



ERIC PELTZ  
SENIOR VICE PRESIDENT  
FINANCE AND OPERATIONS

1776 MAIN STREET  
P.O. BOX 2138  
SANTA MONICA, CA  
90407-2138

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peltz@rand.org

August 1, 2023

VIA ELECTRONIC FILING AND EMAIL

David Martin  
Director of Community Development  
1685 Main Street, Mail Stop 28  
Santa Monica, CA 90401

Re: Planning Applications to Facilitate Occupation and Activation of RAND's Existing Building at 1776 Main Street

Dear Mr. Martin:

On behalf of The RAND Corporation ("**RAND**"), I am submitting the enclosed applications and supporting materials to broaden the permitted uses allowed within RAND's existing building at 1776 Main Street, Santa Monica (the "**Property**") consistent with City goals and policies to create a vibrant mixed-use environment in the Civic Center district. As detailed in Exhibit "A", which was prepared by our land use counsel Paula Larmore, these applications include (a) a request to terminate the Development Agreement between RAND and the City of Santa Monica upon RAND satisfying the Development Agreement's one outstanding financial obligation, (b) proposed clarifying revisions to the Civic Center Specific Plan, and (c) modest proposed changes to the Zoning Ordinance's permitted uses for the Property as detailed in Exhibit "B".

RAND is a research organization that develops solutions to public policy challenges to help make communities throughout the world safer and more secure, healthier and more prosperous. As a mission-driven, non-profit institution, we strive to be careful stewards of our resources to maximize the funding available to support our research and analysis.

In 2000, when we sought City approval for the existing approximately 326,170 square foot building on the Property ("**Existing Building**"), we thought it would be our "forever home" in Santa Monica. This is reflected in the terms and conditions in our Development Agreement. However, the way our staff works has dramatically changed over the past 20 years.

With work-from-home flexibility and declining staffing in our Santa Monica facility even before the pandemic, we had about 600 people in the Existing Building each workday compared with the 1,150-employee capacity the Existing Building is currently designed for. Since the pandemic, behaviors fundamentally shifted. Specifically, only 150-275 employees come into the Existing Building on any given day. Despite providing encouragement for our staff members to "come back to the office," the data are clear with a stable trend showing that

RESEARCH AREAS

- Children, Families, and Communities
- Cyber and Data Sciences
- Education and Literacy
- Energy and Environment
- Health, Health Care, and Aging
- Homeland Security and Public Safety
- Infrastructure and Transportation
- International Affairs
- Law and Business
- National Security and Terrorism
- Science and Technology
- Workers and the Workplace

OFFICES

- Santa Monica, CA
- Washington, DC
- Pittsburgh, PA
- Boston, MA
- Cambridge, UK
- Brussels, BE
- Canberra, AU



most of our approximately 800 employees assigned to our Santa Monica facility are not coming back in-person on a daily basis. And we do not intend to mandate higher presence. Such low building utilization represents inefficient use of our financial capital, and with so few staff members in relatively large facility, the work environment is uninviting and uninspiring.

Given the underutilization data of our Existing Building, that RAND is a mission-driven non-profit organization, and the importance of RAND providing a high-quality, "right-sized" work environment to foster collaboration, it is critically important for us to provide future flexibility for the Existing Building to be occupied by other users. The current City restrictions essentially limit use of the Existing Building to RAND and broader flexibility is necessary so that we can evaluate the possibility of selling or leasing all or portions of our Existing Building. From the City's perspective, there would also be significant potential benefits to the City and surrounding area of having the Existing Building more fully occupied and activated going forward.

In sum, RAND is proposing to terminate the Development Agreement and broaden the allowable uses within our Existing Building. Our proposal is consistent with the City's General Plan, including its Land Use and Circulation Element, and will facilitate future higher occupancy of the Existing Building and activation of the surrounding area. We look forward to working with the City to resolve these concerns and have the flexibility needed to allow other compatible uses within the Existing Building due to the circumstances described above.

Kind Regards,

A handwritten signature in blue ink that reads "Eric Peltz".

Eric Peltz  
Senior Vice President  
Finance and Operations

cc: Paula J. Larmore

#### Attachments

Exhibit A: LUCE Consistency and Planning Applications  
Exhibit B: Proposed Amendments to Zoning Ordinance

**EXHIBIT "A"**  
**LUCE CONSISTENCY AND PLANNING APPLICATIONS**

**Consistency with the Land Use and Circulation Element of the City's General Plan ("LUCE")**

The Property is in the LUCE's Civic Center District. In addition to the district having high-intensity government uses and expanded open space, the LUCE states that "commercial, retail, office, affordable, workforce and market-rate housing, and community facilities such as early childhood centers are also allowed in this mixed-use area."<sup>1</sup> In this regard, LUCE Policy D15.1 states:

"Create a diverse mix of uses and activities in the Civic Center, including government uses, parks and open space, affordable, workforce and market-rate housing, retail, office and cultural uses."<sup>2</sup> (Emphasis added.)

