

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



Th15c

**5-21-0785 (OCEAN AVENUE LLC,
COMMUNITY CORPORATION OF SANTA MONICA)**

FEBRUARY 24, 2022

EXHIBITS

Exhibit 1—Vicinity Map.....	2
Exhibit 2 – Project Plans.....	4
Exhibit 3 – Santa Monica Certified LUP Map	16

Exhibit 1—Vicinity Map





Existing Project Site

Second Street

**Offsite Hotel
Parking Lot**



Proposed Project Site

Second Street

**Affordable
Housing**

Exhibit 2 – Project Plans



2ND STREET FAMILY AFFORDABLE HOUSING PROJECT
100% AFFORDABLE HOUSING

APPLICANT
COMMUNITY CORPORATION OF SANTA MONICA
1423 2ND STREET STE B
SANTA MONICA, CA 90410

OWNER'S REPRESENTATIVE
THE ATHENS GROUP
WILSHIRE BLVD STE 101
SANTA MONICA, CA 90401

PROJECT ADDRESS
1127/1129 2ND STREET
SANTA MONICA, CA 90401

ARCHITECT
GWYNNE PUGH URBAN STUDIO
2800 28TH STREET STE 171
SANTA MONICA, CA 90405

STRUCTURAL ENGINEER
JOHN LABIB + ASSOCIATES
319 MAIN ST
EL SEGUNDO, CA, 90245

PROJECT DATA / PROPERTY SUMMARY

OWNER	COMMUNITY CORP OF SANTA MONICA
ADDRESS	1127/1129 2ND STREET SANTA MONICA CA 90401
APN:	4292-021-009 & 4292-021-010
LAND AREA	14,984 SF
EXISTING ZONING	WILSHIRE TRANSITION (WT)
ALLOWABLE FAR	2.75 (15,000 SF X 2.75= 41,250 SF FLOOR AREA)
HEIGHT LIMIT	60'-0"
DENSITY	42 UNITS- [(16)1-BR, (15)2-BR, (11)3-BR]
SETBACKS	FRONT: 15' FROM FACE OF CURB SIDES: NO SETBACK REQUIRED (NOT ADJ. TO RES. DISTRICT) REAR: 45 DEGREES @ 30'-0" UP FROM ALLEY CENTER
STEPBACKS	15% OF FRONT FAÇADE ABOVE GD FLOOR TO 39' 35% OF FRONT FAÇADE ABOVE 39' TO 60' 15% OF SIDE ABV 39' TO BE 5' FROM P.L.
CONSTRUCTION TYPE	III-B / I-B
OCCUPANCY TYPE	R-2/ S-2/ A-3
PARKING REQUIRED	DOWNTOWN PARKING DISTRICT, NONE REQUIRED
PARKING PROVIDED	39 TOTAL SPACES (2) ADA SPACES AT GRADE (1 VAN) 37 SUBT. SPACES (40% MAX COMPACT)
BICYCLE PARKING	LONG TERM: 79 BR X 1= 79 SPACES SHORT TERM: 10% LONG TERM= 8 SPACES

GREEN BUILDING STRATEGIES

1. PROJECT GOAL IS TO COMPLY WITH LEED GOLD STANDARDS OR EQUIVALENT, MINIMUM, AND TO BE CARBON NEUTRAL
2. PROJECT MASSING ORIENTATION IS OPEN TO WEST TO COLLECT PREVAILING OCEAN BREEZES FOR VENTILATION
3. CENTRAL COURTYARD DESIGN ALLOWS FOR NATURAL LIGHT AND AIR INTO CENTRAL SPACES AND DAYLIGHTING AT BOTH SIDES OF UNITS
4. LOWER SOUTHERN ROOF HEIGHT INCREASES SUN PENETRATION AT COURTYARD
5. SINGLE LOADED EXTERIOR WALKWAYS ALLOW FOR PUSH/PULL VENTILATION, ENSURING GOOD SUPPLY OF FRESH AIR AND BALANCED VENTILATION
6. UTILIZATION OF PASSIVE SOLAR SHADING CANOPIES, WALKWAYS, AND SCREENS AT S FACING WINDOWS AND FACADES
7. PROJECT WILL PRIORITIZE OPEN SPACE ON ROOF FOR SOLAR PV AND PROVIDE SPACE FOR BATTERY STORAGE EQUIPMENT BY WAY OF PARAPET MOUNTED CONDENSERS AND MINIMAL ROOFTOP EQUIPMENT
8. PROJECT HVAC AND APPLIANCES WILL BE HIGH EFFICIENCY, ALL-ELECTRIC.
9. INDIVIDUAL UNIT ELECTRIC HEAT PUMP HOT WATER HEATERS TO BE LOCATED ON EXTERIOR WALLS FOR EFFICIENT ACCESS TO MAKE UP AIR
10. MECHANICAL SYSTEMS WILL BE DUCTED MINI SPLITS WITH MERV 13 FILTERS. UNIT EFFICIENCY IS SEER 19 OR 20. USING UNITS WITH THIS HIGH LEVEL OF EFFICIENCY WILL ENABLE THE PROJECT TO AVOID RIGID EXTERIOR INSULATION
11. PROJECT WILL INCLUDE SPACES FOR BIKE PARKING AND A SEPARATE METER SOCKET FOR EVS TO ACHIEVE LOWEST ELECTRICITY RATE FOR EVS

