

FOR SALE

Redevelopment Opportunity / Owner User / Auto Body Repair



2319 Michigan Avenue, Santa Monica, CA 90404



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This 17,563 SF lot (APN 4268-014-019) zoned Bergamot Transit Village (BTV) presents many opportunities for redevelopment and or owner user potential. Currently occupied by Bon Voyage Auto Body. The 10,016 SF building could be converted to production, office, retail, restaurant, gym and more!

Sale Price \$12,500,000.

Highlights Santa Monica owner-user or development opportunity.
Large beamed spaces.
Offices and employee area built out.
2 deep double bays.
3 single bays.
Permitted spray booth.

144 feet of signage and visibility along Michigan Avenue.
10,016 SF Single Story 2-Building auto body repair.
17,563 SF Lot.

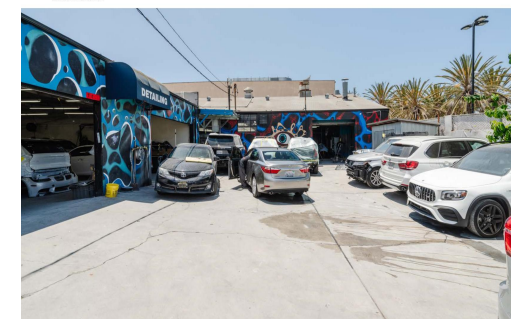
Parking There are an estimated 16 on-site parking spaces but could be more if cars are stacked.

