



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

25ENT-0127

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:** 2800 28th Street, Santa Monica

**Project Description:**

Demolition of approx. 112,000 sf commercial office building and surface parking. New mixed-use housing project with 375 residences (including 44 deed-restricted affordable residences), 53,904 square feet of interior retail/commercial space, & on-site parking. Project includes a range of unit types (studios to three-bedrooms) & affordability levels (very-low, low, moderate & market-rate). Project FAR is 3.24. Project height ranges from 2-8 stories.

*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: Shawn Gehle/Diane Thepkhounphithack Organization Name: OFFICEUNTITLED  
Address: 4200 Sepulveda Blvd, #104 City/State: Culver City, CA Zip: 90230  
Phone: (310) 730 6698 Email: shawn@officeuntitled.com / diane@officeuntitled.com

**CONTACT PERSON** (If different from applicant)

Name: Paula Larmore Organization Name: Harding, Larmore, Kutcher & Kozal LLP  
Address: 1250 6th Street, Suite 200 City/State: Santa Monica, CA Zip: 90405  
Phone: (310) 393-1007 Email: plarmore@hlkklaw.com  
Relation to Applicant: Land Use Counsel

**PROPERTY OWNER**

Name: Melissa Cohen Organization Name: SMBP LLC  
Address: 2800 28th Street, Suite 170 City/State: Santa Monica, CA Zip: 90405  
Phone: (310) 597-0576 Email: 2800project@bxp.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.*

SMBP LLC,  
a Delaware Limited Liability Company  
By: Melissa Cohen, Authorized Signatory

Property Owner's Name (PRINT)

Melissa Cohen   
Property Owner's Signature / Date

Digitally signed by Melissa Cohen  
DN: cn=US, email=Emccohen@bxp.com, cn=Melissa Cohen  
Date: 2025.07.14 17:16:39-07'00'

GENERAL INFORMATION

**PROJECT INFORMATION**

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

Total Floor Area (SF): 587,256 (CBC 773,578) No. of Stories / Height: 2-8 stories / max. 85'  
 Commercial Floor Area (SF): 156,814 nonresidential Parcel Area: 181,101 square feet  
 Residential Floor Area (SF): 430,442 Total parking spaces: 623  
 Floor Area Ratio (FAR): 3.24 No. of Parking Spaces: Res: \_\_\_\_\_ Com: \_\_\_\_\_  
 No. of "Protected Units" per SB 330 / 8: None

Parcel number(s): 4272-031-005Legal description (attach as needed): See attached.Existing use(s) on the project site: Commercial (office and temporary school) and surface parkingProposed land uses: multiple-unit dwellings (rental apartments), restaurants/retail/entertainment & recreation &

Existing Residential Use Details: other permitted uses

|              | Existing | Maintained | Removed | Proposed |
|--------------|----------|------------|---------|----------|
| # Studios    | -        | -          | -       | 76       |
| # 1 Bedrooms | -        | -          | -       | 157      |
| # 2 Bedrooms | -        | -          | -       | 100      |
| # 3 Bedrooms | -        | -          | -       | 42       |

**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. 82 Density Bonus Units  |
| 2. Waiver of 2.75 FAR limit to allow for 3.24 FAR density bonus project.                                       |
| 3. Waiver for 60 foot height limit to allow for 85 foot maximum height density bonus project.                  |
| 4. Waiver of long-term bicycle parking requirements (1 space/bedroom) to allow 50% reduction.                  |
| 5. See attached sheet for list of incentives requested. Such other and further relief as may become necessary. |

**PROJECT INFORMATION (CONTINUED)**

On-site affordable units and affordability level

|              | Very Low | Low | Moderate | Total |
|--------------|----------|-----|----------|-------|
| # Studios    | 6        |     |          | 6     |
| # 1 Bedrooms | 9        | 12  |          | 21    |
| # 2 Bedrooms |          | 3   | 9        | 12    |
| # 3 Bedrooms |          |     | 5        | 5     |

Off-site affordable units and affordability level

N/A / None

|              | Very Low | Low | Moderate | Total |
|--------------|----------|-----|----------|-------|
| # Studios    |          | N/A |          |       |
| # 1 bedrooms |          |     |          |       |
| # 2 bedrooms |          |     |          |       |
| # 3 bedrooms |          |     |          |       |

Proposed Location: N/A

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.   | <input type="checkbox"/> | <input checked="" 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><br>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><br>If yes, please explain: _____   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>Any historic or cultural resources known to exist on the property?</b><br>If yes, please explain: _____   | <input type="checkbox"/>            | <input checked="" 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><br>If yes, please explain: <u>Easements for sewer &amp; other utilities. See Plans Sheets AP018-020</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

| <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"/> |

*\*Cover letter includes information about soil vapor remediation and groundwater monitoring.*

### **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.



**OFFICEUNTITLED**

4200 Sepulveda Boulevard, Suite 104  
Culver City, California 90230  
www.officeuntitled.com

Attachment to SB330 Preliminary Application  
2800 28<sup>th</sup> Street

**2800 28<sup>th</sup> Street Legal Description**

The land situated in the County of Los Angeles, City of Santa Monica, State of California, and is described as follows:

**PARCEL 1:**

Lot 3 of Tract No. 33022, in the City of Santa Monica, County of Los Angeles, State of California, as per map recorded May 3, 1978 in Book 893 Page 38 of Maps, in the office of the County Recorder of said County.