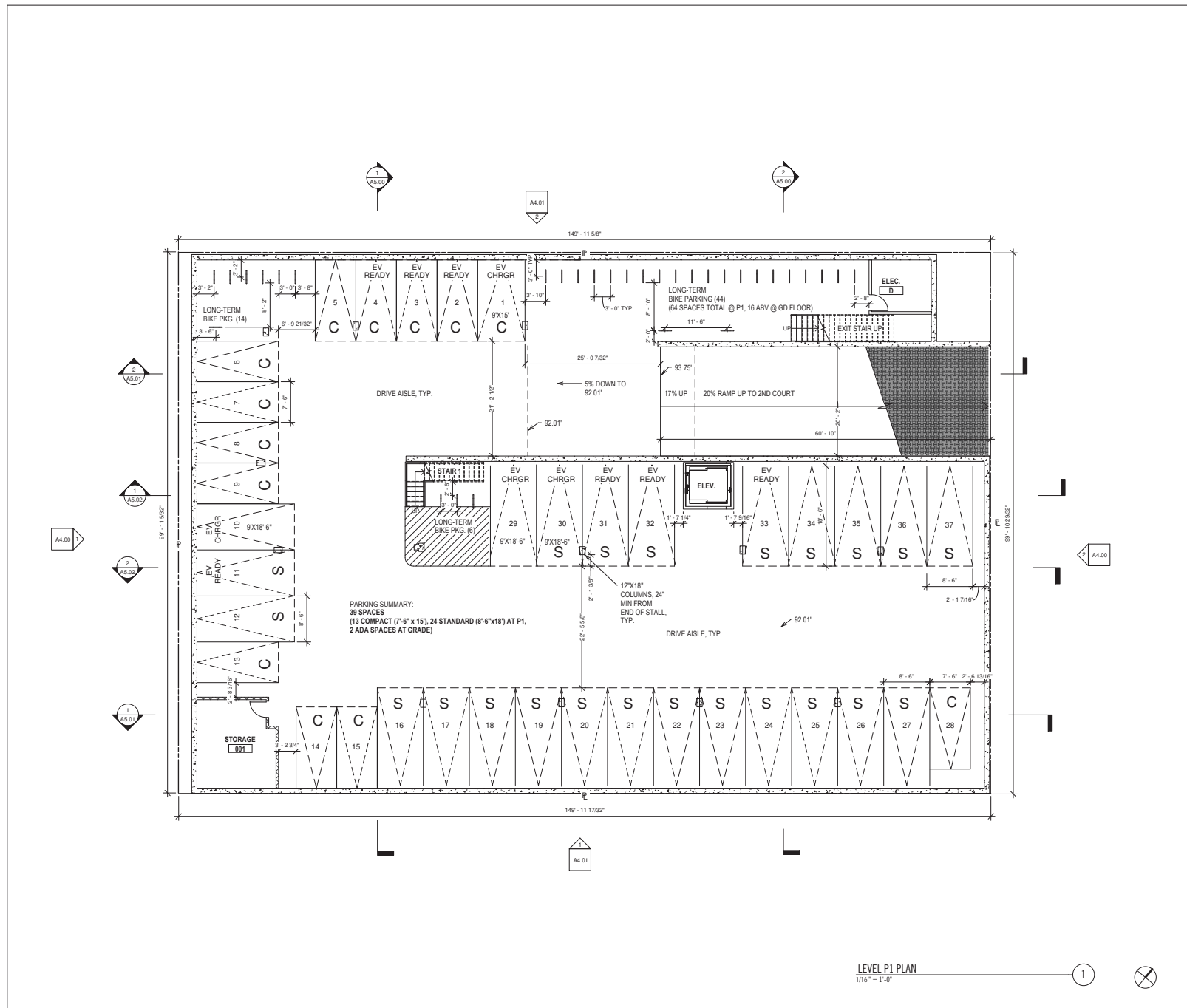
UNIT INFO	FAR CALCULATIONS	PROJECT TEAM	PROJECT INFORMATION																																																																																																																																																																																																
<p>Room Schedule</p> <table border="1"> <thead> <tr> <th>UNIT #</th> <th># BR</th> <th>AREA</th> </tr> </thead> <tbody> <tr><td>102</td><td>2 BR</td><td>780 SF</td></tr> <tr><td>104</td><td>1 BR</td><td>503 SF</td></tr> <tr><td>106</td><td>3 BR</td><td>965 SF</td></tr> <tr><td>120</td><td>COMMUNITY ROOM</td><td>963 SF</td></tr> <tr><td>121</td><td>OFFICE</td><td>75 SF</td></tr> <tr><td>122</td><td>OFFICE</td><td>88 SF</td></tr> <tr><td>118</td><td>2 BR</td><td>768 SF</td></tr> <tr><td>117</td><td>1 BR</td><td>483 SF</td></tr> <tr><td>116</td><td>1 BR</td><td>471 SF</td></tr> <tr><td>114</td><td>1 BR</td><td>532 SF</td></tr> <tr><td>112</td><td>TRASH REC.</td><td>501 SF</td></tr> <tr><td>1</td><td>ELEV</td><td>63 SF</td></tr> <tr><td>202</td><td>2 BR</td><td>780 SF</td></tr> <tr><td>204</td><td>1 BR</td><td>503 SF</td></tr> <tr><td>206</td><td>3 BR</td><td>904 SF</td></tr> <tr><td>208</td><td>1 BR</td><td>541 SF</td></tr> <tr><td>210</td><td>1 BR</td><td>556 SF</td></tr> <tr><td>212</td><td>2 BR</td><td>776 SF</td></tr> <tr><td>214</td><td>2 BR</td><td>835 SF</td></tr> <tr><td>216</td><td>3 BR</td><td>1033 SF</td></tr> <tr><td>218</td><td>2 BR</td><td>768 SF</td></tr> <tr><td>220</td><td>3 BR</td><td>1005 SF</td></tr> <tr><td>211</td><td>TRASH</td><td>44 SF</td></tr> <tr><td>303</td><td>2 BR</td><td>780 SF</td></tr> <tr><td>304</td><td>1 BR</td><td>503 SF</td></tr> <tr><td>306</td><td>3 BR</td><td>907 SF</td></tr> <tr><td>308</td><td>1 BR</td><td>541 SF</td></tr> <tr><td>310</td><td>1 BR</td><td>556 SF</td></tr> <tr><td>312</td><td>2 BR</td><td>776 SF</td></tr> <tr><td>314</td><td>2 BR</td><td>835 SF</td></tr> <tr><td>316</td><td>3 BR</td><td>1033 SF</td></tr> <tr><td>318</td><td>2 BR</td><td>768 SF</td></tr> <tr><td>320</td><td>3 BR</td><td>1059 SF</td></tr> <tr><td>311</td><td>TRASH</td><td>44 SF</td></tr> <tr><td>402</td><td>2 BR</td><td>780 SF</td></tr> <tr><td>404</td><td>1 BR</td><td>503 SF</td></tr> <tr><td>406</td><td>3 BR</td><td>997 SF</td></tr> <tr><td>408</td><td>1 BR</td><td>541 SF</td></tr> <tr><td>410</td><td>1 BR</td><td>556 SF</td></tr> <tr><td>412</td><td>2 BR</td><td>776 SF</td></tr> <tr><td>414</td><td>2 BR</td><td>835 SF</td></tr> <tr><td>416</td><td>3 BR</td><td>1033 SF</td></tr> <tr><td>418</td><td>2 BR</td><td>771 SF</td></tr> <tr><td>420</td><td>3 BR</td><td>1059 SF</td></tr> <tr><td>502</td><td>2 BR</td><td>780 SF</td></tr> <tr><td>504</td><td>1 BR</td><td>503 SF</td></tr> <tr><td>506</td><td>3 BR</td><td>901 SF</td></tr> <tr><td>508</td><td>1 BR</td><td>541 SF</td></tr> <tr><td>510</td><td>1 BR</td><td>556 SF</td></tr> <tr><td>411</td><td>TRASH</td><td>44 SF</td></tr> <tr><td>113</td><td>LAUNDRY</td><td>143 SF</td></tr> </tbody> </table>	UNIT #	# BR	AREA	102	2 BR	780 SF	104	1 BR	503 SF	106	3 BR	965 SF	120	COMMUNITY ROOM	963 SF	121	OFFICE	75 SF	122	OFFICE	88 SF	118	2 BR	768 SF	117	1 BR	483 SF	116	1 BR	471 SF	114	1 BR	532 SF	112	TRASH REC.	501 SF	1	ELEV	63 SF	202	2 BR	780 SF	204	1 BR	503 SF	206	3 BR	904 SF	208	1 BR	541 SF	210	1 BR	556 SF	212	2 BR	776 SF	214	2 BR	835 SF	216	3 BR	1033 SF	218	2 BR	768 SF	220	3 BR	1005 SF	211	TRASH	44 SF	303	2 BR	780 SF	304	1 BR	503 SF	306	3 BR	907 SF	308	1 BR	541 SF	310	1 BR	556 SF	312	2 BR	776 SF	314	2 BR	835 SF	316	3 BR	1033 SF	318	2 BR	768 SF	320	3 BR	1059 SF	311	TRASH	44 SF	402	2 BR	780 SF	404	1 BR	503 SF	406	3 BR	997 SF	408	1 BR	541 SF	410	1 BR	556 SF	412	2 BR	776 SF	414	2 BR	835 SF	416	3 BR	1033 SF	418	2 BR	771 SF	420	3 BR	1059 SF	502	2 BR	780 SF	504	1 BR	503 SF	506	3 BR	901 SF	508	1 BR	541 SF	510	1 BR	556 SF	411	TRASH	44 SF	113	LAUNDRY	143 SF	<p>ALLOWABLE FAR (FLOOR AREA RATIO) 14,984 SF X 2.75 = 41,206 SF</p> <p>PROPOSED FAR</p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>AREA (SF)</th> </tr> </thead> <tbody> <tr><td>LEVEL 1A</td><td>3,810</td></tr> <tr><td>1ST FLOOR</td><td>7,223</td></tr> <tr><td>2ND FLOOR</td><td>9,548</td></tr> <tr><td>3RD FLOOR</td><td>9,548</td></tr> <tr><td>4TH FLOOR</td><td>9,548</td></tr> <tr><td>5TH FLOOR</td><td>4,341</td></tr> <tr><td>TOTAL</td><td>50,238</td></tr> <tr><td>FAR</td><td>40,330 / 14,984 = 2.70</td></tr> </tbody> </table> <p>UNIT COUNT & TYPES</p> <p>42 UNITS TOTAL: 181 BR 1150 BR 1110 BR</p> <p>NOTE: IN ACCORDANCE WITH SMMC SECTION 9.04.110, TENANTS SHALL BE SELECTED FROM THE CITY DEVELOPED LIST OF INCOME QUALIFIED HOUSEHOLDS.