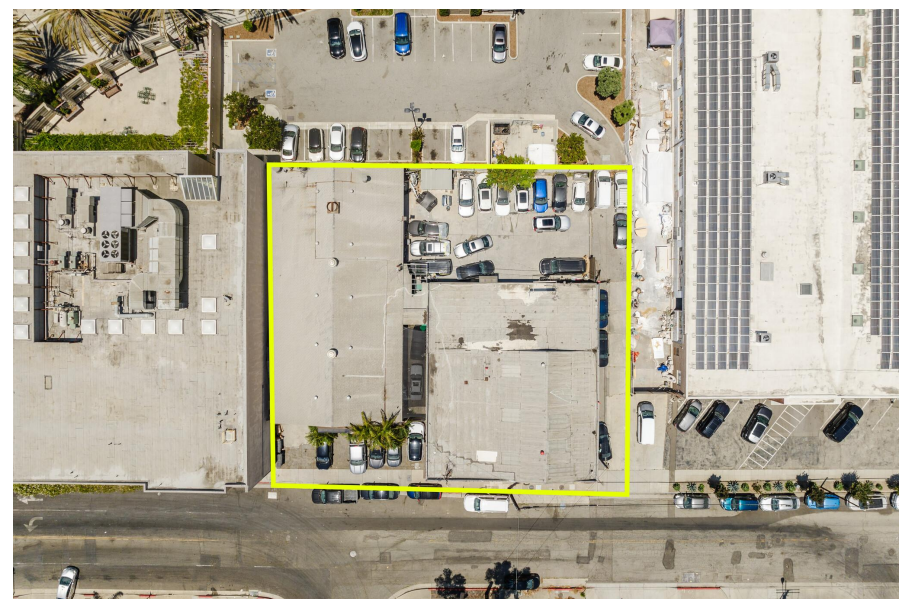
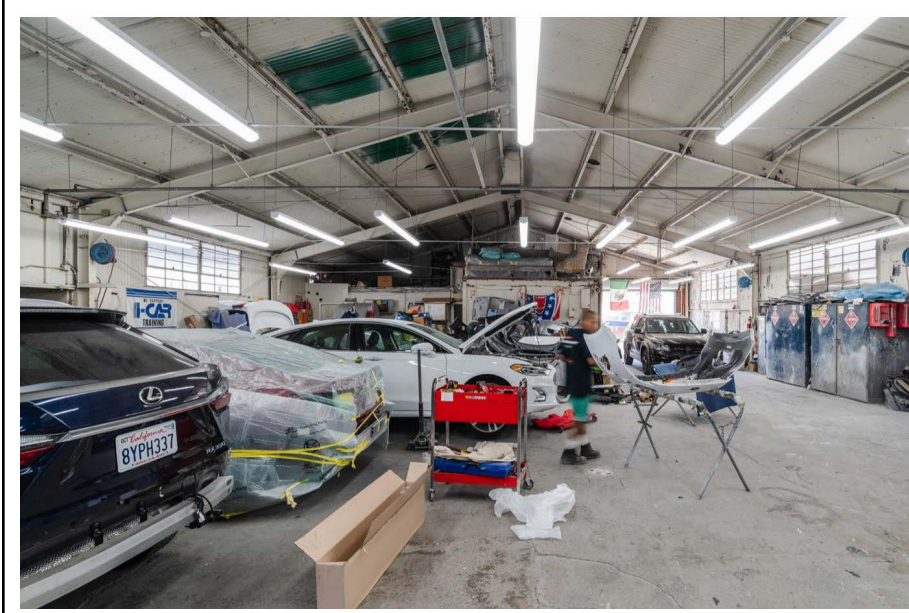
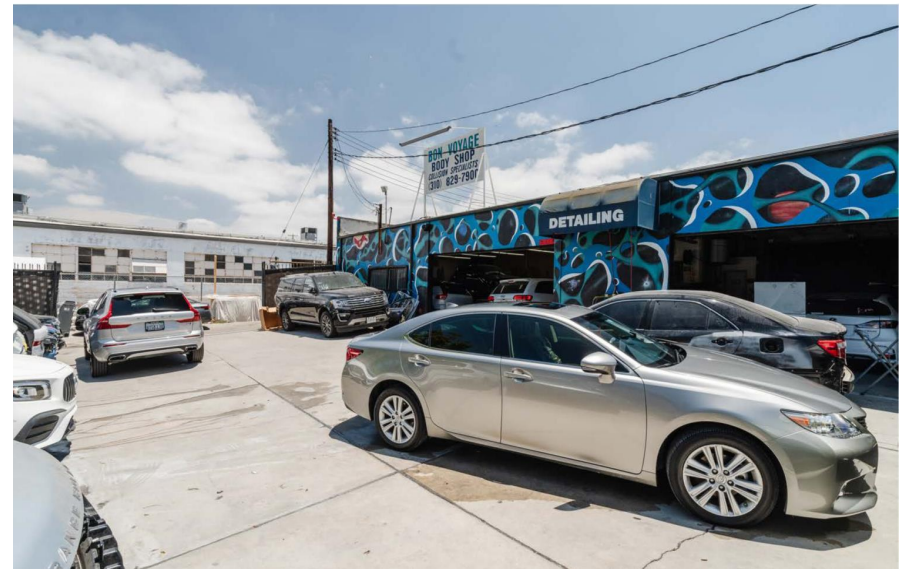
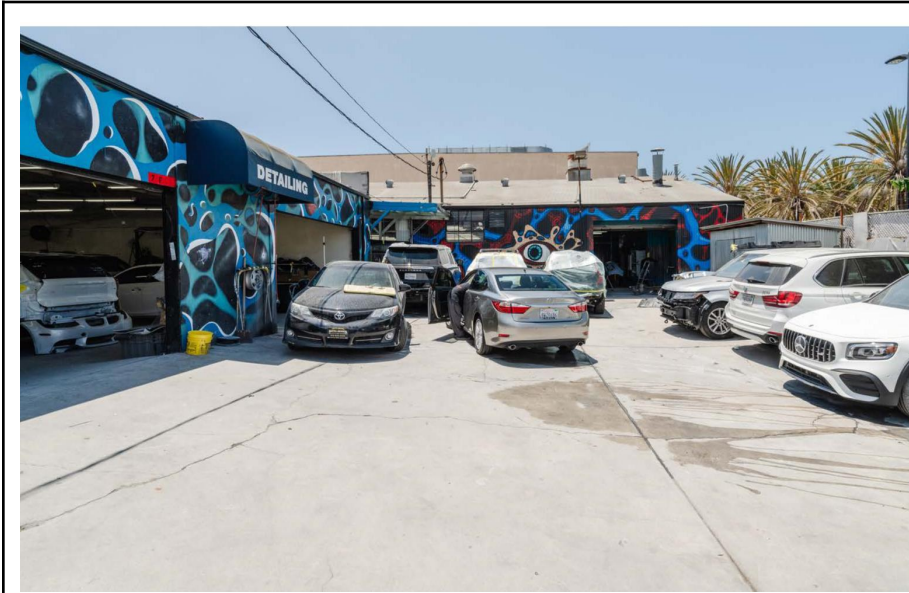
Current Use Currently used by Bon Voyage Auto Body Shop.