The LUCE then defers the more specific use regulations to the Civic Center Specific Plan, which was last amended on May 22, 2018.<sup>3</sup>

**Civic Center Specific Plan's Village Special Use District & Proposed Amendment to Clarify Uses in the Event of Development Agreement Termination**

Within the Civic Center Specific Plan, the Property is contained in "The Village Special Use District".<sup>4</sup> The Village Special Use District consists of four developments/properties: (1) the Civic Center Village Project (i.e., The Waverly Condos/mixed-use at 1705 Ocean Avenue, The Seychelle Condos/mixed-use at 1755 Ocean Avenue and Belmar Apartments/1725 Ocean Avenue), (2) the private office building at 1733 Ocean Avenue, (3) the RAND Property/1736 Main Street and (4) the Viceroy Hotel property.<sup>5</sup>

The Civic Center Specific Plan calls for The Village Special Use District to aid in "transforming the Civic Center from a single-purpose district into a vibrant mixed-use neighborhood."<sup>6</sup> The Civic Center Specific Plan then includes individualized policies for each property/development site within this District. For RAND, the relevant policy simply

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<sup>1</sup> LUCE, Chapter 2.1, p. 2.1-57.

<sup>2</sup> LUCE Chapter 2.6, p. 2.6-22.

<sup>3</sup> LUCE, Chapter 2.1, p. 2.1-57.

<sup>4</sup> CCSP, p. 61.

<sup>5</sup> CCSP Special Use Districts map, p. 46.

<sup>6</sup> CCSP, p. 61.

cross-references the Development Agreement rather than providing separate use policies.<sup>7</sup>

To ensure the Civic Center Specific Plan identifies uses for the Property in the event the RAND Development Agreement is terminated, we are proposing that Policy VD-29 on CCSP page 69 be amended to read as follows:

**“VD-29.** The RAND Headquarters site shall be subject to the provisions of the Development Agreement between the City of Santa Monica and the RAND Corporation. In the event the Development Agreement is terminated, commercial, office, research and development, educational and other uses may be allowed on the site subject to the provisions of the City of Santa Monica Zoning Ordinance.

For the purposes of clarity, references to the "RAND Headquarters" site/building throughout the Specific Plan refer to the 1776 Main Street site/building."

This language is consistent with the LUCE's use policy (D15.1) for the area and the general role of The Village Special Use District as described in the Specific Plan. Moreover, this amendment will provide the flexibility needed to implement one of the Specific Plan's established Planning Principles to "recycle underutilized lands with complementary new uses that help to diversify and energize the area and enhance its role and meaning in the city."<sup>8</sup>

### **RAND Development Agreement & Proposed Termination**

The Development Agreement authorizing construction of RAND's Existing Building was approved by the City in 2000 and has been amended and modified by Amendment 1 to the Development Agreement dated August 14, 2012 and two Minor Modifications dated June 16, 2011 and January 20, 2023 respectively (collectively the "**Development Agreement**" or "**DA**"). The Development Agreement has an unusually long 55-year term and is set to expire on or about November 23, 2055.<sup>9</sup> By this letter and the concurrently filed application form, RAND is requesting to terminate the Development Agreement.

In addition to authorizing development of the Existing Building, the Development Agreement provides vested rights for the building to be utilized for "institutional office" and ancillary or accessory uses provided "primarily in support of the Project's occupants

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<sup>7</sup> CCSP Policy VD-29, p. 69.

<sup>8</sup> CCSP, p. 8.

<sup>9</sup> DA § 9.2.1.

and not the public".<sup>10</sup> The "overriding purpose of the Project", as described in the DA was "to provide RAND with new replacement office space on the Property."<sup>11</sup> This replacement office space was needed because RAND had agreed to sell most of its land (including the land where its then-existing offices and surface parking were located) to the City's Redevelopment Agency. RAND retained ownership to the approximately 3.7-acre Property that is the subject of the Development Agreement.

The Development Agreement does not contemplate any uses other than "institutional office" and ancillary or accessory uses. And, even for uses within these permitted use categories, the Development Agreement includes substantial restrictions on RAND's ability to lease or transfer all or part of the building to a third-party.<sup>12</sup> In 2000, when the Development Agreement was negotiated and approved, no one anticipated the onset of COVID-19 and its long-term impacts on societal work patterns and RAND's reduced occupancy of the Existing Building.

Beyond the use regulations and transfer/leasing restrictions, the Development Agreement includes very limited ongoing obligations. Notably, RAND is required to make an annual contribution (paid during the month of January) to the Early Childhood Lab School for the purpose of offsetting tuition costs for low-income Santa Monica resident families.<sup>13</sup> With respect to the City's ongoing obligations, the City has \$125,000 (25% of \$500,000 RAND previously paid to the City) in an account that is required by the DA for the City to use toward tuition subsidies for children of RAND employees.<sup>14</sup> The full \$125,000 remains in the City account. The City previously expressed its appreciation to RAND for agreeing to allow all of the earned interest from the 18-year investment (approximately \$208,000) of RAND's \$500,000 contribution (including the \$125,000 for RAND employees) to be used by the Santa Monica Early Childhood Lab School for needed start-up and operational costs.<sup>15</sup>

For the reasons explained above, RAND requests that the City approve termination of the RAND DA. In exchange for this early termination and prior to the DA

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<sup>10</sup> DA § 2.6.1. "Institutional Office" is defined as "research, analysis, educational, philanthropic or charitable uses and related administrative uses." "Ancillary or Accessory Uses" are defined in the DA as "functions and services provided primarily in support of the Project's occupants and not the public (e.g. travel office, credit union, newspaper kiosk and print shop)."

