



ENT No.: \_\_\_\_\_  
CITY OF SANTA MONICA – CITY PLANNING DIVISION  
SB 330 Preliminary Application Form

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](mailto:311@santamonica.gov).

**Site Address:** 745-749 17th Street, Santa Monica, CA 90402

**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: Scott Myers Organization Name: Empire Associates  
Address: 6311 Van Nuys Blvd. Suite 459 City/State: Van Nuys, CA Zip: 91401  
Phone: 310-569-1173 Email: Scott@patriciacorp.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@rpnlip.com  
Relation to Applicant: Land Use Consultant

**PROPERTY OWNER**

Name: Scott Myers Organization Name: Empire Associates  
Address: 6311 Van Nuys Blvd. Suite 459 City/State: Van Nuys, CA Zip: 91401  
Phone: 310-569-1173 Email: Scott@patriciacorp.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.*

Scott Myers  
Property Owner's Name (PRINT)

  
Property Owner's Signature / Date

GENERAL INFORMATION

## PROJECT INFORMATION

Total Floor Area (SF): <u>49,487 SF (CBC)</u>	No. of Stories / Height: <u>4/51'-0"</u>
Commercial Floor Area (SF): <u>N/A</u>	Parcel Area: <u>17,890 SF</u>
Residential Floor Area (SF): <u>22,937 SF</u>	No. of Parking Spaces: Res: <u>56</u> Com: <u>      </u>
Floor Area Ratio (FAR): <u>N/A</u>	No. of "Protected Units" per SB 330 / 8: <u>10</u>

Legal description (attach as needed): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Proposed land uses: Multi-Family residential

	Existing	Maintained	Removed	Proposed
# Studios	3		3	1
# 1 Bedrooms	5		5	4
# 2 Bedrooms	2		2	3
# 3 Bedrooms	N/A		N/A	16

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):

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

1. See attached
2.
3.
4.
5.

### PROJECT INFORMATION (CONTINUED)

#### On-site affordable units and affordability level

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

#### 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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. <b>Portion of property within Bev. Hills Fault Zone</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Any proposed point sources of air or water pollutants?</b> If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **PROJECT INFORMATION (CONTINUED)**

<b>Any species of special concern known to occur on the property?</b> If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Any historic or cultural resources known to exist on the property?</b> If yes, please explain: <u>Gillette's Regent Square Residential Historic District/Montana Avenue Multi-Family Residential Historic District</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>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?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Any public easements such as a public utility easement?</b> If yes, please explain: <u>5' wide sewer and utility easement along rear property line</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**For a housing development project proposed to be located within the Coastal Zone:** N/A

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

### **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](mailto:311@santamonica.gov) for applicable fee.







# 745-749 17th Street\_SB 330 Preliminary Application Form

Final Audit Report

2024-09-04

Created:	2024-09-04
By:	Michael Rocque (michael@rpnllp.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0Z-nIYfzVFrohUnxsJLGH3cXvGRG-fX

## "745-749 17th Street\_SB 330 Preliminary Application Form" History

-  Document created by Michael Rocque (michael@rpnllp.com)  
2024-09-04 - 11:11:18 PM GMT
-  Document emailed to mygymscott@gmail.com for signature  
2024-09-04 - 11:12:20 PM GMT
-  Email viewed by mygymscott@gmail.com  
2024-09-04 - 11:41:56 PM GMT
-  Signer mygymscott@gmail.com entered name at signing as Scott Myers  
2024-09-04 - 11:43:10 PM GMT
-  Document e-signed by Scott Myers (mygymscott@gmail.com)  
Signature Date: 2024-09-04 - 11:43:12 PM GMT - Time Source: server
-  Agreement completed.  
2024-09-04 - 11:43:12 PM GMT