



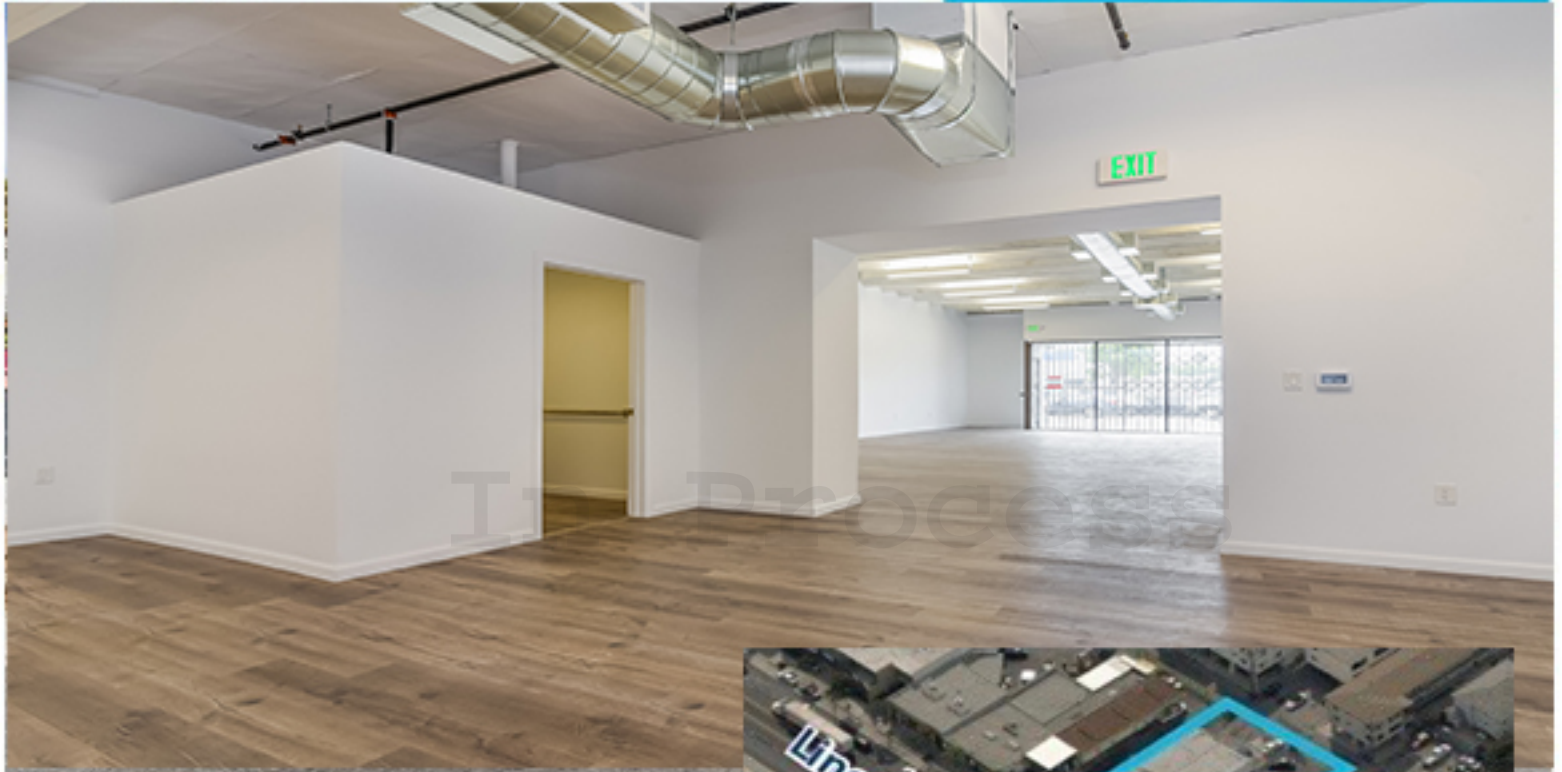
1806 / 1808

LINCOLN BLVD

SANTA MONICA, CA

FOR SALE

RARE OWNER/USER JEWEL BOX BUILDING CREATIVE OFFICE OR RETAIL



PROPERTY SUMMARY

LOCATION: 1806-1808 LINCOLN BLVD
SANTA MONICA CA 90404

ASKING PRICE: \$4,200,000

LAND SIZE: APPROXIMATELY 6,100 SQ FT

BUILDING SIZE: 3600 SQ FT

APN: 4290-004-026

ZONING: GC (GENERAL COMMERCIAL)

PARKING: SEVEN (6 PARKING SPACES 1 ADA)

OCCUPANCY: VACANT

CURRENT NOI: VACANT

FEATURES

- *NEW CONSTRUCTION
- * OFFICE/RETAIL
- * DELIVERED VACANT
- * 7 PARKING SPACES
- * 40,000 CARS PER DAY
- *HIGH CEILINGS
- *GREAT INVESTMENT
- * LINK PLAN
- * OWNER/USER

