

PROJECT DESCRIPTION
8 STORY MID-RISE
5 STORIES OF TYPE III-A RESIDENTIAL OVER 3 LEVEL OF TYPE I-A RESIDENTIAL, LOBBY, LEASING, AMENITY, & PARKING 3 LEVELS OF TYPE I-A UNDERGROUND PARKING
APPLICABLE CODES
SANTA MONICA, CALIFORNIA MUNICIPAL CODE

PROJECT INFORMATION		
ADDRESS: 700 & 716 COLORADO AVENUE, SANTA MONICA, CA 90403		
APN: 4290-001-016		
LOT SIZE: SITE AREA20,165 SF		
ZONING DESIGNATION MIXED-USE BOULEVARDTRANSIT ADJACENT - TA		
EXISTING USE: 1. SINGLE STORY COMMERCIAL BUILDING 20,165 SF 1. SINGLE STORY COMMERCIAL BUILDING 4,808 SF 2. SURFACE PARKING = 16 STALLS ALL TO BE DEMOLISHED		
BASE FAR 4.00:1 BASE ALLOWED ZONING FLOOR AREA80,660 SF		
PROPOSED FAR 5.92:1 PROPOSED MAX ZONING FLOOR AREA119,466 SF *INCENTIVE REQUESTED		
ALLOWABLE BUILDING HEIGHT: 84' PROPOSED BUILDING HEIGHT:84' *PER SMMC 9.04.050		
AVERAGE NATURAL GRADE - ANG88.43' FOR CALCULATION SEE SHEET G-01 FOR SPOT ELEVATION LOCATIONS		
ALLOWABLE GRND FLOOR HEIGHT: MINIMUM 11' PROJECT COMPLIES; SEE SHEET A-30		
SETBACKS	REQUIRED	PROVIDED
COLORADO AVE	20' FROM CURB	20' FROM CURB
7th STREET	15' FROM CURB	15' FROM CURB
REAR AT ALLEY	2' @ 16'/0.0'	2' @ 16'/0.0'
INTERIOR SIDEYARD	0.0'	0.0'
RECYCLING & REFUSE GREATER THAN 40,000 SF PER SMMC 9.21.130.C.4 MUST BE REVIEWED BY PUBLIC WORKS DIRECTOR		

RESIDENTIAL UNIT COUNT
PERMITTED UNITS PER STATE DENSITY BONUS LAW
BASE DENSITY98 DU
15% OF BASE AFFORDABLE UNITS15 DU
MARKET RATE UNITS83 DU
PERMITTED UNITS (SDBL 98X1.5)147 DU
TOTAL UNITS PROPOSED 133 DU

PROPOSED UNIT MIX				
UNIT TYPE	MARKET RATE	AFFORDABLE	MR MIX	AFFORD MIX
STUDIO	25 DU		21%	
STUDIO AFFORDABLE		3 DU		21%
1BED	60 DU		51%	
1BED AFFORDABLE		7 DU		51%
2 BED	33 DU		28%	
2 BED AFFORDABLE		4 DU		28%
TOTAL MR UNITS	118 DU		100%	
TOTAL AFFORDABLE UNITS		15 DU		100%
TOTAL UNITS PROPOSED				133 DU
AFFORDABLE UNITS INCLUDE : VLI = 5 DU; LI = 5 DU; M = 5 DU				
WAIVER REQUESTED: STUDIO / 3-BDRM				

