

## **CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA 90802-4325  
Voice (562) 590- 5071



# **W18e**

**5-20-0397 (SVBSM LLC)**

**April 14, 2021**

### **EXHIBITS**

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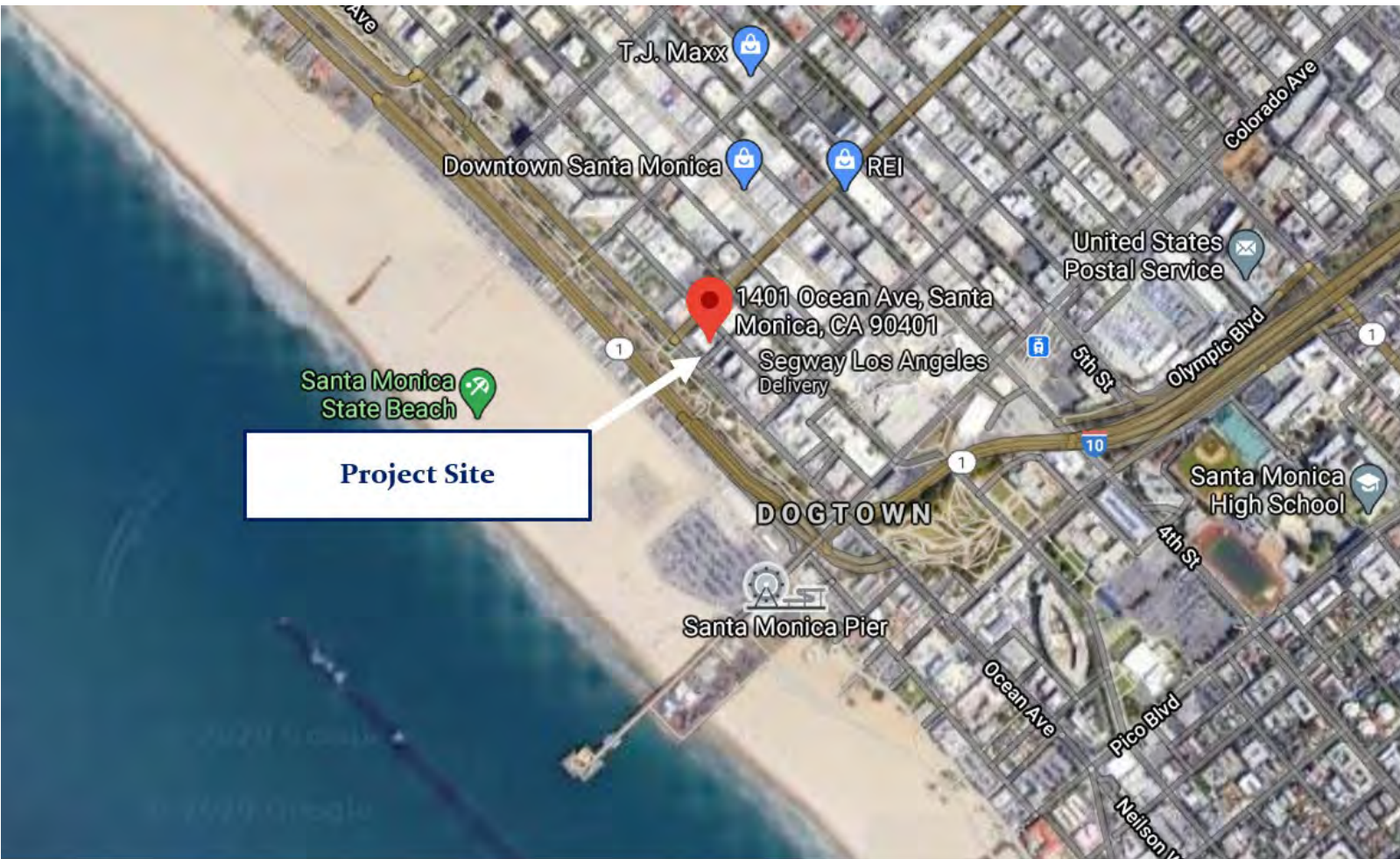
**Exhibit 1 – Vicinity Map and Project Site**