Zoning & Uses [Click here for Bergamot Transit Village Zone \(BTV\)](#)
[Click here to see Zoning Uses](#)
[Click here to see Auto Related Uses](#)
[Click here to see property on City Zoning Map](#)

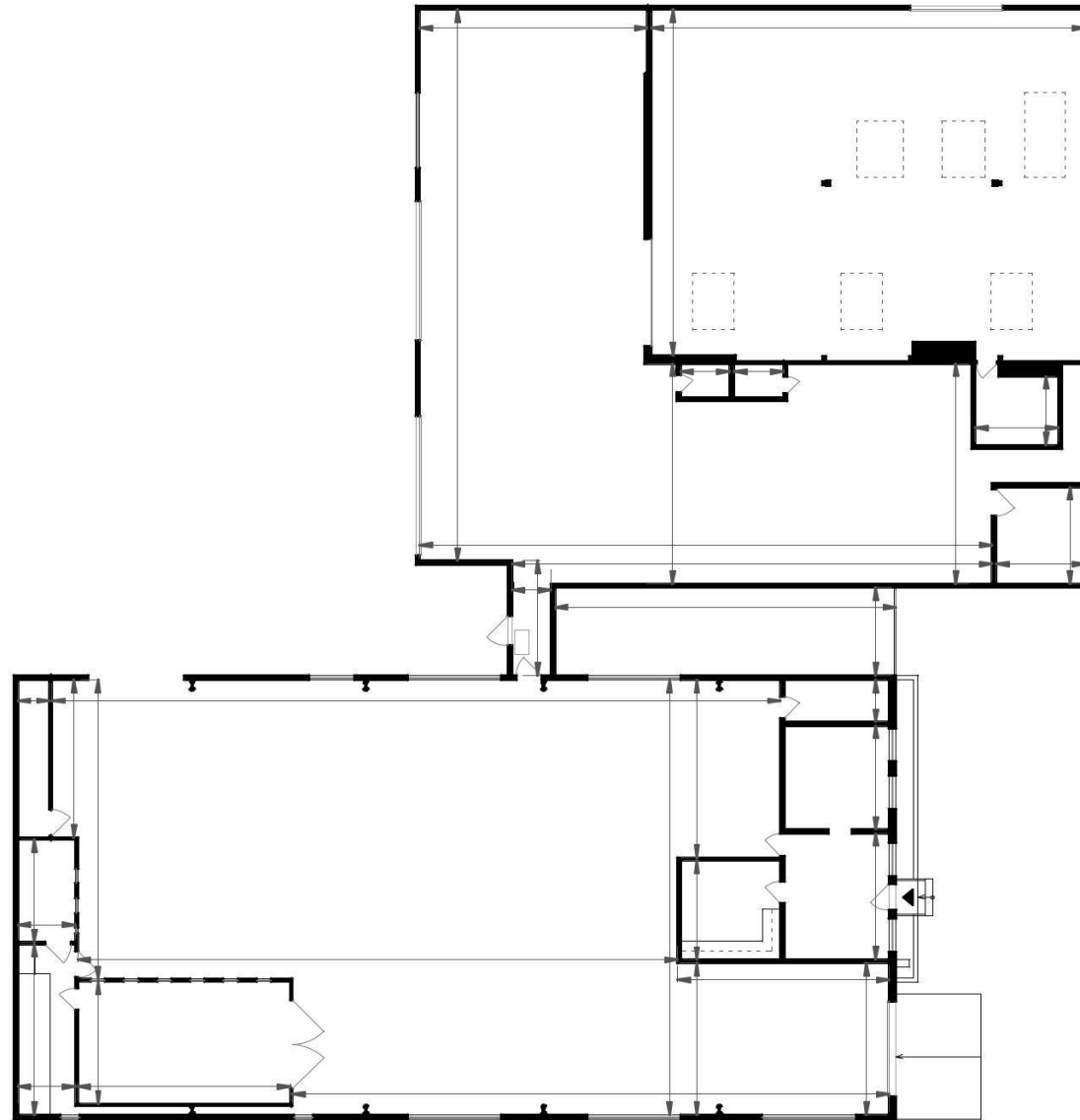
Area Located amongst popular shopping and arts destinations such as Bergamot Arts Center, Third Street Promenade, Main Street, Montana Avenue, and Downtown Santa Monica. Close to the 10 Freeway at the Cloverfield on-ramp and exit.

