

From: [William Nathan](#)
To: [Lars Nystrom](#)
Subject: RE: 825 Ocean Ave, abandoned building Police call out for intruders.
Date: Tuesday, February 4, 2025 7:48:47 AM
Attachments: [image001.png](#)

Thanks Lars!

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

Community Development



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From: Lars Nystrom <Lars.Nystrom@santamonica.gov>
Sent: Friday, January 31, 2025 9:40 PM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: 825 Ocean Ave, abandoned building Police call out for intruders.

Hello,

I remember being out on 825 Ocean Ave with you on the abandoned building. I have attached Police Cad. It was a transient in the building arrested and he/she had turned on some water, so it was leaking out onto the street. I have attached PD Cad summary for you.

Lars Nystrom

From: [Josh Kurpies](#)
To: [Heather Averick](#)
Cc: [David White](#)
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites
Date: Tuesday, February 4, 2025 7:46:38 PM
Attachments: [image003.png](#)
[image004.png](#)
[image006.png](#)
[image001.png](#)

Sounds good, thank you!



Josh Kurpies

Council Office & Legislative Affairs Liaison
(310) 458-2201 ext. 5501

[Resources for Californians Impacted by Los Angeles Fires](#)

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Tuesday, January 28, 2025 6:47 AM
To: Josh Kurpies <Josh.Kurpies@santamonica.gov>
Cc: David White <David.White@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Josh,

I sent David a summary of our input. [REDACTED]

As an aside, according to them the letter was due the 21st, and they have already submitted the application.



Heather Averick

Director of Housing and Human Services
(310) 458-8310

santamonica.gov

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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Josh Kurpies <Josh.Kurpies@santamonica.gov>

Sent: Monday, January 27, 2025 6:33 PM

To: Heather Averick <Heather.Averick@santamonica.gov>

Subject: FW: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Heather:

[REDACTED]

Thanks!

-josh



Josh Kurpies

Council Office & Legislative Affairs Liaison

(310) 458-2201 ext. 5501

[Resources for Californians Impacted by Los Angeles Fires](#)

From: Gina Gribow <gina@ekapr.com>

Sent: Monday, January 27, 2025 3:03 PM

To: Heather Averick <Heather.Averick@santamonica.gov>; David White

<David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

I wanted to circle back—St. Joseph’s mentioned they sent the City a template support letter to provide to DMH. Please let us know if you need anything further to finalize the support letter.

Thank you again for your support!

From: Heather Averick <Heather.Averick@santamonica.gov>

Sent: Thursday, January 16, 2025 9:01 AM

To: Gina Gribow <gina@ekapr.com>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>

Subject: Re: Request for Support for Grant Funding Proposal for Interim Housing Sites

We are meeting with Dr. smith tomorrow afternoon.

Best,

From: Gina Gribow <gina@ekapr.com>

Sent: Thursday, January 16, 2025 8:20:38 AM

To: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

It may be quickest for us to answer any questions you have about the project. I have cc'ed my colleague Jeff McConnell who can answer any questions. We are also happy to set up a quick call either today or tomorrow, if helpful.

Thank you.

From: David White <David.White@santamonica.gov>

Sent: Tuesday, January 14, 2025 8:09 PM

To: Gina Gribow <gina@ekapr.com>; Heather Averick <Heather.Averick@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you checking in Gina. Based on the last email from Heather perhaps you could nudge them to be flexible in accommodating a meeting with Heather and her team!

Thank you.



David White

City Manager
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From: Gina Gribow <gina@ekapr.com>
Sent: Tuesday, January 14, 2025 6:44 PM
To: Heather Averick <Heather.Averick@santamonica.gov>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Given the timeframe for the award deadline, I wanted to circle back on this.

Apologies for reaching out during the current emergency at hand—I am sure everyone is underwater, but I hope everyone is staying safe.

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Monday, January 6, 2025 7:45 PM
To: Gina Gribow <gina@ekapr.com>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Gina, it has been a challenge to find a date SJC/Dr. Smith team are available that we are. We are still working on finalizing a date, but it will be before the deadline of the 21st.

Thanks,



Heather Averick

Director of Housing and Human Services

(310) 458-8310

santamonica.gov

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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Gina Gribow <gina@ekapr.com>
Sent: Monday, January 6, 2025 5:44 PM
To: David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Josh Kurpies <Josh.Kurpies@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

I wanted to check in to see if Heather and her team had an opportunity to connect with St. Joseph's.

Thank you and Happy New Year!

From: David White <David.White@santamonica.gov>
Sent: Sunday, December 29, 2024 2:08 PM
To: Gina Gribow <gina@ekapr.com>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Josh Kurpies <Josh.Kurpies@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you Gina. We can follow-up after Heather and her team meet with St. Joseph's.



David White

City Manager

santamonica.gov

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From: Gina Gribow <gina@ekapr.com>

Sent: Sunday, December 29, 2024 2:06 PM

To: David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Grants will be awarded on January 21st and letters can be submitted up until the date of award. Ideally, the sooner the better.

Appreciate you connecting with St. Joseph's. Please let me know if there are any additional questions we can answer.

Thanks, David.

From: David White <David.White@santamonica.gov>

Sent: Monday, December 23, 2024 4:08 PM

To: Gina Gribow <gina@ekapr.com>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Gina, thank you for reaching out. Heather and I discussed this last week and her team are going to connect with St. Joseph's to learn more about what they are looking to achieve at the location and discuss the opportunity to Santa Monica. Can you remind me when letters can be submitted, I believe it is some time in January 2025.



David White

City Manager

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From: Gina Gribow <gina@ekapr.com>

Sent: Monday, December 23, 2024 11:31 AM

To: Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

I wanted to circle back on this. Let me know if it would be helpful to directly connect you with St. Joseph Center and/or set up a call to discuss further.

Thank you and Happy Holidays!

From: Gina Gribow

Sent: Wednesday, December 18, 2024 10:54 AM

To: Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you for looping in the City Manager and Housing Director. We have not yet discussed with staff.

I have attached a draft letter of support for each project which provides additional information about the proposed interim housing facilities. If you need more information, we are happy to connect you directly with St. Joseph Center since they are the applicant.

I was just made aware that St. Joseph Center already submitted the proposals for grant funding. However, supplemental letters of support can be submitted up until the time of award (January 21st). Please let me know what is best for next steps.

Thank you!

From: Caroline Torosis <Caroline.Torosis@santamonica.gov>

Sent: Monday, December 16, 2024 11:38 AM

To: Gina Gribow <gina@ekapr.com>

Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: Re: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Gina,

By when do you need the letter of support? And have you discussed with City of Santa Monica staff? I am copying our city manager and housing director here for their awareness. If you could share a draft with us as well as more information about the projects that would be appreciated.

Caroline

From: Gina Gribow <gina@ekapr.com>

Sent: Monday, December 16, 2024 1:18:27 PM

To: Caroline Torosis <Caroline.Torosis@santamonica.gov>

Subject: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Mayor Pro Tem Torosis,

I am reaching out to request your support for a grant funding application for proposed interim housing sites in Santa Monica. Our client Leo Pustilnikov owns a couple of former assisted living facilities in Santa Monica and is looking to transition them to interim housing with St. Joseph Center serving as the operator. In response to the LA County Department of Mental Health's request for applications for interim housing (through Shine BC LA, and with funding from California's Behavioral Health Bridge Program and the Mental Health Services Act), St. Joseph Center is submitting a proposal for grant funding for both of these sites.

The proposed facilities will provide temporary safe and clean shelter, 24-hour oversight, bed availability, case management, restrooms and showers, laundry, meals, accommodations for service and support animals, security, and linens, hygiene products and toiletries. For reference, the facilities are located at 825 Ocean Avenue and 413 Ocean Avenue.

We would welcome your support for St. Joseph Center's grant funding proposal. I am happy to share a draft letter of support for you to review. If helpful, I am also happy to jump on a call to discuss further.

Thank you for your consideration.

All the best,

Gina

From: [William Nathan](#)
To: [Steven Hollowell](#)
Subject: 825 Ocean Ave // 24COM-0194
Date: Friday, February 14, 2025 10:51:13 AM
Attachments: [image001.png](#)

Ofc. Hollowell,

Could you please provide me with a printout of the incident that occurred at 825 Ocean Avenue on 1/31/2025 at 2018hrs (SMPD Incident #25-9697) and (SMFD Incident #25-1838)? Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: [Steven Hollowell](#)
To: [William Nathan](#)
Subject: Re: 825 Ocean Ave // 24COM-0194
Date: Friday, February 14, 2025 4:48:44 PM
Attachments: [image001.png](#)
[Outlook-A picture .png](#)
[Outlook-A picture .png](#)
[259697.pdf](#)

I don't have access to fire printouts



Steven Hollowell

Beat 1 Neighborhood Resource Officer
(310) 458-8474

SantaMonicaPD.org

[Facebook](#) | [Twitter](#) | [Instagram](#)

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, February 14, 2025 10:51 AM
To: Steven Hollowell <Steven.Hollowell@santamonica.gov>
Subject: 825 Ocean Ave // 24COM-0194

Ofc. Hollowell,

Could you please provide me with a printout of the incident that occurred at [825 Ocean Avenue](#) on 1/31/2025 at 2018hrs (SMPD Incident #25-9697) and (SMFD Incident #25-1838)? Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: [William Nathan](#)
To: [Steven Hollowell](#)
Subject: Re: 825 Ocean Ave // 24COM-0194
Date: Friday, February 14, 2025 4:50:22 PM
Attachments: [image001.png](#)
[Outlook-A picture .png](#)
[Outlook-A picture .png](#)

Ok no worries thank you

Best Regards,

William Nathan

Code Enforcement Officer II
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[Community Development](#)

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From: Steven Hollowell <Steven.Hollowell@santamonica.gov>
Sent: Friday, February 14, 2025 4:48:44 PM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: Re: 825 Ocean Ave // 24COM-0194

I don't have access to fire printouts



Steven Hollowell
Beat 1 Neighborhood Resource Officer
(310) 458-8474
SantaMonicaPD.org
[Facebook](#) | [Twitter](#) | [Instagram](#)

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, February 14, 2025 10:51 AM
To: Steven Hollowell <Steven.Hollowell@santamonica.gov>
Subject: 825 Ocean Ave // 24COM-0194

Ofc. Hollowell,

Could you please provide me with a printout of the incident that occurred at 825 Ocean Avenue on 1/31/2025 at 2018hrs (SMPD Incident #25-9697) and (SMFD Incident #25-1838)? Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

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From: [William Nathan](#)
To: [Chris West](#)
Cc: [Steve Case](#)
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed
Date: Friday, February 14, 2025 11:21:45 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Returned Mail 12-12-24.pdf](#)
[2nd Adm Cite - SM080001348.pdf](#)

Good afternoon Chris & Steve,

As a courtesy I have attached a PDF copy of the 2nd administrative citation SM080001348 that was issued today. A hard copy is being mailed to the address on record at: 228 N PARK AVE STE A, WINTER PARK, FL 32789-3886. Your next compliance due date is **March 7, 2025**, to abate all violations existing.

-
Please note that the 1st administrative citation SM080001337 was sent to the address and above and to the Agent for Service of Process listed for **BFG SANTA MONICA PROPCO, LLC** with the California Secretary of State, but the envelope was returned to my office by the USPS.

Therefore, I will be directing all mail correspondence to 228 N PARK AVE STE A, WINTER PARK, FL 32789-3886, unless there is another preferred mailing address to forward mail to. If there is another preferred mailing address to forward mail to, then please advise. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: William Nathan

Sent: Wednesday, February 5, 2025 8:44 AM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Chris,

Thank you for your prompt response and concern. Thankfully, we have all been safe throughout these disasters.

I am happy to here of the agreement that you are making for Los Angeles County to redevelop and occupy the premises. However, that is still going to take time to secure and commence work; longer than is available to you as of right now. The corrections are a matter of property maintenance, and not renovations that need to be met. If you would like, you can loop them into the email, or I am available to advise them over the phone of this being a priority that needs to be corrected immediately. Once I issue the 2nd administrative citation, you will need to correct these items within 21-days from the date of the citation to comply.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Wednesday, February 5, 2025 8:33 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Steve Case <steve.case@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning, William,

I hope you are having a good day and that you, your family, friends and co-workers were not victims of the horrible wildfires that occurred in January.

I appreciate your email on this matter. As I mentioned when we last spoke, we are in the process of doing a triple net lease with the county of Los Angeles on these properties. We have signed LOIs and are awaiting a final confirmation from the county of LA to execute the lease, it is only a matter of time until this deal closes. As part of the process the county of LA has verbally requested that we do not make any physical changes to the sites because they will be doing large scale renovations when they take control in the upcoming months. We are doing everything possible to ensure this process goes smoothly so that there can be new transitional housing for the community and this matter will be finally resolved.

What would you recommend we do so that we can abide by the county's request that no alterations be made to the physical plant while cooperating with your requests?

Sincerely,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, February 5, 2025 9:15 AM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am following up with you as I have not heard from you since our last email. To recap see the list below of outstanding violations:

1. *All dilapidated canopies to be either repaired/removed. **The Front façade canopy and interior canopy above common areas are still in disrepair.***
2. *Remove plywood from rear fencing. Repair/replace all damaged planks of wood on the rear fencing and use the consistent building materials and paint with like colors.*
3. *Boarding up of all windows not facing the public rights-of-way and paint all plywood in a color consistent with the exterior of the building that are securing doors & windows. Ensure all windows and doors are closed, locked, and secured.*
4. *Remove all graffiti from the premises.*
5. *Documentation for extermination of pests & vermin due to rodent droppings observed.*
6. *Submit documentation of weekly inspections by property owner representatives/staff. Conduct full interior and exterior inspections as well.*
7. *Remove and properly dispose of discarded cans of paint from the exterior of*

the premises.

8. *Update the combination locks to reflect the code provided to SMPD on the Trespass Arrest Authorization Letter, or update SMPD with new codes to the combination locks.*

Unfortunately, there was another incident on January 31, 2025, which required SMPD and SMFD to respond. A report of running water coming out from a 2nd floor window was reported. A trespasser was located inside the property and arrested. I conducted a follow-up inspection yesterday from the public rights-of-way, and none of the corrective actions listed above have been corrected. At this time, I will be issuing a 2nd Administrative citation for the violations. Please take immediate actions to correct these violations and maintain the property in compliance. Failure to comply will result in a 3rd administrative citation, and then referral to the City Attorney's Office if compliance is still not achieved. I am available for a phone call as needed if you have any questions or concerns. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

Community Development



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: William Nathan
Sent: Tuesday, January 7, 2025 8:22 AM
To: Chris West <chris.west@bournefg.com>
Cc: Steve Case <steve.case@bournefg.com>
Subject: FW: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Please see the email I've included below your last email. In the original email I sent you on **Thursday November 21, 2024**, I detailed the issuance of the citation and the corrective actions.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West chris.west@bournefg.com
Sent: Monday, January 6, 2025 12:54 PM
To: William Nathan William.Nathan@santamonica.gov
Subject: 825 Ocean Ave Citation

EXTERNAL

Hi William -

We received this today, but we hadn't heard anything from you. Wanted to confirm that this was correct. Please give me a call when you get a chance so we can go over the details.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan

Sent: Thursday, November 21, 2024 1:21 PM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris and Steve,

Thank you again for coordinating efforts to inspect the property on this past Tuesday 11/19/2024, and your attempts to abate the violations. Unfortunately, there are still existing violations on-site that have been noted in previous notices and emails conversations. Additionally, SMPD responded with officers to clear the building as requested, due to concerns with an open window on the 2nd floor suggesting potential trespassers on-site. Fortunately, there were no persons inside the building. In the future, it would be best to have your own personnel enter the premises prior to our inspection and determine if there is anyone inside that needs to be removed due to trespassing.

The 1st administrative citation was issued for failure to comply with all corrective actions formerly listed in the Notices of Violations. As a courtesy, I have attached a digital copy of the administrative citation issued as well as the municipal code for SMMC Chapter 13, that this property must comply with. Please see the two lists below of completed/corrected violations and outstanding violations.

The following corrections have been completed:

1. Front door entrance is accessible but locked and secured (remove the restriction that made this door inaccessible).
 - *Completed: the rear exterior door is now accessible with a combination lock. Only one door must remain accessible.*
2. All exterior access points have been changed to combination locks.
3. Interior furniture removed.
 - Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.
1. Repair the rear fencing so that it is plumb & not leaning inward.
2. Remove trash, litter, and debris from the premises.
3. Remove overgrown weeds and vegetation from the alley side on the fencing.
4. Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)

These outstanding violations that have not been corrected – (Refer to SMMC 13.04.040 and SMMC 13.02.060):

1. All dilapidated canopies to be either repaired/removed. **The Front façade canopy and interior canopy above common areas are still in disrepair.**
2. Remove plywood from rear fencing. Repair/replace all damaged planks of wood on the rear fencing and use the consistent building materials and paint with like colors.
3. Boarding up of all windows not facing the public rights-of-way and paint all plywood in a color consistent with the exterior of the building that are securing doors & windows. Ensure all windows and doors are closed, locked, and secured.
4. Remove all graffiti from the premises.
5. Documentation for extermination of pests & vermin due to rodent droppings observed.
6. Submit documentation of weekly inspections by property owner representatives/staff. Conduct full interior and exterior inspections as well.
7. Remove and properly dispose of discarded cans of paint from the exterior of the premises.

8. Update the combination locks to reflect the code provided to SMPD on the [Trespass Arrest Authorization Letter](#), or update SMPD with new codes to the combination locks.

I also want to recommend that you collaborate with neighboring property at [815 Ocean Avenue](#) to repair/replace the masonry wall on the north side of the property. It is caving into your side of the property causing a safety hazard. A Surveyor's Report by a third party will yield the property line information at the cost of the property owners involved. If no actions are taken, I will be required to issue a Notice of Violation to both respective property owner(s) to correct the violation.

Lastly, I understand that you are pursuing a tenant to occupy in the near future. Please update me with any concrete information on this. At this time, I will be required to keep this case open and monitor for compliance until the property is no longer vacant. Let's reconvene on **December 11, 2024**, with an update on the corrective actions made, provide the documents requested, and schedule a follow-up inspection for me to verify. Thank you for your assistance and cooperation throughout this process.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: William Nathan

Sent: Tuesday, November 19, 2024 8:14 AM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Unfortunately, I won't be available until 12pm.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, November 19, 2024 8:11 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning William,

I had to grab an early flight to LAX and just landed if you want to do before noon that would work for me (say 10am). Otherwise, noon still works.

Let me know, thanks,

Chris

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From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, November 14, 2024 5:11:00 PM
To: Chris West <chris.west@bournefg.com>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Great thanks. See you then!

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>
Sent: Thursday, November 14, 2024 12:57:09 PM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Confirming, see you then.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, November 12, 2024 9:35 AM

To: Chris West <chris.west@bournefg.com>; Steve Case <steve.case@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Happy Veterans Day! Tuesday @ 12pm PST works well for me.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Monday, November 11, 2024 07:31

To: Steve Case <steve.case@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning William,

I hope you had a great weekend and happy Veterans Day! Quickly following up on this since you were out of the office on Friday. Touring the property the week of the 18th on Tuesday or Thursday at or around noon would work best for us. Please let me know which of those days works best for you.

Best,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: Chris West <chris.west@bournefg.com>
Sent: Friday, November 8, 2024 7:18 AM
To: Steve Case <steve.case@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Will do.

William -

Can we do Thursday or Friday of that week?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: Steve Case <steve.case@bournefg.com>
Sent: Thursday, November 7, 2024 8:15 PM
To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

[@Chris West](#) Please coordinate a good day / time with William during the week of November 18th. I will do my best to join, unfortunately, it is looking unlikely.

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, November 5, 2024 8:40 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Thank you for your response. The week of November 18th works best for me as I will be away at a conference the week prior. I am available on November 19th - 22nd (Tuesday-Friday). I am unavailable on that Thursday the 21st from 2PM-3PM. Please advise of a time and day that works best.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Steve Case <steve.case@bournefg.com>

Sent: Tuesday, November 5, 2024 6:54 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

I apologize for not responding. What day(s) / time(s) work best for you the week of November 11th and the week of November 18th? Myself and/or Chris West will be onsite to meet you.

We have been visiting the community at least once per week. Nobody has been able to successfully break into the community. However, there are two issues which we have told the Santa Monica PD about. First, there is a woman who consistently parks in front of the community in a white vehicle and canvases the community. We suspect she is trying to find a way to break in. Second, someone has consistently tried to break into the back of the community but has been unsuccessful. However, they have caused property damage which we try to repair in a timely manner.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, November 1, 2024 8:58 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am following up with you on this since you did not respond to the last email I sent on October 1st. We need to schedule a follow-up inspection at the property.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: William Nathan

Sent: Tuesday, October 1, 2024 10:03 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Ok thank you. Let's schedule the next meeting for this month for the follow-up inspection. During that inspection if I can verify that all corrective actions have been completed, I can then close out this case. Please advise of your possible dates for me to coordinate with you...

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Steve Case <steve.case@bournefg.com>

Sent: Monday, September 30, 2024 4:19 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

I have been told by Joel Gomez that everything has been completed except for the painting of plywood and extermination. I have seen pictures validating the work.

There is a homeless person on drugs who keeps pulling plywood off the back of our building using his bare hands. This is despite the fact that all plywood is attached to the building using wood screws. I have contacted the Santa Monica PD multiple times but have not heard back. I don't want to keep paying to have the plywood reattached and painted just to have it ripped off the building again. I am not sure what to do.

We are onsite multiple times per week and have not observed any homeless people in the building. However, we do believe there is a homeless person living in a car on our block and is actively looking for a way into the building. Again, we have contacted the Santa Monica PD.

My trip in September was cancelled. I am trying to make it out in October. I will keep you updated on our progress.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, September 26, 2024 4:54 PM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

I am following up on your progress. Can you give me any updates?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Friday, September 6, 2024 4:54 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thanks William. Item #9 was completed last Friday.

Regarding the plywood, a homeless person has already ripped off some of the plywood on the back windows. This is despite us screwing them into the side of the building with nine screws. I'm not sure how we fix this situation.

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, September 5, 2024 11:43 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Looks good. As an updated recap here is the list of remaining corrective items:

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible). **Completed**

1. The code requires “at least one exterior door shall allow authorized persons access to the interior of the... property.”
 1. So, since the **rear exterior door** is now accessible with a combination lock, you can take further measures to lock and re-secure the front door that has panic hardware.
2. All exterior access points have been changed to combination locks. **Completed**
3. Interior furniture removed. **Completed**
 1. Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.
4. All **dilapidated canopies to be either repaired/removed. Partially Completed**
(interior canopies left above common areas)
5. Repair the rear fencing so that it is plumb & not leaning inward **Completed**
6. **Repair/replace damaged plank of wood.**
7. Remove trash, litter, and debris from the premises. **Completed**
8. Remove overgrown weeds and vegetation from the alley side on the fencing. **Completed**
9. **Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)**
10. **Boarding up of all windows not facing the public rights-of-way.**
11. **Painting all plywood in a color consistent with the exterior of the building that are securing doors & windows.**
12. **Documentation for extermination of pests & vermin due to rodent droppings observed.**

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Thursday, September 5, 2024 9:53 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Good morning. The interior has been cleaned up (see attached pictures) and all trash removed. We also installed an additional lock on the front door in hopes of being 100% sure nobody can break in.

There are definitely people still people breaking into the building. We called the Santa Monica Police Department earlier this week to get them to sweep the building. This was completed and people were removed but nobody was arrested. I am guessing they will be back.

Attached is my correspondence with Officer Soto. I have not received a response yet.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, September 4, 2024 8:35 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Great progress! Please keep me updated, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Tuesday, September 3, 2024 6:19 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

William –

Good evening. Here is the update:

- The polycarbonate was installed on the front windows Friday night.
- The canopies were removed on Friday afternoon.
- The trash in the alley was removed on Friday afternoon. See attached pictures.
- I am in contact with the Santa Monica Police Department about performing a sweep of the building. We have a vendor lined up to remove the interior trash once the sweep is complete.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, August 30, 2024 3:34 PM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

Sounds good, I look forward to hearing from you soon. Have a good weekend!

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Friday, August 30, 2024 12:33 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Thanks for the email. Here is the update:

- Chris West solicited quotes for the installation of the polycarbonate material on the front windows. We will be choosing a vendor this afternoon. Most vendors have said they can get the work done next week.
- Joel Gomez will be onsite this afternoon to fix the exterior trash and the fence. We are still working on a vendor to remove the interior trash.
- Joel Gomez owes me a date when he can fix the awning. It is possible he can get it done today.
- I sent an email to Erika Soto at the Santa Monica Police Department to see what else we can be doing to secure the building. The Santa Monica Police Department already has our permission to enter the building at will to remove anyone who is onsite.

Yes, let's plan on meeting at the property again the week of September 16th. Let me finalize my travel schedule and we can choose an exact date and time.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, August 29, 2024 11:44 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Steve,

Thank you it was nice meeting you all yesterday as well. For a recap, please see the list below of actionable items (items in red still need attention):

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible). **Completed**
 1. The code requires “at least one exterior door shall allow authorized persons access to the interior of the... property.”
 1. So, since the **rear exterior door** is now accessible with a combination lock, you can take further measures to lock and re-secure the front door that has panic hardware.

2. All exterior access points have been changed to combination locks. **Completed**
3. Interior furniture removed. **Partially Completed:**
 1. Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.
 4. All dilapidated canopies to be either repaired/removed.
 5. Repair the rear fencing so that it is plumb & not leaning inward, and repair/replace damaged plank of wood.
 6. Remove trash, litter, and debris from the premises.
 7. Remove overgrown weeds and vegetation from the alley side on the fencing.
 8. Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)
 9. Boarding up of all windows not facing the public rights-of-way.
 10. Painting all plywood in a color consistent with the exterior of the building that are securing doors & windows.
 11. Documentation for extermination of pests & vermin due to rodent droppings observed.

Your next compliance due date to correct the violations above is **September 17, 2024**. Let's also schedule an on-site follow-up inspection for that week or the week after at the latest. I am also willing to meet with any persons you authorize to do the walk-through of the premises.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Thursday, August 29, 2024 7:33 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Good morning. Thank you again for your time yesterday.

Per our conversation, we are committed to any means or methods necessary to keep those experiencing homelessness from breaking into the building. If you ever have any additional ideas, please feel free to call or email me. I will also be speaking with the Santa Monica Police Department today to see how we can better work together to keep people out of the building.

As promised, we are working on the items we discussed yesterday. Joel Gomez will be fixing the fence and removing the trash from the alley on Friday. Joel also owes me a quote and date on removing the awning and broken piece of the tarp inside the community and removing any trash from inside the community. Chris West is working on a quote for the plexiglass covering for the front windows.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, August 28, 2024 2:35 PM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

Just confirming our appointment today @ 2PM?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Steve Case <steve.case@bournefg.com>

Sent: Wednesday, August 14, 2024 9:43 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Sounds good. Thank you.

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, August 14, 2024 10:40 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Yes, that works for me. I will add the inspection appointment to my calendar, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Steve Case <steve.case@bournefg.com>

Sent: Wednesday, August 14, 2024 9:38 AM

To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

Good morning. As I recall, Wednesdays, Thursdays and Fridays work best for your schedule. Would Wednesday, August 28th at 2:00 p.m. work well for you? I will be onsite along with our landscaper / handyman to tour 825 Ocean Avenue with you.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, August 14, 2024 9:11 AM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am following up with you since our last conference call. As we discussed we need to schedule a meeting at the property to conduct an inspection. Please provide me with your earliest availability for an inspection appointment with a representative.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, July 30, 2024 11:30 AM

To: Chris West <chris.west@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok sounds good

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, July 30, 2024 8:24:22 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Tomorrow at 10:00 am MST.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, July 30, 2024 8:45 AM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Yes, Wednesday is fine. What time?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Monday, July 29, 2024 12:55 PM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

I'm going to loop in my boss, can we hop on a call tomorrow or Wednesday? Wednesday is better for us.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, July 26, 2024 4:24 PM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

I am reaching out to as we discussed over the phone on Wednesday 7/24/2024, regarding the property at 825 Ocean Avenue. There have been numerous calls for service to our Police Department (SMPD) and a recent arrest of a trespasser on-site. Since June 2024 there have been a total of 7-incidents that SMPD has responded to handle.

To help mitigate these issues, I'd like to schedule another inspection on-site with you or another representative to access the entire premises and identify any areas of concerns left including the violations that were not corrected to date. Please advise of the next earliest opportunity for an inspection at the property. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: William Nathan

Sent: Wednesday, June 5, 2024 10:21 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Thank you for your cooperation and willingness to abate these violations to comply in a timely manner. Please contact us as soon as possible to schedule a walk-through to confirm abatement of all violations once completed.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, June 4, 2024 12:09 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thank you for your reply, William,

We highly appreciate your transparency and assistance while we work with the city of Santa Monica to correct the code violations at our properties. I want to reaffirm that we are committed to abating every violation and have no intention of stopping so close to the finish line. We are moving as fast as we can in getting a new contractor to finish the work after we, unfortunately, had to part ways with our previous contractor. While this delay has caused progress to stall since our last inspection, I assure you that we are doing everything in our power to get the process moving again. While we don't have anything concrete at the moment, I will be sure to update you as soon as we get the right people in place to start moving forward again. We hope this is acceptable as we are scrambling to start making progress on this again.

