



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.

Site Address: 1670 Lincoln Blvd, Santa Monica, CA

Project Description:

The proposed project is an 8-story, 85 feet, mixed-use residential project consisting of 138 residential units (14 affordable units). The project includes approximately 5,667 sf of retail, indoor and outdoor residential serving amenities with a roof deck, and 123 parking spaces in 2 levels of subterranean parking and at-grade parking.

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: Patty Chin, Vice President Organization Name: ValueRock Mels SM LLC and ValueRock Mels SM II, LLC
Address: 18301 Von Karman Ave, Ste 850 City/State: Irvine, CA Zip: 92612
Phone: 949-221-1819 Email: pchin@valuerockrealty.com

CONTACT PERSON (If different from applicant)

Name: Dave Rand / Michael Rocque Organization Name: Rand Paster Nelson, LLP
Address: 633 W. Fifth Street Suite 5880 City/State: Los Angeles, CA Zip: 90071
Phone: 213-557-7222 Email: michael@rpnllp.com
Relation to Applicant: Land Use Consultant

PROPERTY OWNER

Name: ValueRock Mels SM LLC and ValueRock Mels SM II, LLC Organization Name: ValueRock Mels SM LLC and ValueRock Mels SM II, LLC
Address: 18301 Von Karman Ave., Ste 850 City/State: Irvine, CA Zip: 92612
Phone: 949-221-1819 Email: pchin@valuerockrealty.com

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.

Patty Chin, Vice President
Property Owner's Name (PRINT)

Patty Chin
Property Owner's Signature / Date

Digitally signed by Patty Chin
Date: 2026.09.14 15:41:50 -07'00'

GENERAL INFORMATION

PROJECT INFORMATION

(All requested information MUST be provided. Applications containing incomplete information will not be accepted.)

Total Floor Area (SF): 171,685 SF (CBC)No. of Stories / Height: 8 / 85'-0"Commercial Floor Area (SF): 10,343 SFParcel Area: 22,124 SFResidential Floor Area (SF): 107,109 SFNo. of Parking Spaces: Res: 108 Com: 15Floor Area Ratio (FAR): 5.31No. of "Protected Units" per SB 330 / 8: N/AParcel number(s): 4290-002-010

Legal description (attach as needed): _____

See survey as part of the SB330 project plan submittalExisting use(s) on the project site: Commercial RetailProposed land uses: Multi-family housing / Retail

Existing Residential Use Details:

	Existing	Maintained	Removed	Proposed
# Studios				20
# 1 Bedrooms				90
# 2 Bedrooms				28
# 3 Bedrooms				N/A Seeking Waiver

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):

☒ On-Site Option ([SMMC 9.64.050](#))☐ Affordable Housing Fee ([SMMC 9.64.070](#))☐ Off-Site Option ([SMMC 9.64.060](#))☐ Land Acquisition ([SMMC 9.64.080](#))

Please list any bonus units, incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915. (Use additional sheets as necessary)

1. Incentive to add 5,667 square feet of commercial and 4,604 square feet of parking floor area exceeding prescriptive calculation to accommodate density bonus units based on the average unit size (smmc 9.22.060(b)(2)(g))
2. Incentive to allow for 0.79 parking spaces per dwelling unit (smmc table 9.28.060)
3. Incentive to reduce long term and short term required bike parking to 42% residential requirement. (smmc table 9.28.140)
4. Waiver to increase far from 3.0 to 5.30 (dcp table 4.2)
5. Waiver to increase building height from 65' to 85' for and additional 20'-0" (dcp table 4.2)

6. Waiver to increase ground level courtyard height to the width ratio (dcp 9.10.060(b)(7))

7. Waiver to eliminate the required stepback of 15% of front facade at min. of 5 feet from the building frontage line above ground floor and below 39 feet (smmc 9.10.030(2)(a))

8. Waiver to eliminate the required stepback of 35% of the front facade at min. 5 feet from the building frontage line above 39 feet.

9. Waiver to exceed architectural projections - combined length of habitable and non-habitable spaces (smmc 10.10.120(a)(4))

10. Waiver to eliminate the minimum 3-bedroom requirement from 10% to 0% (smmc 9.31.195(a)(1))

PROJECT INFORMATION (CONTINUED)

On-site affordable units and affordability level

	Very Low	Low	Moderate	Total
# Studios	1	1		2
# 1 Bedrooms	3	3	3	9
# 2 Bedrooms	1	1	1	3
# 3 Bedrooms	N/A	N/A	N/A	N/A Seeking Waiver

Off-site affordable units and affordability level

	Very Low	Low	Moderate	Total
# Studios				
# 1 bedrooms				
# 2 bedrooms				
# 3 bedrooms				
Proposed Location: _____				

PROJECT INFORMATION

Is any portion of the property located within any of the following?	Yes	No
(A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.	☐	☒
(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	☐	☒
(C) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.	☐	☒
(D) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.	☐	☒
(E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.	☐	☒
(F) A stream or other resource, including creeks and wetlands, that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code. If yes, a site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency is required	☐	☒
Any proposed point sources of air or water pollutants? If yes, please explain: _____	☐	☒

PROJECT INFORMATION (CONTINUED)

Any species of special concern known to occur on the property? If yes, please explain: _____	☐	☒
Any historic or cultural resources known to exist on the property? If yes, please explain: _____	☐	☒
Are any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, being requested?	☒	☐
Any public easements such as a public utility easement? If yes, please explain: _____	☐	☒

For a housing development project proposed to be located within the Coastal Zone:

Is any portion of the property located within any of the following?	Yes	No
(A) Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.	☐	☐
(B) Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code	☐	☐
(C) A tsunami run-up zone.	☐	☐
(D) Use of the site for public access to or along the coast.	☐	☐

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.

REQUIRED SUBMITTAL ATTACHEMENTS

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".

Application Fees

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