</p> <p>OPEN SPACE (SMMC 9.10.060 (B))</p> <table border="1"> <tbody> <tr><td>SITE BUILDABLE AREA:</td><td>14,400 SF</td></tr> <tr><td>REQUIRED OPEN SPACE: 20% =</td><td>2,880 SF</td></tr> <tr><td>PROVIDED OPEN SPACE:</td><td>3,770 SF</td></tr> <tr><td>N. SIDEYARD</td><td>400 SF</td></tr> <tr><td>S. SIDEYARD</td><td>600 SF</td></tr> <tr><td>CENTRAL COURTYARD:</td><td>2,950 SF</td></tr> <tr><td>2ND FLOOR ROOF DECK:</td><td>400 SF</td></tr> <tr><td>3RD FLOOR DECK:</td><td>100 SF</td></tr> <tr><td>4TH FLOOR DECK:</td><td>100 SF</td></tr> </tbody> </table>	LEVEL	AREA (SF)	LEVEL 1A	3,810	1ST FLOOR	7,223	2ND FLOOR	9,548	3RD FLOOR	9,548	4TH FLOOR	9,548	5TH FLOOR	4,341	TOTAL	50,238	FAR	40,330 / 14,984 = 2.70	SITE BUILDABLE AREA:	14,400 SF	REQUIRED OPEN SPACE: 20% =	2,880 SF	PROVIDED OPEN SPACE:	3,770 SF	N. SIDEYARD	400 SF	S. SIDEYARD	600 SF	CENTRAL COURTYARD:	2,950 SF	2ND FLOOR ROOF DECK:	400 SF	3RD FLOOR DECK:	100 SF	4TH FLOOR DECK:	100 SF	<p>ARCHITECT GWYNNE PUGH URBAN STUDIO 2000 2101 13 STREET, SUITE 111 SANTA MONICA, CA 90405 310.766.8543 GWYNNE.PUGH@GUPH.COM</p> <p>STRUCTURAL ENGINEER JOHN LAMB - ASSOCIATES 310 MAIN ST EL SEBASTIAN, CA 90301 310.328.8700 EXT 142 310.448.0700 JLAMB@LAMB-ASSOCIATES.COM</p>	<p>APPLICANT: COMMUNITY CORPORATION OF SANTA MONICA</p> <p>PROJECT NAME: 2ND STREET FAMILY AFFORDABLE HOUSING PROJECT 100% AFFORDABLE HOUSING PROJECT</p> <p>ADDRESS: 1127 / 1129 2ND STREET SANTA MONICA, CA 90401</p> <p>LEGAL DESCRIPTION: LOTS 5 AND 7 IN BLOCK 97 OF SANTA MONICA, COUNTY OF L.A., CALIFORNIA</p> <p>APN: 42921021-009, 42921021-010</p> <p>OWNER: OCEAN AVENUE LLC</p> <p>PROJECT DESCRIPTION: NEW 5-STORY, 42 UNIT 100% AFFORDABLE HOUSING PROJECT OVER ONE LEVEL OF SUBTERRANEAN PARKING</p> <p>CONSTRUCTION TYPE: 1A (SUBT PKG LEVEL) IIIA</p> <p>ZONING: WILSHIRE TRANSITION</p> <p>OCCUPANCY: R 2 / S 2 / A 3</p> <p>CURRENT USE: SURFACE PARKING</p> <p>FAR: 2.75 ALLOWABLE, 2.70 PROPOSED</p> <p>BUILDING HEIGHT: 60' ALLOWABLE, 59'-4" PROPOSED NORTH BUILDING 59'-4" SOUTH BUILDING 45'-0"</p> <p>ANG: 103.00° (103.00° + 102.82° + 103.70° + 101.89° = 412.214° (103.69°))</p> <p>LOT AREA: 14,984 SQFT</p> <p>SETBACKS: FRONT: 15' FROM FACE OF CURB SIDE: NO SETBACK REQUIRED, NOT ADJ. TO RES. DISTRICT REAR: 45 DEGREES @ 30'-0" UP FROM ALLEY CENTER</p> <p>STEPBACKS: 15% OF FRONT FACADE ABOVE GD FLOOR TO 30' 33% OF FRONT FACADE ABOVE 30' TO 60' 15% OF SIDE ADV 30' TO BE 5' FROM P.L.</p>
UNIT #	# BR	AREA																																																																																																																																																																																																	
102	2 BR	780 SF																																																																																																																																																																																																	
104	1 BR	503 SF																																																																																																																																																																																																	
106	3 BR	965 SF																																																																																																																																																																																																	
120	COMMUNITY ROOM	963 SF																																																																																																																																																																																																	
121	OFFICE	75 SF																																																																																																																																																																																																	
122	OFFICE	88 SF																																																																																																																																																																																																	
118	2 BR	768 SF																																																																																																																																																																																																	
117	1 BR	483 SF																																																																																																																																																																																																	
116	1 BR	471 SF																																																																																																																																																																																																	
114	1 BR	532 SF																																																																																																																																																																																																	
112	TRASH REC.	501 SF																																																																																																																																																																																																	
1	ELEV	63 SF																																																																																																																																																																																																	
202	2 BR	780 SF																																																																																																																																																																																																	