For further information or to schedule a tour, please contact:

Jacques Aureille

REALTOR® | CalRE# 01961746

Luxury Property Specialist
International President's Elite
Coldwell Banker Residential Brokerage
C: (310) 493-2969 | E: Jaq1re@gmail.com



GLOBAL LUXURY



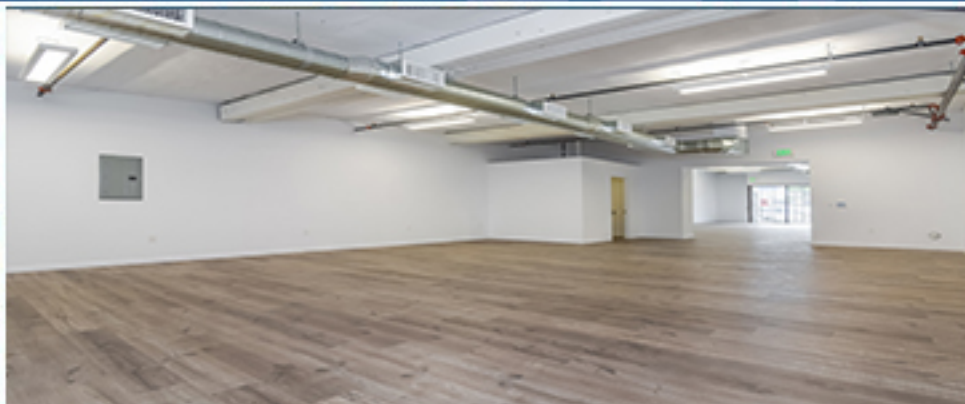
The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.



**COLDWELL
BANKER
COMMERCIAL**

1806 / 1808 LINCOLN BLVD SANTA MONICA, CA

"MAKE THE RIGHT MOVE!"



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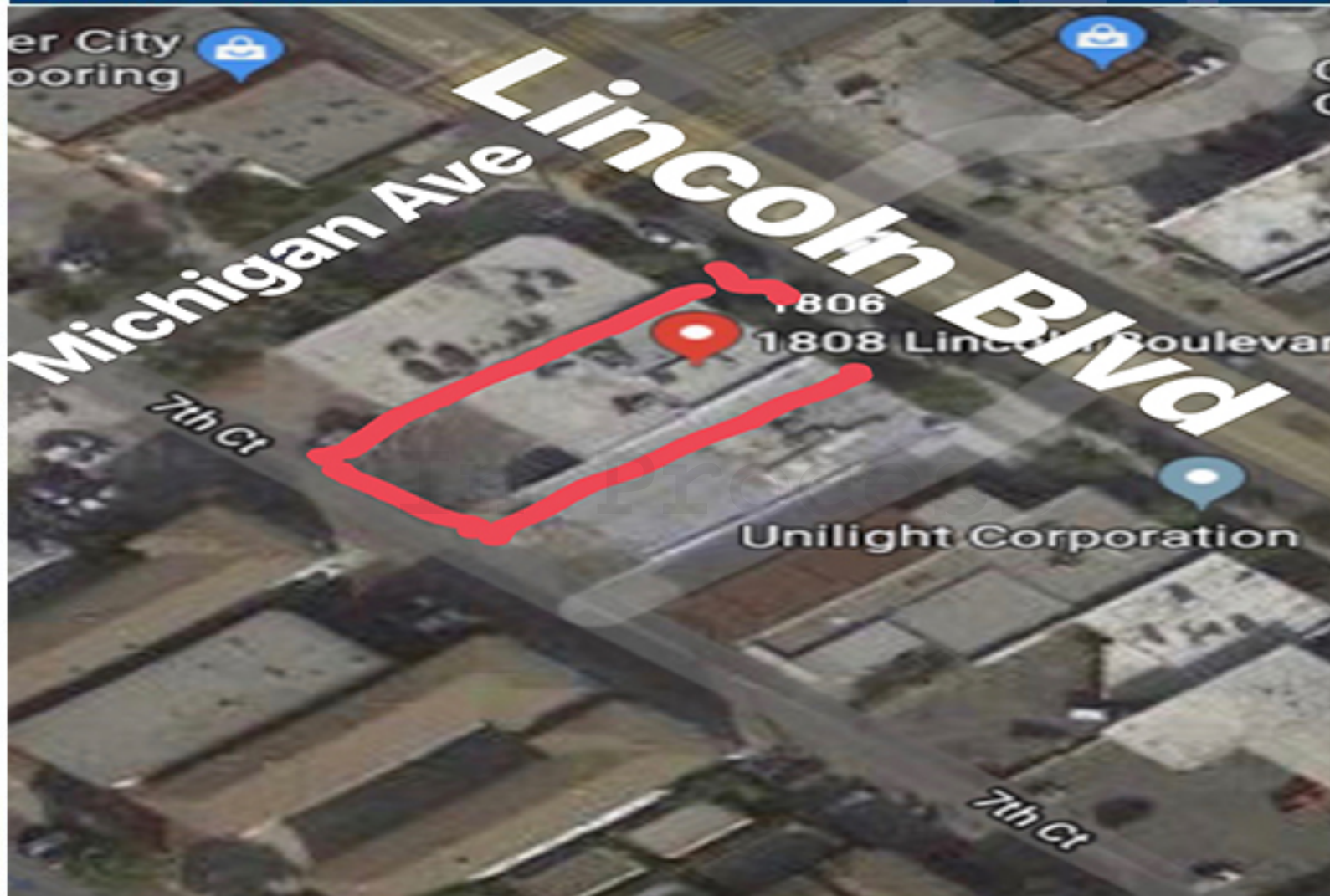