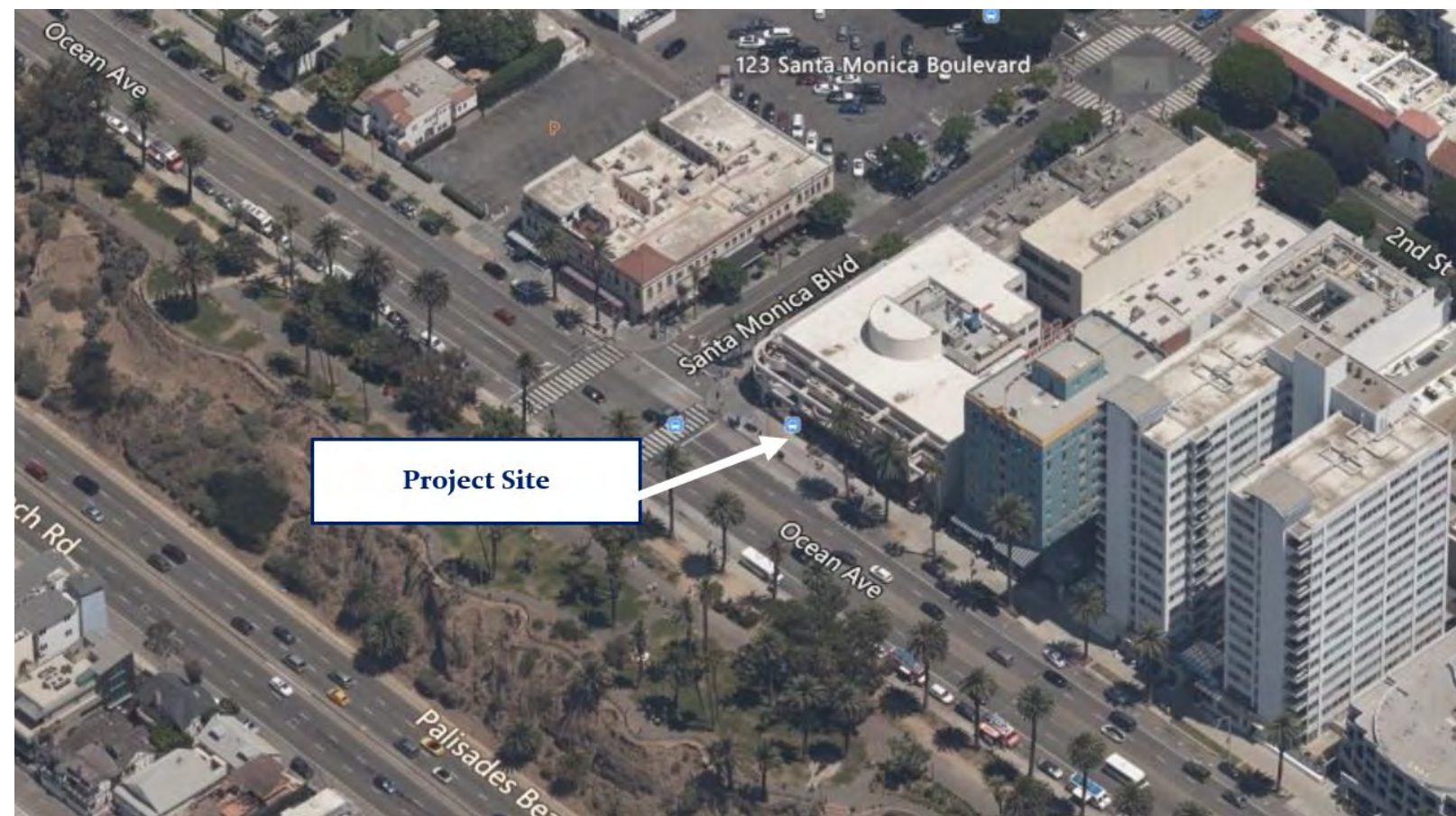
**Exhibit 2 – Project Plans**

**Exhibit 3 – Non-Profit Use Plan, Submitted By the Applicant**

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Submitted By the Applicant**