204	1 BR	503 SF																																																																																																																																																																																																	
206	3 BR	904 SF																																																																																																																																																																																																	
208	1 BR	541 SF																																																																																																																																																																																																	
210	1 BR	556 SF																																																																																																																																																																																																	
212	2 BR	776 SF																																																																																																																																																																																																	
214	2 BR	835 SF																																																																																																																																																																																																	
216	3 BR	1033 SF																																																																																																																																																																																																	
218	2 BR	768 SF																																																																																																																																																																																																	
220	3 BR	1005 SF																																																																																																																																																																																																	
211	TRASH	44 SF																																																																																																																																																																																																	
303	2 BR	780 SF																																																																																																																																																																																																	
304	1 BR	503 SF																																																																																																																																																																																																	
306	3 BR	907 SF																																																																																																																																																																																																	
308	1 BR	541 SF																																																																																																																																																																																																	
310	1 BR	556 SF																																																																																																																																																																																																	
312	2 BR	776 SF																																																																																																																																																																																																	
314	2 BR	835 SF																																																																																																																																																																																																	
316	3 BR	1033 SF																																																																																																																																																																																																	
318	2 BR	768 SF																																																																																																																																																																																																	
320	3 BR	1059 SF																																																																																																																																																																																																	
311	TRASH	44 SF																																																																																																																																																																																																	
402	2 BR	780 SF																																																																																																																																																																																																	
404	1 BR	503 SF																																																																																																																																																																																																	