<sup>11</sup> DA Recital I.

<sup>12</sup> DA § 13.1.

<sup>13</sup> January 20, 2023 Minor Modification to DA, page 2. In total, it appears there are 31 more annual payments due through the DA Term (January 2024 through and including January 2055) totaling \$1,240,000.

<sup>14</sup> DA § 4.5(b); April 23, 2020 letter from City of Santa Monica to RAND.

<sup>15</sup> April 23, 2020 letter from City of Santa Monica to RAND; November 17, 2020 letter from RAND to the City of Santa Monica.

termination becoming effective, RAND would agree to “pay in full” its outstanding financial obligations to the City under the DA. Specifically, RAND proposes that (a) the \$125,000 currently committed by the City to fund tuition subsidies for RAND employees could be repurposed by the City at its discretion once the DA is terminated and (b) termination of the DA would be effective upon RAND's payment to the City of the net present value of the stream of outstanding annual \$40,000 payments that would otherwise be owed over the course of the remaining years of the DA Term, reduced by an offset for the aforementioned \$125,000 that would no longer be provided by the City for tuition subsidies of RAND employees.

A termination of the DA would result in RAND foregoing its vested rights with respect to future use of Property, and RAND and any future occupant and/or owner of the Property would be governed by the then-existing Civic Center Specific Plan and Zoning Ordinance.

### **Proposed Zoning Ordinance Amendment to Broaden Allowable Uses**

The Property is located in the Zoning Ordinance's Civic Center district. Consistent with the LUCE, the purpose statement for the Civic Center district provides that “commercial, retail, office, affordable, workforce and market-rate housing, and community facilities such as early childhood centers” are allowed in this district.<sup>16</sup>

Under the existing Zoning Ordinance, specific uses permitted for the Property include office uses for public, quasi-public and nonprofits; however, “private offices” currently require a Conditional Use Permit.<sup>17</sup> Restaurants and retail uses are only permitted uses within “a mixed-use development.”<sup>18</sup> “Research and development” (SMMC § 9.51.030(C)(8)) and “media production, support” (SMMC § 9.51.030(C)(6)(a)) uses are not listed in the applicable land use regulations table, and therefore by default, they fall into the category of prohibited uses.<sup>19</sup>

With respect to uses that require a conditional use permit, the Zoning Ordinance explains that such uses “are generally consistent with the purposes of the Zoning District” but “require special consideration to ensure that they can be designed, located and operated in a manner that will not interfere with the use and enjoyment of surrounding properties.”<sup>20</sup>

In the case of a building like the RAND facility that is already existing and lawfully occupied and used for “institutional office” use, requiring a conditional use permit merely

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<sup>16</sup> SMMC § 9.15.010.

<sup>17</sup> SMMC § 9.15.020.

<sup>18</sup> SMMC § 9.15.020.

<sup>19</sup> SMMC § 9.15.020.

<sup>20</sup> SMMC § 9.41.010.

to allow a private/for-profit office use is unduly burdensome. No purpose would be served by requiring such a discretionary permit as the building is already designed in way that suits such a use and the location is already established. In particular, the day-to-day activities occurring within the existing/RAND “institutional office” use (e.g. administrative tasks, meetings, etc.) are the same activities that occur in an office for a for-profit/private company.

To provide the best opportunity for the Existing Building (which is currently underutilized) to be occupied by highly compatible uses that will activate the Property and surrounding area consistent with the Civic Center Specific Plan’s goal of the area becoming a vibrant neighborhood, RAND proposes to amend the Zoning Ordinance (SMMC Table 9.15.020 to) to allow a broader range of permitted uses within the Existing Building. Specifically, RAND requests that the following uses are permitted uses (rather than conditionally permitted or prohibited uses) within the Existing Building”:

- Restaurant and retail uses,
- Office uses, including Business and Professional, Creative and Walk-In Clientele office types and Media Production Support Facilities, and
- Research and Development.

RAND’s proposed modifications to the applicable land use regulations table to include the above uses as permitted uses within the Existing Building are included in **Exhibit “B”**.

**EXHIBIT "B"**  
**PROPOSED AMENDMENTS TO ZONING ORDINANCE**

RAND's proposed amendments to Zoning Ordinance Table 9.15.020 are shown in redline on pages 3-4 of this Exhibit "B".

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**9.15.020 Land Use Regulations**

Table 9.15.020 prescribes the land use regulations for Public and Semi-Public Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

"P" designates permitted uses.

"L(#)" designates limited uses, which are permitted by right, provided they comply with specific limitations listed at the end of the table.