Environmental Disclosure The Property is listed on the State Water Resources Control Board as a potentially contaminated site. The following site has information to review including Phase 1 and Phase 2 reports.
[Please click here for the information provided by GeoTracker.](#)





Floor Plan



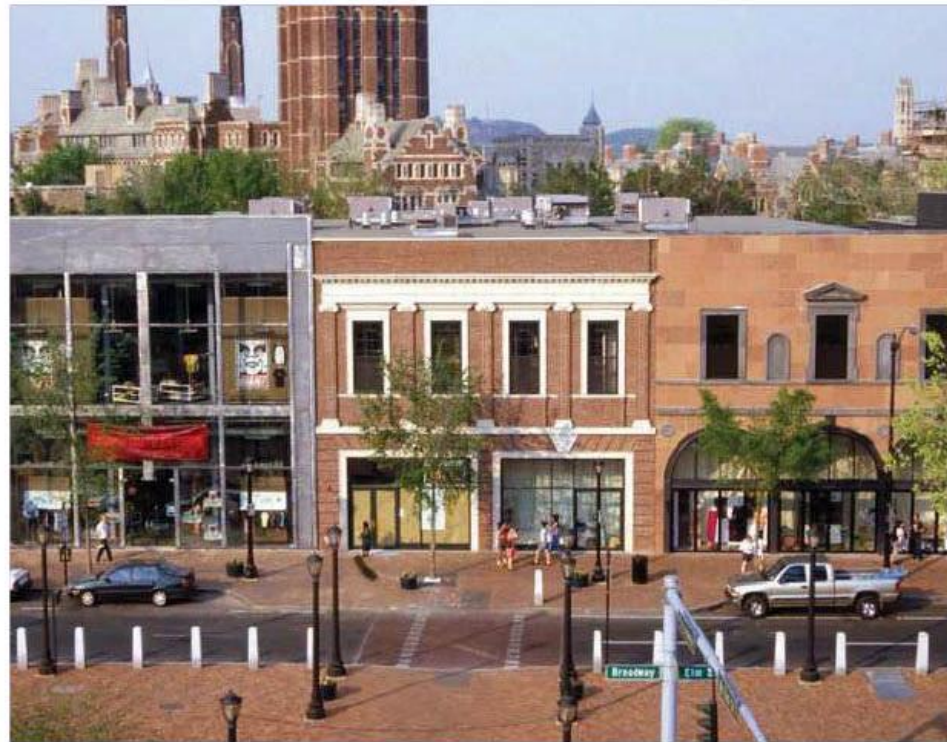
The following is a portion of the Bergamot Area Plan. [Click here to access the entire document.](#)

Development Standards and Land Use Regulations

This section of the Plan sets out the Development Standards to ensure that all proposed development supports the goals and vision of the Plan as described in Chapter 4, Core Components.

The Development Standards include the following sections, which provide a framework for the intended urban form and character, Section A: Land Use Regulations and Section B: Development Standards. The Land Use Regulations define permitted uses in the Bergamot Plan area. The Development Standards regulate new site and building development by establishing standards for intensity, building height, open space and other elements. Development standards include street-based frontage standards, which regulate building frontages along existing and new streets to form adequate and pedestrian-friendly street walls.

If provisions in the Bergamot Area Plan and the Zoning Ordinance are in conflict, the provisions in the Bergamot Area Plan shall be applied. Where Zoning Ordinance provisions are not specifically addressed by the Bergamot Area Plan, the Zoning Ordinance shall be applied.



All projects in the Bergamot Plan area will undergo a City design review and permit process as required by the Zoning Ordinance.

As discussed in Chapter 1, Introduction, the LUCE sets out three tiers for new development in the Bergamot Plan Area. Tier I is baseline, by-right development up to the discretionary review thresholds established by the Zoning Ordinance. Tier II and Tier III projects are allowed additional intensity and height if the associated development provides community benefits.