I know I speak for everyone on the Bourne team when I say we are extremely grateful for both your and Everth's understanding, assistance, and hard work as we collaborate to ensure we do right by the city of Santa Monica. Please let me know if there's anything we can do in the meantime while we get

a group in place to finish the job.

Sincerely,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, June 4, 2024 11:19 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

I am confirming receipt of your message and cancellation of the inspection appointment. I understand the challenges that your company is facing but we still need to abate these violations as soon as possible. We have been able to work together on abating the violations thus far, and you don't have that far to go to get to the finish line.

As you may know, leaving the property in its current condition is not optional and it will have to be corrected. Failure to comply will result in further enforcement actions including but not limited to consequent administrative citations until the violations are abated. If the violations are not abated after three citations are issued, then the case is forwarded to the City Attorney's Office for review and prosecution.

I am only informing you of this to be transparent with you regarding our administrative

process, and to avoid a result such as that. The cost of making the remaining repairs is more affordable than the latter.

I hope that we can resolve this matter quickly and avoid that portion of the enforcement process in the best interest of all parties involved. Thank you and I look forward to hearing from you soon.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Monday, June 3, 2024 10:55 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Briefly following up on this, to ensure we are on the same page.

I currently do not have a flight booked for tomorrow to come out there since there are no updates on the property. I am willing to fly out, but the property is in the same stage as it was the last time we toured due to our labor challenges. I'll have an update for you as soon as we have something solid moving forward.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, May 31, 2024 10:40 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Thank you for the updated information, and I'm sorry to hear of this misfortune that you all have experienced.

The walkthrough that I am *required* to do would be to confirm the following items have been completed:

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible).
2. All canopies have been repaired/removed.
3. All exterior access points have been changed to combination locks.
4. The rear fencing has been repaired so that it is not leaning inward.
5. Interior furniture, trash, litter, and debris have been removed from the premises.

Once I can confirm these line items, I can then close out my case for the property @ 825 Ocean Avenue.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Friday, May 31, 2024 9:33 AM

To: William Nathan <William.Nathan@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William and Everth -

I wanted to provide you with an update on our 413 & 825 Ocean Ave properties.

We understand the importance of addressing the code violations promptly and appreciate the work you have collaborated with us on so far. Unfortunately, we had a dispute with our previous contractor, which resulted in us parting ways. In the wake of this, we are facing significant delays in finding a replacement due to the current labor market, making it challenging to find reliable and qualified contractors. To complicate matters, a buyer we had lined up walked an hour before closing, forcing us to scramble to account for this unexpected situation.

Despite these setbacks, we are actively seeking new contractors and have made some progress. We are committed to resolving all outstanding issues as quickly as possible and are working diligently to ensure compliance with all city codes. As an example of our commitment, I have been authorized to inform you that we have already spent over \$100,000 in addressing your concerns.

I am happy to tour the property with you if you feel it would be helpful. However, I want to let you know that no significant progress has been made so far, and I believe it is not worth your time to re-tour the property at this stage.

We kindly ask for your understanding and patience given these unexpected delays. Please be assured that we are taking this matter seriously and are doing everything within our power to expedite the necessary repairs.

Please do not hesitate to reach out if you want further information or updates. Thank you so much for your time and understanding. I hope you both have a wonderful weekend.

Best regards,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, May 30, 2024 8:44 AM

To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

That works for me as well.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Sent: Thursday, May 30, 2024 7:34 AM

To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning gentlemen,

I work remote Wednesday so it would have to be Tuesday.

Best,



Everth R. Gonzalez

Code Enforcement Officer

City of Santa Monica

310-458-4984 x2340

everth.gonzalez@santamonica.gov

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From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, May 29, 2024 8:22 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Tuesday or Wednesday works fine...

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, May 28, 2024 6:23 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Apologies for the delay in my response. Would Tuesday, Wednesday, or Friday work for you?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, May 23, 2024 6:24 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Yes, we can do the following week. What day?

From: Chris West <chris.west@bournefg.com>
Sent: Thursday, May 23, 2024 8:08 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning gentlemen,

My driver's license expired on my birthday and was hoping I would have my new one by next week but there was a processing error and now I won't have it until after Wednesday. If possible, could we please reschedule to the week after? Apologies for the inconvenience and thank you for understanding.

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, May 7, 2024 10:28:18 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Sounds good, I'll see you gentlemen then.

Thank you for the information, are the fines recurring or one time?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, May 7, 2024 10:26 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok yes that works.

Each violation has a separate fine amount. Fines average from \$500-\$1000 for each violation.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, May 7, 2024 9:18 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

I haven't booked flights yet, but I think 9 or 10 am would work perfectly. Does that work for you

guys?

As an aside, for risk management purposes our accounting department is wondering what the fine is for violation at 413 & 825. Is there a standard amount or is it determined on a case-by-case basis?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, May 7, 2024 10:15 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Hello Chris,

I just wanted to confirm what time we will be meeting you there?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: William Nathan

Sent: Friday, May 3, 2024 12:35 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok sounds good see you then. Have a good weekend!

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, May 3, 2024 11:26 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

The 29th works for me. Thank you for understanding and have a great weekend!

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, May 3, 2024 9:40 AM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Happy Friday! No worries, I understand. Yes, how does Wednesday May 29th or Thursday May 30th sound?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, May 3, 2024 8:33 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

Happy Friday! Apologies for not getting back to you sooner, we've been very busy over the past week. Unfortunately, we cannot do next week and I'm going out of town the week of the 20th for my Birthday. Does some time the week of the 27th - 31st work?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, April 25, 2024 10:41 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Just a follow up from your last email, on 4/8/2024 Santa Monica Water Dept said: *"The water has been shut off at both properties ---again the owner is still responsible for the Water and Sewer Capacity Charges incurred."*

Additionally, I wanted to schedule a final walkthrough inspection of the exterior and interior of the premises with you or any available agent to confirm the following items have been completed:

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible).
2. All canopies have been repaired/removed.
3. All exterior access points have been changed to combination locks.
4. The rear fencing has been repaired so that it is not leaning inward.
5. Interior furniture, trash, litter, and debris have been removed from the premises.

If I can confirm that all these items have been corrected in our walkthrough then I can close out this case. We can schedule the inspection within the next few weeks. Let me know your availability and we can put it on the calendar. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>
Sent: Friday, April 5, 2024 11:51 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thank you! You too!

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, April 5, 2024 12:43 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

Thank you and I hope your day is going well also. I forwarded your email to the Water Dept for them to follow-up with you. Thank you and have a good weekend.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, April 5, 2024 10:09 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William & Everth,

I hope both of you gentlemen are having a good Friday. Could you please tell the SM water utility to call us or email us, we still have not heard or received anything from them? Thank you!

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, March 20, 2024 12:49 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

How does 2PM work for you? We can meet you at 825 Ocean Ave at 2PM to start?

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Wednesday, March 20, 2024 11:38 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

It looks like we are good to go, what time were you thinking?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 4:17 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

OK sounds good

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, March 19, 2024 3:11 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

That should work with me. Let me talk with my bosses to confirm and I'll get back to you tomorrow.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 4:02 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Both Everth and I can be available next Tuesday afternoon 3/26/2024?

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, March 19, 2024 2:57 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

I will be able to fly out and walk through the property with you Monday or Tuesday next week or Friday this week would work as well.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 3:55 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok I just got off the phone with the Water Department and they should be emailing you soon with an update. Pictures won't be necessary as I must collect my own. When is someone available to walk through the property to document the progress that you've made? Looking at next week...

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, March 19, 2024 2:47 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Sounds good, I will do so in the future. To keep it brief

825 pending corrective actions:

- Water utility shutoff: we continue to reach out regarding this and have not heard anything back.
- Boarding up: this is being done as we speak.
- Sunshade in courtyard: finding someone to replace this instead of tear it down or get an entirely new one has been difficult. We have Excellence Awning Co. coming out to give us a quote ASAP.
- Torn awning: quoted work for repair and are now working to establish a final time to get the repair done, we're hoping to have this done at the same time as the interior awning/sunshade.

I have pictures from our contractor showing they have started the board up process at 825 that I can download and share if you would like as well.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 2:33 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

Thank you for your communication and efforts. For clarification, I am only handling the case at 825 Ocean Avenue, and Everth is handling the case at 413 Ocean Avenue. So, with respect to each individual case and requests for extensions for each individual property, I would ask that we delineate between the two accordingly. I did see the request for training at 825 Ocean Ave fell through, and that was part of the delay for boarding up the property as well as construction.

For a better understanding, can you specify what corrective actions you have not completed for each property separately?

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, March 15, 2024 8:16 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

I hope you and the rest of the team at the city of Santa Monica code enforcement are doing well. I'm reaching out to express our continued commitment to resolving the compliance issues with our properties in Santa Monica, and to seek your support for an extension.

Firstly, I want to thank you for your ongoing patience and the assistance, we're committed to meeting the city of Santa Monica's requirements.

We've been actively engaging with the Santa Monica Police Department, and as you know, we offered our property at 825 as a potential site for their training activities. Unfortunately, Andres Rios from the department of personnel and training determined the site would be too small for SWAT team exercises, he did however, acknowledge that it would work better for smaller group trainings. We are committed to continue to do right by the city of Santa Monica and welcome any smaller group training SMPD may want to do.

Despite our best intentions and continuous efforts, we encountered some delays. Our contractor was engaged in a different project until today, delaying the boarding process. This setback was beyond our control, and we've managed to schedule the board up for today, starting immediately following their availability. At the same time, we've continued to be proactive in addressing the other aspects of the compliance. We've been in constant communication with the city's billing specialist to facilitate the shutdown of the water utility to the properties, although we're yet to receive a conclusive update. Additionally, to make sure 825 & 413 are more secure during this period, we're having new locks installed all around the property in addition to the boarding up.

I would like to kindly request an extension to complete the necessary work. This would allow us to ensure that it is done up to the standards of the city of Santa Monica. I am working with the contractor day to day for updates and will confirm the board up is complete with you in the coming days. We're fully aware of our responsibilities and the inconvenience this situation has caused. Please be assured that we're utilizing all available resources to fix these issues as soon as possible. You're understanding and cooperation in granting us a brief extension would be immensely appreciated and would go a long way in reaching a resolution that aligns with the cities and our commitment to safety and compliance.

I would be happy to discuss this in further detail at your earliest convenience and provide any additional information or documentation you may require.

Thank you for considering our request and for your continued support and understanding. We're eager to move forward and ensure that our properties fully meet the city's standards as soon as possible.

Warm regards,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, February 23, 2024 5:01 PM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave

Please see the attached [Addendum to the Notice of Violation](#) I issued to you on last Friday 2/16/2024. The reason for this addendum is to include the requirement to secure the windows and doors with sheeting materials and plywood [SMMC 13.04.040 (d)], which was not listed on the original Notice of Violation.

I know that you are already working on this, so this is just a formality. Thank you again for your assistance.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: William Nathan

Sent: Friday, February 23, 2024 3:04 PM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave

Thank you for the updates and progress. I will reach out to you to schedule an inspection appointment after the compliance due date. Have a great weekend!

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, February 23, 2024 2:05 PM

To: Carlos Jaen <Carlos.Jaen@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Hi All,

Quick update. I just sent an email to Andres Rios okaying the SMPD to use 825 Ocean Ave for training purposes. We are currently having a crew out at 825 clearing all the furniture and junk, they reported that there were eight homeless that had set up camp there that they had to clear out. Everything is gone from 413 Ocean Ave and we have photos we can send over for your confirmation. We have talked to multiple contractors about boarding up the buildings and we are still having trouble with finding someone able to do polycarbonate. However, the company we hired to remove all the furniture and junk said they may be able to do that for us, but we would need to wait until they were finished with clearing out 825. We are also working with multiple awning companies regarding repairing the awnings at 825.

Thank you all for your patience as we set things straight and do right by the city of Santa Monica,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Chris West

Sent: Wednesday, February 21, 2024 3:50 PM

To: Carlos Jaen <Carlos.Jaen@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

Absolutely, always happy to help!

An additional quick update regarding 413 & 825 Ocean Ave. SoCalGas will shut off 413's gas on Monday February 26th, and 825's on Friday March 1st. We are having the rest of the furniture removed from 413, it turns out they weren't completely done, and everything will be gone by the end of today or tomorrow. We have contacted them about removing the furniture for 825 and are awaiting a quote from them. Regarding boarding both buildings up, we've been in contact with multiple companies but are having trouble with getting them to do the clear polycarbonate as they say they've never had a request to do that.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Carlos Jaen <Carlos.Jaen@santamonica.gov>

Sent: Wednesday, February 21, 2024 2:10 PM

To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

Mr. West,

They can call that number directly.

I can follow up within SMPD to see who specifically requested to use the location for training. Thank you again for your openness to it being used for training purposes.



CARLOS JAÉN #3556

Sergeant - Homeless Liasion Program

Special Operations Division

Santa Monica Police Department

333 Olympic Drive, Santa Monica, CA 90401

Desk | 310.458.8419

From: Chris West <chris.west@bournefg.com>

Sent: Wednesday, February 21, 2024 6:39 AM

To: William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Ok, thank you for letting me know. Would the crews on site be able to use that phone number to request officer presence or would I have to reach out for them?

Chris West

Financial Analyst

BOURNE
FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, February 20, 2024 5:43 PM

To: Chris West <chris.west@bournefg.com>; Daniel Mick <Daniel.Mick@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

Thank you for the update. If you believe that there may be trespassers on the premises at the time of those inspections, you can call (310) 458-8495 to request officers to respond at that time. Regarding the training site information, I will have to defer that question to SMPD. Thank you for your quick response in mitigating these concerns.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, February 20, 2024 1:56 PM

To: Daniel Mick <Daniel.Mick@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Hello all,

A quick update regarding 413 & 825 Ocean Ave. We have confirmed the electricity will be shut off as of 2/21/24 and are in contact with quinetta.taylor@santamonica.gov about stopping the water utility. Additionally, we are working with SoCalGas to shut off gas to both buildings, however they will need access to the exterior of the property. Would you recommend that police be present at that time to ensure the safety of everyone? Finally, we are getting quotes from 1-800-BOARDUP & Servpro to get the buildings boarded up ASAP, however, we would likely need police presence as well before we can establish a solid date for completion.

As somewhat of a side note, when I visited, it was mentioned that SMPD would be interested in using 825 Ocean Ave as a training site, can you please send more details regarding what this would entail? We are interested but need to get approval from our lender before moving forward.

Thank you all for your patience and understanding,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Chris West

Sent: Thursday, February 15, 2024 1:45 PM

To: Daniel Mick <Daniel.Mick@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>

Subject: RE: 825 Ocean

Ok, sounds good. Looking forward to meeting tomorrow.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Daniel Mick <Daniel.Mick@santamonica.gov>
Sent: Thursday, February 15, 2024 1:33 PM
To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>
Subject: Re: 825 Ocean

It does not matter to us. We just need to have the form on file tomorrow at some point.

Daniel Mick, CCEO, MPA, MUP

Code Enforcement Manager

City of Santa Monica

daniel.mick@santamonica.gov

From: Chris West <chris.west@bournefg.com>
Sent: Thursday, February 15, 2024 12:27:38 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>
Subject: RE: 825 Ocean

EXTERNAL

Thank you, Daniel and William,

What would be easiest/best for you?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, February 15, 2024 1:15 PM

To: Chris West <chris.west@bournefg.com>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>

Subject: RE: 825 Ocean

So, I just spoke with Sgt. Jaen who said that this question came up earlier this week and it has been approved by the City Attorney's Office for an authorized notary in state or out of state. So if you are able to complete that in Florida then that will suffice.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Daniel Mick <Daniel.Mick@santamonica.gov>

Sent: Thursday, February 15, 2024 12:10 PM

To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin

<Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney

Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>;

David Wang <David.Wang@santamonica.gov>; Robert D'Andrea

<Robert.DAndrea@santamonica.gov>

Subject: Re: 825 Ocean

Hi Chris,

To be safe, I would suggest filling out the form and getting it notarized here in CA to be safe. You can do this after tomorrow's inspection. The notarized paper copy can be dropped off at the Police Dept. Once completed. PD cannot enter the premises tomorrow unless you are present and give affirmative permission for them to do so.

We look forward to seeing you tomorrow.

Daniel Mick, CCEO, MPA, MUP

Code Enforcement Manager

City of Santa Monica

daniel.mick@santamonica.gov

From: Chris West <chris.west@bournefg.com>

Sent: Thursday, February 15, 2024 11:54:43 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: RE: 825 Ocean

EXTERNAL

Yes, please let me know, we were also curious if it had to be a notary in California. If you have a notary at your offices I would be happy to sign it there or at SMPD.

Chris West

Financial Analyst

BOURNE
FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, February 15, 2024 12:50 PM

To: Chris West <chris.west@bournefg.com>

Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: Re: 825 Ocean

You're welcome. It will need to be signed in the presence of a notary, and from reading the language I am uncertain if it would need to be done [here](#) in the State of California by a Notary. I will have to defer that question to SMPD for clarification.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Thursday, February 15, 2024 11:41

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: RE: 825 Ocean

EXTERNAL

William,

Thank you so much for sending this over. Will I be able to fill out and sign while there, or will I need to get a signature notarized beforehand?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, February 15, 2024 11:52 AM

To: Chris West <chris.west@bournefg.com>
Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>
Subject: Re: 825 Ocean

Mr. West,

Thank you again for your attention to this matter. Please see the attached forms for you to complete and submit to SMPD. Also, it is required to be notarized for authenticity. It would be great if you are able to complete and submit this application to SMPD while you are visiting. In this email I have cc'd members of SMPD, SMFD, and Code Enforcement who are all involved. I look forward to meeting with you tomorrow at 10:00am and addressing all concerns from all respective parties. Please contact me if you have any more questions or concerns.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>
Sent: Thursday, February 15, 2024 10:04
To: William Nathan <William.Nathan@santamonica.gov>

Subject: 825 Ocean

EXTERNAL

Hi William,

We spoke on the phone earlier today, please give me a call when you have the chance.

Thank you,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: [Chris West](#)
To: [William Nathan](#)
Cc: [Steve Case](#)
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed
Date: Monday, February 24, 2025 8:33:37 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[Outlook-Z](#)
[Resized_Screenshot022_1740276747731.jpeg](#)

EXTERNAL

Hi William,

It took a little bit to confirm with our contractor, but the following have been completed. Find attached the letter from our contractor.

1. All *dilapidated* canopies to be either repaired/removed. ***The Front façade canopy and interior canopy above common areas are still in disrepair.***
2. Remove plywood from rear fencing. Repair/replace all damaged planks of wood on the rear fencing and use the consistent building materials and paint with like colors.
3. Boarding up of all windows not facing the public rights-of-way and paint all plywood in a color consistent with the exterior of the building that are securing doors & windows. Ensure all windows and doors are closed, locked, and secured.
4. Remove all graffiti from the premises.
5. Documentation for extermination of pests & vermin due to rodent droppings observed.
6. Submit documentation of weekly inspections by property owner representatives/staff. Conduct full interior and exterior inspections as well.
7. Remove and properly dispose of discarded cans of paint from the exterior of the premises.
8. Update the combination locks to reflect the code provided to SMPD on the [Trespass Arrest Authorization Letter](#), or update SMPD with new codes to the combination locks.

Chris West
Financial Analyst

BOURNE
FINANCIAL GROUP
Direct: 303-884-4924

Chris.West@bournefg.com
www.BourneFG.com
8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, February 14, 2025 12:21 PM
To: Chris West <chris.west@bournefg.com>
Cc: Steve Case <steve.case@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris & Steve,

As a courtesy I have attached a PDF copy of the 2nd administrative citation SM080001348 that was issued today. A hard copy is being mailed to the address on record at: [228 N PARK AVE STE A, WINTER PARK, FL 32789-3886](#). Your next compliance due date is **March 7, 2025**, to abate all violations existing.

Please note that the 1st administrative citation SM080001337 was sent to the address and above and to the [Agent for Service of Process](#) listed for **BFG SANTA MONICA PROPCO, LLC** with the California Secretary of State, but the envelope was returned to my office by the USPS. Therefore, I will be directing all mail correspondence to [228 N PARK AVE STE A, WINTER PARK, FL 32789-3886](#), unless there is another preferred mailing address to forward mail to. If there is another preferred mailing address to forward mail to, then please advise. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
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From: William Nathan
Sent: Wednesday, February 5, 2025 8:44 AM
To: Chris West <chris.west@bournefg.com>
Cc: Steve Case <steve.case@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Chris,

Thank you for your prompt response and concern. Thankfully, we have all been safe throughout these disasters. I am happy to here of the agreement that you are making for Los Angeles County to redevelop and occupy the premises. However, that is still going to take time to secure and commence work; longer than is available to you as of right now. The corrections are a matter of property maintenance, and not renovations that need to be met. If you would like, you can loop them into the email, or I am available to advise them over the phone of this being a priority that needs to be corrected immediately. Once I issue the 2nd administrative citation, you will need to correct these items within 21-days from the date of the citation to comply.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
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From: Chris West <chris.west@bournefg.com>
Sent: Wednesday, February 5, 2025 8:33 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Steve Case <steve.case@bournefg.com>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning, William,

I hope you are having a good day and that you, your family, friends and co-workers were not victims of the horrible wildfires that occurred in January.

I appreciate your email on this matter. As I mentioned when we last spoke, we are in the process of doing a triple net lease with the county of Los Angeles on these properties. We have signed LOIs and are awaiting a final confirmation from the county of LA to execute the lease, it is only a matter of time until this deal closes. As part of the process the county of LA has verbally requested that we do not make any physical changes to the sites because they will be doing large scale renovations when they take control in the upcoming months. We are doing everything possible to ensure this process goes smoothly so that there can be new transitional housing for the community and this matter will be finally resolved.

What would you recommend we do so that we can abide by the county's request that no alterations be made to the physical plant while cooperating with your requests?

Sincerely,

Chris West
Financial Analyst

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Wednesday, February 5, 2025 9:15 AM
To: Chris West <chris.west@bournefg.com>
Cc: Steve Case <steve.case@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am following up with you as I have not heard from you since our last email. To recap see the list below of outstanding violations:

1. All dilapidated canopies to be either repaired/removed. **The Front façade canopy and interior canopy above common areas are still in disrepair.**
2. Remove plywood from rear fencing. Repair/replace all damaged planks of wood on the rear fencing and use the consistent building materials and paint with like colors.
3. Boarding up of all windows not facing the public rights-of-way and paint all plywood in a color consistent with the exterior of the building that are securing doors & windows. Ensure all windows and doors are closed, locked, and secured.
4. Remove all graffiti from the premises.
5. Documentation for extermination of pests & vermin due to rodent droppings observed.
6. Submit documentation of weekly inspections by property owner representatives/staff. Conduct full interior and exterior inspections as well.
7. Remove and properly dispose of discarded cans of paint from the exterior of the premises.
8. Update the combination locks to reflect the code provided to SMPD on the Trespass Arrest Authorization Letter, or update SMPD with new codes to the combination locks.

Unfortunately, there was another incident on January 31, 2025, which required SMPD and SMFD to respond. A report of running water coming out from a 2nd floor window was reported. A trespasser was located inside the property and arrested. I conducted a follow-up inspection yesterday from the public rights-of-way, and none of the corrective actions listed above have been corrected. At this time, I will be issuing a 2nd Administrative citation for the violations. Please take immediate actions to correct these violations and maintain the property in compliance. Failure to comply will result in a 3rd administrative citation, and then referral to the City Attorney's Office if compliance is still not achieved. I am available for a phone call as needed if you have any questions or concerns. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: William Nathan
Sent: Tuesday, January 7, 2025 8:22 AM
To: Chris West <chris.west@bournefg.com>
Cc: Steve Case <steve.case@bournefg.com>
Subject: FW: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Please see the email I've included below your last email. In the original email I sent you on **Thursday November 21, 2024**, I detailed the issuance of the citation and the corrective actions.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West chris.west@bournefg.com

Sent: Monday, January 6, 2025 12:54 PM

To: William Nathan William.Nathan@santamonica.gov

Subject: 825 Ocean Ave Citation

EXTERNAL

Hi William -

We received this today, but we hadn't heard anything from you. Wanted to confirm that this was correct. Please give me a call when you get a chance so we can go over the details.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan

Sent: Thursday, November 21, 2024 1:21 PM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris and Steve,

Thank you again for coordinating efforts to inspect the property on this past Tuesday 11/19/2024, and your attempts to abate the violations. Unfortunately, there are still existing violations on-site that have been noted in previous notices and emails conversations. Additionally, SMPD responded with officers to clear the building as requested, due to concerns with an open window on the 2nd floor suggesting potential trespassers on-site. Fortunately, there were no persons inside the building. In the future, it would be best to have your own personnel enter the premises prior to our inspection and determine if there is anyone inside that needs to be removed due to trespassing.

The 1st administrative citation was issued for failure to comply with all corrective actions formerly listed in the Notices of Violations. As a courtesy, I have attached a digital copy of the administrative citation issued as well as the municipal code for SMMC Chapter 13, that this property must comply with. Please see the two lists below of completed/corrected violations and outstanding violations.

The following corrections have been completed:

1. Front door entrance is accessible but locked and secured (remove the restriction that made this door inaccessible).
 - *Completed: the rear exterior door is now accessible with a combination lock. Only one door must remain accessible.*
2. All exterior access points have been changed to combination locks.
3. Interior furniture removed.
 - Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.
1. Repair the rear fencing so that it is plumb & not leaning inward.
2. Remove trash, litter, and debris from the premises.
3. Remove overgrown weeds and vegetation from the alley side on the fencing.
4. Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)

These outstanding violations that have not been corrected – (Refer to SMMC 13.04.040 and SMMC 13.02.060):

1. All dilapidated canopies to be either repaired/removed. **The Front façade canopy and interior canopy above common areas are still in disrepair.**
2. Remove plywood from rear fencing. Repair/replace all damaged planks of wood on the rear fencing and use the consistent building materials and paint with like colors.
3. Boarding up of all windows not facing the public rights-of-way and paint all plywood in a color consistent with the exterior of the building that are securing doors & windows. Ensure all windows and doors are closed, locked, and secured.
4. Remove all graffiti from the premises.
5. Documentation for extermination of pests & vermin due to rodent droppings observed.
6. Submit documentation of weekly inspections by property owner representatives/staff. Conduct full interior and exterior inspections as well.
7. Remove and properly dispose of discarded cans of paint from the exterior of the premises.

8. Update the combination locks to reflect the code provided to SMPD on the [Trespass Arrest Authorization Letter](#), or update SMPD with new codes to the combination locks.

I also want to recommend that you collaborate with neighboring property at [815 Ocean Avenue](#) to repair/replace the masonry wall on the north side of the property. It is caving into your side of the property causing a safety hazard. A Surveyor's Report by a third party will yield the property line information at the cost of the property owners involved. If no actions are taken, I will be required to issue a Notice of Violation to both respective property owner(s) to correct the violation. Lastly, I understand that you are pursuing a tenant to occupy in the near future. Please update me with any concrete information on this. At this time, I will be required to keep this case open and monitor for compliance until the property is no longer vacant. Let's reconvene on **December 11, 2024**, with an update on the corrective actions made, provide the documents requested, and schedule a follow-up inspection for me to verify. Thank you for your assistance and cooperation throughout this process.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
[Code Enforcement Division](#)
Community Development



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: William Nathan

Sent: Tuesday, November 19, 2024 8:14 AM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Unfortunately, I won't be available until 12pm.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
[Code Enforcement Division](#)
Community Development



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, November 19, 2024 8:11 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning William,

I had to grab an early flight to LAX and just landed if you want to do before noon that would work for me (say 10am). Otherwise, noon still works.

Let me know, thanks,

Chris

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From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, November 14, 2024 5:11:00 PM

To: Chris West <chris.west@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Great thanks. See you then!

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development

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From: Chris West <chris.west@bournefg.com>

Sent: Thursday, November 14, 2024 12:57:09 PM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Confirming, see you then.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, November 12, 2024 9:35 AM

To: Chris West <chris.west@bournefg.com>; Steve Case <steve.case@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Happy Veterans Day! Tuesday @ 12pm PST works well for me.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development

<https://www.santamonica.gov/>

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From: Chris West <chris.west@bournefg.com>

Sent: Monday, November 11, 2024 07:31

To: Steve Case <steve.case@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

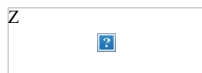
Good morning William,

I hope you had a great weekend and happy Veterans Day! Quickly following up on this since you were out of the office on Friday. Touring the property the week of the 18th on Tuesday or Thursday at or around noon would work best for us. Please let me know which of those days works best for you.