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# SVB - SANTA MONICA

TEST FIT  
LEVEL 3

July 2020

1/8" = 1'-0"

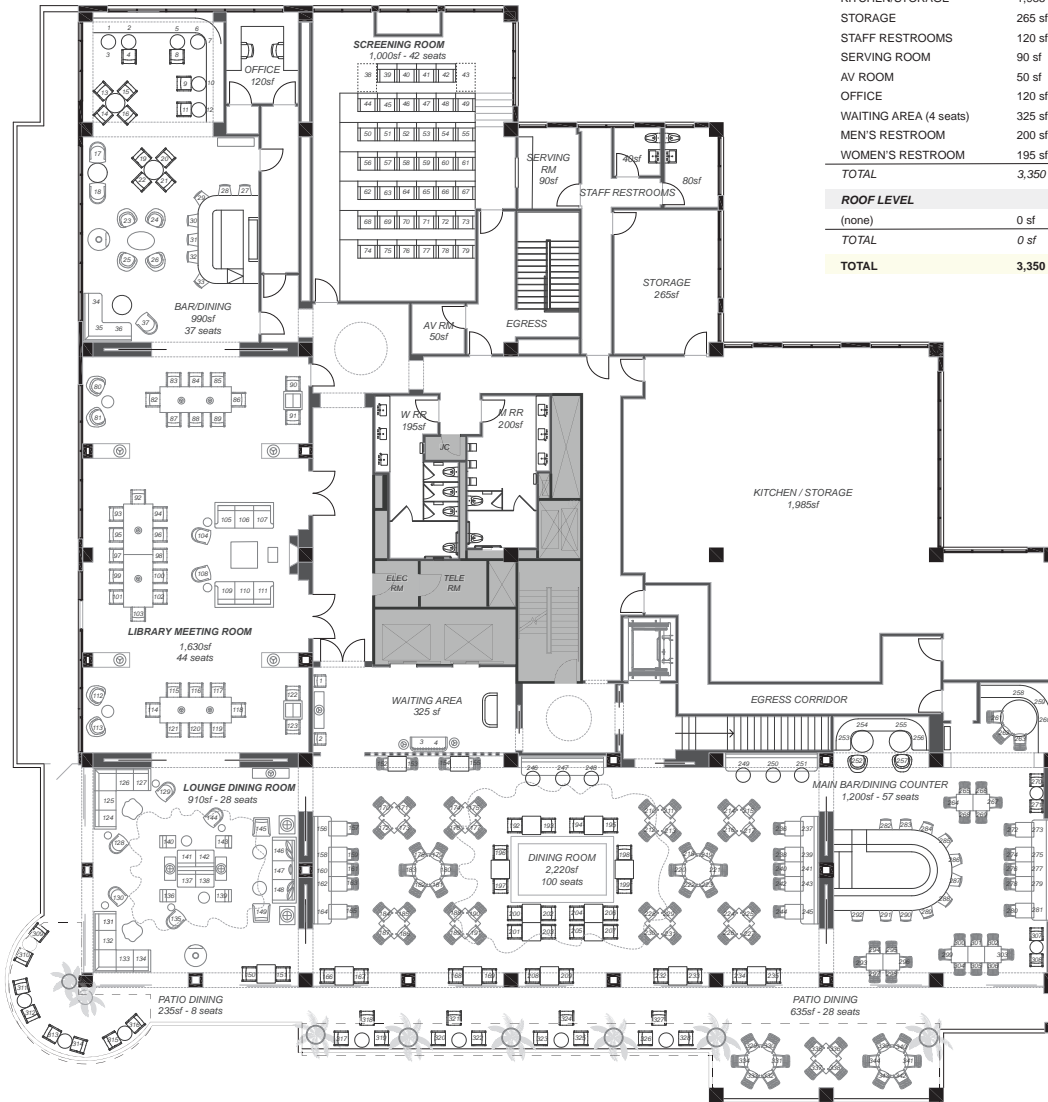


## DINING AREA CALCULATIONS:

THIRD FLOOR		
BAR/DINING	990 sf	37 seats
PRESENTATION ROOM	1,000 sf	42 seats
THE LIBRARY	1,630 sf	44 seats
LOUNGE DINING	910 sf	28 seats
DINING ROOM	2,220 sf	100 seats
MAIN BAR/DINING COUNTER	1,200 sf	57 seats
PATIO DINING AREAS	870 sf	36 seats
TOTAL	8,820 sf	344 seats
ROOF LEVEL		
ROOF TERRACE DINING	3,530 sf	151 seats
TOTAL	3,530 sf	151 seats
TOTAL (3RD FLOOR + ROOF)	12,350 sf	495 seats

## NON-DINING AREA CALCULATIONS:

THIRD FLOOR	
KITCHEN/STORAGE	1,985 sf
STORAGE	265 sf
STAFF RESTROOMS	120 sf
SERVING ROOM	90 sf
AV ROOM	50 sf
OFFICE	120 sf
WAITING AREA (4 seats)	325 sf
MEN'S RESTROOM	200 sf
WOMEN'S RESTROOM	195 sf
TOTAL	3,350 sf
ROOF LEVEL	
(none)	0 sf
TOTAL	0 sf
TOTAL	3,350 sf