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COMMERCIAL**

1806/1808 LINCOLN BLVD

SANTA MONICA, CA

'MAKE THE RIGHT MOVE!'




40,000
Vehicles Per Day



32' - 40'
Height Limit



1.25 - 2.0
FAR



GC
(General Commercial)
Zoning

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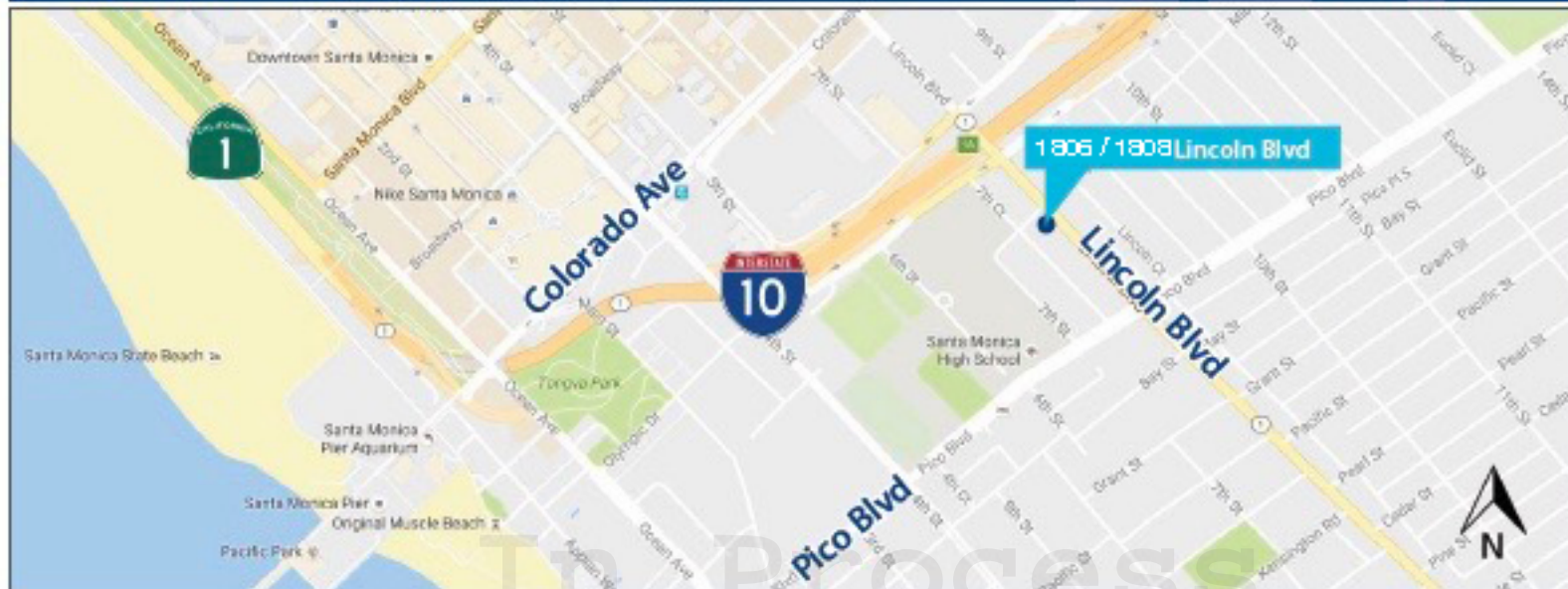




1806 / 1808 LINCOLN BLVD

SANTA MONICA, CA

"MAKE THE RIGHT MOVE!"



Building Size:	APPROXIMATELY 3600 SQ FT	Lot Size:	APPROXIMATELY 6,100 SQ FT
Year Built:	1961/ 1978	Zoning:	GENERAL COMMERCIAL
Number of Floors:	ONE (1) STORY	Parcel #:	4290-004-026
Elevators:	NONE	Sprinklers:	YES
Overhead Doors:	TWO (2)	Frontage:	APPROXIMATELY 60 FEET
Parking Spaces:	SEVEN (7) SINGLE STALL	Depth:	APPROXIMATELY 140 FEET
Seperately Metered:	YES		

Rent Roll

Address #	Tenant	Lease End	RSF	Base Rent / mo	PSF
1808	VACANT				
1806	VACANT				
	TOTALS				