Best,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com
www.BourneFG.com
8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: Chris West <chris.west@bournefg.com>
Sent: Friday, November 8, 2024 7:18 AM
To: Steve Case <steve.case@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Will do.

William -

Can we do Thursday or Friday of that week?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com
www.BourneFG.com
8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: Steve Case <steve.case@bournefg.com>
Sent: Thursday, November 7, 2024 8:15 PM
To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

[@Chris West](#) Please coordinate a good day / time with William during the week of November 18th. I will do my best to join, unfortunately, it is looking unlikely.

Steve Case

Chief Investment Officer



Direct: 310-498-0693
www.bournefg.com
8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, November 5, 2024 8:40 AM
To: Steve Case <steve.case@bournefg.com>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Thank you for your response. The week of November 18th works best for me as I will be away at a conference the week prior. I am available on November 19th - 22nd (Tuesday-Friday). I am unavailable on that Thursday the 21st from 2PM-3PM. Please advise of a time and day that works best.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Steve Case <steve.case@bournefg.com>
Sent: Tuesday, November 5, 2024 6:54 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

I apologize for not responding. What day(s) / time(s) work best for you the week of November 11th and the week of November 18th? Myself and/or Chris West will be onsite to meet you.

We have been visiting the community at least once per week. Nobody has been able to successfully break into the community. However, there are two issues which we have told the Santa Monica PD about. First, there is a woman who consistently parks in front of the community in a white vehicle and canvases the community. We suspect she trying to find a way to break in. Second, someone has consistently tried to break into the back of the community but has been unsuccessful. However, they have caused property damage which we try to repair in a timely manner.

Thanks,

Steve

Steve Case

Chief Investment Officer

BOURNE
FINANCIAL GROUP

Direct: 310-498-0693
www.bournefg.com
8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, November 1, 2024 8:58 AM
To: Steve Case <steve.case@bournefg.com>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am following up with you on this since you did not respond to the last email I sent on October 1st. We need to schedule a follow-up inspection at the property.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
[Code Enforcement Division](mailto:Code.Enforcement.Division@santamonica.gov)
[Community Development](mailto:Community.Development@santamonica.gov)



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From: William Nathan
Sent: Tuesday, October 1, 2024 10:03 AM
To: Steve Case <steve.case@bournefg.com>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Ok thank you. Let's schedule the next meeting for this month for the follow-up inspection. During that inspection if I can verify that all corrective actions have been completed, I can then close out this case. Please advise of your possible dates for me to coordinate with you...

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Monday, September 30, 2024 4:19 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

I have been told by Joel Gomez that everything has been completed except for the painting of plywood and extermination. I have seen pictures validating the work.

There is a homeless person on drugs who keeps pulling plywood off the back of our building using his bare hands. This is despite the fact that all plywood is attached to the building using wood screws. I have contacted the Santa Monica PD multiple times but have not heard back. I don't want to keep paying to have the plywood reattached and painted just to have it ripped off the building again. I am not sure what to do.

We are onsite multiple times per week and have not observed any homeless people in the building. However, we do believe there is a homeless person living in a car on our block and is actively looking for a way into the building. Again, we have contacted the Santa Monica PD.

My trip in September was cancelled. I am trying to make it out in October. I will keep you updated on our progress.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, September 26, 2024 4:54 PM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

I am following up on your progress. Can you give me any updates?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

Community Development



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>
Sent: Friday, September 6, 2024 4:54 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thanks William. Item #9 was completed last Friday.

Regarding the plywood, a homeless person has already ripped off some of the plywood on the back windows. This is despite us screwing them into the side of the building with nine screws. I'm not sure how we fix this situation.

Steve

Steve Case
Chief Investment Officer



Direct: 310-498-0693
www.bournefg.com
8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, September 5, 2024 11:43 AM
To: Steve Case <steve.case@bournefg.com>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Looks good. As an updated recap here is the list of remaining corrective items:

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible). **Completed**
 1. The code requires "at least one exterior door shall allow authorized persons access to the interior of the... property."
 1. So, since the **rear exterior door** is now accessible with a combination lock, you can take further measures to lock and re-secure the front door that has panic hardware.
2. All exterior access points have been changed to combination locks. **Completed**
3. Interior furniture removed. **Completed**
 1. Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.
4. All **dilapidated canopies to be either repaired/removed. Partially Completed** (interior canopies left above common areas)
5. Repair the rear fencing so that it is plumb & not leaning inward **Completed**
6. **Repair/replace damaged plank of wood.**
7. Remove trash, litter, and debris from the premises. **Completed**
8. Remove overgrown weeds and vegetation from the alley side on the fencing. **Completed**
9. **Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)**
10. **Boarding up of all windows not facing the public rights-of-way.**
11. **Painting all plywood in a color consistent with the exterior of the building that are securing doors & windows.**
12. **Documentation for extermination of pests & vermin due to rodent droppings observed.**

Best Regards,

William Nathan
Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Steve Case <steve.case@bournefg.com>
Sent: Thursday, September 5, 2024 9:53 AM
To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Good morning. The interior has been cleaned up (see attached pictures) and all trash removed. We also installed an additional lock on the front door in hopes of being 100% sure nobody can break in.

There are definitely people still people breaking into the building. We called the Santa Monica Police Department earlier this week to get them to sweep the building. This was completed and people were removed but nobody was arrested. I am guessing they will be back.

Attached is my correspondence with Officer Soto. I have not received a response yet.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, September 4, 2024 8:35 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Great progress! Please keep me updated, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Steve Case <steve.case@bournefg.com>

Sent: Tuesday, September 3, 2024 6:19 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Good evening. Here is the update:

- The polycarbonate was installed on the front windows Friday night.
- The canopies were removed on Friday afternoon.
- The trash in the alley was removed on Friday afternoon. See attached pictures.
- I am in contact with the Santa Monica Police Department about performing a sweep of the building. We have a vendor lined up to remove the interior trash once the sweep is complete.

Thanks,

Steve

Steve Case
Chief Investment Officer



Direct: 310-498-0693
www.bournefg.com
8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, August 30, 2024 3:34 PM
To: Steve Case <steve.case@bournefg.com>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

Sounds good, I look forward to hearing from you soon. Have a good weekend!

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Steve Case <steve.case@bournefg.com>
Sent: Friday, August 30, 2024 12:33 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Thanks for the email. Here is the update:

- Chris West solicited quotes for the installation of the polycarbonate material on the front windows. We will be choosing a vendor this afternoon. Most vendors have said they can get the work done next week.
- Joel Gomez will be onsite this afternoon to fix the exterior trash and the fence. We are still working on a vendor to remove the interior trash.
- Joel Gomez owes me a date when he can fix the awning. It is possible he can get it done today.
- I sent an email to Erika Soto at the Santa Monica Police Department to see what else we can be doing to secure the building. The Santa Monica Police Department already has our permission to enter the building at will to remove anyone who is onsite.

Yes, let's plan on meeting at the property again the week of September 16th. Let me finalize my travel schedule and we can choose an exact date and time.

Thanks,

Steve

Steve Case
Chief Investment Officer



Direct: 310-498-0693
www.bournefg.com
8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, August 29, 2024 11:44 AM
To: Steve Case <steve.case@bournefg.com>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Steve,

Thank you it was nice meeting you all yesterday as well. For a recap, please see the list below of actionable items (items in red still need attention):

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible). **Completed**
 1. The code requires "at least one exterior door shall allow authorized persons access to the interior of the... property."
 1. So, since the **rear exterior door** is now accessible with a combination lock, you can take further measures to lock and re-secure the front door that has panic hardware.
2. All exterior access points have been changed to combination locks. **Completed**
3. Interior furniture removed. **Partially Completed:**
 1. **Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.**
4. **All dilapidated canopies to be either repaired/removed.**
5. **Repair the rear fencing so that it is plumb & not leaning inward, and repair/replace damaged plank of wood.**
6. **Remove trash, litter, and debris from the premises.**
7. **Remove overgrown weeds and vegetation from the alley side on the fencing.**
8. **Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)**
9. **Boarding up of all windows not facing the public rights-of-way.**
10. **Painting all plywood in a color consistent with the exterior of the building that are securing doors & windows.**
11. **Documentation for extermination of pests & vermin due to rodent droppings observed.**

Your next compliance due date to correct the violations above is **September 17, 2024**. Let's also schedule an on-site follow-up inspection for that week or the week after at the latest. I am also willing to meet with any persons you authorize to do the walk-through of the premises.

Best Regards,

William Nathan
Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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**Santa
Monica**

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Thursday, August 29, 2024 7:33 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Good morning. Thank you again for your time yesterday.

Per our conversation, we are committed to any means or methods necessary to keep those experiencing homelessness from breaking into the building. If you ever have any additional ideas, please feel free to call or email me. I will also be speaking with the Santa Monica Police Department today to see how we can better work together to keep people out of the building.

As promised, we are working on the items we discussed yesterday. Joel Gomez will be fixing the fence and removing the trash from the alley on Friday. Joel also owes me a quote and date on removing the awning and broken piece of the tarp inside the community and removing any trash from inside the community. Chris West is working on a quote for the plexiglass covering for the front windows.

Thanks,

Steve

Steve Case
Chief Investment Officer

BOURNE
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Direct: 310-498-0693
www.bournefg.com
8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Wednesday, August 28, 2024 2:35 PM
To: Steve Case <steve.case@bournefg.com>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

Just confirming our appointment today @ 2PM?

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>
Sent: Wednesday, August 14, 2024 9:43 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Sounds good. Thank you.

Steve Case

Chief Investment Officer



Direct: 310-498-0693
www.bournefg.com
8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Wednesday, August 14, 2024 10:40 AM
To: Steve Case <steve.case@bournefg.com>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Yes, that works for me. I will add the inspection appointment to my calendar, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Steve Case <steve.case@bournefg.com>
Sent: Wednesday, August 14, 2024 9:38 AM
To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

Good morning. As I recall, Wednesdays, Thursdays and Fridays work best for your schedule. Would Wednesday, August 28th at 2:00 p.m. work well for you? I will be onsite along with our landscaper / handyman to tour 825 Ocean Avenue with you.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693
www.bournefg.com
8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Wednesday, August 14, 2024 9:11 AM
To: Chris West <chris.west@bournefg.com>
Cc: Steve Case <steve.case@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am following up with you since our last conference call. As we discussed we need to schedule a meeting at the property to conduct an inspection. Please provide me with your earliest availability for an inspection appointment with a representative.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
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From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, July 30, 2024 11:30 AM
To: Chris West <chris.west@bournefg.com>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok sounds good

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, July 30, 2024 8:24:22 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Tomorrow at 10:00 am MST.

Chris West

Financial Analyst

BOURNE

FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, July 30, 2024 8:45 AM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Yes, Wednesday is fine. What time?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

Community Development



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Monday, July 29, 2024 12:55 PM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

I'm going to loop in my boss, can we hop on a call tomorrow or Wednesday? Wednesday is better for us.

Chris West

Financial Analyst

BOURNE

FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, July 26, 2024 4:24 PM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

I am reaching out to as we discussed over the phone on Wednesday 7/24/2024, regarding the property at 825 Ocean Avenue. There have been numerous calls for service to our Police Department (SMPD) and a recent arrest of a trespasser on-site. Since June 2024 there have been a total of 7-incidents that SMPD has responded to handle.

To help mitigate these issues, I'd like to schedule another inspection on-site with you or another representative to access the entire premises and identify any areas of concerns left including the violations that were not corrected to date. Please advise of the next earliest opportunity for an inspection at the property. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: William Nathan
Sent: Wednesday, June 5, 2024 10:21 AM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Thank you for your cooperation and willingness to abate these violations to comply in a timely manner. Please contact us as soon as possible to schedule a walk-through to confirm abatement of all violations once completed.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>
Sent: Tuesday, June 4, 2024 12:09 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thank you for your reply, William,

We highly appreciate your transparency and assistance while we work with the city of Santa Monica to correct the code violations at our properties. I want to reaffirm that we are committed to abating every violation and have no intention of stopping so close to the finish line. We are moving as fast as we can in getting a new contractor to finish the work after we, unfortunately, had to part ways with our previous contractor. While this delay has caused progress to stall since our last inspection, I assure you that we are doing everything in our power to get the process moving again. While we don't have anything concrete at the moment, I will be sure to update you as soon as we get the right people in place to start moving forward again. We hope this is acceptable as we are scrambling to start making progress on this again.

I know I speak for everyone on the Bourne team when I say we are extremely grateful for both your and Everth's understanding, assistance, and hard work as we collaborate to ensure we do right by the city of Santa Monica. Please let me know if there's anything we can do in the meantime while we get a group in place to finish the job.

Sincerely,

Chris West
Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, June 4, 2024 11:19 AM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

I am confirming receipt of your message and cancellation of the inspection appointment. I understand the challenges that your company is facing but we still need to abate these violations as soon as possible. We have been able to work together on abating the violations thus far, and you don't have that far to go to get to the finish line.

As you may know, leaving the property in its current condition is not optional and it will have to be corrected. Failure to comply will result in further enforcement actions including but not limited to consequent administrative citations until the violations are abated. If the violations are not abated after three citations are issued, then the case is forwarded to the City Attorney's Office for review and prosecution.

I am only informing you of this to be transparent with you regarding our administrative process, and to avoid a result such as that. The cost of making the remaining repairs is more affordable than the latter.

I hope that we can resolve this matter quickly and avoid that portion of the enforcement process in the best interest of all parties involved. Thank you and I look forward to hearing from you soon.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
[Code Enforcement Division](mailto:Code.Enforcement@cityofsantamonica.gov)
[Community Development](mailto:Community.Development@cityofsantamonica.gov)



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>
Sent: Monday, June 3, 2024 10:55 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Briefly following up on this, to ensure we are on the same page.

I currently do not have a flight booked for tomorrow to come out there since there are no updates on the property. I am willing to fly out, but the property is in the same stage as it was the last time we toured due to our labor challenges. I'll have an update for you as soon as we have something solid moving forward.

Chris West

Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, May 31, 2024 10:40 AM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Thank you for the updated information, and I'm sorry to hear of this misfortune that you all have experienced. The walkthrough that I am *required* to do would be to confirm the following items have been completed:

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible).
2. All canopies have been repaired/removed.
3. All exterior access points have been changed to combination locks.
4. The rear fencing has been repaired so that it is not leaning inward.
5. Interior furniture, trash, litter, and debris have been removed from the premises.

Once I can confirm these line items, I can then close out my case for the property @ 825 Ocean Avenue.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Chris West <chris.west@bournefg.com>

Sent: Friday, May 31, 2024 9:33 AM

To: William Nathan <William.Nathan@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William and Everth -

I wanted to provide you with an update on our 413 & 825 Ocean Ave properties.

We understand the importance of addressing the code violations promptly and appreciate the work you have collaborated with us on so far. Unfortunately, we had a dispute with our previous contractor, which resulted in us parting ways. In the wake of this, we are facing significant delays in finding a replacement due to the current labor market, making it challenging to find reliable and qualified contractors. To complicate matters, a buyer we had lined up walked an hour before closing, forcing us to scramble to account for this unexpected situation.

Despite these setbacks, we are actively seeking new contractors and have made some progress. We are committed to resolving all outstanding issues as quickly as possible and are working diligently to ensure compliance with all city codes. As an example of our commitment, I have been authorized to inform you that we have already spent over \$100,000 in addressing your concerns.

I am happy to tour the property with you if you feel it would be helpful. However, I want to let you know that no significant progress has been made so far, and I believe it is not worth your time to re-tour the property at this stage.

We kindly ask for your understanding and patience given these unexpected delays. Please be assured that we are taking this matter seriously and are doing everything within our power to expedite the necessary repairs.

Please do not hesitate to reach out if you want further information or updates. Thank you so much for your time and understanding. I hope you both have a wonderful weekend.

Best regards,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, May 30, 2024 8:44 AM

To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

That works for me as well.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Sent: Thursday, May 30, 2024 7:34 AM

To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning gentlemen,

I work remote Wednesday so it would have to be Tuesday.

Best,



Everth R. Gonzalez

Code Enforcement Officer

City of Santa Monica

310-458-4984 x2340

everth.gonzalez@santamonica.gov

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From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, May 29, 2024 8:22 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Tuesday or Wednesday works fine...

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, May 28, 2024 6:23 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Apologies for the delay in my response. Would Tuesday, Wednesday, or Friday work for you?

Chris West
Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, May 23, 2024 6:24 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Yes, we can do the following week. What day?

From: Chris West <chris.west@bournefg.com>
Sent: Thursday, May 23, 2024 8:08 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning gentlemen,

My driver's license expired on my birthday and was hoping I would have my new one by next week but there was a processing error and now I won't have it until after Wednesday. If possible, could we please reschedule to the week after? Apologies for the inconvenience and thank you for understanding.

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From: Chris West <chris.west@bournefg.com>
Sent: Tuesday, May 7, 2024 10:28:18 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Sounds good, I'll see you gentlemen then.

Thank you for the information, are the fines recurring or one time?

Chris West
Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, May 7, 2024 10:26 AM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok yes that works.
Each violation has a separate fine amount. Fines average from \$500-\$1000 for each violation.

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



From: Chris West <chris.west@bournefg.com>
Sent: Tuesday, May 7, 2024 9:18 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

I haven't booked flights yet, but I think 9 or 10 am would work perfectly. Does that work for you guys?

As an aside, for risk management purposes our accounting department is wondering what the fine is for violation at 413 & 825. Is there a standard amount or is it determined on a case-by-case basis?

Chris West
Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, May 7, 2024 10:15 AM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Hello Chris,

I just wanted to confirm what time we will be meeting you there?

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
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From: William Nathan
Sent: Friday, May 3, 2024 12:35 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok sounds good see you then. Have a good weekend!

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
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From: Chris West <chris.west@bournefg.com>
Sent: Friday, May 3, 2024 11:26 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

The 29th works for me. Thank you for understanding and have a great weekend!

Chris West
Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, May 3, 2024 9:40 AM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Happy Friday! No worries, I understand. Yes, how does Wednesday May 29th or Thursday May 30th sound?

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Chris West <chris.west@bournefg.com>
Sent: Friday, May 3, 2024 8:33 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

Happy Friday! Apologies for not getting back to you sooner, we've been very busy over the past week. Unfortunately, we cannot do next week and I'm going out of town the week of the 20th for my Birthday. Does some time the week of the 27th - 31st work?

Chris West
Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, April 25, 2024 10:41 AM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Just a follow up from your last email, on 4/8/2024 Santa Monica Water Dept said: "The water has been shut off at both properties ---again the owner is still responsible for the Water and Sewer Capacity Charges incurred."

Additionally, I wanted to schedule a final walkthrough inspection of the exterior and interior of the premises with you or any available agent to confirm the following items have been completed:

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible).
2. All canopies have been repaired/removed.
3. All exterior access points have been changed to combination locks.
4. The rear fencing has been repaired so that it is not leaning inward.
5. Interior furniture, trash, litter, and debris have been removed from the premises.

If I can confirm that all these items have been corrected in our walkthrough then I can close out this case. We can schedule the inspection within the next few weeks. Let me know your availability and we can put it on the calendar. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Chris West <chris.west@bournefg.com>
Sent: Friday, April 5, 2024 11:51 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thank you! You too!

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, April 5, 2024 12:43 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

Thank you and I hope your day is going well also. I forwarded your email to the Water Dept for them to follow-up with you. Thank you and have a good weekend.

Best Regards,

William Nathan

Code Enforcement Officer
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Chris West <chris.west@bournefg.com>

Sent: Friday, April 5, 2024 10:09 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William & Everth,

I hope both of you gentlemen are having a good Friday. Could you please tell the SM water utility to call us or email us, we still have not heard or received anything from them? Thank you!

Chris West

Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Wednesday, March 20, 2024 12:49 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

How does 2PM work for you? We can meet you at 825 Ocean Ave at 2PM to start?

Best Regards,

William Nathan

Code Enforcement Officer
(310) 458-4984 ext. 5793
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From: Chris West <chris.west@bournefg.com>
Sent: Wednesday, March 20, 2024 11:38 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

It looks like we are good to go, what time were you thinking?

Chris West

Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, March 19, 2024 4:17 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

OK sounds good

Best Regards,

William Nathan

Code Enforcement Officer
(310) 458-4984 ext. 5793
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From: Chris West <chris.west@bournefg.com>
Sent: Tuesday, March 19, 2024 3:11 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

That should work with me. Let me talk with my bosses to confirm and I'll get back to you tomorrow.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, March 19, 2024 4:02 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Both Everth and I can be available next Tuesday afternoon 3/26/2024?

Best Regards,

William Nathan

Code Enforcement Officer
(310) 458-4984 ext. 5793
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From: Chris West <chris.west@bournefg.com>
Sent: Tuesday, March 19, 2024 2:57 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

I will be able to fly out and walk through the property with you Monday or Tuesday next week or Friday this week would work as well.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, March 19, 2024 3:55 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok I just got off the phone with the Water Department and they should be emailing you soon with an update. Pictures won't be necessary as I must collect my own. When is someone available to walk through the property to document the progress that you've made? Looking at next week...

Best Regards,

William Nathan

Code Enforcement Officer
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Chris West <chris.west@bournefg.com>
Sent: Tuesday, March 19, 2024 2:47 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Sounds good, I will do so in the future. To keep it brief

825 pending corrective actions:

- Water utility shutoff: we continue to reach out regarding this and have not heard anything back.
- Boarding up: this is being done as we speak.
- Sunshade in courtyard: finding someone to replace this instead of tear it down or get an entirely new one has been difficult. We have Excellence Awning Co. coming out to give us a quote ASAP.
- Torn awning: quoted work for repair and are now working to establish a final time to get the repair done, we're hoping to have this done at the same time as the interior awning/sunshade.

I have pictures from our contractor showing they have started the board up process at 825 that I can download and share if you would like as well.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, March 19, 2024 2:33 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

Thank you for your communication and efforts. For clarification, I am only handling the case at 825 Ocean Avenue, and Everth is handling the case at 413 Ocean Avenue. So, with respect to each individual case and requests for extensions for each individual property, I would ask that we delineate between the two accordingly. I did see the request for training at 825 Ocean Ave fell through, and that was part of the delay for boarding up the property as well as construction. For a better understanding, can you specify what corrective actions you have not completed for each property separately?

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793
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From: Chris West <chris.west@bournefg.com>
Sent: Friday, March 15, 2024 8:16 AM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

I hope you and the rest of the team at the city of Santa Monica code enforcement are doing well. I'm reaching out to express our continued commitment to resolving the compliance issues with our properties in Santa Monica, and to seek your support for an extension.

Firstly, I want to thank you for your ongoing patience and the assistance, we're committed to meeting the city of Santa Monica's requirements.

We've been actively engaging with the Santa Monica Police Department, and as you know, we offered our property at 825 as a potential site for their training activities. Unfortunately, Andres Rios from the department of personnel and training determined the site would be too small for SWAT team exercises, he did however, acknowledge that it would work better for smaller group trainings. We are committed to continue to do right by the city of Santa Monica and welcome any smaller group training SMPD may want to do.

Despite our best intentions and continuous efforts, we encountered some delays. Our contractor was engaged in a different project until today, delaying the boarding process. This setback was beyond our control, and we've managed to schedule the board up for today, starting immediately following their availability. At the same time, we've continued to be proactive in addressing the other aspects of the compliance. We've been in constant communication with the city's billing specialist to facilitate the shutdown of the water utility to the properties, although we're yet to receive a conclusive update. Additionally, to make sure 825 & 413 are more secure during this period, we're having new locks installed all around the property in addition to the boarding up.

I would like to kindly request an extension to complete the necessary work. This would allow us to ensure that it is done up to the standards of the city of Santa Monica. I am working with the contractor day to day for updates and will confirm the board up is complete with you in the coming days. We're fully aware of our responsibilities and the inconvenience this situation has caused. Please be assured that we're utilizing all available resources to fix these issues as soon as possible. Your understanding and cooperation in granting us a brief extension would be immensely appreciated and would go a long way in reaching a resolution that aligns with the cities and our commitment to safety and compliance.

I would be happy to discuss this in further detail at your earliest convenience and provide any additional information or documentation you may require.

Thank you for considering our request and for your continued support and understanding. We're eager to move forward and ensure that our properties fully meet the city's standards as soon as possible.

Warm regards,

Chris West

Financial Analyst



Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, February 23, 2024 5:01 PM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave

Please see the attached [Addendum to the Notice of Violation](#) I issued to you on last Friday 2/16/2024. The reason for this addendum is to include the requirement to secure the windows and doors with sheeting materials and plywood [SMMC 13.04.040 (d)], which was not listed on the original Notice of Violation.

I know that you are already working on this, so this is just a formality. Thank you again for your assistance.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: William Nathan
Sent: Friday, February 23, 2024 3:04 PM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave

Thank you for the updates and progress. I will reach out to you to schedule an inspection appointment after the compliance due date. Have a great weekend!

Best Regards,

William Nathan

Code Enforcement Officer
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Chris West <chris.west@bournefg.com>
Sent: Friday, February 23, 2024 2:05 PM
To: Carlos Jaen <Carlos.Jaen@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Hi All,

Quick update. I just sent an email to Andres Rios okaying the SMPD to use 825 Ocean Ave for training purposes. We are currently having a crew out at 825 clearing all the furniture and junk, they reported that there were eight homeless that had set up camp there that they had to clear out. Everything is gone from 413 Ocean Ave and we have photos we can send over for your confirmation. We have talked to multiple contractors about boarding up the buildings and we are still having trouble with finding someone able to do polycarbonate. However, the company we hired to remove all the furniture and junk said they may be able to do that for us, but we would need to wait until they were finished with clearing out 825. We are also working with multiple awning companies regarding repairing the awnings at 825.

Thank you all for your patience as we set things straight and do right by the city of Santa Monica.

Chris West

Financial Analyst



Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: Chris West
Sent: Wednesday, February 21, 2024 3:50 PM
To: Carlos Jaen <Carlos.Jaen@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave

Absolutely, always happy to help!

An additional quick update regarding 413 & 825 Ocean Ave. SoCalGas will shut off 413's gas on Monday February 26th, and 825's on Friday March 1st. We are having the rest of the furniture removed from 413, it turns out they weren't completely done, and everything will be gone by the end of today or tomorrow. We have contacted them about removing the furniture for 825 and are awaiting a quote from them. Regarding boarding both buildings up, we've been in contact with multiple companies but are having trouble with getting them to do the clear polycarbonate as they say they've never had a request to do that.

Chris West

Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: Carlos Jaen <Carlos.Jaen@santamonica.gov>
Sent: Wednesday, February 21, 2024 2:10 PM
To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave

Mr. West,

They can call that number directly.

I can follow up within SMPD to see who specifically requested to use the location for training. Thank you again for your openness to it being used for training purposes.



CARLOS JAÉN #3556
Sergeant - Homeless Liasion Program
Special Operations Division
Santa Monica Police Department
333 Olympic Drive, Santa Monica, CA 90401
Desk | 310.458.8419

From: Chris West <chris.west@bournefg.com>
Sent: Wednesday, February 21, 2024 6:39 AM
To: William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Ok, thank you for letting me know. Would the crews on site be able to use that phone number to request officer presence or would I have to reach out for them?

Chris West
Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, February 20, 2024 5:43 PM
To: Chris West <chris.west@bournefg.com>; Daniel Mick <Daniel.Mick@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave

Thank you for the update. If you believe that there may be trespassers on the premises at the time of those inspections, you can call (310) 458-8495 to request officers to respond at that time. Regarding the training site information, I will have to defer that question to SMPD. Thank you for your quick response in mitigating these concerns.

Best Regards,

William Nathan

Code Enforcement Officer
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Chris West <chris.west@bournefg.com>
Sent: Tuesday, February 20, 2024 1:56 PM

To: Daniel Mick <Daniel.Mick@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Hello all,

A quick update regarding 413 & 825 Ocean Ave. We have confirmed the electricity will be shut off as of 2/21/24 and are in contact with quinetta.taylor@santamonica.gov about stopping the water utility. Additionally, we are working with SoCalGas to shut off gas to both buildings, however they will need access to the exterior of the property. Would you recommend that police be present at that time to ensure the safety of everyone? Finally, we are getting quotes from 1-800-BOARDUP & Servpro to get the buildings boarded up ASAP, however, we would likely need police presence as well before we can establish a solid date for completion.

As somewhat of a side note, when I visited, it was mentioned that SMPD would be interested in using 825 Ocean Ave as a training site, can you please send more details regarding what this would entail? We are interested but need to get approval from our lender before moving forward.

Thank you all for your patience and understanding,

Chris West

Financial Analyst



Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: Chris West

Sent: Thursday, February 15, 2024 1:45 PM

To: Daniel Mick <Daniel.Mick@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>

Subject: RE: 825 Ocean

Ok, sounds good. Looking forward to meeting tomorrow.