406	3 BR	997 SF																																																																																																																																																																																																	
408	1 BR	541 SF																																																																																																																																																																																																	
410	1 BR	556 SF																																																																																																																																																																																																	
412	2 BR	776 SF																																																																																																																																																																																																	
414	2 BR	835 SF																																																																																																																																																																																																	
416	3 BR	1033 SF																																																																																																																																																																																																	
418	2 BR	771 SF																																																																																																																																																																																																	
420	3 BR	1059 SF																																																																																																																																																																																																	
502	2 BR	780 SF																																																																																																																																																																																																	
504	1 BR	503 SF																																																																																																																																																																																																	
506	3 BR	901 SF																																																																																																																																																																																																	
508	1 BR	541 SF																																																																																																																																																																																																	
510	1 BR	556 SF																																																																																																																																																																																																	
411	TRASH	44 SF																																																																																																																																																																																																	
113	LAUNDRY	143 SF																																																																																																																																																																																																	
LEVEL	AREA (SF)																																																																																																																																																																																																		
LEVEL 1A	3,810																																																																																																																																																																																																		
1ST FLOOR	7,223																																																																																																																																																																																																		
2ND FLOOR	9,548																																																																																																																																																																																																		
3RD FLOOR	9,548																																																																																																																																																																																																		
4TH FLOOR	9,548																																																																																																																																																																																																		
5TH FLOOR	4,341																																																																																																																																																																																																		
TOTAL	50,238																																																																																																																																																																																																		
FAR	40,330 / 14,984 = 2.70																																																																																																																																																																																																		