For further information or to schedule a tour, please contact:



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1806 / 1808 LINCOLN BLVD

SANTA MONICA, CA

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Lincoln Boulevard "Sold" Comparables



- **Address:** 1626 Lincoln Blvd
- **Sale Price:** \$15,750,000
- **Price Per SF (Bldg):** \$1,768
- **Price Per SF (Land):** \$561
- **Sale Date:** 05/26/2016



- **Address:** 2207 Lincoln Blvd
- **Sale Price:** \$9,375,000
- **Price Per SF (Bldg):** \$5,368
- **Price Per SF (Land):** \$680
- **Sale Date:** 7/27/2018



- **Address:** 1711 Lincoln Blvd
- **Sale Price:** \$5,000,000
- **Price Per SF (Bldg):** \$1,555
- **Price Per SF (Land):** \$741
- **Sale Date:** 10/15/2015



- **Address:** 1915-1919 Lincoln Blvd
- **Sale Price:** \$2,500,000
- **Price Per SF (Bldg):** \$1,190
- **Price Per SF (Land):** \$924
- **Sale Date:** 04/08/2016



- **Address:** 2632 Lincoln Blvd
- **Sale Price:** \$2,840,000
- **Price Per SF (Bldg):** \$952.38
- **Price Per SF (Land):** \$724.38
- **Sale Date:** 8/29/2018

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SANTA MONICA, CA****"MAKE THE RIGHT MOVE!"**

Zoning & Development Summary

1806-1812 Lincoln Boulevard, Santa Monica CA

Property Zoning: GC (General Commercial):

- General Commercial allows for most commercial uses, and mixed use projects offering retail or office combined with residential. GC provides for the following:
 1. Most residential uses including but not limited to multiple unit structure, senior citizen multiple unit structure, senior group residential and supportive housing.
 2. General retail and office is allowed subject to limited uses, and that they compliance with specific limitations provided in the Santa Monica zoning code.
 3. Automotive related uses shall be subject to a Conditional Use Permit (CUP).
 4. Restaurant use less than 2,500 square feet permitted. Larger use will require a CUP.
 5. Live-work development use is permitted subject to limitations provided in the Santa Monica zoning code.
 6. Motel/Hotel will be subject to CUP.

Floor Area Ratio (FAR):

- 1.25 FAR: Base Standard development per building code including residential use.
- 1.50 FAR: Base Standard Development including on site affordable housing per AHPP
- 1.75 FAR: Base Standard Development including low income housing and community benefits
- 2.00 FAR: One hundred percent (100%) low income housing provides for maximum density
 1. Affordable housing required.
 2. Unit mix includes at least 15% to be 3 bedroom, at least 20% to be 2 bedroom & no more than 15% studios.
 3. Mitigation fee, Transportation Impact Fee, and Transportation Demand Mgmt. required.
 4. Open space fee, or provide for publicly accessible open space per City codes.

Height Limits:

- Tier 1: Base Standard Development allows a two (2) story structure with a 32' height limit.
- Tier 1+: Base Standard Development including on-site affordable housing allows for a three (3) stories, and a 36' height limit.
- Tier 2: Base Standard Development with community benefits allows 32' height limit, and 36' if affordable housing is provided.
- Tier 2+: Base Standard Development including community benefits, and 100% residential over ground floor provides for 32' height limit, or 36' if affordable housing is provided.
- 100% Affordable Housing: All affordable housing will provide an allowance with no limit on stories not to exceed 40'.

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ECONOMIC DEVELOPMENT DIVISION

Welcome to Santa Monica!



We are a Sustainable City. Santa Monica is an internationally recognized, award winning sustainability leader. In 1994, the City of Santa Monica was among the first in the country to adopt a Sustainability City Program. Our businesses reap benefit—both environmentally and economically—from a free [Business Greening Program](#), the [Santa Monica Green Business Certification program](#), and the annual Santa Monica [Sustainable Quality Awards](#). The Santa Monica Green Building Program expedites building permits. The City also offers grants to businesses and property owners under the Sustainable Landscape Program and Solar Santa Monica.



We are a Creative City. Santa Monica is at the leading edge of the nation's creative economy. Santa Monica has perhaps the highest concentration of creative individuals in the US. Nearly half of our adult population makes all or part of their living in arts-related fields. Santa Monica houses some of the nation's key creative businesses including Activision, the Grammy Foundation, Jerry Bruckheimer Studios, Miramax Films, Red Bull N.A., and Universal Music. In 2007, the city adopted [Creative Capital: A Plan for the Development of Santa Monica's Arts and Culture](#) to help ensure on-going vitality of our ever-important creative sector.



We are an Innovative City. Creativity and innovation go hand in hand. To help our businesses compete globally, we created [Santa Monica City Net](#), a cutting edge package of network solutions including Dark Fiber Leasing and Co-Location Services that helps improve operational efficiency and sustainability (up to 100 gigs/second). Meanwhile, Santa Monica College is training a highly skilled future workforce for green industries, medical services and entertainment technology. Welcome to Silicon Beach!