Chris West

Financial Analyst



Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: Daniel Mick <Daniel.Mick@santamonica.gov>

Sent: Thursday, February 15, 2024 1:33 PM

To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>

Subject: Re: 825 Ocean

It does not matter to us. We just need to have the form on file tomorrow at some point.

Daniel Mick, CCEO, MPA, MUP
Code Enforcement Manager
City of Santa Monica
daniel.mick@santamonica.gov

From: Chris West <chris.west@bournefg.com>

Sent: Thursday, February 15, 2024 12:27:38 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>

Subject: RE: 825 Ocean

EXTERNAL

Thank you, Daniel and William,

What would be easiest/best for you?

Chris West
Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, February 15, 2024 1:15 PM
To: Chris West <chris.west@bournefg.com>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>
Subject: RE: 825 Ocean

So, I just spoke with Sgt. Jaen who said that this question came up earlier this week and it has been approved by the City Attorney's Office for an authorized notary in state or out of state. So if you are able to complete that in Florida then that will suffice.

Best Regards,

William Nathan

Code Enforcement Officer
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development



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From: Daniel Mick <Daniel.Mick@santamonica.gov>
Sent: Thursday, February 15, 2024 12:10 PM
To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>
Subject: Re: 825 Ocean

Hi Chris,

To be safe, I would suggest filling out the form and getting it notarized here in CA to be safe. You can do this after tomorrow's inspection. The notarized paper copy can be dropped off at the Police Dept. Once completed. PD cannot enter the premises tomorrow unless you are present and give affirmative permission for them to do so.

We look forward to seeing you tomorrow.

Daniel Mick, CCEO, MPA, MUP
Code Enforcement Manager
City of Santa Monica
daniel.mick@santamonica.gov

From: Chris West <chris.west@bournefg.com>
Sent: Thursday, February 15, 2024 11:54:43 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>
Subject: RE: 825 Ocean

EXTERNAL

Yes, please let me know, we were also curious if it had to be a notary in California. If you have a notary at your offices I would be happy to sign it there or at SMPD.

Chris West
Financial Analyst



Chris.West@bournefg.com

www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, February 15, 2024 12:50 PM
To: Chris West <chris.west@bournefg.com>
Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>
Subject: Re: 825 Ocean

You're welcome. It will need to be signed in the presence of a notary, and from reading the language I am uncertain if it would need to be done [here](#) in the State of California by a Notary. I will have to defer that question to SMPD for clarification.

Best Regards,

William Nathan

Code Enforcement Officer
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development

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311@santamonica.gov | [Submit a Request](#) | [1 \(866\) 311-7266](tel:18663117266)

From: Chris West <chris.west@bournefg.com>
Sent: Thursday, February 15, 2024 11:41
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>
Subject: RE: 825 Ocean

EXTERNAL

William,

Thank you so much for sending this over. Will I be able to fill out and sign while there, or will I need to get a signature notarized beforehand?

Chris West

Financial Analyst



Chris.West@bournefg.com
www.BourneFG.com
228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, February 15, 2024 11:52 AM
To: Chris West <chris.west@bournefg.com>
Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>
Subject: Re: 825 Ocean

Mr. West,

Thank you again for your attention to this matter. Please see the attached forms for you to complete and submit to SMPD. Also, it is required to be notarized for authenticity. It would be great if you are able to complete and submit this application to SMPD while you are visiting. In this email I have cc'd members of SMPD, SMFD, and Code Enforcement who are all involved. I look forward to meeting with you tomorrow at 10:00am and addressing all concerns from all respective parties. Please contact me if you have any more questions or concerns.

Best Regards,

William Nathan

Code Enforcement Officer
(310) 458-4984 ext. 5793
Code Enforcement Division
Community Development

<https://www.santamonica.gov/>
[Facebook](#) | [Twitter](#) | [Instagram](#)
311@santamonica.gov | [Submit a Request](#) | [1 \(866\) 311-7266](tel:18663117266)

From: Chris West <chris.west@bournefg.com>
Sent: Thursday, February 15, 2024 10:04

To: William Nathan <William.Nathan@santamonica.gov>

Subject: 825 Ocean

EXTERNAL

Hi William,

We spoke on the phone earlier today, please give me a call when you have the chance.

Thank you,

Chris West

Financial Analyst

BOURNE

FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: DO_NOT_REPLY@smgov.net
To: Armando.Rangel@SMGOV.NET
Subject: *** IMPORTANT: SERVICE REQUEST REQUIRES YOUR FINAL REVIEW ***
Date: Friday, March 7, 2025 12:15:37 PM

The following Service Request has "No Further Action Req. - Closed" action entered in the workflow, and it requires your final review.

Service Request #: 24COM-0194
Project Name: Property Maintenance
Address: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Final Processing
Date Received: 2/13/2024
Description: Property maintenance- Vacant property.

This is an automatically generated email. Do not hit reply button.

From: DO_NOT_REPLY@smgov.net
To: Maurice.Cochee@SMGOV.NET
Subject: *** IMPORTANT: SERVICE REQUEST REQUIRES YOUR FINAL REVIEW ***
Date: Friday, March 7, 2025 12:15:38 PM

The following Service Request has "No Further Action Req. - Closed" action entered in the workflow, and it requires your final review.

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Description: Property maintenance- Vacant property.

This is an automatically generated email. Do not hit reply button.

From: [Elisa Paster](#)
To: [Jing Yeo](#)
Cc: heather.averick@santamonica.gov
Subject: 413 and 825 Ocean Ave Next Steps
Date: Monday, April 7, 2025 7:09:48 PM
Attachments: [image001.png](#)
[Zoning Letter and Settlement Agreement.pdf](#)

EXTERNAL

Hi Jing,

Hope you're well!

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413 Ocean is zoned R4 and 825 Ocean is zoned R3.

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Our thought is that the use is the same use as was previously operated at the site. It seems to fit into multiple categories in Chapter 9.51, including Congregate Housing or Single-Room Occupancy Housing, both of which are allowed by-right in the R3 and R4 zones.

Based on the attached, it is our understanding that the 825 Ocean Avenue is a legally non-conforming building and that it was a legally non-conforming use (though now the use is permitted). We are not proposing any expansion of the building.

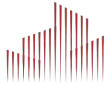
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the State funder has agreed to allocate 20 of the beds for Santa Monica folks, so that's exciting. I copied Heather here in case she wants to weigh in further.

Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner



R A N D | P A S T E R | N E L S O N

Phone: 213.557.7222 Direct: 213.557.7223

From: [Tony Kim](#)
To: [Jing Yeo](#); [Ross Fehrman](#); [Steve Mizokami](#)
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Tuesday, April 8, 2025 1:05:25 PM
Attachments: [image001.png](#)

Cary has replied to about a dozen 311 inquiries between those two properties, so he probably is the most familiar with those two sites.

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, April 8, 2025 1:01 PM
To: Ross Fehrman <Ross.Fehrman@santamonica.gov>; Steve Mizokami <Steve.Mizokami@santamonica.gov>; Tony Kim <Tony.Kim@santamonica.gov>
Subject: Fw: 413 and 825 Ocean Ave Next Steps

Hi guys,

I think that we have fielded inquires about 413 and 825 Ocean in recent memory. I think these are both vacant former congregate care facilities. Can you let me know who has answered questions recently?

Otherwise I might have Cary follow up given the Coastal issues at hand

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Monday, April 7, 2025 7:10 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: 413 and 825 Ocean Ave Next Steps

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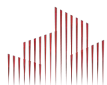
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Elisa

Elisa Paster
Managing Partner



RAND | PASTER | NELSON

Phone: 213.557.7222 Direct: 213.557.7223

From: [Jing Yeo](#)
To: [Ross Fehrman](#); [Steve Mizokami](#); [Tony Kim](#)
Subject: Fw: 413 and 825 Ocean Ave Next Steps
Date: Tuesday, April 8, 2025 1:01:11 PM
Attachments: [image001.png](#)
[Zoning Letter and Settlement Agreement.pdf](#)

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I think that we have fielded inquires about 413 and 825 Ocean in recent memory. I think these are both vacant former congregate care facilities. Can you let me know who has answered questions recently?

Otherwise I might have Cary follow up given the Coastal issues at hand

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Monday, April 7, 2025 7:10 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: 413 and 825 Ocean Ave Next Steps

EXTERNAL

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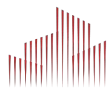
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Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner



R A N D | P A S T E R | N E L S O N

Phone: 213.557.7222 Direct: 213.557.7223

From: [Achee Stevenson](#)
To: [Heather Averick](#)
Cc: [Natasha Guest Kingscote](#)
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Thursday, April 10, 2025 1:32:30 PM
Attachments: [image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Thanks for sharing!



Achéé Stevenson, MPA (she/her)

**Acting Administrator, Homelessness Prevention & Intervention (HPI) Team
Housing and Human Services Department**

My work day may look different than your work day. Please do not feel obligated to respond outside of your normal working hours or expect a response from me outside of my normal working hours.

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, April 10, 2025 9:50 AM
To: Achee Stevenson <Achee.Stevenson@santamonica.gov>
Cc: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Subject: FW: 413 and 825 Ocean Ave Next Steps

FYI- and in the event follow up/support is needed from our end.



Heather Averick

Director of Housing and Human Services

(310) 458-8310

santamonica.gov

[Facebook](#) | [Twitter](#) | [Instagram](#) [Subscribe to City of Santa Monica Email Updates](#)

My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, April 8, 2025 1:00 PM
To: Elisa Paster <Elisa@rpnllp.com>

Cc: Heather Averick <Heather.Averick@santamonica.gov>

Subject: Re: 413 and 825 Ocean Ave Next Steps

Thank you Elisa - we have fielded some inquiries about 413 Ocean recently but 825 Ocean is new to me. Let me check who on the Planning team has worked on it recently and get back to you.

From: Elisa Paster <Elisa@rpnllp.com>

Sent: Monday, April 7, 2025 7:09:40 PM

To: Jing Yeo <Jing.Yeo@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>

Subject: 413 and 825 Ocean Ave Next Steps

EXTERNAL

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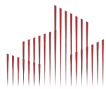
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Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner



R A N D | P A S T E R | N E L S O N

Phone: 213.557.7222 Direct: 213.557.7223

From: [Cary Fukui](#)
To: [Jing Yeo](#)
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Friday, April 11, 2025 12:31:25 PM
Attachments: [image001.png](#)

Yeah I do re-call a 311 on this from a while back. Happy to assist Elisa with any questions and will reach out if things get tricky..

Thanks,
Cary

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Friday, April 11, 2025 12:29 PM
To: Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: FW: 413 and 825 Ocean Ave Next Steps

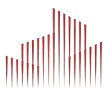
Cary – Tony said you have answered many questions about these properties so I’m going to let Elisa know to get in touch with you on her questions. Let me know if you need support if the use doesn’t quite fit.

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Tuesday, April 8, 2025 1:06 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Great. Thanks!

Elisa Paster
Managing Partner



RAND | PASTER | NELSON
Phone: 213.557.7222 **Direct:** 213.557.7223

From: Jing Yeo <Jing.Yeo@santamonica.gov>
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Cc: Heather Averick <Heather.Averick@santamonica.gov>
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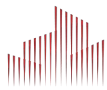
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Elisa Paster
Managing Partner



R A N D | P A S T E R | N E L S O N

Phone: 213.557.7222 Direct: 213.557.7223

From: [Jing Yeo](#)
To: [Cary Fukui](#)
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Friday, April 11, 2025 12:33:58 PM
Attachments: [image001.png](#)

[REDACTED]
[REDACTED]
[REDACTED] Thanks!

From: Jing Yeo
Sent: Friday, April 11, 2025 12:29 PM
To: Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: FW: 413 and 825 Ocean Ave Next Steps

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[REDACTED]

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EXTERNAL

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Elisa Paster
Managing Partner


RAN D | PASTER | NELSON
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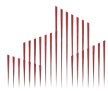
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Elisa

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Managing Partner



R A N D | P A S T E R | N E L S O N

Phone: 213.557.7222 Direct: 213.557.7223

From: [William Nathan](#)
To: [Chris West](#)
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed
Date: Thursday, April 10, 2025 1:16:12 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good afternoon,

Ok that's good to hear. I hope all negotiations work out for the best. Let me know once completed and when they will begin occupancy, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Thursday, April 10, 2025 1:00 PM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William -

Quick update. We have 99% negotiated leases and are just waiting on clarity from the County of LA to fill the blanks on a few items. The anticipated start date was April 1st, but this was pushed back due to delays in drafting the documents for the program by the County. We are expecting to get drafts back early next week and should be in a position to execute by the end of next week.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, April 4, 2025 2:55 PM

To: Chris West <chris.west@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok great sounds good. Thank you and have a good weekend.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, April 4, 2025 1:26:46 PM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William -

It is good to hear from you, I'm glad your tour with Joel went well! We have both properties under contract with the transitional housing program I told you about. Final details are still being hashed out between us, the operating partners and the county of LA. Progress is being made, and we hope to have a more concrete update in the upcoming weeks. I'll see if I can get a status update next week.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, April 4, 2025 2:08 PM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

I am just following up with you to see if any re-occupancy plans or redevelopment plans have made any progress yet?

Best Regards,

William Nathan

Code Enforcement Officer II
(310) 458-4984 ext. 5793
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From: William Nathan
Sent: Wednesday, March 5, 2025 10:10 AM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Yes, that works for me. Please make sure that he arrives prior to check the premises for trespassers prior to, and call SMPD if needed to remove trespassers. If needed I can meet him at 10am if he is unable to arrive before 9:30am.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Wednesday, March 5, 2025 10:08 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

How does 9:30am work for you? As of now it will just be our contractor onsite with you and that is the time that he is able to be there.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, March 5, 2025 9:17 AM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am flexible that day, I can do morning or afternoon. Let me know what works?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Wednesday, March 5, 2025 8:12 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

When will you be inspecting 825 on Friday? I want to make sure our contractor can be there to walk you through everything.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, February 27, 2025 6:21 PM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good evening,

In addition, another suggestion that can be voluntarily done before it is mandated by the City:

SMMC § 13.04.040(c)(17) – General Maintenance Requirements:

Documentation shall be provided that adequate security is provided by onsite security personnel, roaming security patrol, or some other means; and **twenty-four hours seven day a week security** may be required as determined by the Director. All curtains, blinds, and window coverings shall be removed from all windows located on the ground level of a structure allowing for a clear view to the interior of vacant buildings and units.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: William Nathan

Sent: Thursday, February 27, 2025 10:59 AM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Thank you for the follow up and your commitment to maintain the property. The following standards can be voluntarily done before they are mandated by the City:

SMMC § 13.04.040(c) – General Maintenance Requirements:

(14) Motion-activated security lighting in accordance with SMMC Section **9.21.080** (Lighting) may be required to be installed and maintained in working condition at all entrances and exits of the property to the satisfaction of the Director from dusk until dawn.

(15) Motion-activated video surveillance cameras may be required to be installed and maintained in working condition that provide two-way communication and mobile live-view video to the satisfaction of the Director.

(16) Additional building locks and entry control including bars on windows shall be installed and maintained as determined by the Director to prevent unauthorized access to the property and any structure.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Thursday, February 27, 2025 9:57 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Steve Case <steve.case@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning William,

I hope you are well. I wanted to update you on 413 and 825 Ocean Ave. Our team has been on-site daily, making significant progress and addressing highlighted issues. However, recurring vandalism by homeless individuals has been undoing our repairs, such as tearing down the interior canopy and kicking in the back door. We appreciate your patience and cooperation as we continue our efforts to secure the premises. Please let us know if you have any additional recommendations.

Thank you for your understanding and support.

Sincerely,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, February 25, 2025 9:52 AM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Thank you very much for the follow up and attention to these violations. I will do a follow up inspection after the compliance due date of March 7th to document the progress. Meanwhile and moving forward, please continue to maintain the premises accordingly to avoid further enforcement. I appreciate your cooperation and time, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Monday, February 24, 2025 8:33 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Steve Case <steve.case@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

It took a little bit to confirm with our contractor, but the following have been completed. Find attached the letter from our contractor.

1. *All dilapidated canopies to be either repaired/removed. **The Front façade canopy and interior canopy above common areas are still in disrepair.***
2. *Remove plywood from rear fencing. Repair/replace all damaged planks of wood on the rear fencing and use the consistent building materials and paint with like colors.*
3. *Boarding up of all windows not facing the public rights-of-way and paint all plywood in a color consistent with the exterior of the building that are securing doors & windows. Ensure all windows and doors are closed, locked, and secured.*
4. *Remove all graffiti from the premises.*
5. *Documentation for extermination of pests & vermin due to rodent droppings observed.*
6. *Submit documentation of weekly inspections by property owner representatives/staff. Conduct full interior and exterior inspections as well.*
7. *Remove and properly dispose of discarded cans of paint from the exterior of the premises.*
8. *Update the combination locks to reflect the code provided to SMPD on the Trespass Arrest Authorization Letter, or update SMPD with new codes to the combination locks.*

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, February 14, 2025 12:21 PM
To: Chris West <chris.west@bournefg.com>
Cc: Steve Case <steve.case@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris & Steve,

As a courtesy I have attached a PDF copy of the 2nd administrative citation SM080001348 that was issued today. A hard copy is being mailed to the address on record at: 228 N PARK AVE STE A, WINTER PARK, FL 32789-3886. Your next compliance due date is **March 7, 2025**, to abate all violations existing.

-

Please note that the 1st administrative citation SM080001337 was sent to the address and above and to the Agent for Service of Process listed for **BFG SANTA MONICA PROPCO, LLC** with the California Secretary of State, but the envelope was returned to my office by the USPS.

Therefore, I will be directing all mail correspondence to 228 N PARK AVE STE A, WINTER PARK, FL 32789-3886, unless there is another preferred mailing address to forward mail to. If there is another preferred mailing address to forward mail to, then please advise. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: William Nathan

Sent: Wednesday, February 5, 2025 8:44 AM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Chris,

Thank you for your prompt response and concern. Thankfully, we have all been safe throughout these disasters.

I am happy to here of the agreement that you are making for Los Angeles County to redevelop and occupy the premises. However, that is still going to take time to secure and commence work; longer than is available to you as of right now. The corrections are a matter of property maintenance, and not renovations that need to be met. If you would like, you can loop them into the email, or I am available to advise them over the phone of this being a priority that

needs to be corrected immediately. Once I issue the 2nd administrative citation, you will need to correct these items within 21-days from the date of the citation to comply.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Wednesday, February 5, 2025 8:33 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Steve Case <steve.case@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning, William,

I hope you are having a good day and that you, your family, friends and co-workers were not victims of the horrible wildfires that occurred in January.

I appreciate your email on this matter. As I mentioned when we last spoke, we are in the process of doing a triple net lease with the county of Los Angeles on these properties. We have signed LOIs and are awaiting a final confirmation from the county of LA to execute the lease, it is only a matter of time until this deal closes. As part of the process the county of LA has verbally requested that we do not make any physical changes to the sites because they will be doing large scale renovations when they take control in the upcoming months. We are doing everything possible to ensure this process goes smoothly so that there can be new transitional housing for the community and this matter will be finally resolved.

What would you recommend we do so that we can abide by the county's request that no alterations be made to the physical plant while cooperating with your requests?

Sincerely,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, February 5, 2025 9:15 AM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am following up with you as I have not heard from you since our last email. To recap see the list below of outstanding violations:

1. *All dilapidated canopies to be either repaired/removed. **The Front façade canopy and interior canopy above common areas are still in disrepair.***
2. *Remove plywood from rear fencing. Repair/replace all damaged planks of wood on the rear fencing and use the consistent building materials and paint with like colors.*
3. *Boarding up of all windows not facing the public rights-of-way and paint all plywood in a color consistent with the exterior of the building that are securing doors & windows. Ensure all windows and doors are closed, locked, and secured.*
4. *Remove all graffiti from the premises.*
5. *Documentation for extermination of pests & vermin due to rodent droppings observed.*
6. *Submit documentation of weekly inspections by property owner representatives/staff. Conduct full interior and exterior inspections as well.*
7. *Remove and properly dispose of discarded cans of paint from the exterior of the premises.*
8. *Update the combination locks to reflect the code provided to SMPD on the Trespass Arrest Authorization Letter, or update SMPD with new codes to the combination locks.*

Unfortunately, there was another incident on January 31, 2025, which required SMPD and

SMFD to respond. A report of running water coming out from a 2nd floor window was reported. A trespasser was located inside the property and arrested. I conducted a follow-up inspection yesterday from the public rights-of-way, and none of the corrective actions listed above have been corrected. At this time, I will be issuing a 2nd Administrative citation for the violations. Please take immediate actions to correct these violations and maintain the property in compliance. Failure to comply will result in a 3rd administrative citation, and then referral to the City Attorney's Office if compliance is still not achieved. I am available for a phone call as needed if you have any questions or concerns. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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delete the original message. Thank you.

From: William Nathan

Sent: Tuesday, January 7, 2025 8:22 AM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: FW: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Please see the email I've included below your last email. In the original email I sent you on **Thursday November 21, 2024**, I detailed the issuance of the citation and the corrective actions.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West chris.west@bournefg.com
Sent: Monday, January 6, 2025 12:54 PM
To: William Nathan William.Nathan@santamonica.gov
Subject: 825 Ocean Ave Citation

EXTERNAL

Hi William -

We received this today, but we hadn't heard anything from you. Wanted to confirm that this was correct. Please give me a call when you get a chance so we can go over the details.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan

Sent: Thursday, November 21, 2024 1:21 PM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris and Steve,

Thank you again for coordinating efforts to inspect the property on this past Tuesday 11/19/2024, and your attempts to abate the violations. Unfortunately, there are still existing violations on-site that have been noted in previous notices and emails conversations. Additionally, SMPD responded with officers to clear the building as requested, due to concerns with an open window on the 2nd floor suggesting potential trespassers on-site. Fortunately, there were no persons inside the building. In the future, it would be best to have your own personnel enter the premises prior to our inspection and determine if there is anyone inside that needs to be removed due to trespassing.

The 1st administrative citation was issued for failure to comply with all corrective actions formerly listed in the Notices of Violations. As a courtesy, I have attached a digital copy of the administrative citation issued as well as the municipal code for SMMC Chapter 13, that this property must comply with. Please see the two lists below of completed/corrected violations and outstanding violations.

The following corrections have been completed:

1. Front door entrance is accessible but locked and secured (remove the restriction that made this door inaccessible).
 - *Completed: the rear exterior door is now accessible with a combination lock. Only one door must remain accessible.*
2. All exterior access points have been changed to combination locks.

3. Interior furniture removed.
 - Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.
1. Repair the rear fencing so that it is plumb & not leaning inward.
2. Remove trash, litter, and debris from the premises.
3. Remove overgrown weeds and vegetation from the alley side on the fencing.
4. Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)

These outstanding violations that have not been corrected – (Refer to SMMC 13.04.040 and SMMC 13.02.060):

1. All dilapidated canopies to be either repaired/removed. **The Front façade canopy and interior canopy above common areas are still in disrepair.**
2. Remove plywood from rear fencing. Repair/replace all damaged planks of wood on the rear fencing and use the consistent building materials and paint with like colors.
3. Boarding up of all windows not facing the public rights-of-way and paint all plywood in a color consistent with the exterior of the building that are securing doors & windows. Ensure all windows and doors are closed, locked, and secured.
4. Remove all graffiti from the premises.
5. Documentation for extermination of pests & vermin due to rodent droppings observed.
6. Submit documentation of weekly inspections by property owner representatives/staff. Conduct full interior and exterior inspections as well.
7. Remove and properly dispose of discarded cans of paint from the exterior of the premises.
8. Update the combination locks to reflect the code provided to SMPD on the Trespass Arrest Authorization Letter, or update SMPD with new codes to the combination locks.

I also want to recommend that you collaborate with neighboring property at 815 Ocean Avenue to repair/replace the masonry wall on the north side of the property. It is caving into your side of the property causing a safety hazard. A Surveyor's Report by a third party will yield the property line information at the cost of the property owners involved. If no actions

are taken, I will be required to issue a Notice of Violation to both respective property owner(s) to correct the violation.

Lastly, I understand that you are pursuing a tenant to occupy in the near future. Please update me with any concrete information on this. At this time, I will be required to keep this case open and monitor for compliance until the property is no longer vacant. Let's reconvene on **December 11, 2024**, with an update on the corrective actions made, provide the documents requested, and schedule a follow-up inspection for me to verify. Thank you for your assistance and cooperation throughout this process.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: William Nathan

Sent: Tuesday, November 19, 2024 8:14 AM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Unfortunately, I won't be available until 12pm.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, November 19, 2024 8:11 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning William,

I had to grab an early flight to LAX and just landed if you want to do before noon that would work for me (say 10am). Otherwise, noon still works.

Let me know, thanks,

Chris

Get [Outlook for iOS](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, November 14, 2024 5:11:00 PM

To: Chris West <chris.west@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Great thanks. See you then!

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Thursday, November 14, 2024 12:57:09 PM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Confirming, see you then.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, November 12, 2024 9:35 AM
To: Chris West <chris.west@bournefg.com>; Steve Case <steve.case@bournefg.com>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Happy Veterans Day! Tuesday @ 12pm PST works well for me.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Monday, November 11, 2024 07:31

To: Steve Case <steve.case@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning William,

I hope you had a great weekend and happy Veterans Day! Quickly following up on this since you were out of the office on Friday. Touring the property the week of the 18th on Tuesday or Thursday at or around noon would work best for us. Please let me know which of those days works best for you.

Best,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: Chris West <chris.west@bournefg.com>

Sent: Friday, November 8, 2024 7:18 AM

To: Steve Case <steve.case@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Will do.

William -

Can we do Thursday or Friday of that week?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: Steve Case <steve.case@bournefg.com>

Sent: Thursday, November 7, 2024 8:15 PM

To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

[@Chris West](#) Please coordinate a good day / time with William during the week of November 18th. I will do my best to join, unfortunately, it is looking unlikely.

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, November 5, 2024 8:40 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Thank you for your response. The week of November 18th works best for me as I will be away at a conference the week prior. I am available on November 19th - 22nd (Tuesday-Friday). I am unavailable on that Thursday the 21st from 2PM-3PM. Please advise of a time and day that works best.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Steve Case <steve.case@bournefg.com>

Sent: Tuesday, November 5, 2024 6:54 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

I apologize for not responding. What day(s) / time(s) work best for you the week of November 11th and the week of November 18th? Myself and/or Chris West will be onsite to meet you.

We have been visiting the community at least once per week. Nobody has been able to successfully break into the community. However, there are two issues which we have told the Santa Monica PD about. First, there is a woman who consistently parks in front of the community in a white vehicle and canvases the community. We suspect she is trying to find a way to break in. Second, someone has consistently tried to break into the back of the community but has been unsuccessful. However, they have caused property damage which we try to repair in a timely manner.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, November 1, 2024 8:58 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am following up with you on this since you did not respond to the last email I sent on
st

October 1 . We need to schedule a follow-up inspection at the property.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: William Nathan

Sent: Tuesday, October 1, 2024 10:03 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Ok thank you. Let's schedule the next meeting for this month for the follow-up inspection. During that inspection if I can verify that all corrective actions have been completed, I can then close out this case. Please advise of your possible dates for me to coordinate with you...

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Monday, September 30, 2024 4:19 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

I have been told by Joel Gomez that everything has been completed except for the painting of plywood and extermination. I have seen pictures validating the work.

There is a homeless person on drugs who keeps pulling plywood off the back of our building using his bare hands. This is despite the fact that all plywood is attached to the building using wood screws. I have contacted the Santa Monica PD multiple times but have not heard back. I don't want to keep paying to have the plywood reattached and painted just to have it ripped off the building again. I am not sure what to do.

We are onsite multiple times per week and have not observed any homeless people in the building. However, we do believe there is a homeless person living in a car on our block and is actively looking for a way into the building. Again, we have contacted the Santa Monica PD.

My trip in September was cancelled. I am trying to make it out in October. I will keep you updated on our progress.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, September 26, 2024 4:54 PM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

I am following up on your progress. Can you give me any updates?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Friday, September 6, 2024 4:54 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thanks William. Item #9 was completed last Friday.

Regarding the plywood, a homeless person has already ripped off some of the plywood on the back windows. This is despite us screwing them into the side of the building with nine screws. I'm not sure how we fix this situation.

