



Elevated Entitlements

5716 Corsa Avenue, Suite 201 • Westlake Village, CA 91362 Telephone (805) 232-4383

**Property Due Diligence Report For:
2338 Ocean Park Blvd Santa Monica**

Prepared For:

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This report was prepared by Kevin Kohan. Questions may be directed to staff at 805-232-4383, or by email to kevin@elvted.com

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Project Site Location



Summary:

The property is located in the City of Santa Monica and is zoned Midum Density Residential. The property includes two parcels totaling 0.161 acres. The project is not located within a fire hazard area nor flood zone. The property has a potential to build 11 units by right and a total of 23 units with 4 units set aside as affordable using AB 1287 (stackable density bonus law).



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ZONING AND SITE REQUIREMENTS SUMMARY

I. Property Location and Size

1. Jurisdiction:	City of Santa Monica
2. APN:	4272022008 & 4272022007
3. Address:	2338 Ocean Park Blvd Santa Monica
4. Size:	0.161 Acres or 14,026 Square Feet +/-

II. Existing Land Use and Zoning

1. Existing Zoning Designation:	R-3 (Medium Density Residential)
2. Existing General Plan Land Use Designation:	Medium Density Housing

III. Zoning Design Standards

1. Building Set-Back Lines		Required
a. Front:	20 Feet	
b. Side:	8 Feet	
c. Rear:	15 Feet	
2. Building Size		
a. Maximum Building Height or Stories:	40 Feet	
b. Lot Coverage/Foor Area Ratio (FAR):	1.5	



3. Landscaping Requirements

a. Minimum Outdoor Living

Private: 60

Total (inc. private and common): 150

Courtyards: No less than 10% of the total parcel area

Minimum Planting Area: 25

4. Density By Right

1 unit per 1,250 SF of parcel area

14,026 SF (lot)/ 1,250 SF (unit min.) = **11 Units**

Buildable Area: 14,026 SF (Lot) x 1.5 F.A.R.=
21,039 square feet

5. Allowed Density with State Density Bonus (AB 1287)

14,026 SF (lot)/ 1,250 SF (unit min.) = 11 Units

Bonus 1: 11 units x 0.5 (50%) = 6 units

Bonus 2: 11 units x 0.5 (50%) = 6 units

6 + 6 = 12 Total units

11 x 0.15 (15% affordable) = 2 Units

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Total Affordable Units = 4 units

Total Units: 23 units



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IV. Potential Environmental Constraints

Near Fault Line:

Yes No

Blue Line:

Yes No

Flood Hazard:

Yes No

Fire Hazard:

Yes No

Tree Report Required:

Yes No