We are both a Global and Local City. Think global, act local. We are proud that many of our businesses are linked to the global economy. However, we also champion local, independent businesses through our [Buy Local Santa Monica](#) campaign. Our residents place strong value in supporting local, independent and sustainable businesses.



We are a Livable City. A quality of life like no other - the beach, cultural offerings, Big Blue Bus, bike routes, walkability, education, top-notch services, world-class farmers market and amazing weather. Our businesses work in collaboration of the City to promote ridesharing and "commuting green" options to their employees. The ["I am Santa Monica"](#) program helps to empower and inform local employees about Santa Monica and all it has to offer. This free ambassador training contributes the city's vibrant local economy and helps to attract over 5 million visitors a year from around the world.

Affordable Housing Citywide



Summary

Type: Residential rehabilitation and new construction

Redevelopment Goal: Affordable Housing

Number of Homes: To date, former Santa Monica's Redevelopment Agency committed funding toward the creation of *nearly 1,700* affordable homes for very low-, low-, and moderate-income households.

Target Populations: Most of Santa Monica's affordable housing is available to income-qualified families, though some are specifically for seniors or special needs households.

Location: Housing developments located throughout Santa Monica.

Redevelopment Funds: Over the last 25 years, redevelopment has spent over **\$195 million** on affordable housing development in Santa Monica.



Description

Affordable housing has been a longstanding priority in Santa Monica. Since the dissolution of redevelopment agencies in California, redevelopment funds that were required to be spent on affordable housing are no longer available. The City is pursuing alternative funding sources to continue to make our community an accessible place to live for households with diverse levels of income.

The Housing Division works with non-profit developers to preserve the City's existing affordable housing through acquisition and rehabilitation, and increase the supply of affordable housing through new construction. Additional funds from other sources are leveraged for development. Santa Monica provides redevelopment housing vouchers to approximately 70 families each year totaling \$1.2 million annually.



CONTACT INFORMATION:
Housing Division, 310-458-8702
SMHousing@smgov.net
www.smgov.net/housing



Santa Monica Municipal Code

9.11.020 Land Use Regulations

November 1, 2016

Table 9.11.020 prescribes the land use regulations for Mixed-Use and Commercial Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

"P" designates permitted uses.

"L(#)" designates limited uses, which are permitted by right, provided they comply with specific limitations listed at the end of the table.

"CUP" designates use classifications that are permitted after review and approval of a Conditional Use Permit.

"MUP" designates use classifications that are permitted after review and approval of a Minor Use Permit.

"-" designates uses that are not permitted.

Land uses are defined in Chapter 9.51, Use Classifications. Use classifications and sub-classifications not listed in the table are prohibited. Accessory uses are permissible when they are determined by the Zoning Administrator to be necessary and customarily associated with and appropriate, incidental, and subordinate to, the principal uses and which are consistent and not more disturbing or disruptive than permitted uses. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other Sections of this Ordinance.

Table 9.11.020: Land Use Regulations—Commercial and Mixed-Use Corridor Districts					
Use Classification	MUBL	MUB	GC	NC	Additional Regulations
Residential Uses					
Residential Housing Types	See sub-classifications below.				
Single Unit Dwelling	P	P	P	P	
Duplex	L	L	L	L	
Multiple-Unit Structure	P	P	P	P	
Senior Citizen Multiple-Unit Residential	P	P	P	P	
Single-Room Occupancy Housing	P	P	P	P	
Group Residential	MUP	MUP	MUP	MUP	
Congregate Housing	P	P	P	P	
Senior Group Residential	P	P	P	P	Section 9.31.310, Senior Group Residential
Elderly and Long-Term Care	P	P	P	-	
Emergency Shelters	L (3)CUP	L (3)CUP	L (3)CUP	L (3)CUP	Section 9.31.130, Emergency Shelters
Family Day Care	See sub-classifications below.				
Large	P	P	P	P	Section 9.31.140, Family Day Care, Large
Small	P	P	P	P	
Residential Facilities	See sub-classifications below.				
Residential Care, General	P	P	P	P	Section 9.31.270, Residential Care Facilities
Residential Care, Limited	P	P	P	P	Section 9.31.270, Residential Care Facilities
Residential Care, Senior	P	P	P	P	Section 9.31.270, Residential Care Facilities
Hospice, General	P	P	P	P	
Hospice, Limited	P	P	P	P	
Supportive Housing	P	P	P	P	
Transitional Housing	P	P	P	P	
Public and Semi-Public Uses					
Adult Day Care	P	P	P	L(2)CUP	
Child Care and Early Education Facilities	P	P	P	L(2)CUP	Section 9.31.120, Child Care and Early Education Facilities