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, September 5, 2024 11:43 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Looks good. As an updated recap here is the list of remaining corrective items:

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible). **Completed**
 1. The code requires “at least one exterior door shall allow authorized persons access to the interior of the... property.”
 1. So, since the **rear exterior door** is now accessible with a combination lock, you can take further measures to lock and re-secure the front door that has panic hardware.
 2. All exterior access points have been changed to combination locks. **Completed**
 3. Interior furniture removed. **Completed**

1. Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.
4. All **dilapidated canopies to be either repaired/removed. Partially Completed** (interior canopies left above common areas)
5. Repair the rear fencing so that it is plumb & not leaning inward **Completed**
6. **Repair/replace damaged plank of wood.**
7. Remove trash, litter, and debris from the premises. **Completed**
8. Remove overgrown weeds and vegetation from the alley side on the fencing. **Completed**
9. **Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)**
10. **Boarding up of all windows not facing the public rights-of-way.**
11. **Painting all plywood in a color consistent with the exterior of the building that are securing doors & windows.**
12. **Documentation for extermination of pests & vermin due to rodent droppings observed.**

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Thursday, September 5, 2024 9:53 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Good morning. The interior has been cleaned up (see attached pictures) and all trash removed. We also installed an additional lock on the front door in hopes of being 100% sure nobody can break in.

There are definitely people still people breaking into the building. We called the Santa Monica Police Department earlier this week to get them to sweep the building. This was completed and people were removed but nobody was arrested. I am guessing they will be back.

Attached is my correspondence with Officer Soto. I have not received a response yet.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, September 4, 2024 8:35 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Great progress! Please keep me updated, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Steve Case <steve.case@bournefg.com>

Sent: Tuesday, September 3, 2024 6:19 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Good evening. Here is the update:

- The polycarbonate was installed on the front windows Friday night.
- The canopies were removed on Friday afternoon.
- The trash in the alley was removed on Friday afternoon. See attached pictures.
- I am in contact with the Santa Monica Police Department about performing a sweep of the building. We have a vendor lined up to remove the interior trash once the sweep is complete.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, August 30, 2024 3:34 PM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

Sounds good, I look forward to hearing from you soon. Have a good weekend!

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Friday, August 30, 2024 12:33 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Thanks for the email. Here is the update:

- Chris West solicited quotes for the installation of the polycarbonate material on the front windows. We will be choosing a vendor this afternoon. Most vendors have said they can get the work done next week.
- Joel Gomez will be onsite this afternoon to fix the exterior trash and the fence. We are still working on a vendor to remove the interior trash.
- Joel Gomez owes me a date when he can fix the awning. It is possible he can get it done today.
- I sent an email to Erika Soto at the Santa Monica Police Department to see what else we can be doing to secure the building. The Santa Monica Police Department already has our permission to enter the building at will to remove anyone who is onsite.

Yes, let's plan on meeting at the property again the week of September 16th. Let me finalize my travel schedule and we can choose an exact date and time.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, August 29, 2024 11:44 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Steve,

Thank you it was nice meeting you all yesterday as well. For a recap, please see the list below of actionable items (items in red still need attention):

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible). **Completed**
 1. The code requires "at least one exterior door shall allow authorized persons access to the interior of the... property."
 1. So, since the **rear exterior door** is now accessible with a combination lock, you can take further measures to lock and re-secure the front door that has panic hardware.
2. All exterior access points have been changed to combination locks. **Completed**
3. Interior furniture removed. **Partially Completed:**
 1. **Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.**
 4. **All dilapidated canopies to be either repaired/removed.**
 5. **Repair the rear fencing so that it is plumb & not leaning inward, and repair/replace**

- damaged plank of wood.
6. Remove trash, litter, and debris from the premises.
 7. Remove overgrown weeds and vegetation from the alley side on the fencing.
 8. Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)
 9. Boarding up of all windows not facing the public rights-of-way.
 10. Painting all plywood in a color consistent with the exterior of the building that are securing doors & windows.
 11. Documentation for extermination of pests & vermin due to rodent droppings observed.

Your next compliance due date to correct the violations above is **September 17, 2024**. Let's also schedule an on-site follow-up inspection for that week or the week after at the latest. I am also willing to meet with any persons you authorize to do the walk-through of the premises.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Thursday, August 29, 2024 7:33 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Good morning. Thank you again for your time yesterday.

Per our conversation, we are committed to any means or methods necessary to keep those experiencing homelessness from breaking into the building. If you ever have any additional ideas, please feel free to call or email me. I will also be speaking with the Santa Monica Police Department today to see how we can better work together to keep people out of the building.

As promised, we are working on the items we discussed yesterday. Joel Gomez will be fixing the fence and removing the trash from the alley on Friday. Joel also owes me a quote and date on removing the awning and broken piece of the tarp inside the community and removing any trash from inside the community. Chris West is working on a quote for the plexiglass covering for the front windows.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, August 28, 2024 2:35 PM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

Just confirming our appointment today @ 2PM?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Wednesday, August 14, 2024 9:43 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Sounds good. Thank you.

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, August 14, 2024 10:40 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Yes, that works for me. I will add the inspection appointment to my calendar, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Steve Case <steve.case@bournefg.com>

Sent: Wednesday, August 14, 2024 9:38 AM

To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

Good morning. As I recall, Wednesdays, Thursdays and Fridays work best for your schedule. Would Wednesday, August 28th at 2:00 p.m. work well for you? I will be onsite along with our landscaper / handyman to tour 825 Ocean Avenue with you.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, August 14, 2024 9:11 AM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am following up with you since our last conference call. As we discussed we need to schedule a meeting at the property to conduct an inspection. Please provide me with your earliest availability for an inspection appointment with a representative.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, July 30, 2024 11:30 AM

To: Chris West <chris.west@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok sounds good

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, July 30, 2024 8:24:22 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Tomorrow at 10:00 am MST.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, July 30, 2024 8:45 AM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Yes, Wednesday is fine. What time?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Monday, July 29, 2024 12:55 PM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

I'm going to loop in my boss, can we hop on a call tomorrow or Wednesday? Wednesday is better for us.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](https://www.google.com/maps/place/228+North+Park+Avenue,+Suite+A,+Winter+Park,+FL+32789)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, July 26, 2024 4:24 PM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

I am reaching out to as we discussed over the phone on Wednesday 7/24/2024, regarding the property at 825 Ocean Avenue. There have been numerous calls for service to our Police Department (SMPD) and a recent arrest of a trespasser on-site. Since June 2024 there have been a total of 7-incidents that SMPD has responded to handle.

To help mitigate these issues, I'd like to schedule another inspection on-site with you or another representative to access the entire premises and identify any areas of concerns left including the violations that were not corrected to date. Please advise of the next earliest opportunity for an inspection at the property. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: William Nathan

Sent: Wednesday, June 5, 2024 10:21 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Thank you for your cooperation and willingness to abate these violations to comply in a timely manner. Please contact us as soon as possible to schedule a walk-through to confirm abatement of all violations once completed.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, June 4, 2024 12:09 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thank you for your reply, William,

We highly appreciate your transparency and assistance while we work with the city of Santa Monica to correct the code violations at our properties. I want to reaffirm that we are committed to abating every violation and have no intention of stopping so close to the finish line. We are moving as fast as we can in getting a new contractor to finish the work after we, unfortunately, had to part ways with our previous contractor. While this delay has caused progress to stall since our last inspection, I assure you that we are doing everything in our power to get the process moving again. While we don't have anything concrete at the moment, I will be sure to update you as soon as we get the right people in place to start moving forward again. We hope this is acceptable as we are scrambling to start making progress on this again.

I know I speak for everyone on the Bourne team when I say we are extremely grateful for both your and Everth's understanding, assistance, and hard work as we collaborate to ensure we do right by the city of Santa Monica. Please let me know if there's anything we can do in the meantime while we get a group in place to finish the job.

Sincerely,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, June 4, 2024 11:19 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

I am confirming receipt of your message and cancellation of the inspection appointment. I understand the challenges that your company is facing but we still need to abate these violations as soon as possible. We have been able to work together on abating the violations thus far, and you don't have that far to go to get to the finish line.

As you may know, leaving the property in its current condition is not optional and it will have to be corrected. Failure to comply will result in further enforcement actions including but not limited to consequent administrative citations until the violations are abated. If the violations are not abated after three citations are issued, then the case is forwarded to the City Attorney's Office for review and prosecution.

I am only informing you of this to be transparent with you regarding our administrative process, and to avoid a result such as that. The cost of making the remaining repairs is more affordable than the latter.

I hope that we can resolve this matter quickly and avoid that portion of the enforcement process in the best interest of all parties involved. Thank you and I look forward to hearing from you soon.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Monday, June 3, 2024 10:55 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Briefly following up on this, to ensure we are on the same page.

I currently do not have a flight booked for tomorrow to come out there since there are no updates on the property. I am willing to fly out, but the property is in the same stage as it was the last time we toured due to our labor challenges. I'll have an update for you as soon as we have something solid moving forward.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, May 31, 2024 10:40 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Thank you for the updated information, and I'm sorry to hear of this misfortune that you all have experienced.

The walkthrough that I am *required* to do would be to confirm the following items have been completed:

1. Front door entrance is accessible but locked and secured (removing the restriction

- that made this door inaccessible).
2. All canopies have been repaired/removed.
 3. All exterior access points have been changed to combination locks.
 4. The rear fencing has been repaired so that it is not leaning inward.
 5. Interior furniture, trash, litter, and debris have been removed from the premises.

Once I can confirm these line items, I can then close out my case for the property @ 825 Ocean Avenue.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Friday, May 31, 2024 9:33 AM

To: William Nathan <William.Nathan@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William and Everth -

I wanted to provide you with an update on our 413 & 825 Ocean Ave properties.

We understand the importance of addressing the code violations promptly and appreciate the work you have collaborated with us on so far. Unfortunately, we had a dispute with our previous contractor, which resulted in us parting ways. In the wake of this, we are facing significant delays in finding a replacement due to the current labor market, making it challenging to find reliable and qualified contractors. To complicate matters, a buyer we had lined up walked an hour before closing, forcing us to scramble to account for this unexpected situation.

Despite these setbacks, we are actively seeking new contractors and have made some progress. We are committed to resolving all outstanding issues as quickly as possible and are working diligently to ensure compliance with all city codes. As an example of our commitment, I have been authorized to inform you that we have already spent over \$100,000 in addressing your concerns.

I am happy to tour the property with you if you feel it would be helpful. However, I want to let you know that no significant progress has been made so far, and I believe it is not worth your time to re-tour the property at this stage.

We kindly ask for your understanding and patience given these unexpected delays. Please be assured that we are taking this matter seriously and are doing everything within our power to expedite the necessary repairs.

Please do not hesitate to reach out if you want further information or updates. Thank you so much for your time and understanding. I hope you both have a wonderful weekend.

Best regards,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, May 30, 2024 8:44 AM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>; Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

That works for me as well.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Sent: Thursday, May 30, 2024 7:34 AM

To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning gentlemen,

I work remote Wednesday so it would have to be Tuesday.

Best,



Everth R. Gonzalez

Code Enforcement Officer

City of Santa Monica

310-458-4984 x2340

everth.gonzalez@santamonica.gov

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From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, May 29, 2024 8:22 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Tuesday or Wednesday works fine...

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, May 28, 2024 6:23 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Apologies for the delay in my response. Would Tuesday, Wednesday, or Friday work for you?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, May 23, 2024 6:24 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Yes, we can do the following week. What day?

From: Chris West <chris.west@bournefg.com>
Sent: Thursday, May 23, 2024 8:08 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning gentlemen,

My driver's license expired on my birthday and was hoping I would have my new one by next week but there was a processing error and now I won't have it until after Wednesday. If possible, could we please reschedule to the week after? Apologies for the inconvenience and thank you for understanding.

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From: Chris West <chris.west@bournefg.com>
Sent: Tuesday, May 7, 2024 10:28:18 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Sounds good, I'll see you gentlemen then.

Thank you for the information, are the fines recurring or one time?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, May 7, 2024 10:26 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok yes that works.

Each violation has a separate fine amount. Fines average from \$500-\$1000 for each violation.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, May 7, 2024 9:18 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

I haven't booked flights yet, but I think 9 or 10 am would work perfectly. Does that work for you guys?

As an aside, for risk management purposes our accounting department is wondering what the fine is for violation at 413 & 825. Is there a standard amount or is it determined on a case-by-case basis?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, May 7, 2024 10:15 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Hello Chris,

I just wanted to confirm what time we will be meeting you there?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: William Nathan

Sent: Friday, May 3, 2024 12:35 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok sounds good see you then. Have a good weekend!

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, May 3, 2024 11:26 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

The 29th works for me. Thank you for understanding and have a great weekend!

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, May 3, 2024 9:40 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Happy Friday! No worries, I understand. Yes, how does Wednesday May 29th or Thursday May 30th sound?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, May 3, 2024 8:33 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

Happy Friday! Apologies for not getting back to you sooner, we've been very busy over the past week. Unfortunately, we cannot do next week and I'm going out of town the week of the 20th for my Birthday. Does some time the week of the 27th - 31st work?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, April 25, 2024 10:41 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Just a follow up from your last email, on 4/8/2024 Santa Monica Water Dept said: *"The water has been shut off at both properties ---again the owner is still responsible for the Water and Sewer Capacity Charges incurred."*

Additionally, I wanted to schedule a final walkthrough inspection of the exterior and interior of the premises with you or any available agent to confirm the following items have been completed:

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible).
2. All canopies have been repaired/removed.
3. All exterior access points have been changed to combination locks.
4. The rear fencing has been repaired so that it is not leaning inward.
5. Interior furniture, trash, litter, and debris have been removed from the premises.

If I can confirm that all these items have been corrected in our walkthrough then I can close out this case. We can schedule the inspection within the next few weeks. Let me know your availability and we can put it on the calendar. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>
Sent: Friday, April 5, 2024 11:51 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thank you! You too!

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, April 5, 2024 12:43 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

Thank you and I hope your day is going well also. I forwarded your email to the Water Dept for them to follow-up with you. Thank you and have a good weekend.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, April 5, 2024 10:09 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William & Everth,

I hope both of you gentlemen are having a good Friday. Could you please tell the SM water utility to

call us or email us, we still have not heard or received anything from them? Thank you!

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, March 20, 2024 12:49 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

How does 2PM work for you? We can meet you at 825 Ocean Ave at 2PM to start?

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Wednesday, March 20, 2024 11:38 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

It looks like we are good to go, what time were you thinking?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 4:17 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

OK sounds good

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, March 19, 2024 3:11 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

That should work with me. Let me talk with my bosses to confirm and I'll get back to you tomorrow.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 4:02 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Both Everth and I can be available next Tuesday afternoon 3/26/2024?

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, March 19, 2024 2:57 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

I will be able to fly out and walk through the property with you Monday or Tuesday next week or Friday this week would work as well.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 3:55 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok I just got off the phone with the Water Department and they should be emailing you soon with an update. Pictures won't be necessary as I must collect my own. When is someone available to walk through the property to document the progress that you've made? Looking at next week...

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, March 19, 2024 2:47 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

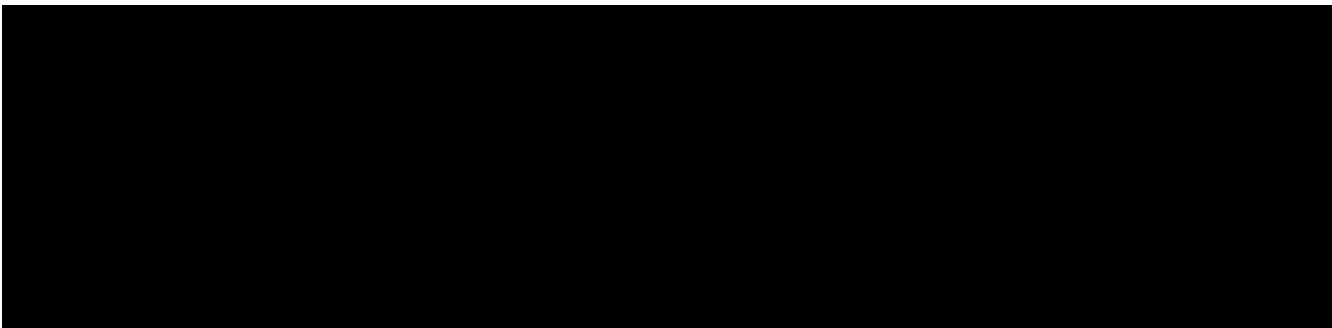
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Sounds good, I will do so in the future. To keep it brief

825 pending corrective actions:

- Water utility shutoff: we continue to reach out regarding this and have not heard anything back.
- Boarding up: this is being done as we speak.
- Sunshade in courtyard: finding someone to replace this instead of tear it down or get an entirely new one has been difficult. We have Excellence Awning Co. coming out to give us a quote ASAP.
- Torn awning: quoted work for repair and are now working to establish a final time to get the repair done, we're hoping to have this done at the same time as the interior awning/sunshade.



I have pictures from our contractor showing they have started the board up process at 825 that I can download and share if you would like as well.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 2:33 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

Thank you for your communication and efforts. For clarification, I am only handling the case at 825 Ocean Avenue, and Everth is handling the case at 413 Ocean Avenue. So, with respect to each individual case and requests for extensions for each individual property, I would ask that we delineate between the two accordingly. I did see the request for training at 825 Ocean Ave fell through, and that was part of the delay for boarding up the property as well as construction.

For a better understanding, can you specify what corrective actions you have not completed for each property separately?

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, March 15, 2024 8:16 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

I hope you and the rest of the team at the city of Santa Monica code enforcement are doing well. I'm reaching out to express our continued commitment to resolving the compliance issues with our properties in Santa Monica, and to seek your support for an extension.

Firstly, I want to thank you for your ongoing patience and the assistance, we're committed to meeting the city of Santa Monica's requirements.

We've been actively engaging with the Santa Monica Police Department, and as you know, we offered our property at 825 as a potential site for their training activities. Unfortunately, Andres Rios from the department of personnel and training determined the site would be too small for SWAT team exercises, he did however, acknowledge that it would work better for smaller group trainings. We are committed to continue to do right by the city of Santa Monica and welcome any smaller group training SMPD may want to do.

Despite our best intentions and continuous efforts, we encountered some delays. Our contractor was engaged in a different project until today, delaying the boarding process. This setback was beyond our control, and we've managed to schedule the board up for today, starting immediately following their availability. At the same time, we've continued to be proactive in addressing the other aspects of the compliance. We've been in constant communication with the city's billing specialist to facilitate the shutdown of the water utility to the properties, although we're yet to receive a conclusive update. Additionally, to make sure 825 & 413 are more secure during this period, we're having new locks installed all around the property in addition to the boarding up.

I would like to kindly request an extension to complete the necessary work. This would allow us to ensure that it is done up to the standards of the city of Santa Monica. I am working with the contractor day to day for updates and will confirm the board up is complete with you in the coming days. We're fully aware of our responsibilities and the inconvenience this situation has caused. Please be assured that we're utilizing all available resources to fix these issues as soon as possible. You're understanding and cooperation in granting us a brief extension would be immensely appreciated and would go a long way in reaching a resolution that aligns with the cities and our commitment to safety and compliance.

I would be happy to discuss this in further detail at your earliest convenience and provide any additional information or documentation you may require.

Thank you for considering our request and for your continued support and understanding. We're eager to move forward and ensure that our properties fully meet the city's standards as soon as possible.

Warm regards,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, February 23, 2024 5:01 PM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave

Please see the attached [Addendum to the Notice of Violation](#) I issued to you on last Friday 2/16/2024. The reason for this addendum is to include the requirement to secure the windows and doors with sheeting materials and plywood [SMMC 13.04.040 (d)], which was not listed on the original Notice of Violation.

I know that you are already working on this, so this is just a formality. Thank you again for your assistance.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: William Nathan

Sent: Friday, February 23, 2024 3:04 PM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave

Thank you for the updates and progress. I will reach out to you to schedule an inspection appointment after the compliance due date. Have a great weekend!

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, February 23, 2024 2:05 PM

To: Carlos Jaen <Carlos.Jaen@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Hi All,

Quick update. I just sent an email to Andres Rios okaying the SMPD to use 825 Ocean Ave for training purposes. We are currently having a crew out at 825 clearing all the furniture and junk, they reported that there were eight homeless that had set up camp there that they had to clear out. Everything is gone from 413 Ocean Ave and we have photos we can send over for your confirmation. We have talked to multiple contractors about boarding up the buildings and we are still having trouble with finding someone able to do polycarbonate. However, the company we hired to remove all the furniture and junk said they may be able to do that for us, but we would need to wait until they were finished with clearing out 825. We are also working with multiple awning companies regarding repairing the awnings at 825.

Thank you all for your patience as we set things straight and do right by the city of Santa Monica,

Chris West

Financial Analyst

BOURNE
FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Chris West

Sent: Wednesday, February 21, 2024 3:50 PM

To: Carlos Jaen <Carlos.Jaen@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

Absolutely, always happy to help!

An additional quick update regarding 413 & 825 Ocean Ave. SoCalGas will shut off 413's gas on Monday February 26th, and 825's on Friday March 1st. We are having the rest of the furniture removed from 413, it turns out they weren't completely done, and everything will be gone by the end of today or tomorrow. We have contacted them about removing the furniture for 825 and are awaiting a quote from them. Regarding boarding both buildings up, we've been in contact with multiple companies but are having trouble with getting them to do the clear polycarbonate as they say they've never had a request to do that.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Carlos Jaen <Carlos.Jaen@santamonica.gov>

Sent: Wednesday, February 21, 2024 2:10 PM

To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

Mr. West,

They can call that number directly.

I can follow up within SMPD to see who specifically requested to use the location for training. Thank you again for your openness to it being used for training purposes.



CARLOS JAÉN #3556

Sergeant - Homeless Liasion Program

Special Operations Division

Santa Monica Police Department

333 Olympic Drive, Santa Monica, CA 90401

Desk | 310.458.8419

From: Chris West <chris.west@bournefg.com>
Sent: Wednesday, February 21, 2024 6:39 AM
To: William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Ok, thank you for letting me know. Would the crews on site be able to use that phone number to request officer presence or would I have to reach out for them?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, February 20, 2024 5:43 PM

To: Chris West <chris.west@bournefg.com>; Daniel Mick <Daniel.Mick@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave

Thank you for the update. If you believe that there may be trespassers on the premises at the time of those inspections, you can call (310) 458-8495 to request officers to respond at that time. Regarding the training site information, I will have to defer that question to SMPD. Thank you for your quick response in mitigating these concerns.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, February 20, 2024 1:56 PM

To: Daniel Mick <Daniel.Mick@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Hello all,

A quick update regarding 413 & 825 Ocean Ave. We have confirmed the electricity will be shut off as of 2/21/24 and are in contact with quinetta.taylor@santamonica.gov about stopping the water utility. Additionally, we are working with SoCalGas to shut off gas to both buildings, however they will need access to the exterior of the property. Would you recommend that police be present at that time to ensure the safety of everyone? Finally, we are getting quotes from 1-800-BOARDUP & Servpro to get the buildings boarded up ASAP, however, we would likely need police presence as well before we can establish a solid date for completion.

As somewhat of a side note, when I visited, it was mentioned that SMPD would be interested in using 825 Ocean Ave as a training site, can you please send more details regarding what this would entail? We are interested but need to get approval from our lender before moving forward.

Thank you all for your patience and understanding,

Chris West

Financial Analyst

BOURNE
FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Chris West

Sent: Thursday, February 15, 2024 1:45 PM

To: Daniel Mick <Daniel.Mick@santamonica.gov>; William Nathan
<William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin
<Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney
Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>;
David Wang <David.Wang@santamonica.gov>; Robert D'Andrea
<Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>

Subject: RE: 825 Ocean

Ok, sounds good. Looking forward to meeting tomorrow.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Daniel Mick <Daniel.Mick@santamonica.gov>

Sent: Thursday, February 15, 2024 1:33 PM

To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>
Subject: Re: 825 Ocean

It does not matter to us. We just need to have the form on file tomorrow at some point.

Daniel Mick, CCEO, MPA, MUP

Code Enforcement Manager

City of Santa Monica

daniel.mick@santamonica.gov

From: Chris West <chris.west@bournefg.com>
Sent: Thursday, February 15, 2024 12:27:38 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>
Subject: RE: 825 Ocean

EXTERNAL

Thank you, Daniel and William,

What would be easiest/best for you?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, February 15, 2024 1:15 PM

To: Chris West <chris.west@bournefg.com>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>

Subject: RE: 825 Ocean

So, I just spoke with Sgt. Jaen who said that this question came up earlier this week and it has been approved by the City Attorney's Office for an authorized notary in state or out of state. So if you are able to complete that in Florida then that will suffice.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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311@santamonica.gov | [Submit a Request](#) | [1 \(866\) 311-7266](tel:18663117266)

From: Daniel Mick <Daniel.Mick@santamonica.gov>

Sent: Thursday, February 15, 2024 12:10 PM

To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: Re: 825 Ocean

Hi Chris,

To be safe, I would suggest filling out the form and getting it notarized here in CA to be safe. You can do this after tomorrow's inspection. The notarized paper copy can be dropped off at the Police Dept. Once completed. PD cannot enter the premises tomorrow unless you are present and give affirmative permission for them to do so.

We look forward to seeing you tomorrow.

Daniel Mick, CCEO, MPA, MUP

Code Enforcement Manager

City of Santa Monica

daniel.mick@santamonica.gov

From: Chris West <chris.west@bournefg.com>

Sent: Thursday, February 15, 2024 11:54:43 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: RE: 825 Ocean

EXTERNAL

Yes, please let me know, we were also curious if it had to be a notary in California. If you have a notary at your offices I would be happy to sign it there or at SMPD.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](https://www.google.com/maps/place/228+North+Park+Avenue,+Suite+A,+Winter+Park,+FL+32789)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, February 15, 2024 12:50 PM

To: Chris West <chris.west@bournefg.com>

Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: Re: 825 Ocean

You're welcome. It will need to be signed in the presence of a notary, and from reading the language I am uncertain if it would need to be done here in the State of California by a Notary. I will have to defer that question to SMPD for clarification.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

[Code Enforcement Division](#)

[Community Development](#)

<https://www.santamonica.gov/>

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov | [Submit a Request](#) | [1 \(866\) 311-7266](tel:18663117266)

From: Chris West <chris.west@bournefg.com>

Sent: Thursday, February 15, 2024 11:41

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: RE: 825 Ocean

EXTERNAL

William,

Thank you so much for sending this over. Will I be able to fill out and sign while there, or will I need to get a signature notarized beforehand?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, February 15, 2024 11:52 AM

To: Chris West <chris.west@bournefg.com>

Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: Re: 825 Ocean

Mr. West,

Thank you again for your attention to this matter. Please see the attached forms for you to complete and submit to SMPD. Also, it is required to be notarized for authenticity. It would be great if you are able to complete and submit this application to SMPD while you are visiting. In this email I have cc'd members of SMPD, SMFD, and Code Enforcement who are all involved. I look forward to meeting with you tomorrow at 10:00am and addressing all concerns from all respective parties. Please contact me if you have any more questions or concerns.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

[Code Enforcement Division](#)

[Community Development](#)

<https://www.santamonica.gov/>

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov | [Submit a Request](#) | [1 \(866\) 311-7266](tel:18663117266)

From: Chris West <chris.west@bournefg.com>
Sent: Thursday, February 15, 2024 10:04
To: William Nathan <William.Nathan@santamonica.gov>
Subject: 825 Ocean

EXTERNAL

Hi William,

We spoke on the phone earlier today, please give me a call when you have the chance.

Thank you,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: [Jing Yeo](#)
To: [Cary Fukui](#)
Subject: Accepted: 413 & 825 Ocean Ave Land Use
Date: Friday, April 11, 2025 12:53:12 PM
Attachments: [attachment.ics](#)

From: [Achee Stevenson](#)
To: [Heather Averick](#)
Cc: [Natasha Guest Kingscote](#)
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Friday, April 11, 2025 1:46:14 PM
Attachments: [image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Heather,

I will keep it on our HC Meeting Agenda as a “running item”.

Thanks for sharing,



Achéé Stevenson, MPA (she/her)

**Acting Administrator, Homelessness Prevention & Intervention (HPI) Team
Housing and Human Services Department**

My work day may look different than your work day. Please do not feel obligated to respond outside of your normal working hours or expect a response from me outside of my normal working hours.

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Friday, April 11, 2025 1:25 PM
To: Achee Stevenson <Achee.Stevenson@santamonica.gov>
Cc: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Subject: FW: 413 and 825 Ocean Ave Next Steps

Hi Achee, passing this along. It's something we should track internally.

Thanks,



Heather Averick

Director of Housing and Human Services

(310) 458-8310

santamonica.gov

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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Friday, April 11, 2025 12:54 PM
To: Elisa Paster <Elisa@rpnllp.com>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa – I’m going to have you connect with Cary who handles all things Coastal but also is familiar with these properties. The land use issues have some complexity here so we might not be able to get back to you right away on questions.

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Monday, April 7, 2025 7:10 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Jing,

Hope you’re well!