"CUP" designates use classifications that are permitted after review and approval of a Conditional Use Permit.

"MUP" designates use classifications that are permitted after review and approval of a Minor Use Permit.

"—" designates uses that are not permitted.

Land uses are defined in Chapter 9.51, Use Classifications. Use classifications and sub-classifications not listed in the table are prohibited. Accessory uses are permissible when they are determined by the Zoning Administrator to be necessary and customarily associated with and appropriate, incidental, and subordinate to, the principal uses and which are consistent and not more disturbing or disruptive than permitted uses. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other Sections of this Ordinance.

<b>TABLE 9.15.020: LAND USE REGULATIONS—PUBLIC AND SEMI-PUBLIC DISTRICTS</b>				
<i>Use Classification</i>	<i>CC</i>	<i>PL</i>	<i>OS</i>	<i>Additional Regulations</i>
<b>Residential Uses</b>				
Residential Housing Types	<i>See sub-classifications below.</i>			
<i>Accessory Dwelling Unit</i>	P	-	-	Section 9.31.025, Accessory Dwelling Unit and Junior Accessory Dwelling Units
<i>Multiple Unit Dwelling</i>	P	-	-	Section 9.31.195, Multiple-Unit Dwelling Projects
<i>Senior Citizen Multiple-Unit Residential</i>	P	-	-	Section 9.31.195, Multiple-Unit Dwelling Projects
<i>Single Room Occupancy Housing</i>	L(1)	-	-	Section 9.31.330, Single Room Occupancy Housing
<i>Group Residential</i>	L(1)	-	-	
<i>Congregate Housing</i>	L(1)	-	-	Section 9.31.110, Congregate and Transitional Housing
<i>Senior Group Residential</i>	L(1)	-	-	Section 9.31.310, Senior Group Residential
Emergency Shelters	-	P	-	Section 9.31.130, Emergency Shelters
Family Day Care	<i>See sub-classifications below.</i>			
<i>Large</i>	P	P	P	Section 9.31.140, Family Day Care, Large
<i>Small</i>	P	P	P	
Residential Care Facilities	<i>See sub-classifications below.</i>			
<i>Residential Care, General</i>	L(1)	-	-	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Limited</i>	L(1)	-	-	Section 9.31.270, Residential Care Facilities
<i>Residential Care, Senior</i>	L(1)	-	-	Section 9.31.270, Residential Care Facilities
Hospice, General	-	-	-	
Hospice, Limited	-	-	-	
Supportive Housing	L(1)	-	-	
Transitional Housing	L(1)	-	-	Section 9.31.110, Congregate and Transitional Housing
<b>Public and Semi-Public Uses</b>				
Adult Day Care	P	P	P	
Cemetery	-	P	-	
Child Care and Early Education Facilities	P	P	P	Section 9.31.120, Child Care and Early Education Facilities
Colleges and Trade Schools, Public or Private	L(3)	P	-	
Community Assembly	P	P	L(3)	
Community Gardens	-	P	P	
Cultural Facilities	P	P	P	
Park and Recreations Facilities, Public	P	P	P	
Public Safety Facilities	P	P	-	
Schools, Public or Private	L(3)	P	-	
Social Service Centers	P	P	-	
<b>Commercial Uses</b>				
Banks and Financial Institutions	L(1)	-	-	
Business Services	L(1)	-	-	
Commercial, Entertainment, and Recreation	<i>See sub-classifications below.</i>			