Land Use Regulations
Commercial Mixed-Use Corridor Districts

Colleges and Trade Schools, Public or Private	CUP	CUP	P	CUP	
Community Assembly	L(18)CUP	L(18)CUP	L(18)CUP	L(18)CUP	
Community Gardens	P	P	P	P	
Cultural Facilities	P	P	P	L(2)CUP	
Hospitals and Clinics	-	P	CUP	-	
Park and Recreation Facilities, Public	P	P	P	P	
Public Safety Facilities	P	P	P	CUP	
Schools, Public or Private	P	CUP	CUP	P	
Social Service Centers	P	P	P	P	Section 9.31.350, Social Service Centers
Commercial Uses					
Animal Care, Sales, and Services	<i>See sub-classifications below.</i>				
Grooming and Pet Stores	L(19)CUP	L(19)CUP	L(19)CUP	L(2)CUP	No more than 10 dogs or cats may be kept overnight
Pet Day Care Services	MUP	MUP	MUP	MUP	
Veterinary Services	MUP	MUP	MUP	MUP	
Automobile/Vehicle Sales and Service	<i>See sub-classifications below.</i>				
Alternative Fuels and Recharging Facilities	CUP	CUP	CUP	CUP	
Automobile Rental	CUP	MUP	MUP	-	Section 9.31.050, Automobile Rental
Automobile Storage Use	L(4)CUP	-	-	-	
New Automobile/Vehicle Sales and Leasing	-	-	CUP (8)	-	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
Additions 7,500 square feet or less to Automobile/Vehicle Sales and Leasing buildings existing as of 07/06/2010	L(5)MUP	L(5)MUP	L(5)MUP	-	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
Additions larger than 7,500 square feet to Automobile/Vehicle Sales and Leasing buildings existing as of 07/06/2010	CUP (5)	CUP (5)	CUP (5)	-	Section 9.31.070, Automobile/Vehicle Sales, Leasing, and Storage
Automobile/Vehicle Repair, Major	-	-	CUP	-	Section 9.31.060, Automobile/Vehicle Repair, Major and Minor
Automobile/Vehicle Service and Repair, Minor	CUP	-	CUP	-	Section 9.31.060, Automobile/Vehicle Repair, Major and Minor
Automobile/Vehicle Washing	-	-	CUP	-	Section 9.31.080, Automobile/Vehicle Washing
Service Station	CUP	CUP	MUP	-	Section 9.31.320, Service Stations
Towing and Impound	-	-	CUP	-	
Banks and Financial Institutions	<i>See sub-classifications below.</i>				
Banks and Credit Unions	L(2)CUP	L(2)CUP	L(2)CUP	L(2)CUP	

Land Use Regulations
Commercial Mixed-Use Corridor Districts

Check Cashing Businesses	-	-	-	-	
Business Services	L(19)YCU P	L(19)Y/CUP	L(19)Y/CUP	L(2)Y/CUP	
Commercial Entertainment and Recreation	See sub-classifications below.				
Cinemas	L(7)	-	-	L(7)	
Theaters	L(8)Y/CUP	L(8)Y/CUP	L(8)Y/CUP	L(8)Y/CUP	
Convention and Conference Centers	-	CUP	CUP	-	
Large-Scale Facility	CUP	CUP	CUP	-	
Small-Scale Facility	L(9)Y/CUP	L(9)Y/CUP	L(9)Y/CUP	CUP (16)	Section 9.31.340, Small-Scale Facility, Game Arcades
Eating and Drinking Establishments	See sub-classifications below.				
Bars/Nightclubs/Lounges	CUP	CUP	CUP	-	Section 9.31.040, Alcoholic Beverage Sales
Restaurants, Full-Service, Limited Service & Take-out (2,500 square feet and smaller, including Outdoor Dining and Seating)	P	P	P	L(10)(11)	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.280, Restaurants, Limited Service and Take-Out Only Section 9.31.290, Restaurants With Entertainment Section 9.31.200, Outdoor Dining and Seating
Restaurants, Full-Service, Limited Service & Take-out (2,501 – 5,000 square feet, including Outdoor Dining and Seating)	MUP	MUP	MUP	MUP (10)(11)	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.280, Restaurants, Limited Service and Take-Out Only Section 9.31.290, Restaurants With Entertainment Section 9.31.200, Outdoor Dining and Seating
Restaurants, Full-Service, Limited Service & Take-out (greater than 5,000 square feet, including Outdoor Dining and Seating)	CUP	CUP	CUP	CUP (10)(11)	Section 9.31.040, Alcoholic Beverage Sales Section 9.31.280, Restaurants, Limited Service and Take-Out Only Section 9.31.290, Restaurants With Entertainment Section 9.31.200, Outdoor Dining and Seating
Equipment Rental	-	L(19)Y/CUP	L(19)Y/CUP	-	
Food and Beverage Sales	See sub-classifications below.				
Convenience Market	CUP	CUP	CUP	CUP	Section 9.31.040, Alcoholic Beverage Sales
Farmers Markets	CUP	CUP	CUP	CUP	
General Market	L(12)YCU P	L(12)Y/CUP	L(12)Y/CUP	L (12)Y/CUP	Section 9.31.040, Alcoholic Beverage Sales
Liquor Stores	CUP	CUP	CUP	CUP	Section 9.31.040, Alcoholic Beverage Sales
Funeral Parlors and Mortuaries	-	CUP	CUP	-	
Instructional Services	L(19)YCU P	L(19)Y/CUP	L(19)Y/CUP	L(17)YCU P	
Live-Work	L(14)	L(14)	L(14)	L(14)	Section 9.31.170, Live-Work