In addition to compliance with the requirements of this chapter, Tier II and Tier III projects shall comply with the following:

Tier II

- Record a deed restriction that requires the property owner and all building tenants to join and maintain membership in the TMA for the life of the project. This requirement shall be included in all leases.
- Provide all Tier II requirements specified in the City’s Municipal Code, Article IX (Zoning Ordinance). In order to ensure that new development at the Tier II level contributes to the identity and development of the Bergamot Plan area, Tier II level fees (beyond fees that are Code base requirements) shall be allocated to appropriate projects within the Bergamot Plan area to the extent feasible.
- Notwithstanding the above, the Zoning Ordinance Update process will consider requiring that projects in the Bergamot Plan area pay a higher Transportation Impact Fees (TIF), to be allocated as above.

Table 5.01 Key to Land Use Regulations Table

CATEGORY DESIGNATOR	CATEGORY DESCRIPTION
P	Permitted uses
L(#)	Limited uses, which are permitted provided they comply with specified standards; for example, a limitation on floor area, indicated by a footnote in the use regulation table
MUP	Minor conditional uses, which require approval of a Minor Use Permit based on discretionary review conducted by the Planning and Community Development Director
CUP	Conditional uses, which require approval of a Conditional Use Permit based on discretionary review conducted by the Planning Commission
-	Prohibited uses, which are not allowed in the district or overlay

Tier III

Tier III applicants should review Chapter 4, Section B: Land Use for Community Benefits, and incorporate appropriate project components to satisfy the requirement to include substantial additional amenities that the community has prioritized in the Bergamot Plan area. Any fees collected shall be allocated to appropriate projects within the Bergamot Plan area. Actual project features shall be negotiated during the Development Agreement process.

Allocation of Unused Fees

If there are no potential projects that can utilize the Tier II fund contributions within five years of payment, the funds may be used for City projects outside the Plan area.

A. LAND USE REGULATIONS

Table 5.02 presents the land use regulations for the Bergamot Transit Village (BTV), Mixed-Use Creative (MUC), Conservation: Art Center (CAC) and Conservation: Creative Sector (CCS) Districts, as well as the Pedestrian Priority Corridor (PPC) and Retail

Priority (RP) Overlays (see Figure 5.01 for boundaries of the districts). Any other uses not included in the table are prohibited and covered by the general rule, which states that any uses not specifically authorized are prohibited. The key to the land use regulations table is found in Table 5.01.

The new districts created in this Plan permit many of the uses that are permitted in the BTV and MUC districts defined in the LUCE. However, residential uses other than live/work units is prohibited in the Conservation - Creative Sector District in order to conserve its creative arts character. There are also further use restrictions in the overlay districts in order to promote active streets. In the case of conflict between an underlying district and an overlay district, the overlay district standards shall prevail. However, additional residential uses are not permitted on properties in an overlay district with underlying Conservation-CCS District zoning.

Use classifications have been divided into residential uses or non-residential uses (see Table 5.02). For land use definitions, please refer to the Zoning Ordinance. See also the table footnotes on page 138.