We are representing the owner of the buildings on 413 and 825 Ocean Avenue. As you likely know, these buildings are currently vacant. Our client is partnering with the St. Joseph Center to reopen the buildings for supportive housing uses. **I’m writing to ask who I should work with to confirm that re-opening the buildings as proposed would not constitute a change of use and would qualify for a Coastal Exemption (I’ll subsequently also reach out to Coastal staff).**

413 Ocean is zoned R4 and 825 Ocean is zoned R3.

At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City’s rent control ordinance. Both properties were used as facilities serving the elderly. While the attached settlement agreement refers to it as “residential care facilities” my sense is that the SMMC did not differentiate between types of housing for special needs like the Code does today in Chapter 9.51. Both buildings are designed like SRO rooms with bathrooms, but no individual kitchens. Residents are fed and provided services in common The facilities were licensed by the state. The previous owner provided to residents food and housekeeping services (including laundry and maid service) and assistance with daily needs/personal

care. It does not appear that any medical services were provided. Our client wants to reopen the buildings, do limited tenant improvements (which will not involve adding any kitchens), and provide services to residents in the same manner as had previously occurred, except that the population would not necessary be elderly. In this iteration, there would not be any age limit for the residents and residents must qualify as low-income.

Our thought is that the use is the same use as was previously operated at the site. It seems to fit into multiple categories in Chapter 9.51, including Congregate Housing or Single-Room Occupancy Housing, both of which are allowed by-right in the R3 and R4 zones.

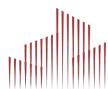
Based on the attached, it is our understanding that the 825 Ocean Avenue is a legally non-conforming building and that it was a legally non-conforming use (though now the use is permitted). We are not proposing any expansion of the building.

The owner and the St. Joseph Center are eager to get TI permits as quickly as possible and get the building reopened to the target population. We have been working with Heather Averick, along with Councilmember Torosis and Elaine Polachek on the funding and concept. We also just found out that the State funder has agreed to allocate 20 of the beds for Santa Monica folks, so that's exciting. I copied Heather here in case she wants to weigh in further.

Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner



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Phone: 213.557.7222 Direct: 213.557.7223

From: [Elisa Paster](#)
To: [Cary Fukui](#); [Jing Yeo](#)
Cc: [Heather Averick](#)
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Wednesday, April 23, 2025 9:09:50 PM
Attachments: [image001.png](#)
[Interim Housing RFP.pdf](#)
[Zoning Letter and Settlement Agreement.pdf](#)

EXTERNAL

Hi Cary,

Thanks so much for your time to discuss 413 and 825 Ocean Avenue.

The use is consistent with the City's definition for Single-Room Occupancy Housing in SMMC Sec. 9.51.020.B.11 or Transitional Housing in SMMC Sec. 9.51.020.B.. As described in the Settlement Agreement, the buildings have individual rooms which have a bathroom, but do not have individual kitchens (see page 4 of the pdf). The rooms exit into interior hallways. (*Id.*) Both buildings have a central kitchen and a central dining area, along with a front desk. Our client will be applying for tenant improvements to the existing building to improve the accommodations but will not be changing the layout.

The property will serve clients who are experiencing homelessness and who already receive services from the department of mental health with temporary safe and clean shelter, one client to each room, with 24-hour general oversight. The services to be provided, consistent with the RFP and consistent with what was previously provided to the elderly population are as follows:

- Case management
 - Connection to benefits, mental health, substance abuse and health services
 - Connection to employment development and job placement programs
 - Activity coordination
 - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries
- Accommodations for service and emotional support animals
- Security

Per the program guidelines, it is non-congregate housing. The building must have separate rooms with a door that can be closed for privacy. That is what we are providing here. The RFP refers to it as "interim housing" or "bridge housing" because it provides residents with a place to live with the idea that they transition to a more traditional apartment. However, there is no minimum or maximum stay limitation.

Note, per the title of that section (Residential Use Classifications), we think it's clear that SRO is a use, not just a building type. In particular, it is listed as a permitted use in the zone in Table 9.08.020.

Alternatively, the use would qualify as Transitional Housing under the City's definition: "Transitional Housing. Housing which meets the definition of subdivision (i) of Section 50675.2 of the California Health and Safety Code with a limited length of stay that are operated under a program requiring the termination of assistance and recirculation to another program recipient at some future point in time, which shall be no less than six months. Transitional housing may be designated for individuals experiencing homelessness or individuals recently experiencing homelessness individuals or families transitioning to permanent housing. Facilities may be linked to on-site or off-site supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single unit dwelling)..." The target population under the County's program includes those experiencing homelessness or those receiving mental health services. As mentioned above, services will be provided on site to assist residents transition to independent living. Transitional Housing is listed as a permitted use in the zone in Table 9.08.020.

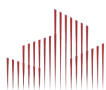
As memorialized by the attached Settlement Agreement and zoning letter, the City previously classified the use as a residential care facility for the elderly. The zoning letter indicates that it is a legally non-conforming use and a legally non-conforming building. The Settlement Agreement states that the former owner applied for and obtained a State of California Residential Care Facility License. I've consulted with my client, and they have informed me that no State license will be needed for its use. My understanding is that this is because medical services will not be provided and because it will not be operated pursuant to the Residential Care Facilities state law. Thus, the use would not meet the City's definition for a residential care facility, which is a facility licensed by the State. (See SMMC Sec. 9.51.020.B.10.) I've also attached the RFP, which makes no mention of a State license.

Based on all of the foregoing, we request that the City classify the use as SRO or Transitional Housing, both of which are permitted by the zoning. What are the next steps to effectuate the use?

Thanks for your help!

Elisa

Elisa Paster
Managing Partner



RAND | PASTER | NELSON

Phone: 213.557.7222 Direct: 213.557.7223

From: Cary Fukui <Cary.Fukui@santamonica.gov>

Sent: Monday, April 14, 2025 10:43 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

I am free Wednesday anytime after 1:15PM, feel free to send me a calendar invite.
Thanks!

Best,
Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Sunday, April 13, 2025 7:54 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

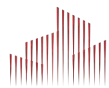
EXTERNAL

Thanks, Jing.

Hi Cary-
Are you available to connect on Wednesday? I'm out Monday and swamped Tuesday. On Wednesday, I'm free **except** 9 to 10 am or 11:45 am to 1:15 pm. Is there a time that works for you?

Thanks!

Elisa Paster
Managing Partner



R A N D | P A S T E R | N E L S O N

Phone: 213.557.7222 Direct: 213.557.7223

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Friday, April 11, 2025 12:54 PM
To: Elisa Paster <Elisa@rpnllp.com>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa – I’m going to have you connect with Cary who handles all things Coastal but also is familiar with these properties. The land use issues have some complexity here so we might not be able to get back to you right away on questions.

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Monday, April 7, 2025 7:10 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: 413 and 825 Ocean Ave Next Steps

EXTERNAL

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413 Ocean is zoned R4 and 825 Ocean is zoned R3.

At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City’s rent control ordinance. Both properties were used as facilities serving the elderly. While the attached settlement agreement refers to it as “residential care facilities” my sense is that the SMMC did not differentiate between types of housing for special needs like the Code does today in Chapter 9.51. Both buildings are designed like SRO rooms with bathrooms, but no individual kitchens. Residents are fed and provided services in common. The facilities were licensed by the state. The previous owner provided to residents food and housekeeping services (including laundry and maid service) and assistance with daily needs/personal care. It does not appear that any medical services were provided. Our client wants to reopen the buildings, do limited tenant improvements (which will not involve adding any kitchens), and provide services to residents in the same manner as had previously occurred, except that the population would not necessarily be elderly. In this iteration, there would not be any age limit for the residents and residents must qualify as low-income.

Our thought is that the use is the same use as was previously operated at the site. It seems to fit into multiple categories in Chapter 9.51, including Congregate Housing or Single-Room Occupancy Housing, both of which are allowed by-right in the R3 and R4 zones.

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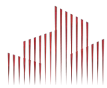
conforming building and that it was a legally non-conforming use (though now the use is permitted). We are not proposing any expansion of the building.

The owner and the St. Joseph Center are eager to get TI permits as quickly as possible and get the building reopened to the target population. We have been working with Heather Averick, along with Councilmember Torosis and Elaine Polachek on the funding and concept. We also just found out that the State funder has agreed to allocate 20 of the beds for Santa Monica folks, so that's exciting. I copied Heather here in case she wants to weigh in further.

Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner



R A N D | P A S T E R | N E L S O N

Phone: 213.557.7222 Direct: 213.557.7223

From: DO_NOT_REPLY@smgov.net
To: William.Nathan@santamonica.gov
Subject: *** IMPORTANT: ISSUED/FINALED/APPROVED/DENIED PERMIT NOTIFICATION *****
Date: Wednesday, April 30, 2025 12:42:55 PM

Please review the following Service Request case and enter appropriate inspection notes.

Case #: 24COM-0194
Case Name: Vacant Property
Address: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Monitoring
File Date: 2/13/2024
Work Description: Property maintenance- Vacant property.

Record #: 25PUB-0207
Project Name: MOVING POD
Addresses: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Issued
File Date: 4/30/2025
Work Description: i. Moving POD to be placed in front of 825 ocean park Blvd (On 10th Street) ii. Start/End Dates: 5/1/25 - 5/2/25 iii. Time: 24 HOURS iv. Space: 20' X 8' (Standard) v. (2) TNP Signs

This is an automatically generated email. Do not hit reply button.

From: [Cary Fukui](#)
To: [Elisa Paster](#); [Jing Yeo](#)
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Wednesday, April 30, 2025 12:01:52 PM
Attachments: [image001.png](#)

Hi Elisa,

If they are able to provide more detail on the proposed operation, timing, etc. that would be helpful. I just sent the invite out, feel free to forward.

Thanks!

Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Wednesday, April 30, 2025 11:52 AM
To: Cary Fukui <Cary.Fukui@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

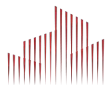
EXTERNAL

Hi Cary,

Let's do May 9th at 1 pm. Do you think it would be helpful to have our client or the St. Josphel folks on the call?

Thanks.

Elisa Paster
Managing Partner



RAND | PASTER | NELSON

Phone: 213.557.7222 Direct: 213.557.7223

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Wednesday, April 30, 2025 11:49 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

Thank you for providing this additional background on the proposal. I had a chance to

catch up with Jing and Heidi on this and we'd like to set up some more time to discuss our initial thoughts. Let me know if any of these times work for you to have a follow-up, thanks!

May 8th: 2PM – 3PM

May 9th: 1PM – 5PM

May 12th: 1PM – 3PM

Best,

Cary

From: Elisa Paster <Elisa@rpnllp.com>

Sent: Wednesday, April 23, 2025 9:02 PM

To: Cary Fukui <Cary.Fukui@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>

Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Cary,

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 - Connection to employment development and job placement programs
 - Activity coordination
 - Transportation
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- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries
- Accommodations for service and emotional support animals
- Security

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Note, per the title of that section (Residential Use Classifications), we think it’s clear that SRO is a use, not just a building type. In particular, it is listed as a permitted use in the zone in Table 9.08.020.

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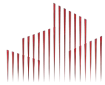
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Managing Partner



RAND | PASTER | NELSON

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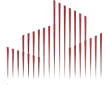
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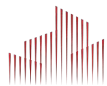
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Elisa

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Phone: 213.557.7222 Direct: 213.557.7223

From: [Cary Fukui](#)
To: [Heather Averick](#); [Achee Stevenson](#)
Cc: [Natasha Guest Kingscote](#)
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Wednesday, April 30, 2025 12:01:38 PM
Attachments: [image002.png](#)
[image005.png](#)
[image001.png](#)

Hi Heather,

Of course, thanks for letting me know! We plan to get more detail from Elisa's team before setting up an internal re-cap. I will be sure to loop in Achee and Natasha when that time comes.

Best,
Cary

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Wednesday, April 30, 2025 11:51 AM
To: Achee Stevenson <Achee.Stevenson@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Cc: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Subject: FW: 413 and 825 Ocean Ave Next Steps

Hi Cary, appreciate you looping me in on this.

Moving forward, can you please include Natasha and Achee instead of me on the email updates?

Thanks,



Heather Averick

Director of Housing and Human Services

(310) 458-8310

santamonica.gov

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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

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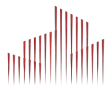
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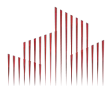
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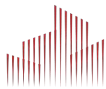
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Cc: [Heather Averick](#)
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Wednesday, April 30, 2025 5:23:25 PM
Attachments: [image001.png](#)

EXTERNAL

May 6 at 1:30 is great. Thank you so much for the accommodation.

Elisa Paster
Managing Partner



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I found a few 30 minute windows earlier next week. Does May 6th at either 1030AM or 1PM work for you?

Thanks,
Cary

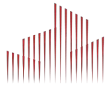
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Hi Cary,
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E

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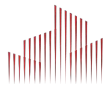
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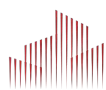
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Hi Jing,

Hope you're well!

We are representing the owner of the buildings on 413 and 825 Ocean Avenue. As you likely know, these buildings are currently vacant. Our client is partnering with the St. Joseph Center to reopen the buildings for supportive housing uses. **I'm writing to ask who I should work with to confirm that re-opening the buildings as proposed would not constitute a change of use and would qualify for a Coastal Exemption (I'll subsequently also reach out to Coastal staff).**

413 Ocean is zoned R4 and 825 Ocean is zoned R3.

At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City's rent control ordinance. Both properties were used as facilities serving the elderly. While the attached settlement agreement refers to it as "residential care facilities" my sense is that the SMMC did not differentiate between types of housing for special needs like the Code does today in Chapter 9.51. Both buildings are designed like SRO rooms with bathrooms, but no individual kitchens. Residents are fed and provided services in common. The facilities were licensed by the state. The previous owner provided to residents food and housekeeping services (including laundry and maid service) and assistance with daily needs/personal care. It does not appear that any medical services were provided. Our client wants to reopen the buildings, do limited tenant improvements (which will not involve adding any kitchens), and provide services to residents in the same manner as had previously occurred, except that the population would not necessarily be elderly. In this iteration, there would not be any age limit for the residents and residents must qualify as low-income.

Our thought is that the use is the same use as was previously operated at the site. It seems to fit into multiple categories in Chapter 9.51, including Congregate Housing or Single-Room Occupancy Housing, both of which are allowed by-right in the R3 and R4 zones.

Based on the attached, it is our understanding that the 825 Ocean Avenue is a legally non-conforming building and that it was a legally non-conforming use (though now the use is permitted). We are not proposing any expansion of the building.

The owner and the St. Joseph Center are eager to get TI permits as quickly as possible and get the building reopened to the target population. We have been working with Heather Averick, along with Councilmember Torosis and Elaine Polachek on the funding and concept. We also just found out that the State funder has agreed to allocate 20 of the beds for Santa Monica folks, so that's exciting. I copied Heather here in case she wants to weigh in further.

Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner



RAND|PASTER|NELSON

Phone: 213.557.7222 Direct: 213.557.7223

From: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal)
To: [Elisa Paster](mailto:Elisa.Paster)
Cc: [Cary Fukui](mailto:Cary.Fukui)
Subject: RE: Santa Monica Supportive Housing Use
Date: Wednesday, May 7, 2025 8:41:48 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

EXTERNAL

Hi Elisa,

Thanks for reaching out and thanks for the summary. Hope you are also doing well. We have some big hearing items today and Friday and I'll need some time to go over this with other Commission staff to make sure all the bases are covered. In case I'm not able to review this and get back to you this week, I made a note on my calendar to check back in with you on Monday afternoon. I'll be in touch soon. Take care.



Shannon Vaughn
Coastal Program Manager
CALIFORNIA COASTAL COMMISSION
South Coast District Office
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802
(562) 590-5071



If you need to submit an appeal, an emergency application, or a PRA request please email: SouthCoast@coastal.ca.gov

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Tuesday, May 6, 2025 5:43 PM
To: Vaughn, Shannon@Coastal <Shannon.Vaughn@coastal.ca.gov>
Cc: Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: Santa Monica Supportive Housing Use

Hi Shannon,

Hope you're well!

We represent a client who is leasing the properties at 813 (zoned R4) and 825 Ocean Blvd (zoned R3) in Santa Monica, which property will be operated by St. Joseph Center as a supportive housing use. The County has awarded funds to the project, and it needs to be up and running no later than

September pursuant to their grant. The population served are persons experiencing homelessness and those with mental illness. **I'm writing seeking assistance to determine whether Coastal would agree that there is no change of intensity of use such that a Coastal Exemption is not needed, but if it is needed can it be expedited to ensure that this use is operating as required by the grant funding. Can we set up a call to discuss?**

We've been coordinating with the City (Cary Fukui is copied here). They have determined that it is a supportive housing use and that such use is permitted by right under the Code. It is also a use by right under state law.

Description of Property

The two buildings are existing and were formerly operated as care facilities for the elderly. The layout of both buildings is similar in that they are single room occupancy buildings: they are comprised of guest rooms with bathrooms and communal kitchens and common areas. The rooms exit into interior hallways. Both buildings have a central kitchen and a central dining area, along with a front desk. 813 Ocean has 29 guest rooms and 825 Ocean has 20 guest rooms. Attached are some very basic floor plans.

Description of Former Use

The best description of the former use can be found in a settlement agreement between the former owner and the City. At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City's rent control ordinance. As discussed on pages 5-7 of the agreement, both properties were used as facilities serving the elderly. Residents were provided food and housekeeping services (including laundry and maid service), assistance with daily needs/personal care, assistance with transportation, entertainment, and other day-to-day help. It does not appear that any medical services were provided.

Description of Proposed Use

Our client proposes to use the building in a virtually identical manner, the only difference being the age of the residents. Whereas the former use was for elderly persons only, the proposed supportive housing use would have no age limit. In accordance with the County grant (see attached guidelines), the following services would be provided:

- Case management
 - Connection to benefits, mental health, substance abuse and health services
 - Connection to employment development and job placement programs
 - Activity coordination
 - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries

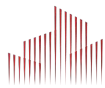
In terms of construction, the scope of work is very limited. It consists of cleaning, painting, flooring, cameras, fixing broken window panes (but not replacement of the windows), and repairs to communal kitchen. The client is not proposing any additional FAR, nor new exterior window or door opening. The guest rooms will remain as guest rooms (i.e. no addition of kitchens or expansion of the rooms). The number of rooms in each building will remain the same.

Since the operations of the properties will effectively be the same as the last use (with the exception of the age of the clients), our hope is that Coastal will agree that this is not a change of intensity of use. Since all of the tenant improvement work is interior, we also hope that no permits from Coastal are required. However, should staff find that some documentation is required, our hope is that it would be an exemption that could be quickly processed so we can get this up and running ASAP.

Can we schedule a short call to discuss next steps?

Thanks in advance for your assistance.

Elisa Paster
Managing Partner



R A N D | P A S T E R | N E L S O N

Phone: 213.557.7222 Direct: 213.557.7223

From: [Elisa Paster](#)
To: Shannon.Vaughn@coastal.ca.gov
Cc: [Cary Fukui](#)
Subject: Santa Monica Supportive Housing Use
Date: Tuesday, May 6, 2025 5:48:09 PM
Attachments: [image001.png](#)
[Interim Housing RFP.pdf](#)
[Settlement Agreement.pdf](#)
[413 Ocean and 825 Ocean Plans.pdf](#)

EXTERNAL

Hi Shannon,

Hope you're well!

We represent a client who is leasing the properties at 813 (zoned R4) and 825 Ocean Blvd (zoned R3) in Santa Monica, which property will be operated by St. Joseph Center as a supportive housing use. The County has awarded funds to the project, and it needs to be up and running no later than September pursuant to their grant. The population served are persons experiencing homelessness and those with mental illness. **I'm writing seeking assistance to determine whether Coastal would agree that there is no change of intensity of use such that a Coastal Exemption is not needed, but if it is needed can it be expedited to ensure that this use is operating as required by the grant funding. Can we set up a call to discuss?**

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 - Connection to benefits, mental health, substance abuse and health services
 - Connection to employment development and job placement programs
 - Activity coordination
 - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries

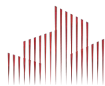
In terms of construction, the scope of work is very limited. It consists of cleaning, painting, flooring, cameras, fixing broken window panes (but not replacement of the windows), and repairs to communal kitchen. The client is not proposing any additional FAR, nor new exterior window or door opening. The guest rooms will remain as guest rooms (i.e. no addition of kitchens or expansion of the rooms). The number of rooms in each building will remain the same.

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Can we schedule a short call to discuss next steps?

Thanks in advance for your assistance.

Elisa Paster
Managing Partner



RAND | PASTER | NELSON

Phone: 213.557.7222 Direct: 213.557.7223

From: [Lars Nystrom](#)
To: [William Nathan](#)
Subject: 825 Ocean Ave, abandoned building Police call out for intruders.
Date: Friday, January 31, 2025 9:40:05 PM
Attachments: [825 Ocean Ave.pdf](#)

Hello,

I remember being out on 825 Ocean Ave with you on the abandoned building. I have attached Police Cad. It was a transient in the building arrested and he/she had turned on some water, so it was leaking out onto the street. I have attached PD Cad summary for you.

Lars Nystrom

From: [Matt Norris](#)
To: [Chris Davis](#); [Matthew Galvan](#); [Daniel Galvan](#)
Cc: [Matthew Hill](#)
Subject: 825 Ocean
Date: Friday, January 31, 2025 10:57:10 PM

Sirs,

Truck 1 responded to 825 Ocean today for a sprinkler activation. We have had issues at this property in the past- it is a former memory care facility, now vacant and sometimes occupied by trespassers. This is the second sprinkler activation I have responded to in the past year. Once we made entry with SMPD officers we found an individual on the second floor and a sprinkler activated. SMPD took the guy into custody and we replaced the sprinkler head. We had to make access and did our best to patch up our access points, but its still easy to get into.

Do you have a contact to follow up with the owner to get a better board up of the building? Any assistance is appreciated.

Captain Matt Norris
Santa Monica Fire Department | Truck 1 "C"
1337 7th St | Santa Monica, CA 90401
310-458-8675



From: [Dykens, Cassie](#)
To: 311@santamonica.gov
Subject: Requesting Information - 24-478493.7, .16, .58 and .59
Date: Thursday, January 2, 2025 1:32:43 PM

EXTERNAL

Good afternoon,

If someone could please confirm the zone of the following properties in the body of an email:

-1447 16th Street
-1751 Cloverfield Boulevard
-825 Ocean Avenue
-413 Ocean Avenue

If someone could also confirm that the zoning ordinance book (<https://ecode360.com/SA5008>) and the zoning map (https://samomap.santamonica.gov/Html5Viewer/index.html?viewer=SaMoMAP_Public.Viewer) are current online in the body of an email as well.

Thanks so much for your time!

Cassie Dykens
Zoning Researcher
100 E California Ave, Suite 400 OKC, OK 73104 (The Kingman Building)
T: 405-543-1617 | F: 732-510-5487

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From: [Customer Service](#)
To: Stephanie.Reich@santamonica.gov; Tony.Kim@santamonica.gov
Subject: A new case has been assigned to your team
Date: Thursday, January 2, 2025 4:40:45 PM

City of Santa Monica Logo



Hello -

A new case has been assigned to CDD - City Planning and needs your attention.

Case Number: [CS0158541](#)

Case Type: Zoning and Property Development Standards

Description: RE: Requesting Information - 24-478493.7, .16, .58 and .59

Good afternoon,

If someone could please confirm the zone of the following properties in the body of an email:

-1447 16th Street

-1751 Cloverfield Boulevard

-825 Ocean Avenue

-413 Ocean Avenue

If someone could also confirm that the zoning ordinance book (<https://ecode360.com/SA5008>) and the zoning map (https://samomap.santamonica.gov/Html5Viewer/index.html?viewer=SaMoMAP_Public.Viewer) are current online in the body of an email as well.

Thanks so much for your time!

Cassie Dykens

Zoning Researcher

100 E California Ave, Suite 400 OKC, OK 73104 (The Kingman Building)

T: 405-543-1617 | F: 732-510-5487

Location:

From: [311 Customer Service](#)
To: Cary.Fukui@santamonica.gov
Subject: A new case has been assigned to you
Date: Thursday, January 2, 2025 5:43:59 PM

City of Santa Monica Logo



Hello -

A new case has been assigned to you and needs your attention.

Case Number: [CS0158541](#)

Case Type: Zoning and Property Development Standards

Description: RE: Requesting Information - 24-478493.7, .16, .58 and .59

Good afternoon,

If someone could please confirm the zone of the following properties in the body of an email:

-1447 16th Street

-1751 Cloverfield Boulevard

-825 Ocean Avenue

-413 Ocean Avenue

If someone could also confirm that the zoning ordinance book (<https://ecode360.com/SA5008>) and the zoning map (https://samomap.santamonica.gov/Html5Viewer/index.html?viewer=SaMoMAP_Public.Viewer) are current online in the body of an email as well.

Thanks so much for your time!

Cassie Dykens

Zoning Researcher

100 E California Ave, Suite 400 OKC, OK 73104 (The Kingman Building)

T: 405-543-1617 | F: 732-510-5487

Location:

From: [Chris West](#)
To: [William Nathan](#)
Subject: 825 Ocean Ave Citation
Date: Monday, January 6, 2025 12:54:18 PM
Attachments: [Outlook-Z](#)
[1892_001.pdf](#)

EXTERNAL

Hi William -

We received this today, but we hadn't heard anything from you. Wanted to confirm that this was correct. Please give me a call when you get a chance so we can go over the details.

Chris West

Financial Analyst

BOURNE
FINANCIAL GROUP
Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: [Gina Gribow](#)
To: [Heather Averick](#); [David White](#); [Caroline Torosis](#)
Cc: [Josh Kurpies](#)
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites
Date: Tuesday, January 7, 2025 11:50:50 AM
Attachments: [image002.png](#)
[image003.png](#)

EXTERNAL

Appreciate the update. Thank you, Heather!

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Monday, January 6, 2025 7:45 PM
To: Gina Gribow <gina@ekapr.com>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Gina, it has been a challenge to find a date SJC/Dr. Smith team are available that we are. We are still working on finalizing a date, but it will be before the deadline of the 21st.

Thanks,



Heather Averick

Director of Housing and Human Services

(310) 458-8310

santamonica.gov

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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Gina Gribow <gina@ekapr.com>
Sent: Monday, January 6, 2025 5:44 PM
To: David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

I wanted to check in to see if Heather and her team had an opportunity to connect with St. Joseph's.

Thank you and Happy New Year!

From: David White <David.White@santamonica.gov>

Sent: Sunday, December 29, 2024 2:08 PM

To: Gina Gribow <gina@ekapr.com>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>; Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you Gina. We can follow-up after Heather and her team meet with St. Joseph's.



David White

City Manager

santamonica.gov

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From: Gina Gribow <gina@ekapr.com>

Sent: Sunday, December 29, 2024 2:06 PM

To: David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Grants will be awarded on January 21st and letters can be submitted up until the date of award. Ideally, the sooner the better.

Appreciate you connecting with St. Joseph's. Please let me know if there are any additional questions we can answer.

Thanks, David.

From: David White <David.White@santamonica.gov>
Sent: Monday, December 23, 2024 4:08 PM
To: Gina Gribow <gina@ekapr.com>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Gina, thank you for reaching out. Heather and I discussed this last week and her team are going to connect with St. Joseph's to learn more about what they are looking to achieve at the location and discuss the opportunity to Santa Monica. Can you remind me when letters can be submitted, I believe it is some time in January 2025.



David White

City Manager

santamonica.gov

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From: Gina Gribow <gina@ekapr.com>
Sent: Monday, December 23, 2024 11:31 AM
To: Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

I wanted to circle back on this. Let me know if it would be helpful to directly connect you with St. Joseph Center and/or set up a call to discuss further.

Thank you and Happy Holidays!

From: Gina Gribow

Sent: Wednesday, December 18, 2024 10:54 AM

To: Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you for looping in the City Manager and Housing Director. We have not yet discussed with staff.

I have attached a draft letter of support for each project which provides additional information about the proposed interim housing facilities. If you need more information, we are happy to connect you directly with St. Joseph Center since they are the applicant.

I was just made aware that St. Joseph Center already submitted the proposals for grant funding. However, supplemental letters of support can be submitted up until the time of award (January 21st). Please let me know what is best for next steps.

Thank you!

From: Caroline Torosis <Caroline.Torosis@santamonica.gov>

Sent: Monday, December 16, 2024 11:38 AM

To: Gina Gribow <gina@ekapr.com>

Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: Re: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Gina,

By when do you need the letter of support? And have you discussed with City of Santa Monica staff? I am copying our city manager and housing director here for their awareness. If you could share a draft with us as well as more information about the projects that would be appreciated.

Caroline

From: Gina Gribow <gina@ekapr.com>

Sent: Monday, December 16, 2024 1:18:27 PM

To: Caroline Torosis <Caroline.Torosis@santamonica.gov>

Subject: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Mayor Pro Tem Torosis,

I am reaching out to request your support for a grant funding application for proposed interim housing sites in Santa Monica. Our client Leo Pustilnikov owns a couple of former assisted living facilities in Santa Monica and is looking to transition them to interim housing with St. Joseph Center serving as the operator. In response to the LA County Department of Mental Health's request for applications for interim housing (through Shine BC LA, and with funding from California's Behavioral Health Bridge Program and the Mental Health Services Act), St. Joseph Center is submitting a proposal for grant funding for both of these sites.