**PARCEL 2:**

Lot 3 of Tract No. 34609, in the City of Santa Monica, County of Los Angeles, State of California, as per map recorded August 15, 1978 in Book 899 Pages 5 to 6 of Maps, in the office of the County Recorder of said County.

Together with that portion of 28th Street, as vacated by Resolution No. 7199(CCS), and shown in document recorded May 1, 1986 as Instrument No. 86-540087, which would pass by operation of law.



**OFFICEUNTITLED**

4200 Sepulveda Boulevard, Suite 104  
Culver City, California 90230  
www.officeuntitled.com

Attachment to SB330 Preliminary Application  
2800 28<sup>th</sup> Street

**2800 28<sup>th</sup> Street Housing Project Incentives**

Incentives requested for the 2800 28<sup>th</sup> Street housing project are:

1. Relief from SMMC §9.31.195(A)(1) unit mix requirement to allow more than 15% studios.
2. Relief from SMMC Table 9.13.020, Specific Limitation (16) to allow Commercial Entertainment and Recreation, Large-Scale Facility to have outdoor exercise facilities without a conditional use permit.
3. Relief from Table 9.28.140 long-term bicycle parking requirements to allow a 50% reduction. (Relief from this standard has also been requested via a waiver.)

**HARDING LARMORE KUTCHER & KOZAL, LLP**  
ATTORNEYS AT LAW

WRITER'S DIRECT DIAL

(310) 656-4311

1250 SIXTH STREET, SUITE 200  
SANTA MONICA, CALIFORNIA 90401-1602  
TELEPHONE (310) 393-1007  
FACSIMILE (310) 392-3537

WRITER'S E-MAIL ADDRESS

plarmore@hlkklaw.com

July 15, 2025

VIA E-MAIL

Planning Staff  
City of Santa Monica  
1685 Main Street, Room 212  
Santa Monica, CA 90401

Re: SB 330 Preliminary Application  
Address: 2800 28th Street, Santa Monica  
Our client/Property owner: SMBP LLC  
Our File No. 22466.014

Dear Planning Staff:

Enclosed please find an SB 330 Preliminary Application for a mixed-use housing project at 2800 28<sup>th</sup> Street, Santa Monica. This housing development project will provide 375 new rental homes (including 44 deed-restricted affordable residences), plus retail/restaurant/commercial entertainment and recreation uses and on-site parking. The project includes a range of residential unit types (studios, 1-bedrooms, 2-bedrooms and 3-bedrooms) and affordability levels (very-low, low, moderate income and market-rate). Consistent with the definition of a housing development project as set forth in Santa Monica Municipal Code Section 9.52.020.1125, at least two-thirds of the project's floor area will be designated for residential use. This letter is a part of the SB 330 Preliminary Application.

This SB 330 Preliminary Application is being filed pursuant to Government Code Section 65941.1. The project will replace the existing 112,000 square foot commercial office building and surface parking located on the project site. The project will be a density bonus project consistent with Government Code Section 65915 and Santa Monica Municipal Code Ch. 9.22, and accordingly, is entitled bonus units, as well as incentives/concessions and waivers/reductions in development standards. The requested density bonus units, incentives/concessions and waivers/reductions are listed in the enclosed application; however, the applicant reserves its rights to request additional incentives/concessions and waivers/reductions as necessary.

2800 28<sup>th</sup> Street, is bounded by 28<sup>th</sup> Street on the east, 28<sup>th</sup> Street and Donald Douglas Loop on the south, Clover Park on the west and a neighboring office building

HARDING LARMORE KUTCHER & KOZAL, LLP  
ATTORNEYS AT LAW

Planning Staff  
July 15, 2025  
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and surface parking (not owned by BXP) to the north. All properties fronting the south side of Ocean Park Boulevard from Centinela to 25<sup>th</sup> Street, including 2800 28<sup>th</sup> Street, were formerly occupied by an aircraft manufacturing facility between 1928 and 1975 and are undergoing soil vapor remediation and groundwater monitoring by Boeing pursuant to plans approved by the Los Angeles Regional Water Quality Control Board.

Prior to filing an application for Administrative Approval for this project as authorized by Ordinance Number 2814 (CCS), a community meeting will be hosted in accordance with Santa Monica Municipal Code Section 9.39.050(A).

At this time, pursuant to Government Code Section 65941.1(b)(1), we request that the City prepare a preliminary fee and exaction estimate.

Please feel free to let me know if you have any questions at this time.

Sincerely,



Paula J. Larmore

Enclosures

cc: Melissa Cohen (w/ encls.)

Shawn Gehle/Diane Thepkhounphithack (w/ encls.)