<b>TABLE 9.15.020: LAND USE REGULATIONS—PUBLIC AND SEMI-PUBLIC DISTRICTS</b>				
<i>Use Classification</i>	<i>CC</i>	<i>PL</i>	<i>OS</i>	<i>Additional Regulations</i>
<i>Cinemas/Theaters</i>	-	-	MUP (3)	
<i>Convention and Conference Centers</i>	P	-	-	
<i>Large-Scale Facility</i>	-	-	-	
<i>Small-Scale Facility</i>	-	-	-	Section 9.31.340, Small-Scale Facility, Game Arcades
<b>Eating and Drinking Establishments</b>	<i>See sub-classifications below.</i>			
<i>Restaurants, Full-Service</i>	L(1)	L(2)	L(2)	Section 9.31.040, Alcoholic Beverage Sales
<i>Restaurants, Limited Service</i>	L(1)	L(2)	L(2)	Section 9.31.040, Alcoholic Beverage Sales
<i>Restaurants, Take-Out Only</i>	L(1)	L(2)	-	Section 9.31.040, Alcoholic Beverage Sales
<i>With Outdoor Eating Areas</i>	L(1)	L(2)	L(2)	Section 9.31.200, Outdoor Dining and Seating
<i>Food Hall, (up to 175 seats)</i>	CUP	CUP	CUP	
<b>Food and Beverage Sales</b>	<i>See sub-classifications below.</i>			
<i>Convenience Markets</i>	L(1)	-	-	Section 9.31.040, Alcoholic Beverage Sales
<i>Farmers Markets</i>	-	P	CUP	
<i>General Markets</i>	L(1)	-	-	Section 9.31.040, Alcoholic Beverage Sales
<b>Live-Work</b>	L(1)	-	-	Section 9.31.170, Live-Work Units
<b>Lodging</b>	<i>See sub-classifications below.</i>			
<i>Hotels and Motels</i>	CUP	-	-	
<b>Offices</b>	<i>See sub-classifications below.</i>			
<i>Business and Professional</i>	L(4)/CUP	L (3)	-	
<i>Creative</i>	L(4)/CUP	-	-	
<i>Walk-In Clientele</i>	L(4)/CUP	-	-	
<b>Parking, Public or Private</b>	L(3)	P	L(5)	
<b>General Personal Services</b>	L(1)	-	-	
<b>Retail Sales</b>	<i>See sub-classifications below.</i>			
<i>General Retail Sales, Small-Scale</i>	L(1)	-	-	Section 9.31.220, Outdoor Retail Display and Sales
<i>Swap Meet</i>	MUP	MUP	MUP	Section 9.31.360, Swap Meets
<b>Industrial Uses</b>				
<u>Research and Development</u>	<u>L(6)</u>	=	=	
<u>Media Production</u>	<i>See sub-classifications below.</i>			
<u>Support Facilities</u>	<u>L(6)</u>	=	=	
<b>Transportation, Communication, and Utilities Uses</b>				
<b>Citywide Bikeshare Facility</b>	P	P	P	
<b>Communication Facilities</b>	<i>See sub-classifications below.</i>			
<i>Antennas and Transmission Towers</i>	CUP	CUP	-	
<i>Equipment Within Buildings</i>	-	P	-	
<b>Utilities, Major</b>	-	P	-	
<b>Utilities, Minor</b>	-	P	-	

**Specific Limitations:**

- (1) Permitted (a) as part of a mixed-use development and (b) within existing buildings occupied by nonprofit/institutional office uses as of [effective date of ordinance adopting amendment].
- (2) Permitted only as an accessory to a primary use. Must be located within the same building as a primary use.
- (3) Limited to public, quasi-public, or nonprofit establishments.
- (4) Public, quasi-public, and nonprofit offices are permitted. For-profit/private office uses are permitted within existing buildings occupied by nonprofit/institutional office uses as of [effective date of ordinance adopting amendment]. Conditional Use Permit required for for-profit/private offices in other buildings.
- ~~(5)~~ Limited to public parking for beach or park users.
- ~~(5)~~(6) Permitted within existing buildings occupied by nonprofit/institutional office uses as of [effective date of ordinance adopting amendment].



CITY OF SANTA MONICA – CITY PLANNING DIVISION
DISCRETIONARY PERMIT APPLICATION

Applications must be submitted at the City Planning public counter, Room 111 at City Hall. City Hall is located at 1685 Main Street, Santa Monica, CA 90401. If you have any questions completing this application you may call City Planning at (310) 458-8341.

GENERAL INFORMATION

PROJECT ADDRESS: 1776 Main Street, Santa Monica, CA 90407

DETAILED PROJECT DESCRIPTION (or summarize here and attach additional sheets as necessary to fully describe the proposed project)

Expand allowable uses within existing "institutional office" building at 1776 Main Street to include a broader range of compatible uses including office, research and development, media production support facilities, and retail/restaurant uses. See cover letter for detail regarding specific entitlements requested.

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

Name: THE RAND CORPORATION, a California non-profit corporation
Address: 1776 Main Street, Santa Monica, California Zip: 90407
Phone: (310)393-0411 Email:

CONTACT PERSON (if different)

Name: Harding Larmore Kutcher & Kozal (c/o Paula J. Larmore)
Address: 1250 6th Street, Suite 200 Zip: 90401
Phone: 310-656-4311 Email: plarmore@hlkklaw.com
Relation to Applicant: Attorney for applicant

PROPERTY OWNER

Name: THE RAND CORPORATION, a California non-profit corporation
Address: 1776 Main Street, Santa Monica, California Zip: 90407
Phone: (310) 393-0411 Email:

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.

THE RAND CORPORATION

By: Eric Peltz
Property Owner's Name (PRINT)

Eric Peltz 7-31-2023
Property Owner's Signature / Date

This part to be completed by City staff:

Received By:
Date Submitted:

Amount Paid: \$

**PROJECT INFORMATION**

Proposed Use(s):

Allow the following as permitted uses within the existing "institutional office" building: offices (Business and Professional, Creative and Walk-In Clientele), Research and Development, Media Production Support Facilities and retail and restaurant uses. See cover letter for detailed proposal.

Total Square Footage: N/A square feet

No. of Stories: N/A

Existing building (approx. 326,170 sf) to remain.