FLOOR AREA TABULATIONS					
ZONING FLOOR AREA					
	LEVEL	PARKING	COMMERCIAL	RESIDENTIAL	TOTAL AREA
	ROOF				0 SF
	LEVEL 08			15,267 SF	15,267 SF
	LEVEL 07			15,267 SF	15,267 SF
	LEVEL 06			15,267 SF	15,267 SF
	LEVEL 05			15,267 SF	15,267 SF
	LEVEL 04			15,267 SF	15,267 SF
	LEVEL 03			15,259 SF	15,259 SF
	LEVEL 02			15,692 SF	15,692 SF
	LEVEL 01			12,180 SF	12,180 SF
	TOTAL	0 SF	0 SF	119,466 SF	119,466 SF
	LOT AREA				20,165 SF
	FLOOR AREA RATIO				5.92:1
	*INCENTIVE REQUESTED				
BUILDING AREA - GROSS FLOOR AREA					
CONSTRUCTION	LEVEL	USE		AREA	
FLOOR AREA	ROOF LEVEL	Residential		330 SF	
PER CBC	LEVEL 08	Residential		15,908 SF	
	LEVEL 07	Residential		15,908 SF	
	LEVEL 06	Residential		15,908 SF	
	LEVEL 05	Residential		15,908 SF	
	LEVEL 04	Residential		15,908 SF	
	LEVEL 03	Residential		15,900 SF	
	LEVEL 02	Residential		16,333 SF	
	LEVEL 01	Residential		15,973 SF	
	LEVEL B1	Parking		19,000 SF	
	LEVEL B2	Parking		18,900 SF	
	LEVEL B3	Parking		18,900 SF	
	TOTAL			184,876 SF	

AFFORDABLE - STATE DENSITY BONUS
DENSITY BONUS REQUESTED INCENTIVES:
1. REDUCE LONG TERM BICYCLE PARKING TO 0.5 SPACES PER BEDROOM
2. ELIMINATE THE THREE BD MARKET RATE UNIT (FROM 10% TO 0%)
3. INCREASE STUDIO MARKET RATE/AFFORDABLE UNIT MIX FROM 15% TO 21%
DENSITY BONUS REQUESTED WAIVERS:
1. INCREASE FAR FROM 4.0 TO 5.92
2. EXCEED THE PARKING MAXIMUM IN THE DCP
3. REMOVE MINIMUM COURTYARD RATIO REQUIRED IN THE DCP

OUTDOOR LIVING AREA REQUIRED - SMMC DCP B.1		
	% OF SITE	TOTAL REQ
LOTS < 150' WIDE	20%	4,033 SF
PROVIDE 10% AT LEVELS 01/02		403 SF

OUTDOOR LIVING AREA PROVIDED		
TYPE	LEVEL	SF
COMMON	ROOF LEVEL	2,613 SF
COMMON	LEVEL 03	3,234 SF
COMMON	LEVEL 01	500 SF
TOTAL COMMON OLA		6,347 SF
PRIVATE	LEVEL 08	564 SF
PRIVATE	LEVEL 07	564 SF
PRIVATE	LEVEL 06	564 SF
PRIVATE	LEVEL 05	564 SF
PRIVATE	LEVEL 04	564 SF
PRIVATE	LEVEL 03	564 SF
PRIVATE	LEVEL 02	141 SF
PRIVATE	LEVEL 01	141 SF
TOTAL PRIVATE OLA		3,666 SF
TOTAL OUTDOOR LIVING AREA		10,013 SF
TOTAL OUTDOOR LIVING AREA AT L01		641 SF

MEASUREMENT PER CBC 2019 "BUILDING AREA":
The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts, areas of building not provided with surrounding walls shall be included in the Building Area if such areas are included within the horizontal protection of the roof or floor above.