**TOTAL 3RD FLOOR DINING  
& NON-DINING TENANT SPACE:** 12,170 sf  
344 dining seats

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Sheet 1

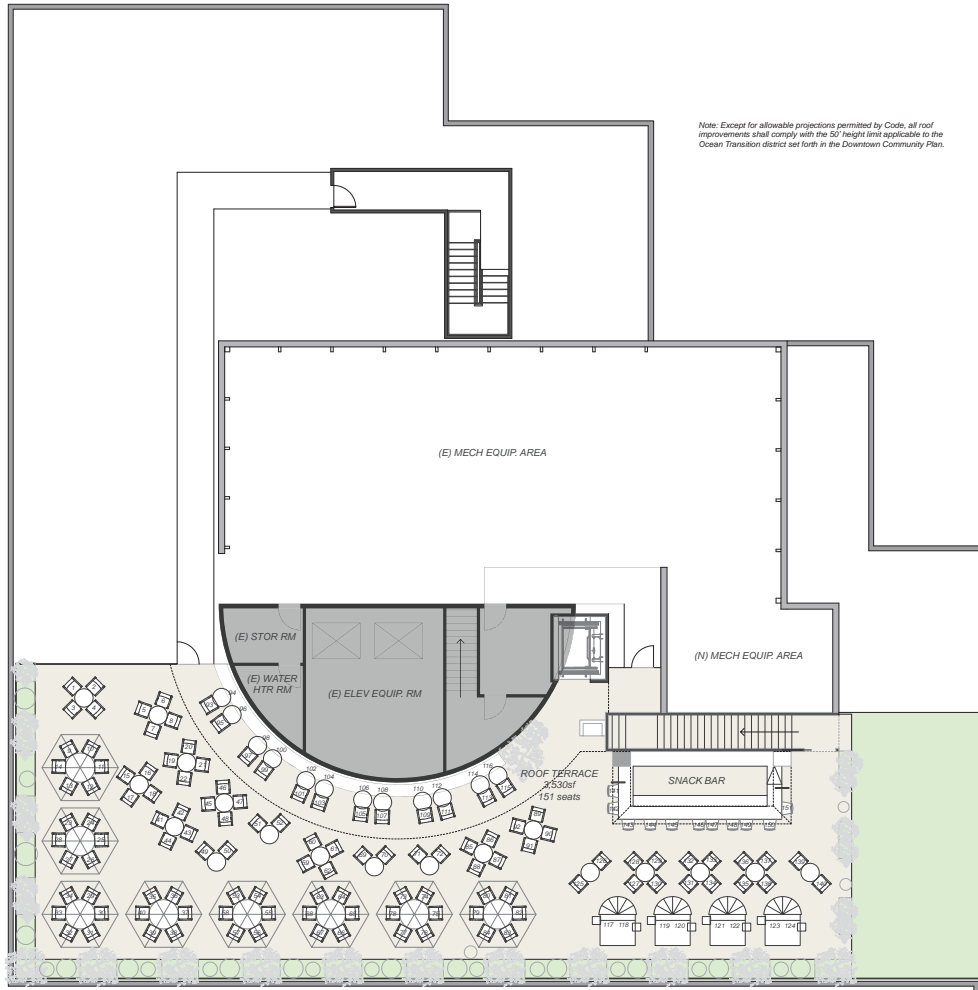
ShubinDonaldson

# SVB - SANTA MONICA

TEST FIT  
ROOF LEVEL

July 2020

1/8" = 1'-0"



**TOTAL ROOF LEVEL DINING  
& NON-DINING TENANT SPACE:** 3,530 sf  
151 dining seats

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# 1401 OCEAN AVENUE, SANTA MONICA

CDP No. 5-20-0397

MARCH 9, 2021

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## UPDATED PROJECT DESCRIPTION

### Proposed Mix of Uses w/in Restaurant

The applicant is proposing the conversion of approximately 12,170 sf of existing third floor private office space and approximately 3,530 sf of currently unused rooftop space into a membership restaurant/club facility, consisting of dining areas (including balcony and rooftop dining), a library meeting room and a screening room.

The proposed facility will not function as a traditional restaurant, but instead will offer a mix of shared workspace, informal social gathering areas and food service. Members and guests will

be able to enjoy the various meeting and dining spaces for an unlimited period of time, without the requirement to purchase a meal (although food and beverages will be available in all areas throughout the day and evening). Many restaurant patrons will use the unique facilities as a periodic workspace/virtual office, in



addition to dining and socializing. This type of shared social gathering space has gained in popularity in recent years and will bring a variety of new users to a space currently used for private offices, a low priority use in the Coastal Zone. The proposed restaurant is a visitor-serving

