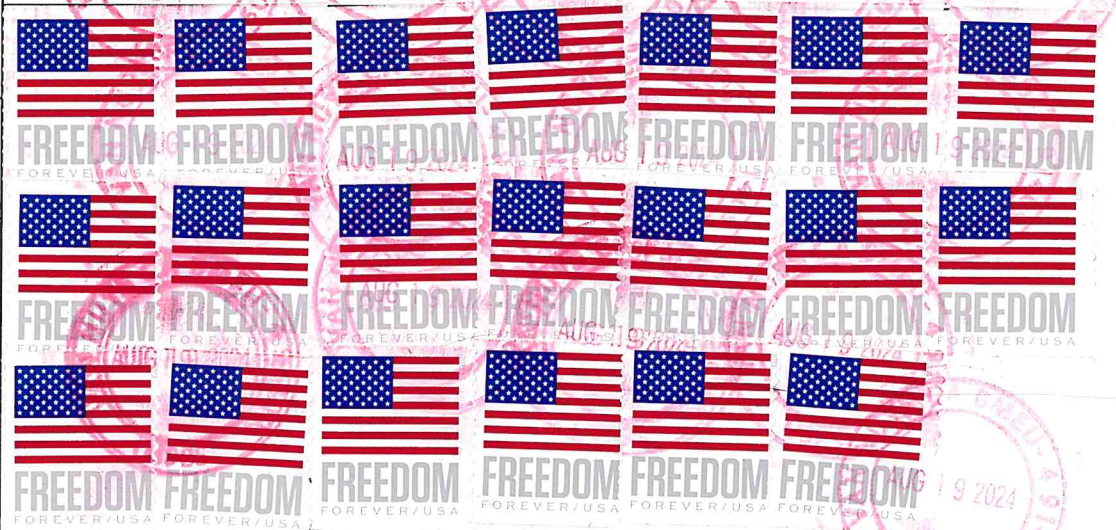
Total Number of Pounds 32.45	Total Postage Paid for Mailpieces 1,071.64	Fee Paid \$ 14.10 12.30
--	--	---

Mailed For CEI - 1907-1931 Wilshire Blvd 2nd mailing	Mailed By Quality Mapping Service
---	--

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)



RCB # 9364



RENT CONTROL STATUS FORM

This form must be filed with the Planning Department or Building & Safety Department before a permit application will be accepted. It does NOT constitute Rent Control Board approval for the permit.

Property Address: 1907 Wilshire Blvd APN: 4276-008-023
 Owner or Applicant: US 1931 Wilshire Owner, LLC
 Mailing Address: laura@cypressequity.com
 Current Use of Property: Commercial property
 Type of Application: Administrative Application

Rent Control Status

Controlled: # of controlled units: _____
 Units subject to Rent Control Law: Building or demolition permits will not be issued until the units are withdrawn, exempted or removed from being subject to the Rent Control Law and/or issuance of permits is approved by the Rent Control Agency.
 Pending Applications: No Yes Date Filed: _____
 Ellis Exemption (type): _____ Removal _____

Exempt:
 Ellis Effective Date: _____ # of Units Withdrawn: _____
 Exemption (type): _____ Effective Date: _____
 If owner-occupied exemption, owner name: _____
Permits will only be issued in this name.
 SFD Declaration Date: _____ Board Decision Date: _____
 Removal Granted _____ Type: _____ Date: _____
 Conditions of Removal: _____
 Other: NIDB - Commercial

RCB Staff Signature:  Date: 04/02/2024

RCB # 9365

RECEIVED
 4/2/24
CP
**SANTA MONICA
 RENT CONTROL**

RENT CONTROL STATUS FORM

This form must be filed with the Planning Department or Building & Safety Department before a permit application will be accepted. It does NOT constitute Rent Control Board approval for the permit.

Property Address: 1921 Wilshire Blvd APN: 4276-008-014
 Owner or Applicant: US 1931 Wilshire Owner, LLC
 Mailing Address: laura@cypressequity.com
 Current Use of Property: Commercial property
 Type of Application: Administrative Application

Rent Control Status

Controlled: # of controlled units: _____
 Units subject to Rent Control Law: Building or demolition permits will not be issued until the units are withdrawn, exempted or removed from being subject to the Rent Control Law and/or issuance of permits is approved by the Rent Control Agency.
 Pending Applications: No Yes Date Filed: _____
 Ellis Exemption (type): _____ Removal _____

Exempt:
 Ellis Effective Date: _____ # of Units Withdrawn: _____
 Exemption (type): _____ Effective Date: _____
 If owner-occupied exemption, owner name: _____
Permits will only be issued in this name.
 SFD Declaration Date: _____ Board Decision Date: _____
 Removal Granted _____ Type: _____ Date: _____
 Conditions of Removal: _____
 Other: NIDB - COMMERCIAL

RCB Staff Signature: *Laura Cypresse* Date: 04/02/2024

RCB # 9366

RECEIVED
 4/2/24
CP
**SANTA MONICA
 RENT CONTROL**

RENT CONTROL STATUS FORM

This form must be filed with the Planning Department or Building & Safety Department before a permit application will be accepted. It does NOT constitute Rent Control Board approval for the permit.