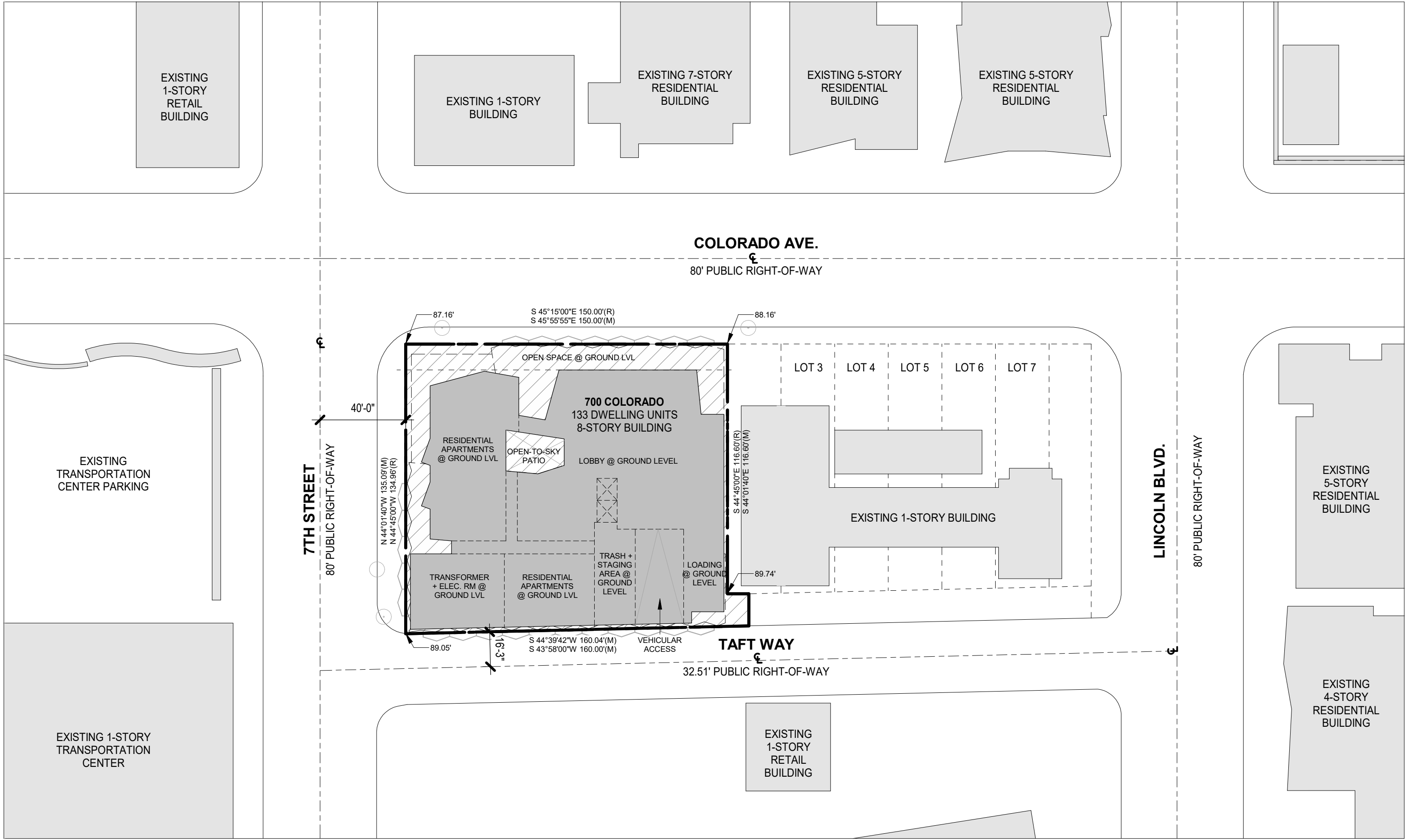
VEHICULAR PARKING REQUIRED
REQUIRED - NO VEHICULAR PARKING REQUIRED PER SMMC 9.28.060(A)(1)

VEHICULAR PARKING PROVIDED			
PROVIDED			STALLS
RESIDENTIAL			137
BICYCLE FACILITIES REQUIRED			
RESIDENTIAL	RATIO	BEDROOMS	REQUIRED
LONG TERM	1/BEDROOM	170	170
SHORT TERM	10% STALL/BED	170	17

BICYCLE FACILITIES PROVIDED	
RESIDENTIAL	PROVIDED
LONG TERM	96
SHORT TERM (10% of LONG TERM)	10
*WAIVER REQUESTED LONG TERM BICYCLE PARKING	