Table 5.02 Land Use Regulations

	DISTRICTS				OVERLAYS	
	BERGAMOT TRANSIT VILLAGE (BTV)	MU-CREATIVE (MUC)	CONSERVATION: ART CENTER (CAC)	CONSERVATION: CREATIVE SECTOR (CCS)	PEDESTRIAN PRIORITY CORRIDOR (PPC)	RETAIL PRIORITY (RP)
RESIDENTIAL USES						
Dwelling, Single-Unit	-	-	-	-	-	-
Dwelling, Second Unit	-	-	-	-	-	-
Dwelling, Duplex	-	-	-	-	-	-
Elderly and Long-Term Care	P	P	CUP	-	P	-
Emergency Shelters	P	P	CUP	-	-	-
Existing Mobile Home Park	-	P	-	-	-	-
Family Day Care, Small or Large	P	P	CUP	-	P	P
Group Residential (includes congregate, senior group, supportive)	P	P	CUP	-	P	L(1)
Live/work	P	P	CUP	P	P	L(1)
Multiple-Unit Structure (includes senior, transitional, supportive)	P	P	CUP	-	P	L(1)
Residential Care Facilities	P	P	CUP	-	L(1)	L(1)
Single-Room Occupancy Housing	P	P	CUP	-	P	L(1)
NON-RESIDENTIAL USES						
Animal Care, Sales, and Services	See subclassifications below.					
Kennels	-	-	-	-	-	-
Grooming and Pet Stores	P	P	P	L(2)	L(2)	L(2)
Pet Day Care Services	MUP	MUP	-	MUP	-	-
Veterinary Services	MUP	MUP	-	MUP	-	-
Artist's Studio	P	P	P	P	P	P
Automobile/Vehicle Sales and Service	-	-	-	-	-	-
Banks and Financial Institutions	See subclassifications below.					
Banks and Credit Unions, < 5,000 sq. ft.	P	P	-	P	P	P
Banks and Credit Unions, > 5,000 sq. ft.	CUP	CUP	-	CUP	CUP	CUP
Check Cashing Businesses	-	-	-	-	-	-
Bicycle Rental and Share Stations	P	P	P	P	P	P
Business Services	P	P	P	P	L(2)	L(2)
College and Trade Schools, Public or Private	CUP	CUP	CUP	-	CUP	-



	DISTRICTS				OVERLAYS	
	BERGAMOT TRANSIT VILLAGE (BTV)	MU-CREATIVE (MUC)	CONSERVATION: ART CENTER (CAC)	CONSERVATION: CREATIVE SECTOR (CCS)	PEDESTRIAN PRIORITY CORRIDOR (PPC)	RETAIL PRIORITY (RP)
Commercial Entertainment and Recreation	See subclassifications below.					
Cinemas & Theaters, up to 99 seats	P	P	P	P	P	CUP
Cinemas & Theaters, more than 99 seats	CUP	-	-	-	-	-
Convention and Conference Centers	See subclassifications below.					
Large-scale, >= 25,000 sf	CUP	-	-	-	-	-
Small-scale, < 25,000 sf	CUP	CUP	CUP	-	CUP	CUP
Commercial Kitchens	CUP	CUP	-	CUP/L(1)	CUP/L(1)	CUP/L(1)
Commercial Recreational Facilities, Large-scale	CUP	-	-	-	-	-
Commercial Recreational Facilities, Small-scale	MUP	MUP	MUP	MUP	MUP/L(1)	MUP/L(1)
Communication Facilities	See subclassifications below.					
Antennas and Transmission Towers	MUP	MUP	-	-	-	-
Equipment/Facilities within Buildings	CUP	CUP	-	-	-	-
Community Assembly	CUP	CUP	CUP	-	CUP	CUP
Community Gardens	P	P	P	P	P	MUP
Cultural Facilities	P	P	P	P	P	P
Day Care Centers	P	P	-	P	L(1)	L(1)
Eating and Drinking Establishments	See subclassifications below.					
Bars/Nightclubs/Lounges	CUP	CUP	MUP	CUP	CUP	CUP
Restaurants, Full or Limited Service, up to 50 seats (including accessory bar seats)	P	P	P	P	P	P
Restaurants, Full or Limited Service, more than 50 seats (including accessory bar seats)	P	P	P	CUP	P	P
Restaurants, Drive-Through Facilities	-	-	-	-	-	-
Restaurants, Accessory Live Entertainment	P	P	P	P	P	P
Restaurants, Outdoor Eating Areas	P	P	P	P	P	P
Equipment Rental	MUP	MUP	-	MUP	MUP	-
Flex Vehicle Spaces, accessory	L(7)	L(7)	L(7)	L(7)	L(7)	L(7)
Food and Beverage Sales	L(8)	L(8)	CUP/L(2)	CUP/L(2)	L(2)	L(2)
Funeral Parlors and Mortuaries	-	-	-	-	-	-