commercial use that will increase the availability of the space to members of the public, as described in the following Public Access Plan.



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## PUBLIC ACCESS PLAN

### Non-Profit Organization Restaurant Use

The proposed conversion to a membership restaurant will not adversely impact the public's ability to utilize the space, as it currently serves as private offices located on an upper floor of a building on the inland side of the first public road nearest the ocean. No public access exists at this time. Nonetheless, the applicant is committed to increasing public access by donating gathering space within the restaurant (library and screening room) to local non-profit organizations for up to **seven (7) days per month**, including every Sunday and an additional three (3) days throughout the month, which equates to approximately 25% of the month (consistent with lower cost overnight accommodations ratios encouraged by the Coastal Commission). Non-profit groups will be able to use the library and screening room free of charge for a variety of purposes, including but not limited to:

- Board Meetings
- Smaller Group Meetings
- Fundraising Events
- Speakers or Educational Presentations
- Film Screenings



Preference will be given to non-profit organizations representing marginalized groups. The applicant is committed to fostering a sense of inclusivity and welcomes the opportunity to share the restaurant space with a variety of underserved groups. A survey of over 70 non-profit organizations based in the South Coast District region is currently being conducted via e-mail to gauge interest in the use of the proposed restaurant facilities. A written summary of the survey responses will be provided to Coastal Commission staff before March 17, 2021.