ALTA SURVEY | G-01

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MATERIAL LEGEND

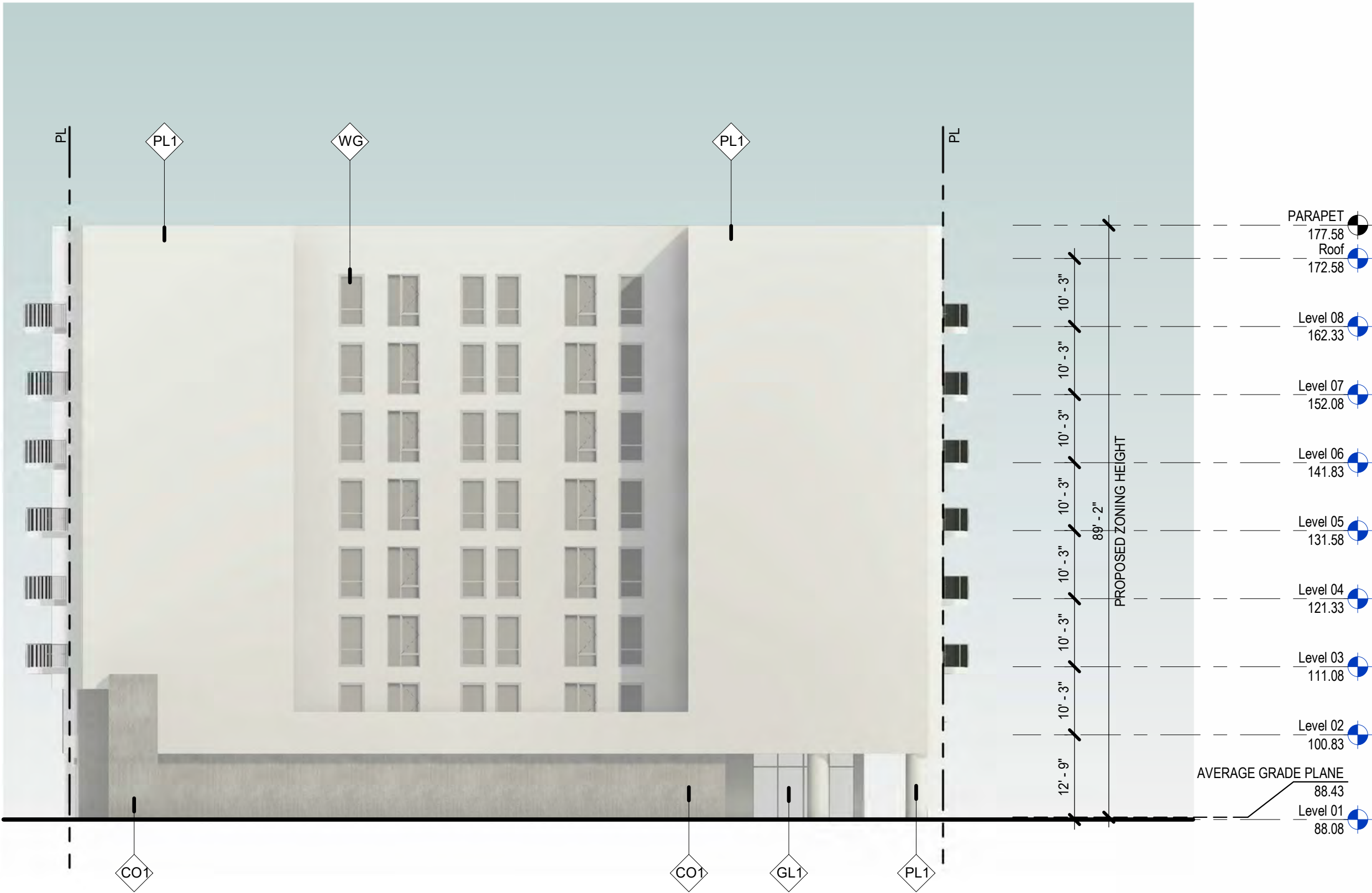
MARK	DESCRIPTION
CO1	FORM LINED EXPOSED CONCRETE. CLR1
GL1	STOREFRONT GLAZING
GL2	GLASS RAILING
MT1	PANELIZED SYSTEM, COLOR 1
MT2	PANELIZED SYSTEM, COLOR 2
MT3	METAL LOUVERS
PL1	SMOOTH PLASTER
WG	VINYL WINDOWS



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