The proposed facilities will provide temporary safe and clean shelter, 24-hour oversight, bed availability, case management, restrooms and showers, laundry, meals, accommodations for service and support animals, security, and linens, hygiene products and toiletries. For reference, the facilities are located at 825 Ocean Avenue and 413 Ocean Avenue.

We would welcome your support for St. Joseph Center's grant funding proposal. I am happy to share a draft letter of support for you to review. If helpful, I am also happy to jump on a call to discuss further.

Thank you for your consideration.

All the best,

Gina

From: [Gina Gribow](#)
To: [Heather Averick](#); [David White](#); [Caroline Torosis](#)
Cc: [Josh Kurpies](#); [Jeff S. McConnell](#)
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites
Date: Thursday, January 16, 2025 9:04:32 AM
Attachments: [image002.png](#)
[image003.png](#)

EXTERNAL

That's great news. Thank you, Heather.

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, January 16, 2025 9:01 AM
To: Gina Gribow <gina@ekapr.com>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>
Subject: Re: Request for Support for Grant Funding Proposal for Interim Housing Sites

We are meeting with Dr. smith tomorrow afternoon.

Best,

From: Gina Gribow <gina@ekapr.com>
Sent: Thursday, January 16, 2025 8:20:38 AM
To: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

It may be quickest for us to answer any questions you have about the project. I have cc'ed my colleague Jeff McConnell who can answer any questions. We are also happy to set up a quick call either today or tomorrow, if helpful.

Thank you.

From: David White <David.White@santamonica.gov>
Sent: Tuesday, January 14, 2025 8:09 PM
To: Gina Gribow <gina@ekapr.com>; Heather Averick <Heather.Averick@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you checking in Gina. Based on the last email from Heather perhaps you could nudge them to be flexible in accommodating a meeting with Heather and her team! Thank you.



David White

City Manager

santamonica.gov

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From: Gina Gribow <gina@ekapr.com>

Sent: Tuesday, January 14, 2025 6:44 PM

To: Heather Averick <Heather.Averick@santamonica.gov>; David White

<David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Given the timeframe for the award deadline, I wanted to circle back on this.

Apologies for reaching out during the current emergency at hand—I am sure everyone is underwater, but I hope everyone is staying safe.

From: Heather Averick <Heather.Averick@santamonica.gov>

Sent: Monday, January 6, 2025 7:45 PM

To: Gina Gribow <gina@ekapr.com>; David White <David.White@santamonica.gov>; Caroline

Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Gina, it has been a challenge to find a date SJC/Dr. Smith team are available that we are. We are still working on finalizing a date, but it will be before the deadline of the 21st.

Thanks,



Heather Averick

Director of Housing and Human Services

(310) 458-8310

santamonica.gov

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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Gina Gribow <gina@ekapr.com>

Sent: Monday, January 6, 2025 5:44 PM

To: David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>; Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

I wanted to check in to see if Heather and her team had an opportunity to connect with St. Joseph's.

Thank you and Happy New Year!

From: David White <David.White@santamonica.gov>

Sent: Sunday, December 29, 2024 2:08 PM

To: Gina Gribow <gina@ekapr.com>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>; Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you Gina. We can follow-up after Heather and her team meet with St. Joseph's.



David White

City Manager

santamonica.gov

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From: Gina Gribow <gina@ekapr.com>

Sent: Sunday, December 29, 2024 2:06 PM

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Cc: Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Grants will be awarded on January 21st and letters can be submitted up until the date of award. Ideally, the sooner the better.

Appreciate you connecting with St. Joseph's. Please let me know if there are any additional questions we can answer.

Thanks, David.

From: David White <David.White@santamonica.gov>

Sent: Monday, December 23, 2024 4:08 PM

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Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Gina, thank you for reaching out. Heather and I discussed this last week and her team are going to connect with St. Joseph's to learn more about what they are looking to achieve at the location and discuss the opportunity to Santa Monica. Can you remind me when letters can be submitted, I believe it is some time in January 2025.



David White

City Manager

santamonica.gov

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From: Gina Gribow <gina@ekapr.com>

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To: Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

I wanted to circle back on this. Let me know if it would be helpful to directly connect you with St. Joseph Center and/or set up a call to discuss further.

Thank you and Happy Holidays!

From: Gina Gribow

Sent: Wednesday, December 18, 2024 10:54 AM

To: Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you for looping in the City Manager and Housing Director. We have not yet discussed with staff.

I have attached a draft letter of support for each project which provides additional information about the proposed interim housing facilities. If you need more information, we are happy to connect you directly with St. Joseph Center since they are the applicant.

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Thank you!

From: Caroline Torosis <Caroline.Torosis@santamonica.gov>
Sent: Monday, December 16, 2024 11:38 AM
To: Gina Gribow <gina@ekapr.com>
Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>
Subject: Re: Request for Support for Grant Funding Proposal for Interim Housing Sites

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By when do you need the letter of support? And have you discussed with City of Santa Monica staff? I am copying our city manager and housing director here for their awareness. If you could share a draft with us as well as more information about the projects that would be appreciated.

Caroline

From: Gina Gribow <gina@ekapr.com>
Sent: Monday, December 16, 2024 1:18:27 PM
To: Caroline Torosis <Caroline.Torosis@santamonica.gov>
Subject: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Mayor Pro Tem Torosis,

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We would welcome your support for St. Joseph Center's grant funding proposal. I am happy to

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Thank you for your consideration.

All the best,

Gina

From: [Gilbert Portillo](#)
To: [Josh Kurpies](#)
Subject: Fw: Request for Support for Grant Funding Proposal for Interim Housing Sites
Date: Thursday, January 16, 2025 12:31:42 PM
Attachments: [BHBH - Letter of Support - 413 Ocean.docx](#)
[BHBH - Letter of Support - 825 Ocean.docx](#)

From: Gina Gribow <gina@ekapr.com>
Sent: Wednesday, December 18, 2024 10:53 AM
To: Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

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Thank you for your consideration.

All the best,

Gina

From: [Josh Kurpies](#)
To: [Gilbert Portillo](#)
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites
Date: Thursday, January 16, 2025 5:36:25 PM
Attachments: [image001.png](#)

Thank you!



Josh Kurpies

Council Office & Legislative Affairs Liaison
(310) 458-2201 ext. 5501

[Resources for Californians Impacted by Los Angeles Fires](#)

From: Gilbert Portillo <Gilbert.Portillo@santamonica.gov>
Sent: Thursday, January 16, 2025 12:32 PM
To: Josh Kurpies <Josh.Kurpies@santamonica.gov>
Subject: Fw: Request for Support for Grant Funding Proposal for Interim Housing Sites

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Sent: Wednesday, December 18, 2024 10:53 AM
To: Caroline Torosis <Caroline.Torosis@santamonica.gov>
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Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

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Thank you for your consideration.

All the best,

Gina

From: [Gilbert Portillo](#)
To: [Josh Kurpies](#)
Subject: Re: Request for Support for Grant Funding Proposal for Interim Housing Sites
Date: Thursday, January 16, 2025 12:31:25 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Yes, will forward.

From: Josh Kurpies <Josh.Kurpies@santamonica.gov>
Sent: Thursday, January 16, 2025 9:45 AM
To: Gilbert Portillo <Gilbert.Portillo@santamonica.gov>
Subject: FW: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Gilbert:

Do you happen to have Gina's email from 12/18 that had an attached draft support letter attached? If so can you forward to me please?

Thank you!
-josh



Josh Kurpies

Council Office & Legislative Affairs Liaison
(310) 458-2201 ext. 5501

[Resources for Californians Impacted by Los Angeles Fires](#)

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, January 16, 2025 9:01 AM
To: Gina Gribow <gina@ekapr.com>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>
Subject: Re: Request for Support for Grant Funding Proposal for Interim Housing Sites

We are meeting with Dr. smith tomorrow afternoon.

Best,

From: Gina Gribow <gina@ekapr.com>

Sent: Thursday, January 16, 2025 8:20:38 AM

To: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

It may be quickest for us to answer any questions you have about the project. I have cc'ed my colleague Jeff McConnell who can answer any questions. We are also happy to set up a quick call either today or tomorrow, if helpful.

Thank you.

From: David White <David.White@santamonica.gov>

Sent: Tuesday, January 14, 2025 8:09 PM

To: Gina Gribow <gina@ekapr.com>; Heather Averick <Heather.Averick@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you checking in Gina. Based on the last email from Heather perhaps you could nudge them to be flexible in accommodating a meeting with Heather and her team!
Thank you.



David White

City Manager

santamonica.gov

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Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Given the timeframe for the award deadline, I wanted to circle back on this.

Apologies for reaching out during the current emergency at hand—I am sure everyone is underwater, but I hope everyone is staying safe.

From: Heather Averick <Heather.Averick@santamonica.gov>

Sent: Monday, January 6, 2025 7:45 PM

To: Gina Gribow <gina@ekapr.com>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Gina, it has been a challenge to find a date SJC/Dr. Smith team are available that we are. We are still working on finalizing a date, but it will be before the deadline of the 21st.

Thanks,



Heather Averick

Director of Housing and Human Services

(310) 458-8310

santamonica.gov

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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

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Cc: Heather Averick <Heather.Averick@santamonica.gov>; Josh Kurpies

<Josh.Kurpies@santamonica.gov>

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David White

City Manager

santamonica.gov

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Thank you!

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Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

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Thank you for your consideration.

All the best,

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From: [Heather Averick](#)
To: [Josh Kurpies](#)
Cc: [David White](#)
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites
Date: Tuesday, January 28, 2025 6:46:42 AM
Attachments: [image002.png](#)
[image006.png](#)
[image008.png](#)
[image001.png](#)

Hi Josh,

I sent David a summary of our input. [REDACTED]
[REDACTED]
[REDACTED]

As an aside, according to them the letter was due the 21st, and they have already submitted the application.



Heather Averick

Director of Housing and Human Services

(310) 458-8310

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From: Josh Kurpies <Josh.Kurpies@santamonica.gov>
Sent: Monday, January 27, 2025 6:33 PM
To: Heather Averick <Heather.Averick@santamonica.gov>
Subject: FW: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Heather:

[REDACTED]
[REDACTED]

Thanks!

-josh



Josh Kurpies

Council Office & Legislative Affairs Liaison
(310) 458-2201 ext. 5501

[Resources for Californians Impacted by Los Angeles Fires](#)

From: Gina Gribow <gina@ekapr.com>
Sent: Monday, January 27, 2025 3:03 PM
To: Heather Averick <Heather.Averick@santamonica.gov>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

I wanted to circle back—St. Joseph’s mentioned they sent the City a template support letter to provide to DMH. Please let us know if you need anything further to finalize the support letter.

Thank you again for your support!

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Apologies for reaching out during the current emergency at hand—I am sure everyone is

underwater, but I hope everyone is staying safe.

From: Heather Averick <Heather.Averick@santamonica.gov>

Sent: Monday, January 6, 2025 7:45 PM

To: Gina Gribow <gina@ekapr.com>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Gina, it has been a challenge to find a date SJC/Dr. Smith team are available that we are. We are still working on finalizing a date, but it will be before the deadline of the 21st.

Thanks,



Heather Averick

Director of Housing and Human Services

(310) 458-8310

santamonica.gov

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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Gina Gribow <gina@ekapr.com>

Sent: Monday, January 6, 2025 5:44 PM

To: David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>; Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

I wanted to check in to see if Heather and her team had an opportunity to connect with St. Joseph's.

Thank you and Happy New Year!

From: David White <David.White@santamonica.gov>
Sent: Sunday, December 29, 2024 2:08 PM
To: Gina Gribow <gina@ekapr.com>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Josh Kurpies <Josh.Kurpies@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you Gina. We can follow-up after Heather and her team meet with St. Joseph's.



David White

City Manager

santamonica.gov

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From: Gina Gribow <gina@ekapr.com>
Sent: Sunday, December 29, 2024 2:06 PM
To: David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Grants will be awarded on January 21st and letters can be submitted up until the date of award. Ideally, the sooner the better.

Appreciate you connecting with St. Joseph's. Please let me know if there are any additional questions we can answer.

Thanks, David.

From: David White <David.White@santamonica.gov>
Sent: Monday, December 23, 2024 4:08 PM
To: Gina Gribow <gina@ekapr.com>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Gina, thank you for reaching out. Heather and I discussed this last week and her team are going to connect with St. Joseph's to learn more about what they are looking to achieve at the location and discuss the opportunity to Santa Monica. Can you remind me when letters can be submitted, I believe it is some time in January 2025.



David White

City Manager

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From: Gina Gribow <gina@ekapr.com>
Sent: Monday, December 23, 2024 11:31 AM
To: Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

I wanted to circle back on this. Let me know if it would be helpful to directly connect you with St. Joseph Center and/or set up a call to discuss further.

Thank you and Happy Holidays!

From: Gina Gribow
Sent: Wednesday, December 18, 2024 10:54 AM
To: Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you for looping in the City Manager and Housing Director. We have not yet discussed with staff.

I have attached a draft letter of support for each project which provides additional information about the proposed interim housing facilities. If you need more information, we are happy to connect you directly with St. Joseph Center since they are the applicant.

I was just made aware that St. Joseph Center already submitted the proposals for grant funding. However, supplemental letters of support can be submitted up until the time of award (January 21st). Please let me know what is best for next steps.

Thank you!

From: Caroline Torosis <Caroline.Torosis@santamonica.gov>
Sent: Monday, December 16, 2024 11:38 AM
To: Gina Gribow <gina@ekapr.com>
Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>
Subject: Re: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Gina,

By when do you need the letter of support? And have you discussed with City of Santa Monica staff? I am copying our city manager and housing director here for their awareness. If you could share a draft with us as well as more information about the projects that would be appreciated.

Caroline

From: Gina Gribow <gina@ekapr.com>
Sent: Monday, December 16, 2024 1:18:27 PM
To: Caroline Torosis <Caroline.Torosis@santamonica.gov>
Subject: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Mayor Pro Tem Torosis,

I am reaching out to request your support for a grant funding application for proposed interim housing sites in Santa Monica. Our client Leo Pustilnikov owns a couple of former assisted

living facilities in Santa Monica and is looking to transition them to interim housing with St. Joseph Center serving as the operator. In response to the LA County Department of Mental Health's request for applications for interim housing (through Shine BC LA, and with funding from California's Behavioral Health Bridge Program and the Mental Health Services Act), St. Joseph Center is submitting a proposal for grant funding for both of these sites.

The proposed facilities will provide temporary safe and clean shelter, 24-hour oversight, bed availability, case management, restrooms and showers, laundry, meals, accommodations for service and support animals, security, and linens, hygiene products and toiletries. For reference, the facilities are located at 825 Ocean Avenue and 413 Ocean Avenue.

We would welcome your support for St. Joseph Center's grant funding proposal. I am happy to share a draft letter of support for you to review. If helpful, I am also happy to jump on a call to discuss further.

Thank you for your consideration.

All the best,

Gina

From: [Heather Averick](#)
To: [Gina Gribow](#)
Cc: [Josh Kurpies](#); [Jeff S. McConnell](#); [Caroline Torosis](#); [David White](#); [Natasha Guest Kingscote](#)
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites
Date: Wednesday, January 29, 2025 3:07:59 PM
Attachments: [image002.png](#)
[image005.png](#)
[image001.png](#)

Hi Gina,

We met with SJC, however we are still waiting on a response from them about DMH's flexibility to allow us to refer directly to the program from the City. As a city we need an answer to that question before we can submit a letter of support. Additionally, I believe you had said the deadline for submitting it was Jan 21st.

We look forward to hearing the outcome of the application and continuing the conversation with SJC about how to prioritize some of these resources for Santa Monica's (in the event SJC is selected as a grantee).

All the best,



Heather Averick

Director of Housing and Human Services

(310) 458-8310

santamonica.gov

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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Gina Gribow <gina@ekapr.com>

Sent: Monday, January 27, 2025 3:03 PM

To: Heather Averick <Heather.Averick@santamonica.gov>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

I wanted to circle back—St. Joseph’s mentioned they sent the City a template support letter to provide to DMH. Please let us know if you need anything further to finalize the support letter.

Thank you again for your support!

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, January 16, 2025 9:01 AM
To: Gina Gribow <gina@ekapr.com>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>
Subject: Re: Request for Support for Grant Funding Proposal for Interim Housing Sites

We are meeting with Dr. smith tomorrow afternoon.

Best,

From: Gina Gribow <gina@ekapr.com>
Sent: Thursday, January 16, 2025 8:20:38 AM
To: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

It may be quickest for us to answer any questions you have about the project. I have cc’ed my colleague Jeff McConnell who can answer any questions. We are also happy to set up a quick call either today or tomorrow, if helpful.

Thank you.

From: David White <David.White@santamonica.gov>
Sent: Tuesday, January 14, 2025 8:09 PM
To: Gina Gribow <gina@ekapr.com>; Heather Averick <Heather.Averick@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>
Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>
Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you checking in Gina. Based on the last email from Heather perhaps you could nudge them to be flexible in accommodating a meeting with Heather and her team!
Thank you.



David White

City Manager

santamonica.gov

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From: Gina Gribow <gina@ekapr.com>

Sent: Tuesday, January 14, 2025 6:44 PM

To: Heather Averick <Heather.Averick@santamonica.gov>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Given the timeframe for the award deadline, I wanted to circle back on this.

Apologies for reaching out during the current emergency at hand—I am sure everyone is underwater, but I hope everyone is staying safe.

From: Heather Averick <Heather.Averick@santamonica.gov>

Sent: Monday, January 6, 2025 7:45 PM

To: Gina Gribow <gina@ekapr.com>; David White <David.White@santamonica.gov>; Caroline Torosis <Caroline.Torosis@santamonica.gov>

Cc: Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Gina, it has been a challenge to find a date SJC/Dr. Smith team are available that we are. We are still working on finalizing a date, but it will be before the deadline of the 21st.

Thanks,



Heather Averick

Director of Housing and Human Services

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Cc: Heather Averick <Heather.Averick@santamonica.gov>; Josh Kurpies <Josh.Kurpies@santamonica.gov>

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Thank you and Happy New Year!

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Cc: Heather Averick <Heather.Averick@santamonica.gov>; Josh Kurpies <Josh.Kurpies@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

Thank you Gina. We can follow-up after Heather and her team meet with St. Joseph's.



David White

City Manager

santamonica.gov

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Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Grants will be awarded on January 21st and letters can be submitted up until the date of award. Ideally, the sooner the better.

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David White

City Manager

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Sent: Monday, December 23, 2024 11:31 AM

To: Caroline Torosis <Caroline.Torosis@santamonica.gov>

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Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

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Cc: David White <David.White@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: RE: Request for Support for Grant Funding Proposal for Interim Housing Sites

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I have attached a draft letter of support for each project which provides additional information about the proposed interim housing facilities. If you need more information, we are happy to connect you directly with St. Joseph Center since they are the applicant.

I was just made aware that St. Joseph Center already submitted the proposals for grant funding. However, supplemental letters of support can be submitted up until the time of award (January 21st). Please let me know what is best for next steps.

Thank you!

From: Caroline Torosis <Caroline.Torosis@santamonica.gov>

Sent: Monday, December 16, 2024 11:38 AM

To: Gina Gribow <gina@ekapr.com>

Cc: David White <David.White@santamonica.gov>; Heather Averick

<Heather.Averick@santamonica.gov>; Gilbert Portillo <Gilbert.Portillo@santamonica.gov>

Subject: Re: Request for Support for Grant Funding Proposal for Interim Housing Sites

Hi Gina,

By when do you need the letter of support? And have you discussed with City of Santa Monica staff? I am copying our city manager and housing director here for their awareness. If you could share a draft with us as well as more information about the projects that would be appreciated.

Caroline

From: Gina Gribow <gina@ekapr.com>

Sent: Monday, December 16, 2024 1:18:27 PM

To: Caroline Torosis <Caroline.Torosis@santamonica.gov>

Subject: Request for Support for Grant Funding Proposal for Interim Housing Sites

EXTERNAL

Mayor Pro Tem Torosis,

I am reaching out to request your support for a grant funding application for proposed interim housing sites in Santa Monica. Our client Leo Pustilnikov owns a couple of former assisted living facilities in Santa Monica and is looking to transition them to interim housing with St. Joseph Center serving as the operator. In response to the LA County Department of Mental Health's request for applications for interim housing (through Shine BC LA, and with funding from California's Behavioral Health Bridge Program and the Mental Health Services Act), St. Joseph Center is submitting a proposal for grant funding for both of these sites.

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We would welcome your support for St. Joseph Center's grant funding proposal. I am happy to share a draft letter of support for you to review. If helpful, I am also happy to jump on a call to discuss further.

Thank you for your consideration.

All the best,

Gina

From: [Caroline Torosis](#)
To: [Jeff S. McConnell](#)
Subject: Re: BHBH project in Santa Monica
Date: Thursday, January 30, 2025 12:47:03 PM

Let me know if you connect with her.

From: Jeff S. McConnell <jeff@ekapr.com>
Sent: Thursday, January 30, 2025 10:46:42 AM
To: ccabello@bos.lacounty.gov <ccabello@bos.lacounty.gov>
Cc: Candace Barger <candace@ekapr.com>; Caroline Torosis <Caroline.Torosis@santamonica.gov>; Laurie Craft <lcraft@stjosephctr.org>
Subject: BHBH project in Santa Monica

EXTERNAL

Cecilia,

I was hoping I could grab you for 15 minutes today to discuss a time sensitive application to DMH for a 49 bed interim housing project at 413 Ocean Ave. and 825 Ocean Ave.

There are some issues Santa Monica would like help with if this project moves forward and it would be excellent to have the Supervisor's assistance in this endeavor.

Please call me at [REDACTED] at your convenience.

Jeffrey McConnell
Partner
Englander Knabe & Allen
[REDACTED]
www.ekapr.com

From: [William Nathan](#)
To: [Chris West](#)
Cc: [Steve Case](#)
Subject: FW: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed
Date: Tuesday, January 7, 2025 8:22:26 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[1st Adm Cite - SM080001337.pdf](#)
[SMMC Chapter 13 - Neighborhood Preservation.pdf](#)

Good morning Chris,

Please see the email I've included below your last email. In the original email I sent you on **Thursday November 21, 2024**, I detailed the issuance of the citation and the corrective actions.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West chris.west@bournefg.com

Sent: Monday, January 6, 2025 12:54 PM

To: William Nathan William.Nathan@santamonica.gov

Subject: 825 Ocean Ave Citation

EXTERNAL

Hi William -

We received this today, but we hadn't heard anything from you. Wanted to confirm that this was correct. Please give me a call when you get a chance so we can go over the details.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan

Sent: Thursday, November 21, 2024 1:21 PM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris and Steve,

Thank you again for coordinating efforts to inspect the property on this past Tuesday 11/19/2024, and your attempts to abate the violations. Unfortunately, there are still existing violations on-site that have been noted in previous notices and emails conversations. Additionally, SMPD responded with officers to clear the building as requested, due to concerns with an open window on the 2nd floor suggesting

potential trespassers on-site. Fortunately, there were no persons inside the building. In the future, it would be best to have your own personnel enter the premises prior to our inspection and determine if there is anyone inside that needs to be removed due to trespassing.

The 1st administrative citation was issued for failure to comply with all corrective actions formerly listed in the Notices of Violations. As a courtesy, I have attached a digital copy of the administrative citation issued as well as the municipal code for SMMC Chapter 13, that this property must comply with. Please see the two lists below of completed/corrected violations and outstanding violations.

The following corrections have been completed:

1. Front door entrance is accessible but locked and secured (remove the restriction that made this door inaccessible).
 - *Completed: the rear exterior door is now accessible with a combination lock. Only one door must remain accessible.*
2. All exterior access points have been changed to combination locks.
3. Interior furniture removed.
 - Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.
1. Repair the rear fencing so that it is plumb & not leaning inward.
2. Remove trash, litter, and debris from the premises.
3. Remove overgrown weeds and vegetation from the alley side on the fencing.
4. Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)

These outstanding violations that have not been corrected – (Refer to SMMC 13.04.040 and SMMC 13.02.060):

1. All dilapidated canopies to be either repaired/removed. **The Front façade canopy and interior canopy above common areas are still in disrepair.**
2. Remove plywood from rear fencing. Repair/replace all damaged planks of wood on the rear fencing and use the consistent building materials and paint with like colors.
3. Boarding up of all windows not facing the public rights-of-way and paint all plywood in a color consistent with the exterior of the building that are securing doors & windows. Ensure all windows and doors are closed, locked, and secured.
4. Remove all graffiti from the premises.

5. Documentation for extermination of pests & vermin due to rodent droppings observed.
6. Submit documentation of weekly inspections by property owner representatives/staff. Conduct full interior and exterior inspections as well.
7. Remove and properly dispose of discarded cans of paint from the exterior of the premises.
8. Update the combination locks to reflect the code provided to SMPD on the [Trespass Arrest Authorization Letter](#), or update SMPD with new codes to the combination locks.

I also want to recommend that you collaborate with neighboring property at [815 Ocean Avenue](#) to repair/replace the masonry wall on the north side of the property. It is caving into your side of the property causing a safety hazard. A Surveyor's Report by a third party will yield the property line information at the cost of the property owners involved. If no actions are taken, I will be required to issue a Notice of Violation to both respective property owner(s) to correct the violation.

Lastly, I understand that you are pursuing a tenant to occupy in the near future. Please update me with any concrete information on this. At this time, I will be required to keep this case open and monitor for compliance until the property is no longer vacant. Let's reconvene on **December 11, 2024**, with an update on the corrective actions made, provide the documents requested, and schedule a follow-up inspection for me to verify. Thank you for your assistance and cooperation throughout this process.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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[Community Development](#)



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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: William Nathan

Sent: Tuesday, November 19, 2024 8:14 AM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Unfortunately, I won't be available until 12pm.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

[Code Enforcement Division](#)

[Community Development](#)



<https://www.santamonica.gov/>

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, November 19, 2024 8:11 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning William,

I had to grab an early flight to LAX and just landed if you want to do before noon that would work for me (say 10am). Otherwise, noon still works.

Let me know, thanks,

Chris

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From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, November 14, 2024 5:11:00 PM

To: Chris West <chris.west@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Great thanks. See you then!

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Thursday, November 14, 2024 12:57:09 PM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Confirming, see you then.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, November 12, 2024 9:35 AM

To: Chris West <chris.west@bournefg.com>; Steve Case <steve.case@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Happy Veterans Day! Tuesday @ 12pm PST works well for me.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Monday, November 11, 2024 07:31

To: Steve Case <steve.case@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning William,

I hope you had a great weekend and happy Veterans Day! Quickly following up on this since you were out of the office on Friday. Touring the property the week of the 18th on Tuesday or Thursday at or around noon would work best for us. Please let me know which of those days works best for you.

Best,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: Chris West <chris.west@bournefg.com>
Sent: Friday, November 8, 2024 7:18 AM
To: Steve Case <steve.case@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Will do.

William -

Can we do Thursday or Friday of that week?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820
Greenwood Village, Colorado 80111

From: Steve Case <steve.case@bournefg.com>
Sent: Thursday, November 7, 2024 8:15 PM
To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

[@Chris West](#) Please coordinate a good day / time with William during the week of November 18 . I will do my best to join, unfortunately, it is looking unlikely.

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, November 5, 2024 8:40 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Thank you for your response. The week of November 18th works best for me as I will be away at a conference the week prior. I am available on November 19th - 22nd (Tuesday-Friday). I am unavailable on that Thursday the 21st from 2PM-3PM. Please advise of a time and day that works best.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Tuesday, November 5, 2024 6:54 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

I apologize for not responding. What day(s) / time(s) work best for you the week of November 11th and the week of November 18th? Myself and/or Chris West will be onsite to meet you.

We have been visiting the community at least once per week. Nobody has been able to successfully break into the community. However, there are two issues which we have told the Santa Monica PD about. First, there is a woman who consistently parks in front of the community in a white vehicle and canvases the community. We suspect she is trying to find a way to break in. Second, someone has consistently tried to break into the back of the community but has been unsuccessful. However, they have caused property damage which we try to repair in a timely manner.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, November 1, 2024 8:58 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am following up with you on this since you did not respond to the last email I sent on October 1st. We need to schedule a follow-up inspection at the property.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: William Nathan

Sent: Tuesday, October 1, 2024 10:03 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Ok thank you. Let's schedule the next meeting for this month for the follow-up inspection. During that inspection if I can verify that all corrective actions have been completed, I can then close out this case. Please advise of your possible dates for me to coordinate with you...

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Monday, September 30, 2024 4:19 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

I have been told by Joel Gomez that everything has been completed except for the painting of plywood and extermination. I have seen pictures validating the work.