Property Address: 1931 Wilshire Blvd APN: 4276-008-015
 Owner or Applicant: US 1931 Wilshire Owner, LLC
 Mailing Address: laura@cypressequity.com
 Current Use of Property: Commercial property
 Type of Application: Administrative Application

Rent Control Status

Controlled: # of controlled units: _____
 Units subject to Rent Control Law: Building or demolition permits will not be issued until the units are withdrawn, exempted or removed from being subject to the Rent Control Law and/or issuance of permits is approved by the Rent Control Agency.
 Pending Applications: No Yes Date Filed: _____
 Ellis Exemption (type): _____ Removal _____

Exempt:
 Ellis Effective Date: _____ # of Units Withdrawn: _____
 Exemption (type): _____ Effective Date: _____
 If owner-occupied exemption, owner name: _____
Permits will only be issued in this name.
 SFD Declaration Date: _____ Board Decision Date: _____
 Removal Granted _____ Type: _____ Date: _____
 Conditions of Removal: _____
 Other: NIDB - COMMERCIAL

RCB Staff Signature: *Laura Cypresse* Date: 04/02/2024



CITY PLANNING DIVISION
**PRELIMINARY DEVELOPER TRANSPORTATION DEMAND
 MANAGEMENT (TDM) PLAN: MIXED-USE**

(completed by City staff) ENT number: _____

Applications must be submitted at the City Planning public counter at City Hall.

City Hall is located at 1685 Main Street, Santa Monica, CA 90401. If you have any questions completing this application contact information for the TDM staff can be found [here](http://www.santamonica.gov/tdmcontact) (www.santamonica.gov/tdmcontact). AVR targets can be found [here](http://www.santamonica.gov/avr) (www.santamonica.gov/avr) (smgov.net/Departments/PCD/AVRLookup.aspx). Fees can be found on the [Finance Department page](https://finance.smgov.net/fees-taxes/fees-rates) (https://finance.smgov.net/fees-taxes/fees-rates).

PRELIMINARY DEVELOPER TDM PLAN: Mixed Use

PROJECT ADDRESS: _____

APPLICANT: *(Note: All correspondences will be sent to the contact person)*

Name: _____

Address: _____ Zip: _____

Phone: _____ Email: _____

CONTACT PERSON: *(if different)*

Name: _____

Address: _____ Zip: _____

Phone: _____ Email: _____

PROPERTY OWNER:

Name: _____

Address: _____ Zip: _____

Phone: _____ Email: _____

Please confirm the following:

- I have initialed the bottom of every page
- I have attached a map showing all transportation options available within a half-mile of the Project Site. This includes bike lanes, bikeshare stations, and bus and rail stops. *(You can use the Transportation layers at samomap.santamonica.gov)*

I hereby certify that I am the owner of the subject property and that I have reviewed the subject application and authorize the applicant or applicant's representative (contact person) to make decisions that may affect my property as it pertains to this application.

 Property Owner's Name (PRINT)

 Property Owner's Signature

 Date Signed

This part completed by City staff:

Plan Approval Date: _____

Check/Invoice No: _____

Plan Approved By (Sign): _____

Amount Paid: _____

Plan Approved By (Print): _____

Payment Date: _____

Simple TDM Fee
Complex TDM Fee

Property Owner Initials: _____

PROJECT INFORMATION

Total Square Footage: _____ square feet

Total Square Footage of Non-Residential Portion: _____ square feet

Total Number of Residential Units: _____

AVR target of Project Site: _____

Below is relevant information that is initially required under [SMMC Chapter 9.28](#). If the Project Site is exempt from a component, write in "exempt":

Estimated total number of parking spaces: _____

Estimated total number of unbundled parking spaces: _____

Estimated Total number of carpool/vanpool parking spaces: _____

Estimated Total number of long-term bike parking spaces: _____

Estimated Total number of short-term bike parking spaces: _____

If Project site has 10,000 sq. ft. or more of non-residential construction, confirm that showers and lockers will be included:

Site Conditions That Affect Commute Travel

Select transit options located within a half-mile of Project Site:

Big Blue Bus

1	2	3	5	7	Rapid 7	8	9	Rapid 10
Rapid 12	14	15	17	18	41	43	MODE	

Metro

E Line	4	704 Rapid	720 Rapid	20
733 Rapid	33	534		

Select [Business Districts](#) located within a half-mile of Project Site:

(smgov.net/uploadedFiles/Departments/HED/Economic_Development/BID%20Map.pdf)

Montana Avenue	Central Business District	Downtown Santa Monica
Main Street	Pico Boulevard	

Select amenities located within a half-mile of Project Site:

Grocery stores	Libraries	Pharmacies	Coffee shops
Banks	Childcare facilities	Gyms	Restaurants and bars
Dry cleaners	<input type="checkbox"/> Medical offices	Parks and open green space	