### Marketing and Outreach

The applicant will actively promote and publicize availability of the donated event space to underserved communities, such as low-income communities, communities of color, and other communities that have been historically marginalized and face greater barriers to coastal access. The marketing and engagement plan will identify strategies for both online advertising and offline marketing efforts, which will include targeted outreach to community organizations focused on underserved communities such as local non-profits, environmental justice groups, or recipients of public benefits programs by coordinating with

local program administrators. Marketing and media materials will be distributed beyond the City of Santa Monica to neighboring underserved communities in the greater Los Angeles County area and

shall acknowledge the Coastal Commission's role in providing public access at this location. The marketing and engagement plan will be written in plain language to prevent educational and cultural barriers from discouraging access to this unique opportunity for free event space for nonprofit groups.

Commitment to Reduce Marine Debris

The applicant is committed to reducing waste and single use plastics at the proposed restaurant. As such, the applicant will employ the practices outlined in the Surfrider Ocean Friendly Restaurant Program, including:

- No expanded polystyrene use (aka Styrofoam)
- Proper recycling practices are followed
- Only reusable foodware is used for onsite dining
- No plastic bags offered with take out or to-go orders and utensils are provided only upon request
- Paper straws are provided only upon request





## Portofino Plaza 1401 Ocean Avenue Santa Monica, CA 90401

# Sublease Available

### Space Profile

<b>Premises</b>	3rd Floor*	18,150 RSF
*each floor can be subleased individually	2nd Floor*	18,929 RSF
	1st Floor*	1,306 RSF
	<b>Total</b>	<b>38,385 RSF</b>
<b>Rental Rate</b>	Withheld	
<b>Term</b>	5 - 10 years	
<b>Availability</b>	30 days following sublease execution	
<b>Parking</b>	3/1,000	

### Features

- Space was designed by Shubin Donaldson and recently constructed
- Encompasses the entire 2nd and 3rd floors (penthouse aesthetic) and a portion of the 1st floor, but sublandlord will consider subleasing individual floors
- Interconnecting stairwell between the 2nd and 3rd floors
- Expansive outdoor balconies with unobstructed views of the ocean and the city, with sliding glass doors to provide indoor/outdoor environment
- Exposed ceilings and polished concrete floors
- Glass conference rooms and offices
- Space is furnished with approximately 213 workstations, 6 conference rooms, and 29 offices/huddle rooms

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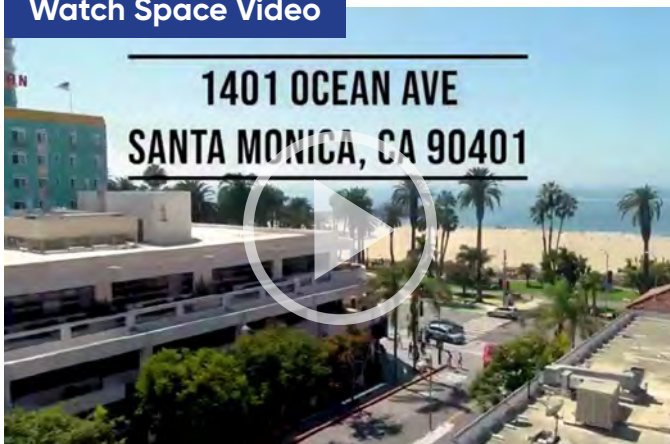
### For More Information

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11726 San Vicente Blvd., Suite 500, Los Angeles, CA 90049

### Watch Space Video



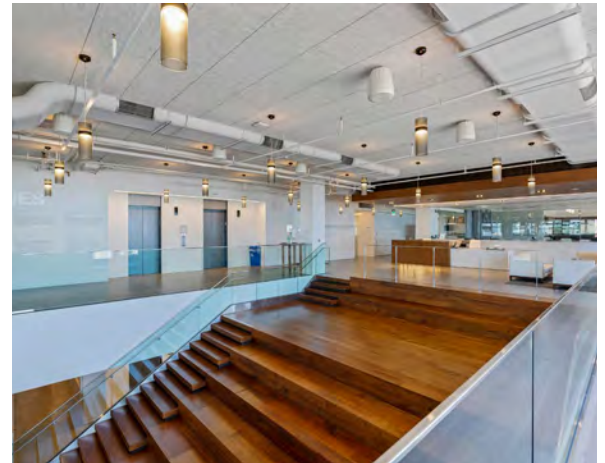
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1401 Ocean Ave  
Santa Monica, CA 90401