There is a homeless person on drugs who keeps pulling plywood off the back of our building using his bare hands. This is despite the fact that all plywood is attached to the building using wood screws. I have contacted the Santa Monica PD multiple times but have not heard back. I don't want to keep paying to have the plywood reattached and painted just to have it ripped off the building again. I am not sure what to do.

We are onsite multiple times per week and have not observed any homeless people in the building. However, we do believe there is a homeless person living in a car on our block and is actively looking for a way into the building. Again, we have contacted the Santa Monica PD.

My trip in September was cancelled. I am trying to make it out in October. I will keep you updated on our progress.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, September 26, 2024 4:54 PM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

I am following up on your progress. Can you give me any updates?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Friday, September 6, 2024 4:54 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thanks William. Item #9 was completed last Friday.

Regarding the plywood, a homeless person has already ripped off some of the plywood on the back windows. This is despite us screwing them into the side of the building with nine screws. I'm not sure how we fix this situation.

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, September 5, 2024 11:43 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Looks good. As an updated recap here is the list of remaining corrective items:

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible). **Completed**

1. The code requires “at least one exterior door shall allow authorized persons access to the interior of the... property.”
 1. So, since the **rear exterior door** is now accessible with a combination lock, you can take further measures to lock and re-secure the front door that has panic hardware.
2. All exterior access points have been changed to combination locks. **Completed**
3. Interior furniture removed. **Completed**
 1. Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.
4. All **dilapidated canopies to be either repaired/removed. Partially Completed**
(interior canopies left above common areas)
5. Repair the rear fencing so that it is plumb & not leaning inward **Completed**
6. **Repair/replace damaged plank of wood.**
7. Remove trash, litter, and debris from the premises. **Completed**
8. Remove overgrown weeds and vegetation from the alley side on the fencing. **Completed**
9. **Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)**
10. **Boarding up of all windows not facing the public rights-of-way.**
11. **Painting all plywood in a color consistent with the exterior of the building that are securing doors & windows.**
12. **Documentation for extermination of pests & vermin due to rodent droppings observed.**

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Thursday, September 5, 2024 9:53 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Good morning. The interior has been cleaned up (see attached pictures) and all trash removed. We also installed an additional lock on the front door in hopes of being 100% sure nobody can break in.

There are definitely people still people breaking into the building. We called the Santa Monica Police Department earlier this week to get them to sweep the building. This was completed and people were removed but nobody was arrested. I am guessing they will be back.

Attached is my correspondence with Officer Soto. I have not received a response yet.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, September 4, 2024 8:35 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Great progress! Please keep me updated, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Steve Case <steve.case@bournefg.com>

Sent: Tuesday, September 3, 2024 6:19 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Good evening. Here is the update:

- The polycarbonate was installed on the front windows Friday night.
- The canopies were removed on Friday afternoon.
- The trash in the alley was removed on Friday afternoon. See attached pictures.
- I am in contact with the Santa Monica Police Department about performing a sweep of the building. We have a vendor lined up to remove the interior trash once the sweep is complete.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, August 30, 2024 3:34 PM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

Sounds good, I look forward to hearing from you soon. Have a good weekend!

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Steve Case <steve.case@bournefg.com>

Sent: Friday, August 30, 2024 12:33 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Thanks for the email. Here is the update:

- Chris West solicited quotes for the installation of the polycarbonate material on the front windows. We will be choosing a vendor this afternoon. Most vendors have said they can get the work done next week.
- Joel Gomez will be onsite this afternoon to fix the exterior trash and the fence. We are still working on a vendor to remove the interior trash.
- Joel Gomez owes me a date when he can fix the awning. It is possible he can get it done today.
- I sent an email to Erika Soto at the Santa Monica Police Department to see what else we can be doing to secure the building. The Santa Monica Police Department already has our permission to enter the building at will to remove anyone who is onsite.

Yes, let's plan on meeting at the property again the week of September 16th. Let me finalize my travel schedule and we can choose an exact date and time.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, August 29, 2024 11:44 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Steve,

Thank you it was nice meeting you all yesterday as well. For a recap, please see the list below of actionable items (items in red still need attention):

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible). **Completed**
 1. The code requires “at least one exterior door shall allow authorized persons access to the interior of the... property.”
 1. So, since the **rear exterior door** is now accessible with a combination lock, you can take further measures to lock and re-secure the front door that has panic hardware.
 2. All exterior access points have been changed to combination locks. **Completed**
 3. Interior furniture removed. **Partially Completed:**

1. Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.
4. All dilapidated canopies to be either repaired/removed.
5. Repair the rear fencing so that it is plumb & not leaning inward, and repair/replace damaged plank of wood.
6. Remove trash, litter, and debris from the premises.
7. Remove overgrown weeds and vegetation from the alley side on the fencing.
8. Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)
9. Boarding up of all windows not facing the public rights-of-way.
10. Painting all plywood in a color consistent with the exterior of the building that are securing doors & windows.
11. Documentation for extermination of pests & vermin due to rodent droppings observed.

Your next compliance due date to correct the violations above is **September 17, 2024**. Let's also schedule an on-site follow-up inspection for that week or the week after at the latest. I am also willing to meet with any persons you authorize to do the walk-through of the premises.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Thursday, August 29, 2024 7:33 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William –

Good morning. Thank you again for your time yesterday.

Per our conversation, we are committed to any means or methods necessary to keep those experiencing homelessness from breaking into the building. If you ever have any additional ideas, please feel free to call or email me. I will also be speaking with the Santa Monica Police Department today to see how we can better work together to keep people out of the building.

As promised, we are working on the items we discussed yesterday. Joel Gomez will be fixing the fence and removing the trash from the alley on Friday. Joel also owes me a quote and date on removing the awning and broken piece of the tarp inside the community and removing any trash from inside the community. Chris West is working on a quote for the plexiglass covering for the

front windows.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, August 28, 2024 2:35 PM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon,

Just confirming our appointment today @ 2PM?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Wednesday, August 14, 2024 9:43 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Sounds good. Thank you.

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, August 14, 2024 10:40 AM

To: Steve Case <steve.case@bournefg.com>

Cc: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Yes, that works for me. I will add the inspection appointment to my calendar, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Steve Case <steve.case@bournefg.com>

Sent: Wednesday, August 14, 2024 9:38 AM

To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William –

Good morning. As I recall, Wednesdays, Thursdays and Fridays work best for your schedule. Would Wednesday, August 28th at 2:00 p.m. work well for you? I will be onsite along with our landscaper / handyman to tour 825 Ocean Avenue with you.

Thanks,

Steve

Steve Case

Chief Investment Officer



Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, August 14, 2024 9:11 AM

To: Chris West <chris.west@bournefg.com>

Cc: Steve Case <steve.case@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

I am following up with you since our last conference call. As we discussed we need to schedule a meeting at the property to conduct an inspection. Please provide me with your earliest availability for an inspection appointment with a representative.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, July 30, 2024 11:30 AM

To: Chris West <chris.west@bournefg.com>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok sounds good

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, July 30, 2024 8:24:22 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Tomorrow at 10:00 am MST.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, July 30, 2024 8:45 AM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Yes, Wednesday is fine. What time?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Monday, July 29, 2024 12:55 PM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

I'm going to loop in my boss, can we hop on a call tomorrow or Wednesday? Wednesday is better for us.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, July 26, 2024 4:24 PM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

I am reaching out to as we discussed over the phone on Wednesday 7/24/2024, regarding the property at 825 Ocean Avenue. There have been numerous calls for service to our Police Department (SMPD) and a recent arrest of a trespasser on-site. Since June 2024 there have been a total of 7-incidents that SMPD has responded to handle.

To help mitigate these issues, I'd like to schedule another inspection on-site with you or another representative to access the entire premises and identify any areas of concerns left including the violations that were not corrected to date. Please advise of the next earliest opportunity for an inspection at the property. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: William Nathan

Sent: Wednesday, June 5, 2024 10:21 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Thank you for your cooperation and willingness to abate these violations to comply in a timely manner. Please contact us as soon as possible to schedule a walk-through to confirm abatement of all violations once completed.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, June 4, 2024 12:09 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thank you for your reply, William,

We highly appreciate your transparency and assistance while we work with the city of Santa Monica to correct the code violations at our properties. I want to reaffirm that we are committed to abating every violation and have no intention of stopping so close to the finish line. We are moving as fast as we can in getting a new contractor to finish the work after we, unfortunately, had to part ways with our previous contractor. While this delay has caused progress to stall since our last inspection, I assure you that we are doing everything in our power to get the process moving again. While we don't have anything concrete at the moment, I will be sure to update you as soon as we get the right people in place to start moving forward again. We hope this is acceptable as we are scrambling to start making progress on this again.

I know I speak for everyone on the Bourne team when I say we are extremely grateful for both your and Everth's understanding, assistance, and hard work as we collaborate to ensure we do right by the city of Santa Monica. Please let me know if there's anything we can do in the meantime while we get a group in place to finish the job.

Sincerely,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, June 4, 2024 11:19 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

I am confirming receipt of your message and cancellation of the inspection appointment. I understand the challenges that your company is facing but we still need to abate these violations as soon as possible. We have been able to work together on abating the violations thus far, and you don't have that far to go to get to the finish line.

As you may know, leaving the property in its current condition is not optional and it will have to be corrected. Failure to comply will result in further enforcement actions including but not limited to consequent administrative citations until the violations are abated. If the violations are not abated after three citations are issued, then the case is forwarded to the City Attorney's Office for review and prosecution.

I am only informing you of this to be transparent with you regarding our administrative process, and to avoid a result such as that. The cost of making the remaining repairs is more affordable than the latter.

I hope that we can resolve this matter quickly and avoid that portion of the enforcement

process in the best interest of all parties involved. Thank you and I look forward to hearing from you soon.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Chris West <chris.west@bournefg.com>

Sent: Monday, June 3, 2024 10:55 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Briefly following up on this, to ensure we are on the same page.

I currently do not have a flight booked for tomorrow to come out there since there are no updates on the property. I am willing to fly out, but the property is in the same stage as it was the last time we toured due to our labor challenges. I'll have an update for you as soon as we have something solid moving forward.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, May 31, 2024 10:40 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Thank you for the updated information, and I'm sorry to hear of this misfortune that you all have experienced.

The walkthrough that I am *required* to do would be to confirm the following items have been completed:

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible).
2. All canopies have been repaired/removed.
3. All exterior access points have been changed to combination locks.
4. The rear fencing has been repaired so that it is not leaning inward.
5. Interior furniture, trash, litter, and debris have been removed from the premises.

Once I can confirm these line items, I can then close out my case for the property @ 825 Ocean Avenue.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, May 31, 2024 9:33 AM

To: William Nathan <William.Nathan@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

William and Everth -

I wanted to provide you with an update on our 413 & 825 Ocean Ave properties.

We understand the importance of addressing the code violations promptly and appreciate the work you have collaborated with us on so far. Unfortunately, we had a dispute with our previous contractor, which resulted in us parting ways. In the wake of this, we are facing significant delays in finding a replacement due to the current labor market, making it challenging to find reliable and qualified contractors. To complicate matters, a buyer we had lined up walked an hour before closing, forcing us to scramble to account for this unexpected situation.

Despite these setbacks, we are actively seeking new contractors and have made some progress. We are committed to resolving all outstanding issues as quickly as possible and are working diligently to ensure compliance with all city codes. As an example of our commitment, I have been authorized to inform you that we have already spent over \$100,000 in addressing your concerns.

I am happy to tour the property with you if you feel it would be helpful. However, I want to let you know that no significant progress has been made so far, and I believe it is not worth your time to re-tour the property at this stage.

We kindly ask for your understanding and patience given these unexpected delays. Please be assured that we are taking this matter seriously and are doing everything within our power to expedite the necessary repairs.

Please do not hesitate to reach out if you want further information or updates. Thank you so much

for your time and understanding. I hope you both have a wonderful weekend.

Best regards,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, May 30, 2024 8:44 AM

To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

That works for me as well.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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If you received this message in error, please immediately notify us by telephone (310-458-8336) and delete the original message. Thank you.

From: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Sent: Thursday, May 30, 2024 7:34 AM

To: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning gentlemen,

I work remote Wednesday so it would have to be Tuesday.

Best,



Everth R. Gonzalez

Code Enforcement Officer

City of Santa Monica

310-458-4984 x2340

everth.gonzalez@santamonica.gov

santamonica.gov

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From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, May 29, 2024 8:22 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Tuesday or Wednesday works fine...

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, May 28, 2024 6:23 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Apologies for the delay in my response. Would Tuesday, Wednesday, or Friday work for you?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, May 23, 2024 6:24 PM
To: Chris West <chris.west@bournefg.com>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Yes, we can do the following week. What day?

From: Chris West <chris.west@bournefg.com>
Sent: Thursday, May 23, 2024 8:08 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning gentlemen,

My driver's license expired on my birthday and was hoping I would have my new one by next week but there was a processing error and now I won't have it until after Wednesday. If possible, could we please reschedule to the week after? Apologies for the inconvenience and thank you for understanding.

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, May 7, 2024 10:28:18 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Sounds good, I'll see you gentlemen then.

Thank you for the information, are the fines recurring or one time?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, May 7, 2024 10:26 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok yes that works.

Each violation has a separate fine amount. Fines average from \$500-\$1000 for each violation.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, May 7, 2024 9:18 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

I haven't booked flights yet, but I think 9 or 10 am would work perfectly. Does that work for you guys?

As an aside, for risk management purposes our accounting department is wondering what the fine is for violation at 413 & 825. Is there a standard amount or is it determined on a case-by-case basis?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, May 7, 2024 10:15 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Hello Chris,

I just wanted to confirm what time we will be meeting you there?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: William Nathan

Sent: Friday, May 3, 2024 12:35 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok sounds good see you then. Have a good weekend!

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>
Sent: Friday, May 3, 2024 11:26 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

The 29th works for me. Thank you for understanding and have a great weekend!

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, May 3, 2024 9:40 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Happy Friday! No worries, I understand. Yes, how does Wednesday May 29th or Thursday May 30th sound?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, May 3, 2024 8:33 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

Happy Friday! Apologies for not getting back to you sooner, we've been very busy over the past week. Unfortunately, we cannot do next week and I'm going out of town the week of the 20th for my Birthday. Does some time the week of the 27th - 31st work?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, April 25, 2024 10:41 AM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning Chris,

Just a follow up from your last email, on 4/8/2024 Santa Monica Water Dept said: *“The water has been shut off at both properties ---again the owner is still responsible for the Water and Sewer Capacity Charges incurred.”*

Additionally, I wanted to schedule a final walkthrough inspection of the exterior and interior of the premises with you or any available agent to confirm the following items have been completed:

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible).
2. All canopies have been repaired/removed.
3. All exterior access points have been changed to combination locks.
4. The rear fencing has been repaired so that it is not leaning inward.
5. Interior furniture, trash, litter, and debris have been removed from the premises.

If I can confirm that all these items have been corrected in our walkthrough then I can close out this case. We can schedule the inspection within the next few weeks. Let me know your availability and we can put it on the calendar. Thank you.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, April 5, 2024 11:51 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thank you! You too!

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, April 5, 2024 12:43 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

Thank you and I hope your day is going well also. I forwarded your email to the Water Dept for them to follow-up with you. Thank you and have a good weekend.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, April 5, 2024 10:09 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William & Everth,

I hope both of you gentlemen are having a good Friday. Could you please tell the SM water utility to call us or email us, we still have not heard or received anything from them? Thank you!

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Wednesday, March 20, 2024 12:49 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

How does 2PM work for you? We can meet you at 825 Ocean Ave at 2PM to start?

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Wednesday, March 20, 2024 11:38 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

It looks like we are good to go, what time were you thinking?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 4:17 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

OK sounds good

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, March 19, 2024 3:11 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

That should work with me. Let me talk with my bosses to confirm and I'll get back to you tomorrow.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 4:02 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Both Everth and I can be available next Tuesday afternoon 3/26/2024?

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, March 19, 2024 2:57 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

I will be able to fly out and walk through the property with you Monday or Tuesday next week or Friday this week would work as well.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 3:55 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Ok I just got off the phone with the Water Department and they should be emailing you soon with an update. Pictures won't be necessary as I must collect my own. When is someone available to walk through the property to document the progress that you've made? Looking at next week...

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, March 19, 2024 2:47 PM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Sounds good, I will do so in the future. To keep it brief

825 pending corrective actions:

- Water utility shutoff: we continue to reach out regarding this and have not heard anything back.
- Boarding up: this is being done as we speak.
- Sunshade in courtyard: finding someone to replace this instead of tear it down or get an entirely new one has been difficult. We have Excellence Awning Co. coming out to give us a quote ASAP.
- Torn awning: quoted work for repair and are now working to establish a final time to get the repair done, we're hoping to have this done at the same time as the interior awning/sunshade.

413 pending corrective actions:

- Water utility shutoff: we continue to reach out regarding this and have not heard anything back.

- Boarding up: the site is being monitored daily and cleared of vagrants as often as possible, as soon as 825 is done being boarded up 413 will be started.

I have pictures from our contractor showing they have started the board up process at 825 that I can download and share if you would like as well.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, March 19, 2024 2:33 PM

To: Chris West <chris.west@bournefg.com>

Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

Thank you for your communication and efforts. For clarification, I am only handling the case at 825 Ocean Avenue, and Everth is handling the case at 413 Ocean Avenue. So, with respect to each individual case and requests for extensions for each individual property, I would ask that we delineate between the two accordingly. I did see the request for training at 825 Ocean Ave fell through, and that was part of the delay for boarding up the property as well as construction.

For a better understanding, can you specify what corrective actions you have not completed for each property separately?

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, March 15, 2024 8:16 AM

To: William Nathan <William.Nathan@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Hi William,

I hope you and the rest of the team at the city of Santa Monica code enforcement are doing well. I'm reaching out to express our continued commitment to resolving the compliance issues with our properties in Santa Monica, and to seek your support for an extension.

Firstly, I want to thank you for your ongoing patience and the assistance, we're committed to meeting the city of Santa Monica's requirements.

We've been actively engaging with the Santa Monica Police Department, and as you know, we offered our property at 825 as a potential site for their training activities. Unfortunately, Andres Rios from the department of personnel and training determined the site would be too small for SWAT team exercises, he did however, acknowledge that it would work better for smaller group trainings. We are committed to continue to do right by the city of Santa Monica and welcome any smaller group training SMPD may want to do.

Despite our best intentions and continuous efforts, we encountered some delays. Our contractor was engaged in a different project until today, delaying the boarding process. This setback was beyond our control, and we've managed to schedule the board up for today, starting immediately following their availability. At the same time, we've continued to be proactive in addressing the other aspects of the compliance. We've been in constant communication with the city's billing specialist to facilitate the shutdown of the water utility to the properties, although we're yet to receive a conclusive update. Additionally, to make sure 825 & 413 are more secure during this period, we're having new locks installed all around the property in addition to the boarding up.

I would like to kindly request an extension to complete the necessary work. This would allow us to ensure that it is done up to the standards of the city of Santa Monica. I am working with the contractor day to day for updates and will confirm the board up is complete with you in the coming days. We're fully aware of our responsibilities and the inconvenience this situation has caused. Please be assured that we're utilizing all available resources to fix these issues as soon as possible. Your understanding and cooperation in granting us a brief extension would be immensely appreciated and would go a long way in reaching a resolution that aligns with the cities and our commitment to safety and compliance.

I would be happy to discuss this in further detail at your earliest convenience and provide any additional information or documentation you may require.

Thank you for considering our request and for your continued support and understanding. We're eager to move forward and ensure that our properties fully meet the city's standards as soon as possible.

Warm regards,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Friday, February 23, 2024 5:01 PM

To: Chris West <chris.west@bournefg.com>

Subject: RE: 413 & 825 Ocean Ave

Please see the attached [Addendum to the Notice of Violation](#) I issued to you on last Friday 2/16/2024. The reason for this addendum is to include the requirement to secure the windows and doors with sheeting materials and plywood [SMMC 13.04.040 (d)], which was not listed on the original Notice of Violation.

I know that you are already working on this, so this is just a formality. Thank you again for your assistance.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: William Nathan
Sent: Friday, February 23, 2024 3:04 PM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave

Thank you for the updates and progress. I will reach out to you to schedule an inspection appointment after the compliance due date. Have a great weekend!

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Friday, February 23, 2024 2:05 PM

To: Carlos Jaen <Carlos.Jaen@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Hi All,

Quick update. I just sent an email to Andres Rios okaying the SMPD to use 825 Ocean Ave for training purposes. We are currently having a crew out at 825 clearing all the furniture and junk, they reported that there were eight homeless that had set up camp there that they had to clear out. Everything is gone from 413 Ocean Ave and we have photos we can send over for your confirmation. We have talked to multiple contractors about boarding up the buildings and we are still having trouble with finding someone able to do polycarbonate. However, the company we hired to remove all the furniture and junk said they may be able to do that for us, but we would need to wait until they were finished with clearing out 825. We are also working with multiple awning companies regarding repairing the awnings at 825.

Thank you all for your patience as we set things straight and do right by the city of Santa Monica,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Chris West

Sent: Wednesday, February 21, 2024 3:50 PM

To: Carlos Jaen <Carlos.Jaen@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

Absolutely, always happy to help!

An additional quick update regarding 413 & 825 Ocean Ave. SoCalGas will shut off 413's gas on Monday February 26th, and 825's on Friday March 1st. We are having the rest of the furniture removed from 413, it turns out they weren't completely done, and everything will be gone by the end of today or tomorrow. We have contacted them about removing the furniture for 825 and are awaiting a quote from them. Regarding boarding both buildings up, we've been in contact with multiple companies but are having trouble with getting them to do the clear polycarbonate as they say they've never had a request to do that.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Carlos Jaen <Carlos.Jaen@santamonica.gov>

Sent: Wednesday, February 21, 2024 2:10 PM

To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

Mr. West,

They can call that number directly.

I can follow up within SMPD to see who specifically requested to use the location for training. Thank you again for your openness to it being used for training purposes.

CARLOS JAÉN #3556

Sergeant - Homeless Liasion Program

Special Operations Division



Santa Monica Police Department

333 Olympic Drive, Santa Monica, CA 90401

Desk | 310.458.8419

From: Chris West <chris.west@bournefg.com>

Sent: Wednesday, February 21, 2024 6:39 AM

To: William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Ok, thank you for letting me know. Would the crews on site be able to use that phone number to request officer presence or would I have to reach out for them?

Chris West

Financial Analyst

BOURNE
FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Tuesday, February 20, 2024 5:43 PM

To: Chris West <chris.west@bournefg.com>; Daniel Mick <Daniel.Mick@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

Thank you for the update. If you believe that there may be trespassers on the premises at the time of those inspections, you can call (310) 458-8495 to request officers to respond at that time. Regarding the training site information, I will have to defer that question to SMPD. Thank you for your quick response in mitigating these concerns.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Chris West <chris.west@bournefg.com>

Sent: Tuesday, February 20, 2024 1:56 PM

To: Daniel Mick <Daniel.Mick@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>

Subject: RE: 413 & 825 Ocean Ave

EXTERNAL

Hello all,

A quick update regarding 413 & 825 Ocean Ave. We have confirmed the electricity will be shut off as of 2/21/24 and are in contact with quinetta.taylor@santamonica.gov about stopping the water utility. Additionally, we are working with SoCalGas to shut off gas to both buildings, however they will need access to the exterior of the property. Would you recommend that police be present at that time to ensure the safety of everyone? Finally, we are getting quotes from 1-800-BOARDUP & Servpro to get the buildings boarded up ASAP, however, we would likely need police presence as well before we can establish a solid date for completion.

As somewhat of a side note, when I visited, it was mentioned that SMPD would be interested in using 825 Ocean Ave as a training site, can you please send more details regarding what this would entail? We are interested but need to get approval from our lender before moving forward.

Thank you all for your patience and understanding,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Chris West

Sent: Thursday, February 15, 2024 1:45 PM

To: Daniel Mick <Daniel.Mick@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>

Subject: RE: 825 Ocean

Ok, sounds good. Looking forward to meeting tomorrow.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: Daniel Mick <Daniel.Mick@santamonica.gov>
Sent: Thursday, February 15, 2024 1:33 PM
To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>
Subject: Re: 825 Ocean

It does not matter to us. We just need to have the form on file tomorrow at some point.

Daniel Mick, CCEO, MPA, MUP

Code Enforcement Manager

City of Santa Monica

daniel.mick@santamonica.gov

From: Chris West <chris.west@bournefg.com>
Sent: Thursday, February 15, 2024 12:27:38 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>
Subject: RE: 825 Ocean

EXTERNAL

Thank you, Daniel and William,

What would be easiest/best for you?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, February 15, 2024 1:15 PM

To: Chris West <chris.west@bournefg.com>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin

<Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney

Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>;

David Wang <David.Wang@santamonica.gov>; Robert D'Andrea

<Robert.DAndrea@santamonica.gov>; Carlos Jaen <Carlos.Jaen@santamonica.gov>; Daniel Mick

<Daniel.Mick@santamonica.gov>

Subject: RE: 825 Ocean

So, I just spoke with Sgt. Jaen who said that this question came up earlier this week and it has been approved by the City Attorney's Office for an authorized notary in state or out of state. So if you are able to complete that in Florida then that will suffice.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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From: Daniel Mick <Daniel.Mick@santamonica.gov>

Sent: Thursday, February 15, 2024 12:10 PM

To: Chris West <chris.west@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>

Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin

<Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney

Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>;

David Wang <David.Wang@santamonica.gov>; Robert D'Andrea

<Robert.DAndrea@santamonica.gov>

Subject: Re: 825 Ocean

Hi Chris,

To be safe, I would suggest filling out the form and getting it notarized here in CA to be safe. You can do this after tomorrow's inspection. The notarized paper copy can be dropped off at the Police

Dept. Once completed. PD cannot enter the premises tomorrow unless you are present and give affirmative permission for them to do so.

We look forward to seeing you tomorrow.

Daniel Mick, CCEO, MPA, MUP

Code Enforcement Manager

City of Santa Monica

daniel.mick@santamonica.gov

From: Chris West <chris.west@bournefg.com>

Sent: Thursday, February 15, 2024 11:54:43 AM

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: RE: 825 Ocean

EXTERNAL

Yes, please let me know, we were also curious if it had to be a notary in California. If you have a notary at your offices I would be happy to sign it there or at SMPD.

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, February 15, 2024 12:50 PM

To: Chris West <chris.west@bournefg.com>

Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: Re: 825 Ocean

You're welcome. It will need to be signed in the presence of a notary, and from reading the language I am uncertain if it would need to be done [here](#) in the State of California by a Notary. I will have to defer that question to SMPD for clarification.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

[Code Enforcement Division](#)

[Community Development](#)

<https://www.santamonica.gov/>

[Facebook](#) | [Twitter](#) | [Instagram](#)

311@santamonica.gov | [Submit a Request](#) | **1 (866) 311-7266**

From: Chris West <chris.west@bournefg.com>

Sent: Thursday, February 15, 2024 11:41

To: William Nathan <William.Nathan@santamonica.gov>

Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes <Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: RE: 825 Ocean

EXTERNAL

William,

Thank you so much for sending this over. Will I be able to fill out and sign while there, or will I need to get a signature notarized beforehand?

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)

From: William Nathan <William.Nathan@santamonica.gov>

Sent: Thursday, February 15, 2024 11:52 AM

To: Chris West <chris.west@bournefg.com>

Cc: Daniel Mick <Daniel.Mick@santamonica.gov>; Armando Rangel <Armando.Rangel@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Armando Reyes

<Armando.Reyes@santamonica.gov>; Sydney Blanco <Sydney.Blanco@santamonica.gov>; Steven Hollowell <Steven.Hollowell@santamonica.gov>; David Wang <David.Wang@santamonica.gov>; Robert D'Andrea <Robert.DAndrea@santamonica.gov>

Subject: Re: 825 Ocean

Mr. West,

Thank you again for your attention to this matter. Please see the attached forms for you to complete and submit to SMPD. Also, it is required to be notarized for authenticity. It would be great if you are able to complete and submit this application to SMPD while you are visiting. In this email I have cc'd members of SMPD, SMFD, and Code Enforcement who are all involved. I look forward to meeting with you tomorrow at 10:00am and addressing all concerns from all respective parties. Please contact me if you have any more questions or concerns.

Best Regards,

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

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311@santamonica.gov | [Submit a Request](#) | **1 (866) 311-7266**

From: Chris West <chris.west@bournefg.com>

Sent: Thursday, February 15, 2024 10:04

To: William Nathan <William.Nathan@santamonica.gov>

Subject: 825 Ocean

EXTERNAL

Hi William,

We spoke on the phone earlier today, please give me a call when you have the chance.

Thank you,

Chris West

Financial Analyst



Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

[228 North Park Avenue, Suite A, Winter Park, FL 32789](#)