	DISTRICTS				OVERLAYS	
	BERGAMOT TRANSIT VILLAGE (BTV)	MU-CREATIVE (MUC)	CONSERVATION: ART CENTER (CAC)	CONSERVATION: CREATIVE SECTOR (CCS)	PEDESTRIAN PRIORITY CORRIDOR (PPC)	RETAIL PRIORITY (RP)
Hospitals and Clinics, <= 5,000 sq. ft.	MUP	MUP	-	MUP	-	-
Hospitals and Clinics, > 5,000 sq. ft.	CUP	CUP	-	-	-	-
Industry, General	-	-	-	-	-	-
Industry, Research and Development	P	P	L(2)	L(2)	L(1)	L(1)
Industry, Limited	P	P	L(2)	L(2)	P	P
Instructional Services	P	P	L(5)	L(5)	L(1)	L(1)
Lodging	See subclassifications below.					
Bed and Breakfast	-	-	-	-	-	-
Hotels and Motels	CUP	CUP	CUP	-	CUP	CUP
Maintenance and Repair Services, <= 5,000 sq. ft.	MUP	MUP	-	MUP	-	-
Maintenance and Repair Services, > 5,000 sq. ft.	-	-	-	-	-	-
Media Production	See subclassifications below.					
Movie or Recording Studio	P	P	P	P	L(1)	L(1)
Support Facilities	P	P	-	P	L(6)	L(6)
Nurseries and Garden Centers	P	P	-	-	MUP/L(4)	MUP/L(4)
Offices	See subclassifications below.					
Business and Professional, <= 5,000 sq. ft.	P	P	-	-	L(1)	L(1)
Business and Professional, > 5,000 sq. ft.	CUP	CUP	-	-	CUP/L(1)	CUP/L(1)
Creative	P	P	P	P	P	L(1)
Medical and Dental	CUP	CUP	-	CUP	CUP	CUP
Walk-In Clientele	P	P	-	-	P	P
Park and Recreation Facilities, Public	P	P	P	P	P	P
Parking, Shared: New Standalone Public or Private	P	P	P	-	CUP	CUP
Personal Services	See subclassifications below.					
General Personal Services	P	P	-	P	P	P
Tattoo or Body Modification Parlor	MUP	MUP	-	-	-	-
Public Safety Facilities	P	P	L(3)	P	P	P
Recycling Facilities, <= 5,000 sq. ft.	CUP	CUP	-	-	-	-
Recycling Facilities, > 5,000 sq. ft.	-	-	-	-	-	-



	DISTRICTS				OVERLAYS	
	BERGAMOT TRANSIT VILLAGE (BTV)	MU-CREATIVE (MUC)	CONSERVATION: ART CENTER (CAC)	CONSERVATION: CREATIVE SECTOR (CCS)	PEDESTRIAN PRIORITY CORRIDOR (PPC)	RETAIL PRIORITY (RP)
Retail Sales, General	See subclassifications below.					
Art Galleries	P	P	P	P	P	P
Building Material Sales and Services	-	-	-	-	-	-
Firearms and Ammunition Sales	-	-	-	-	-	-
General Retail Sales, < 15,000 sq. ft.	P	P	P	P	L(2)	L(2)
General Retail Sales, > 15,000 sq. ft.	-	-	-	-	-	-
Pawn Shops	-	-	-	-	-	-
Schools, Public or Private	CUP	CUP	CUP	-	CUP	-
Social Service Centers	P	P	-	-	MUP	L(1)
Swap Meet	CUP	CUP	CUP	-	-	-
Vehicle Rental, Accessory to Primary Use	P	P	P	-	-	-
Utilities	See subclassifications below.					
Utilities, Major	-	-	-	-	-	-
Utilities, Minor	P	P	P	P	P	P
Warehousing, Storage and Distribution	-	-	-	-	-	-

Footnotes:

- L(1) Not allowed on the ground floor for the first 40 feet of lot depth, except residential uses in the BTV/PPC Overlay District
- L(2) Limited to 4,000 sq. ft. or less.
- L(3) Limited to 15,000 sq. ft. or less.
- L(4) Nurseries and Gardens Centers permitted if all goods, except planted stock, are kept entirely within an enclosed building.
- L(5) Limited to arts related uses only.
- L(6) Not allowed on the ground floor for the first 40 feet of lot depth on Nebraska Avenue.
- L(7) Flex vehicle spaces within areas otherwise used for parking and not as a stand-alone use.
- L(8) Limited to 4,000 sq. ft. or less. Notwithstanding, one (1) new food & beverage sales facility may be permitted in the Plan area, in either the BTV or MUC District, that exceeds the 4,000 square foot limit and may be a maximum of 15,000 square feet.