SITE BUILDABLE AREA:	14,400 SF																																																																																																																																																																																																		
REQUIRED OPEN SPACE: 20% =	2,880 SF																																																																																																																																																																																																		
PROVIDED OPEN SPACE:	3,770 SF																																																																																																																																																																																																		
N. SIDEYARD	400 SF																																																																																																																																																																																																		
S. SIDEYARD	600 SF																																																																																																																																																																																																		
CENTRAL COURTYARD:	2,950 SF																																																																																																																																																																																																		
2ND FLOOR ROOF DECK:	400 SF																																																																																																																																																																																																		
3RD FLOOR DECK:	100 SF																																																																																																																																																																																																		
4TH FLOOR DECK:	100 SF																																																																																																																																																																																																		
<p>SANTA MONICA PLANNING & ZONING DEPARTMENT - Advisory - All projects in the Coastal Zone, including projects in the RI Zone, require a permit from the California Coastal Commission.</p> <p>20ENT-0238 Administrative Approval Approved 1/19/2021 Michael Rocque, Associate Planner</p>	<p>AUTOMOBILE PARKING</p> <p>PARKING REQUIRED: NONE (DOWNTOWN PARKING DISTRICT)</p> <p>PARKING PROVIDED: 30 SPACES, INCLUDING 2 ADA VAN ACCESSIBLE SPACES (8% MAX COMPACT)</p> <p>TOTAL: 30 SPACES</p> <p>ELECTRIC VEHICLE CHARGING: (PER 8M 2020 EV REACH CODE)</p> <table border="1"> <thead> <tr> <th></th> <th>REQ'D</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr><td>EV CHARGER INSTALLED:</td><td>10% MIN</td><td>4 SPACES</td></tr> <tr><td>EV READY (CIRCUITED W BREAKER):</td><td>20% MIN</td><td>8 SPACES</td></tr> <tr><td>RACEWAY/CONDUIT EQUIPPED</td><td>ALL REMAINING</td><td>27 SPACES</td></tr> <tr><td>TOTAL POTENTIAL EV SPACES</td><td>100%</td><td>100% (39)</td></tr> </tbody> </table>		REQ'D	PROVIDED	EV CHARGER INSTALLED:	10% MIN	4 SPACES	EV READY (CIRCUITED W BREAKER):	20% MIN	8 SPACES	RACEWAY/CONDUIT EQUIPPED	ALL REMAINING	27 SPACES	TOTAL POTENTIAL EV SPACES	100%	100% (39)	<p>VICINITY MAP</p>	<p>(NOT TO SCALE)</p>																																																																																																																																																																																	
	REQ'D	PROVIDED																																																																																																																																																																																																	
EV CHARGER INSTALLED:	10% MIN	4 SPACES																																																																																																																																																																																																	
EV READY (CIRCUITED W BREAKER):	20% MIN	8 SPACES																																																																																																																																																																																																	
RACEWAY/CONDUIT EQUIPPED	ALL REMAINING	27 SPACES																																																																																																																																																																																																	
TOTAL POTENTIAL EV SPACES	100%	100% (39)																																																																																																																																																																																																	
	<p>BICYCLE PARKING</p> <p>LONG TERM: 70 BR X 1 = 70 SPACES SHORT TERM: 10% LONG TERM = 8 SPACES TOTAL: 87 SPACES</p>																																																																																																																																																																																																		