Building Height: N/A

Commercial Square Footage: N/A square feet

Residential Square Footage: N/A square feet

No. of Parking Spaces: \_\_\_\_\_

No. of Residential Units: N/A

Unit Mix: **N/A**

# Studio \_\_\_\_\_

# 1 bedroom \_\_\_\_\_

# 2 bedroom \_\_\_\_\_

# 3 bedroom \_\_\_\_\_

Affordable Housing (Chapter 9.64): **N/A**

Fee Option (Y/N): \_\_\_\_\_

On-site units:

# Studio \_\_\_\_\_

# 1 bedroom \_\_\_\_\_

# 2 bedroom \_\_\_\_\_

# 3 bedroom \_\_\_\_\_

Off-site units:

Location: \_\_\_\_\_

# Studio \_\_\_\_\_

# 1 bedroom \_\_\_\_\_

#2 bedroom \_\_\_\_\_

# 3 bedroom \_\_\_\_\_

**PLANNING ENTITLEMENTS REQUESTED** (check all that apply):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Conditional Use Permit    | <input type="checkbox"/> Minor Use Permit                             | <input type="checkbox"/> Major Modification         |
| <input type="checkbox"/> Development Review Permit | <input checked="" type="checkbox"/> Development Agreement Termination | <input type="checkbox"/> Variance                   |
| <input type="checkbox"/> Waiver                    |   | <input checked="" type="checkbox"/> Text Amendments |

**NEIGHBORHOOD NOTIFICATION**

A sign will be posted at the property and the City will provide notification of the hearing(s). \_\_\_\_\_

**PLANNING APPLICATION – SUBMITTAL REQUIREMENTS**

**Demolition Permit Review Required (For Structures 40 Years or Older) N/A**

A demolition permit is required for demolition of any building or structure on the property (primary or accessory structure.) The Landmarks Commission must review demolition permit applications for structures that are 40 years or older. The Landmarks Commission may exercise its authority to nominate the property for Landmark Designation, and/or 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 Chapters 9.56 and 9.58 of the Santa Monica Municipal Code.

- 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 reviewed by the Santa Monica Landmarks Commission and the 75-day review period has expired.

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

**Application Form**

- One original and 6 copies of application form. All the information requested on the application must be provided.

**Application Fees**

- The payment of an application fee is required. Please see current list of fees in Room 111 of City Hall. **A check payable to the City of Santa Monica or credit card will be required at the time of submittal of all planning permit applications to the Permit Coordinator.**

**Rent Control Status Form**

- Certification by the Rent Control Administration of the Rent Control status of the property is required. Applications submitted without this form will not be processed by the City Planning Division. Forms are available in the Rent Control offices, Room 202 in City Hall.

**Other Project-Related Applications**

- If applicable, copies of any application materials for other required planning permits. Information on required planning permits and application materials is available at the City Planning Division public counter, Room 111 of City Hall.

**Project Plans N/A**

Two (2) full size (not to exceed 24"x 36") sets of plans, folded to a maximum size of 10" x 14", **and** six (6) 11x17 size sets of plans, including the following, as applicable:

- Plot Plan for Planning Permits (see attached Plot Plan Requirements). At plan check, a more detailed Site Plan will be required.
- Project plans must include:
  - 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. Check with the City Planning Division for height and method of calculation relevant to your project. 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.
  - Fully dimensioned floor plans indicating square feet, interior layout including seating arrangements in restaurants, bars and the like. Please show floor area calculations. In the case of remodeling, existing and proposed dimensioned floor plans, as well as a demolition plan, are required.
  - Cross-section and longitudinal sections calling out building heights, roof projections and all building levels in relation to Average Natural Grade, Segmented Average Natural Grade, or Theoretical Grade
  - 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.).
  - Such other information, drawings, plans, and renderings that may be helpful in assisting the Zoning Administrator, Planning Commission (or City Council on appeal) arrive at a decision.

**Photos**

- Applications must include one (1) set of labeled and color photographs on 8 1/2" x 11" sheets showing all elevations of the project site and all surrounding properties and uses. Photos should be labeled with site address and description of photo content. Please note that a total of eighteen (18) sets of these color photographs will be required for submission for any Planning Commission hearing.

**Photo Montage N/A**

- For new development projects, applications must also include a color photo montage including photos of all sites on the street within the subject city block and an image of the project to scale placed on-site. Because the photo montage will assist decision makers in evaluating the project for neighborhood compatibility, it must be produced to scale. The minimum size of the rendering should be 11" x 17".

**Project Rendering N/A**

- For new development projects, a minimum 8" x 11" rendering of the street front elevation and adjacent properties, showing building design, colors and materials and mature (3 year old) landscaping. This image can be the same rendering image used in the Photo Montage referenced above.

**Sign Posting Requirement**

- By checking here, applicant acknowledges that the subject site must be posted with a hearing notice within 15 days after this application is filed (see attached Sign Posting Requirements), and that photographic proof of posting is required to complete the application. Failure to properly post hearing signs may delay the public hearing.

**Model N/A**

- Presentation of a model of the project to the Planning Commission (or City Council on appeal) is required for projects of 15,000 sq. ft. or more and recommended for all projects. The model may be either a physical representation or computer-generated model with a minimum of 3 views. The model shall include:
- Massing of adjacent and proposed building
  - Relationship of proposed building to the street
  - Primary and secondary elements including fenestration, roof decks, balconies, etc.