Land Use Regulations
Commercial Mixed-Use Corridor Districts

Lodging	See sub-classifications below.				
Bed and Breakfast	MUP	MUP	MUP	MUP	Section 9.31.090, Bed and Breakfasts
Hotels and Motels	CUP	CUP	CUP	-	
Maintenance and Repair Services	L(19)/CUP P	L(19)/CUP	L(19)/CUP	L(2)/CUP	
Nurseries and Garden Centers	L(19)/CUP P	L(19)/CUP	L(19)/CUP	L(17)/CUP P	Section 9.31.220, Outdoor Retail Display and Sales
Offices	See sub-classifications below.				
Business and Professional	L(21)/CUP P	L(21)/CUP	L(21)/CUP	L(21)/CUP P	
Creative	L(21)/CUP P	L(21)/CUP	L(21)/CUP	L(21)/CUP P	
Medical and Dental	L(21)/CUP P	L(21)/CUP	L(21)/CUP	L(21)/CUP P	
Walk-In Clientele	L(21)/CUP P	L(21)/CUP	L(21)/CUP	L(21)/CUP P	
Outdoor Newsstands	MUP	MUP	MUP	MUP	Section 9.31.210, Outdoor Newsstands
Parking, Public or Private	CUP	CUP	CUP	CUP	
Personal Services	See sub-classifications below.				
General Personal Services	L(19)/CUP P	L(19)/CUP	L(19)/CUP	L(2)/CUP	Section 9.31.230, Personal Service
Personal Services, Physical Training	L(19)(20)	L(19)(20)	L(19)(20)	L(2)(20)/ CUP	
Tattoo or Body Modification Parlor	MUP	MUP	MUP	MUP	Section 9.31.230, Personal Service
Retail Sales	See sub-classifications below.				
Building Materials Sales and Services	-	-	CUP	-	Section 9.31.220, Outdoor Retail Display and Sales
General Retail Sales, Small-scale	L(19)/CUP P	L(19)/CUP	L(19)/CUP	L (2)/CUP	Section 9.31.220, Outdoor Retail Display and Sales
General Retail Sales, Medium-scale	CUP	CUP	L(19)/CUP	-	Section 9.31.220, Outdoor Retail Display and Sales
General Retail Sales, Large-scale	-	-	CUP	-	Section 9.31.220, Outdoor Retail Display and Sales
Medical Marijuana Dispensaries	CUP(15)	CUP(15)	CUP(15)	-	Section 9.31.185, Medical Marijuana Dispensaries
Pawn Shops	-	-	-	-	
Swap Meets	-	-	CUP	-	Section 9.31.360, Swap Meets
Industrial Uses					
Artist's Studio	P	P	P	P	
Commercial Kitchens	-	-	CUP	-	
Media Production	See sub-classifications below.				
Support Facilities	L(21)/CUP P	L(21)/CUP	L(21)/CUP	L(21)/CUP P	
Transportation, Communication, and Utilities Uses					
Bus/Rail Passenger Stations	P	P	P	P	
City Bikeshare Facility	P	P	P	P	
Communication Facilities	See sub-classifications below.				
Antennas and Transmission Towers	-	-	CUP	-	
Equipment within Buildings	-	-	P	-	
Light Fleet-Based Services	-	-	CUP	-	
Utilities, Major	-	L(13)	L(13)	-	
Utilities, Minor	P	P	P	P	

Specific Limitations:

- (1) Reserved
- (2) Limited to facilities with no more than 7,500 square feet of floor area and/or 40 linear feet of ground floor street frontage; greater area and/or width requires approval of a Conditional Use Permit.
- (3) Limited to shelters containing less than 55 beds; Conditional Use Permit required for emergency shelters with 55 or more beds.
- (4) Limited to automobile storage use associated with existing automobile dealerships selling new vehicles; otherwise, requires Conditional Use Permit.
- (5) Auto dealerships existing as of July 6, 2010 are considered permitted uses. Expansions to existing dealerships conforming to the Urban Auto Dealership Format standards in Section [9.31.070](#), Automobile/Vehicle Sales, Leasing, and Storage are permitted. Expansions to existing dealerships that do not conform to the Urban Auto Dealership Format standards shall require a MUP or CUP.
- (6) New auto dealerships may be allowed, subject to approval of a Conditional Use Permit, only on sites with frontage on Santa Monica Boulevard between Lincoln Boulevard and 20th Street on Lincoln Boulevard between Interstate 10 and Santa Monica Boulevard. In other locations, new automobile dealerships are not permitted.
- (7) Limited to existing cinema buildings. New cinemas are not permitted.
- (8) Limited to theaters with 75 or fewer seats. Theaters with more than 75 seats require Conditional Use Permit.
- (9) Limited to exercise facilities (e.g., yoga, Pilates, martial arts, and dance studios) and arts instruction facilities. Other Small-Scale Commercial Recreation uses require approval of a Conditional Use Permit.
- (10) Limited to restaurants with 50 or fewer seats.
- (11) Limited to 2 restaurants greater than 2,500 square feet per block along Main Street. A block is defined as both sides of Main Street and the adjacent sides of adjoining side streets. Portions of Main Street to be designated a "block" for the purpose of this Section are as follows:
 - Block 1: South City Limits to Marine Street.
 - Block 2: Marine Street to Pier Avenue.
 - Block 3: Pier Avenue to Ashland Avenue.
 - Block 4: Ashland Avenue to Hill.
 - Block 5: Hill to Ocean Park Boulevard.
 - Block 6: Ocean Park Boulevard to Hollister Avenue (total of four restaurants and bars permitted in this block).
 - Block 7: Hollister Avenue to Strand.
 - Block 8: Strand to Pacific.
 - Block 9: Pacific to Bicknell.
 - Block 10: Bicknell to Bay.
 - Block 11: Bay to Pico Boulevard.

North of Ocean Park Boulevard restaurants shall be subject to the following requirements:

 - Only one restaurant on the east side of each block shall be permitted.
 - No more than two hundred seats per each block shall be permitted, except that no more than four hundred seats shall be permitted in Block 6.

On-sale alcohol outlets may not exceed twelve in number north of Ocean Park Boulevard. Of the twelve total on-sale outlets, no more than five shall have on-sale general licenses.

Bars may not exceed four in number south of Ocean Park Boulevard, nor two in number north of Ocean Park Boulevard.

Existing uses and existing number of seats shall count toward the total number of bars and restaurants and seating requirements permitted within the district.
- (12) General Markets greater than 15,000 square feet require a Conditional Use Permit. In the Neighborhood Commercial district, establishments shall not exceed 25,000 square ft. of floor area.
- (13) Limited to electric distribution substations.
- (14) If the commercial use requires a MUP or CUP, an application shall be required in accordance with Chapter [9.41](#). Even if the commercial use would otherwise be permitted, no such use shall be approved where, given the design or proposed design of the Live-Work unit, there would be the potential for adverse health impacts from the proposed use on the people residing in the unit. An example of a potential health impact is the potential for food contamination from uses that generate airborne particulates in a unit with an unenclosed kitchen.
- (15) Medical Marijuana Dispensaries are limited to the following locations:
 - MUB District along Wilshire Boulevard between Lincoln Boulevard and Centinela Avenue;
 - GC District along Santa Monica Boulevard between Lincoln Boulevard and 20th Street; and
 - MUBL District along Santa Monica Boulevard between 23rd Street and Centinela Avenue.
- (16) Limited to facilities of no more than 3,000 square feet of floor area.
- (17) No individual tenant space in the NC District shall occupy more than 7,500 square feet of floor area and/or exceed 50 linear feet of ground floor street frontage without the approval of a Conditional Use Permit.
- (18) Any community assembly facility abutting a residential district shall require a Conditional Use Permit.
- (19) No individual tenant space in the MUBL, MUB, and GC Districts shall occupy more than 12,500 square feet of floor area and/or exceed 75 linear feet of ground floor street frontage without the approval of a Conditional Use Permit.

Land Use Regulations
Commercial Mixed-Use Corridor Districts

- (20) Youth-serving Personal Services, Physical Training requires review and approval of a passenger loading and drop-off plan by the Director.
- (21) Permitted if within buildings existing as of July 24, 2015, subject to the Active Use Requirement, except:
- All new construction, including new additions of 50% or more additional square footage to an existing building at any one time, or incrementally, after the effective date of this Ordinance, requires approval of a Conditional Use Permit.
 - In the NC District, ground floor, street-fronting, tenant space occupied by non-office or non-Media Production, Support Facility uses shall not be changed to an individual office use or Media Production, Support Facility use occupying more than 7,500 square feet of floor area and/or exceeding 50 linear feet of street frontage without the approval of a Conditional Use Permit.
 - In the MUBL, MUB, and GC Districts, ground floor, street-fronting, tenant space occupied by non-office or non-Media Production, Support Facility uses shall not be changed to an individual office use or Media Production, Support Facility use occupying more than 12,500 square feet of floor area and/or exceeding 75 linear feet of street frontage without the approval of a Conditional Use Permit.
 - In the NC District, no non-medical or non-dental office use tenant space shall be changed to an individual medical or dental office use anywhere in an existing building occupying more than 7,500 square feet of floor area and/or exceeding 50 linear feet of ground floor street frontage without the approval of a Conditional Use Permit.
 - In the MUBL, MUB, and GC Districts, no non-medical or non-dental office use tenant space shall be changed to an individual medical or dental office use anywhere in an existing building occupying more than

In Process