SUBMITTAL:

JOB NUMBER:
Project Number
DATE:
01-25-2021
REVISIONS:

SHEET TITLE:
LEVEL P1 PLAN

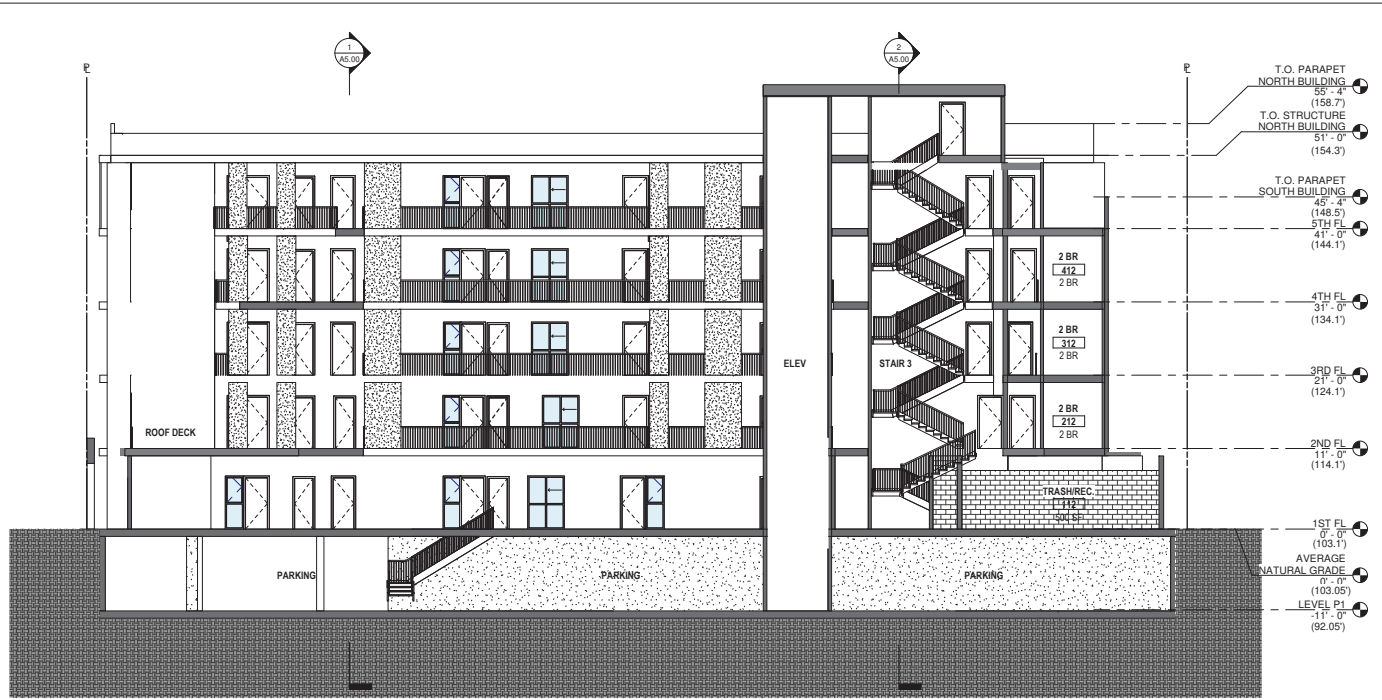
SHEET NUMBER: **21**
A3.00



LEVEL P1 PLAN
1/16" = 1'-0"

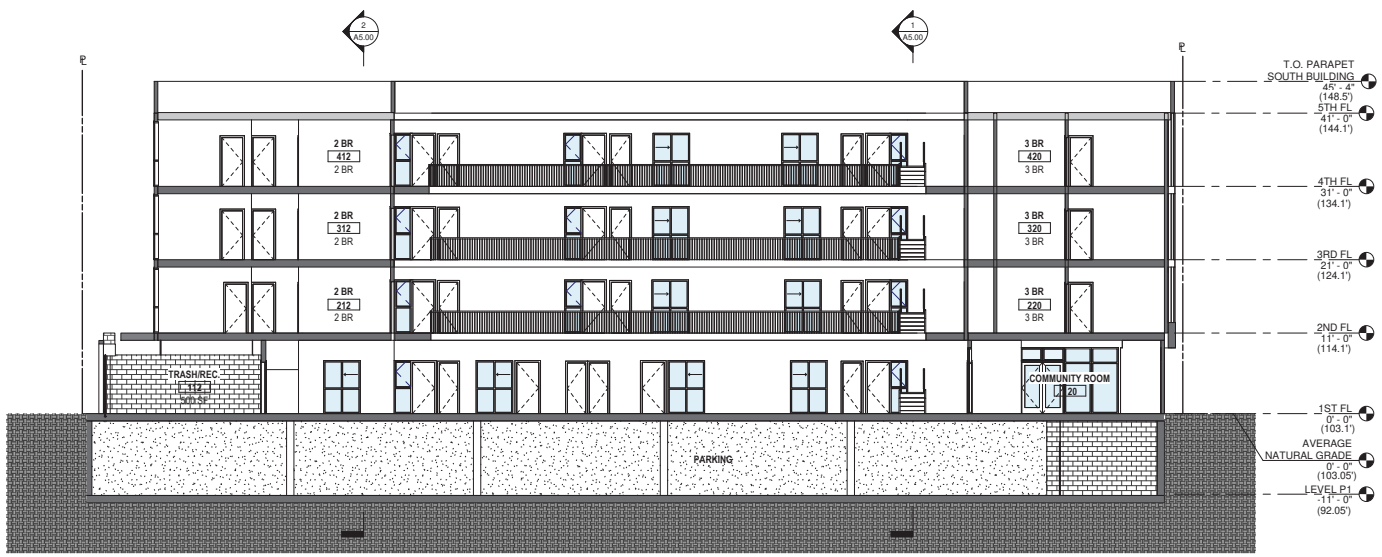
1





SECTION F
1/16" = 1'-0"