## Interior Photos



## For More Information

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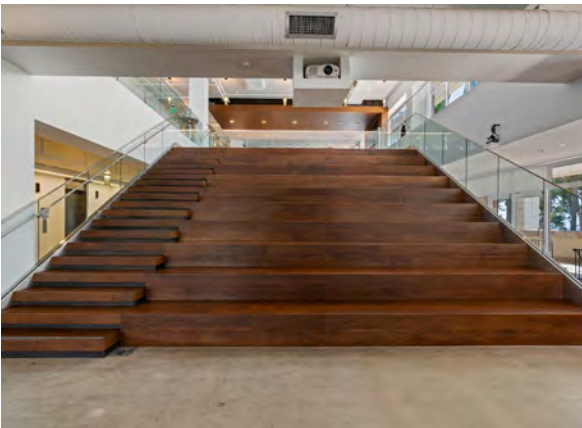
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## Interior Photos



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## Surrounding Views



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## Amenities

### CASUAL EATS & BEVERAGES

- 1** Bay Cities Italian Deli & Bakery
- 2** Blue Daisy
- 3** Cassia
- 4** Chipotle
- 5** Del Frisco's Grille
- 6** Earthbar Ocean Avenue
- 7** Flower Child
- 8** Fritto Misto
- 9** Ivy at the Shore
- 10** Massilia
- 11** Meat on Ocean
- 12** Obicà Mozzarella Bar
- 13** P.F. Chang's
- 14** Philz Coffee
- 15** Pono Burger
- 16** Red O
- 17** Seasalt Fish Grill
- 18** Starbucks\*
- 19** Steak 'n Shake
- 20** Subway
- 21** Tar & Roses
- 22** Tender Greens
- 23** The Lobster
- 24** The Misfit Restaurant + Bar
- 25** Umami Burger

### FINE DINING

- 26** Dialogue
- 27** Michaels
- 28** Orto
- 29** UOVO
- 30** Water Grill

### FITNESS CENTERS/GYMS

- 31** 24 Hour Fitness
- 32** Burn Fitness
- 33** Double Ops Functional Training



- 34** Equinox
- 35** Fitness Together
- 36** Joe Green Fitness
- 37** Orangetheory Fitness
- 38** Santa Monica Boot Camp
- 39** Training Mate

### MARKETS

- 40** CVS
- 41** Fresh Food Market
- 42** Vons

### HOTELS

- 43** Courtyard by Marriott
- 44** Fairmont Miramar
- 45** Hampton Inn & Suites
- 46** Hotel Shangri-La
- 47** Ocean View Hotel

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- 48** Shore Hotel
- 49** The Georgian Hotel
- 50** The Huntley Hotel
- 51** Wyndham

### SHOPPING CENTER

#### **52** Santa Monica Place

100% Ice Cream and Coffee, Bazille, Charlie Kabob, Forty Carrots, Gourmandise School of Sweets and Savories, Great Khan's Mongolian B.B.Q., Jantabi Juicery, Johnny Rockets, Nordstrom Ebar, Sarku Japan, Sbarro, Sensible Sensational Healthy Food, Sonoma Wine Garden, Starbucks, The Cheesecake Factory, The Curious Palate, The Dudes' Brewing Company, True Food Kitchen, Ugo Cafe

### METRO STATION

- M** Expo Line

\*multiple locations

## **DONATION OF MEETING SPACE TO NON-PROFIT ORGANIZATIONS**

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The pending CDP application involves the conversion of third floor office space and an unoccupied rooftop to a new membership restaurant in downtown Santa Monica. The proposed restaurant facilities will include a main dining area, library meeting room and a screening room. The applicant is offering the use of the library and screening room areas to local non-profit organizations free of charge for up to seven days per month. This offer includes every Sunday and up to two or three additional days during the week depending upon whether there are four or five Sundays in the month.