**Affordable Housing Production Program Acknowledgement N/A**

In accordance with Chapter 9.64, all multi-family projects involving the construction of two or more market rate units shall comply with the affordable housing obligations as set forth in Santa Monica Municipal Code (SMMC) Section 9.64.040. From the options listed below, please indicate how the project will comply with the provisions of SMMC 9.64.040:

- |   |  |
|---|--|
| <input type="checkbox"/> <u>On-site compliance</u>  | <input type="checkbox"/> <u>Affordable Housing fee</u> |
| <input type="checkbox"/> <u>Off-site compliance</u> | <input type="checkbox"/> <u>Land option</u>            |

**Conditional Use Permits for Alcohol N/A**

Conditional Use Permit applications for the sales and service of alcoholic beverages must also include the following:

- Supplemental Application for Alcohol Permits

**Tier 2 Community Benefits N/A**

Applications for Tier 2 projects providing community benefits pursuant to SMMC Chapter 9.23 must also include the following:

- A separate sheet detailing the proposed community benefits in accordance with SMMC Chapter 9.23

**Transportation Demand Management N/A**

- If applicable, two (2) copies of a Preliminary Transportation Demand Management (TDM) Plan in accordance with the requirements of SMMC Chapter 9.53

*A Preliminary TDM Plan is required if the Project meets the requirements of its respective Project Type:*

- *Nonresidential projects: 7,500 square feet or more.*
- *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.*

**Development Agreement DA termination proposed. See attached cover letter.**

Development Agreement applications must also include the following:

- A proposed Development Agreement contract
- A detailed description why a Development Agreement is requested, other potential permit options, any unique circumstances, and potential community benefits

**Additional Information**

All decisions on project applications are based upon the findings of fact that are required by the Santa Monica Municipal Code.

The effective date of the decision by the Zoning Administrator or Planning Commission is 14 calendar days after the date of action. Decisions of the Zoning Administrator are appealable to the Planning Commission. Decisions of the Planning Commission are appealable to the City Council.

An appeal of the Zoning Administrator or Planning Commission decision may be made within this period by completing an appeal form, available from the City Planning Division, referencing the specific project and stating the reasons for the appeal. Any interested person, Planning Commissioner, or City Council member may make an appeal. The appeal form must be accompanied by an appeal fee (see current list of fees in Room 111 of City Hall). An appeal will have the effect of staying all action on the matter until a decision is reached in a public hearing before the Planning Commission or City Council, whose decision will become final immediately.

**OAKS INITIATIVE DISCLOSURE FORM**

**\*\* Required for all Applications \*\***

Pursuant to City Charter Article XXII, The Taxpayer Protection Amendment of 2000, the applicant is required to disclose all of its trustees, directors, partners, officers, and those with more than a ten percent (10%) equity, participation or revenue interest in Applicant / Contractor.

**Identify the names of the following individuals**

Applicant / Contractor:

The RAND Corporation, a California non-profit corporation

Trustees, directors, partners, officers of the Applicant / Contractor (attach additional sheets if necessary):

Jason Matheny - President and Chief Executive Officer

Robert M. Case - Vice President, General Counsel, and Corporate Secretary

Andrew Hoehn - Senior Vice President, Research and Analysis

Michael Januzik - Vice President and Chief Financial Officer

Eric Peltz - Senior Vice President, Finance and Operations

Nancy Staudt - Dean, Pardee RAND Graduate School

See attached sheet for members of the Board of Trustees.

Those with more than a 10% equity, participation or revenue interest in Applicant / Contractor (attach additional sheets if necessary):

N/A

DISCRETIONARY PERMIT APPLICATION SUBMITTAL REQUIREMENTS

**Oaks Initiative Disclosure Form Continued**

RAND Board of Trustees

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## Santa Monica Sustainable City Program (please read)

We live in a time in which increased population growth, high levels of consumption and the desire to feed growing economies have created escalating demands on our resources - natural, human and social - on a local, regional, and global scale. These demands negatively impact the natural environment, our communities and the quality of our lives. In the face of these challenges, people worldwide have developed a growing concern for the environment and a desire to live sustainably.

In 1994 the Santa Monica City Council took steps to address these pressures locally by adopting the Santa Monica Sustainable City Program. The Sustainable City Program was initially proposed in 1992 by the City's Task Force on the Environment to ensure that Santa Monica can continue to meet its current needs – environmental, economic and social - without compromising the ability of future generations to do the same. It is designed to help us as a community begin to think, plan and act more sustainably – to help us address the root causes of problems rather than the symptoms of those problems, and to provide criteria for evaluating the long-term rather than the short-term impacts of our decisions – in short, to help us think about the future when we are making decisions about the present.