1



SECTION E
1/16" = 1'-0"

2



2800 28TH STREET
SUITE 171
SANTA MONICA, CA 90405
T. 310 396 4540

ALL DIMENSIONS AND WEIGHTS ARE APPROXIMATE. HAZARD CONSULTING, SPECIAL AND UNPAID SERVICES OF THE ARCHITECT ARE NOT BE SURVEYED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

2ND STREET FAMILY AFFORDABLE HOUSING PROJECT
100% AFFORDABLE HOUSING PROJECT
CIP APPLICATION SET
1/17/2021 (REVISED)

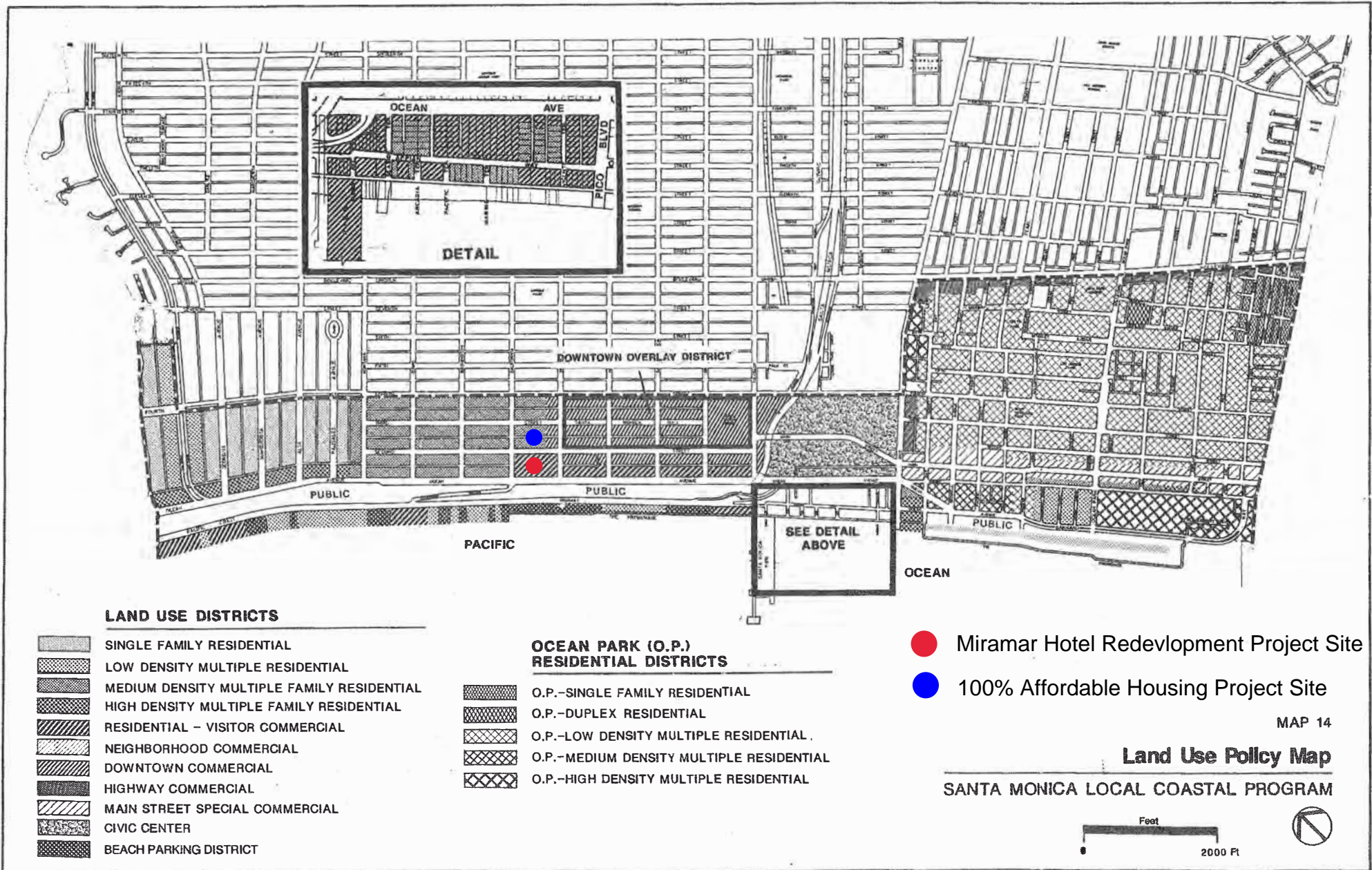
SUBMITAL:

JOB NUMBER:
Project Number
DATE:
01-25-2021
REVISIONS:

SHEET TITLE:
BUILDING SECTION

SHEET NUMBER: 36
A5.02

Exhibit 3 – Santa Monica Certified LUP Map



MAP 14

Land Use Policy Map

SANTA MONICA LOCAL COASTAL PROGRAM