The library can accommodate approx. 175 people for cocktail receptions and approx. 120 people for seated dinners. The screening room can accommodate approx. 43 people in an auditorium format that can be used for projecting films or hosting a speaker.

### **Survey Questions**

A survey of potential users of the donated meeting space was sent via email to over 70 non-profit groups serving the South Coast District (Los Angeles area). Please see attached list of organizations that were contacted. The purpose of the survey was to gauge interest in the use of the spaces being offered and to see how each group could benefit from the applicant's proposal. A description of the meeting spaces (library and screening room) was provided and the following questions were asked:

*Name of your organization:*

*Brief description of your organization:*

*Geographic area served by your organization:*

*Types of activities your organization would propose in the spaces offered:*

*(Board meetings, fundraising events, speakers or educational presentations, screenings, board donor cultivation, other? Please list all that apply.)*

*Any questions or comments?*

### **Survey Responses**

Responses were received from almost 10% of the 70+ organizations contacted within the first week. On-going outreach is occurring via both email and telephone. The groups that have expressed interest in using the donated meeting space so far represent a diverse cross-section of organizations serving the Los Angeles area, including those focusing on the arts, environmental protection and LGBTQ advocacy. They were enthusiastic about the opportunity to use the restaurant space for a variety of activities, including group meetings, speaker presentations and fundraising events.

As explained by one respondent (Social and Public Art Resource Center-SPARC):

*“The spaces that serve over 120 people would be ideal for SPARC fundraising events and galas (i.e. receptions/dinners), which are critical parts of donor cultivation for most nonprofits. Hosting large fundraising events has posed unique challenges in the past, and having an appropriate space available to nonprofits would be exceptionally helpful in advancing our strategies for fundraising, which is key to our ability to serve communities.*

*We are also interested in the prospect of using spaces that serve over 120 people for coalition building events with artists, activists, and representatives from community organizations. Community partnerships and resource sharing is central to our work at SPARC and to the work of advancing movements for social justice. We believe the spaces you are proposing could be used to bring people together and build coalition in ways that foster deeper collaboration in ongoing movements for justice and equity.*

*We imagine a conference that would gather our peers in social justice art movements that could inspire new innovations and reflections of what has been achieved. This has been a much needed resource for both the communities we serve, and those who serve the community.”*

As stated by another organization (Young Eisner Scholars-YES):

*“...meeting space is a premium YES cannot afford – the venue on offer is a true opportunity to host workshops for mentors and students, a student speaker series, tutorials for college prep work, and perhaps most significantly, a venue where we can invite scholars from across Los Angeles to meet in support of their collective academic goals. Currently, our students gather in pocket settings – borrowed classrooms, homes of volunteers and of course, in times of covid, by zoom.”*

An “Interest List” for the donated meeting space has been established and those organizations will be contacted once the restaurant facility is open for business.

### **Letters of Support**

Letters of support for the proposed restaurant and free meeting space program have been received from the following organizations. Please see attached copies of support letters received to date.

1. Homeboy Industries
2. (In)Visible Portraits Mutual Aid Effort
3. Lift
4. Innocence Project
5. Los Angeles LGBT Center
6. YES Scholars
7. Equality California

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**Employment Opportunities**

In addition to the donated meeting space, the applicant proposes to provide employment opportunities to local non-profit organizations assisting at-risk and underserved populations. The restaurant will notify local non-profit organizations, including Homeboy Industries and the LALGBT Center, of job openings and accept applications from those groups before posting the job openings to the general public. This advance notice will provide new employment opportunities to marginalized groups in a highly competitive local job market.