Property Owner Initials: _____

PRELIMINARY DEVELOPER TDM PLAN: Mixed Use

Site Conditions That Affect Commute Travel (continued):

Number of Shared-Mobility Drop Zones (including former bikeshare docking stations) located within a 2-block radius of Project Site:

Select bike paths located within a half-mile of Project Site:

East-West:	E Line Bike Path	Michigan Avenue Neighborhood Greenway (MANGo)	
	San Vicente Boulevard	Montana Avenue	California Avenue
	Arizona Avenue	Broadway	Pearl Street
	Ocean Park Boulevard		
North-South:	Marvin Braude Trail (beach bike path)	Main Street	Ocean Avenue
	<input type="checkbox"/> 11th Street	<input type="checkbox"/> 14th Street	17th Street
			28th/Stewart Street

Any additional details can be attached to the end of the form.

Developer TDM Program Measures

By signing the bottom of this section, you confirm that you understand the minimum required physical and programmatic elements, as required under [SMMC 9.53.130](#), listed below. For full details, please refer to the SMMC text.

- **On-site Transportation Information:** Shall include, but not limited to, current maps, routes, and schedules for nearby transit routes, promotional ridesharing materials, bicycle routes and facility information, and walking and biking maps. Located where the greatest number of employees, visitors, and residents are likely to see it. This can take the form of a bulletin board, kiosk, digital screen, etc.
- **Active participation in a Transportation Management Organization (TMO):** Participation by business tenants and property management includes attending organizational meetings and providing parking and travel demand data.

Minimum requirements for non-residential portion:

- **New employee orientation:** Tenant leases shall include educating new employees about all available commute options
- **Parking Cash-Out:** This applies to business tenants. If parking spaces are partly or entirely subsidized for employees, then tenants must offer their employees the option to give up their parking spaces and receive a cash subsidy equal to the amount to the cost of the parking space
- **Incentives for employees that live within a half-mile of the workplace**
- **Information regarding availability of bike commute training**

Continues on next page

Property Owner Initials: MM

Developer TDM Program Measures

- **Free on-site shared bicycles intended for employee use during the day**, unless Project Site is located within a 2-block radius of a citywide bikeshare station. If no City-managed bikeshare system is in operation, you must provide the on-site shared bicycles.
- **Commuting matching services for all employees on an annual basis and for all new employees upon hiring**
- **Transportation allowance for employees**: This shall be included in tenant leases. The allowance shall equal at least 50% of the current cost of a monthly regional transit pass of an employee’s choice, as long as the employee continues to not drive alone for the majority of the daily commute. Within the Downtown Community Plan area, the Transportation Allowance shall be at least 100% of the current cost of a monthly regional transit pass.

For Tier 2 projects: The allowance shall equal at least 75% of the cost of a monthly regional transit pass, as required under [SMMC 9.23.030](#).
- **Customer and visitor incentives for uses with significant numbers of customers and visitors**: this includes customer incentives programs (e.g. discounts), public directions prioritizing rideshare modes, and special event rideshare services.
- **Bike Valet**: This applies to Tier 2 projects. This shall be provided free of charge during all automobile valet operating hours, as required under [SMMC 9.23.030](#).

Minimum requirements for residential portion

- **Transportation Welcome Package for Residents**: Provide packets on a per-unit basis that includes information about Project Site programmatic elements.
- **Transportation allowance for residents**: This shall be included in rental leases. The allowance shall equal at least 50% of the current cost of a monthly regional transit pass of a resident’s choice. Within the Downtown Community Plan area, the Transportation Allowance shall be at least 100% of the current cost of a monthly regional transit pass. Residents can accept the allowance as long as they continue to not use a parking space, and does not and will not own or lease an automobile. This shall be offered to all residents listed on a lease and their immediate family living at the same address.

For Tier 2 projects: The allowance shall equal at least 75% of the cost of a monthly regional transit pass, as required under [SMMC 9.23.030](#).

The Transportation Allowance requirement for residents does not apply if your project is 100% affordable housing as defined by SMMC Section 9.52.020.0050, per [SMMC 9.53.130](#).

Check this box if your project is 100% affordable housing

Property Owner Initials: MM

Developer TDM Program Measures

- **Local Preference Marketing Plan:** A marketing and outreach program for rental of units that focuses on employees of nearby businesses and within the City, the Santa Monica Malibu Unified School District, and the City’s police and fire departments.
- **On-site shared bicycles:** This is required for Tier 2 projects, under [SMMC 9.23.030](#). This shall be provided for free and intended for resident and guest use. This shall be optional if Citywide bikeshare is available within a 2-block radius of project site. If no City-managed bikeshare system is in operation, you must provide the on-site shared bicycles.

I confirm that I have read and understood the list of duties, responsibilities, and qualifications of the Project Transportation Coordinator (PTC) as outlined and required by [SMMC Section 9.53.130\(B\)\(2\)\(a\)](#).

Property Owner’s Name (PRINT) Property Owner’s Signature Date Signed

Other This section is for describing any measures that are in addition to the mandated programmatic elements listed above:

Attach any additional pages as needed.

Property Owner Initials: _____