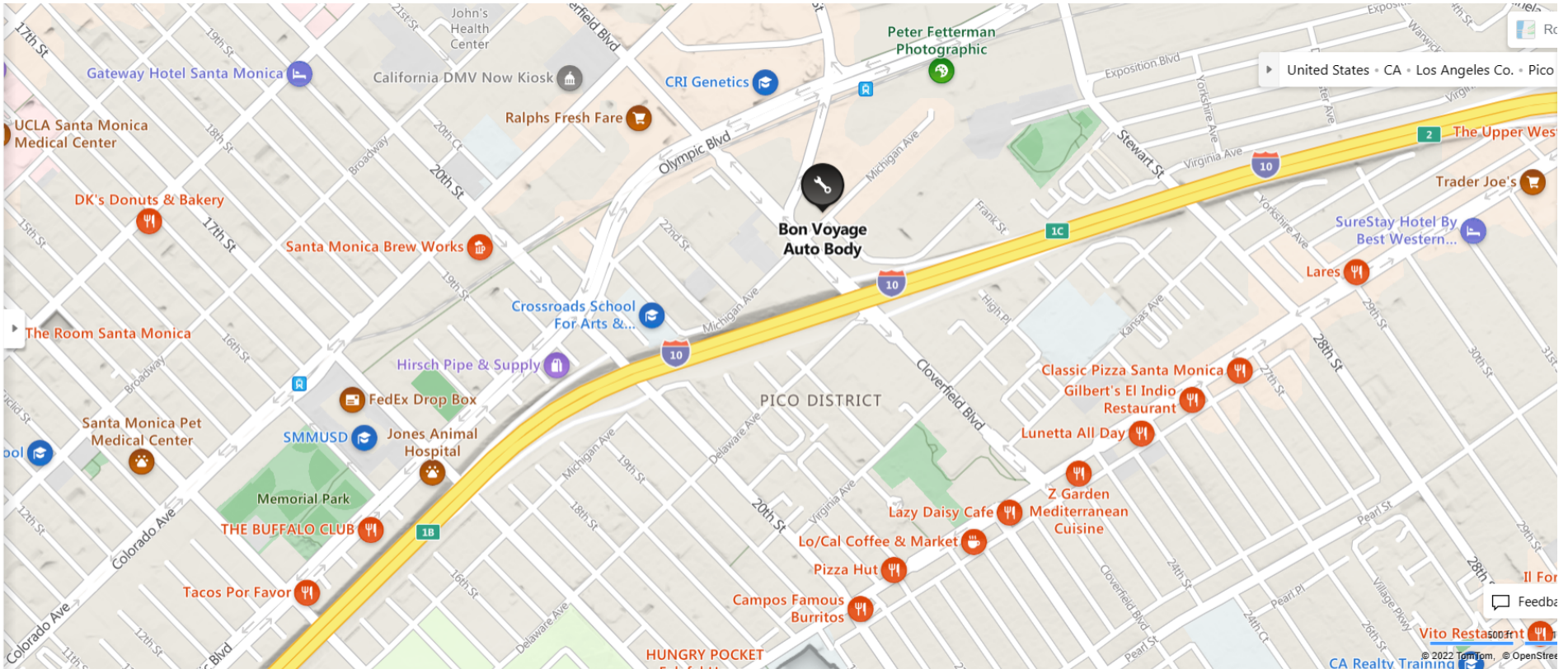
B. DEVELOPMENT STANDARDS

Development Standards in Table 5.03 are specific to the districts in the Bergamot Plan area. Certain standards are flexible to allow for architectural innovation if approved by the authorized review entity (see B.11 for Flexible Development Standards).

B.1 Floor Area Ratio (FAR)

Maximum floor area ratios (FARs) for Tier I, Tier II and Tier III projects are established in Table 5.03. In the Bergamot Plan area, floor area ratio includes only building area at or above grade. In circumstances where publically accessible roads and pathways are negotiated, FAR will be calculated on the gross area of the project site.

Prospective Buyers are advised to Contact the City of Santa Monica for any changes or modifications to the above BTV Development Standards and Land Use Regulations



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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.