The program includes goals and strategies, for the City government and all sectors of the community, to conserve and enhance our local resources, safeguard human health and the environment, maintain a healthy and diverse economy, and improve the livability and quality of life for all community members in Santa Monica. (*A full copy of the Sustainable City Program is available upon request.*)

***Please review and familiarize yourself with the goals of the Santa Monica Sustainable City Program outlined below. Please take some time to consider how the proposed project and/or components of the project are consistent with or relate to the goals of the Santa Monica Sustainable City Program. After reading each topic and the corresponding goals, please acknowledge your understanding of the goals by providing your signature and providing a supplemental sheet that details how your project may be consistent with the goals.***

### **RESOURCE CONSERVATION**

#### **Goals**

Across all segments of the *community*:

1. Significantly decrease overall community consumption, specifically the consumption of *non-local, non-renewable, non-recyclable and non-recycled materials, water, and energy and fuels*. The City should take a leadership role in encouraging *sustainable procurement, extended producer responsibility* and should explore innovative strategies to become a *zero waste city*.
2. Within renewable limits, encourage the use of local, non-polluting, *renewable* and recycled resources (water, energy – wind, solar and geothermal – and material resources)

### **ENVIRONMENTAL AND PUBLIC HEALTH**

#### **Goals**

1. Protect and enhance environmental health and public health by minimizing and where possible eliminating:
  - The use of hazardous or toxic materials, in particular POPs (persistent organic pollutants) and PBTs (persistent bioaccumulative & toxic chemicals), by residents, businesses and City operations;
  - The levels of pollutants entering the air, soil and water; and
  - The risks that environmental problems pose to human and ecological health.
2. Ensure that no one geographic or socioeconomic group in the City is being unfairly impacted by environmental pollution.
3. Increase consumption of fresh, locally produced, organic produce to promote public health and to minimize resource consumption and negative environmental impacts.

### **TRANSPORTATION**

#### **Goals**

1. Create a multi-modal transportation system that minimizes and, where possible, eliminates pollution and motor vehicle congestion while ensuring safe mobility and access for all without compromising our ability to protect public health and safety.
2. Facilitate a reduction in automobile dependency in favor of affordable alternative, sustainable modes of travel.

**ECONOMIC DEVELOPMENT**

**Goals**

- 1. Nurture a diverse, stable, *local economy* that supports basic needs of all segments of the community.
- 2. Businesses, organizations and local government agencies within Santa Monica continue to increase the efficiency of their use of resources through the adoption of sustainable business practices. The City takes a leadership role by developing a plan by 2005 to increase the adoption of sustainable practices by Santa Monica businesses and encouraging *sustainable businesses* to locate in Santa Monica.

**OPEN SPACE AND LAND USE**

**Goals**

- 1. Develop and maintain a sufficient open space system so that it is diverse in uses and opportunities and includes natural function/wildlife habitat as well as passive and active recreation with an equitable distribution of parks, trees and pathways throughout the community.
- 2. Implement land use and transportation planning and policies to create compact, mixed-use projects, forming urban villages designed to maximize affordable housing and encourage walking, bicycling and the use of existing and future public transit systems.
- 3. Residents recognize that they share the local ecosystem with other living things that warrant respect and responsible stewardship.

**HOUSING**

**Goal**

- 1. Achieve and maintain a mix of affordable, livable and green housing types throughout the city for people of all socio-economic / cultural / household groups (including seniors, families, singles, and disabled).

**COMMUNITY EDUCATION AND CIVIC PARTICIPATION**

**Goals**

- 1. Community members of all ages participate actively and effectively in civic affairs and community improvement efforts.
- 2. Community members of all ages understand the basic principles of sustainability and use them to guide their decisions and actions - both personal and collective.

**HUMAN DIGNITY**

**Goals**

Santa Monica will be a community in which:

- 1. All its members are able to meet their basic needs and are empowered to enhance the quality of their lives; and
- 2. There is access among community members to housing, health services, education, economic opportunity, and cultural and recreational resources; and
- 3. There is respect for and appreciation of the value added to the community by differences among its members in race, religion, gender, age, economic status, sexual orientation, disabilities, immigration status and other special needs.

I acknowledge the goals and policies of the Santa Monica Sustainable City Program.

**THE RAND CORPORATION**

By: Eric Peltz  
Property Owner's Name (PRINT)

 7-31-2023  
Property Owner's Signature / Date

RCB # \_\_\_\_\_

**RECEIVED**  
**7/25/2023**  
**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: \_\_\_\_\_ APN: \_\_\_\_\_

Owner or Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Current Use of Property: \_\_\_\_\_

Type of 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:** \_\_\_\_\_

RCB Staff Signature: Micah Michalski Date: \_\_\_\_\_

**Project Site Photos - Existing Building to Remain**



RAND Property/Existing Building - Main Street Frontage



RAND Property/Existing Building - Main Street Frontage



RAND Property/Existing Building - Vicente Terrace Frontage



RAND Property/Existing Building - West/alley facade

## Surrounding Properties/Uses Photos



Mixed-use residential and retail building immediately north of RAND Property



Courthouse building located across Main Street to the east of RAND



Surface parking located across Main Street to the east of RAND



Civic Center Auditorium located across Main Street to the east of RAND

## Surrounding Properties/Uses Photos



Viceroy hotel located across Vicente Terrace south of RAND



Mixed-use residential and retail building located across the alley west of RAND



1733 Ocean Avenue mixed-use office and retail building located across the alley west of RAND