



**Community Development Department**  
**City Planning Division**  
1685 Main Street – Mail Stop 28  
Santa Monica, CA 90401

August 28, 2025

Zoning Info, Inc.  
Attn: Celeste Cryer  
2509 Scripture St., Suite 200  
Denton, TX 76201

**RE: Zoning Compliance Letter 25ENT-0145**  
**825 Ocean Avenue, Santa Monica, CA 90403**

Dear Ms. Cryer:

Thank you for your zoning compliance letter request, received by the City Planning Division on August 15, 2025. As requested, the evaluation of compliance with current zoning standards for the subject property is as follows:

The subject property (Assessor Parcel Numbers 4292-025-013) is an interior parcel located on the east side of Ocean Avenue. The rectangular-shaped parcel measures approximately 75' by 150' totaling 11,250 square feet in area. The subject site is located within the Medium Density Residential (R3) zoning district and is developed with an approximately 6,593 square-foot, two-story building for residential senior care. There is currently a business license for this property for a Residential Senior Care Facility use. The land use designation is Medium Density Housing as identified in the Land Use and Circulation Element (LUCE). The existing uses are permitted within the current zoning districts. The Santa Monica Municipal Code (SMMC) requirements regarding permitted uses and property development standards in the zone can be accessed online at the link below:

[City of Santa Monica, CA MULTI-UNIT RESIDENTIAL DISTRICTS](#)

The property is surrounded by similarly zoned properties with the parcels to the north, south, and east zoned R3 with Palisades Park zoned Open Space (OS) across Ocean Avenue to the west. The site is located within the California Coastal Zone. Additionally, the site is not part of a Planned Unit Development (PUD), nor is the subject building listed on the Historic Resources Inventory (Inventory). The Inventory is used to identify properties that have potential for future designation as landmarks. In an area for which the Inventory has not been updated in the last five years, all buildings more than 40 years of age will be evaluated as potential historic resources.

This site falls under the land use and development requirements of the City's Multi-Unit Residential districts. The Medium Density Residential district is intended to provide areas for a variety of multi-unit housing types with at least 1,500 square feet of parcel area per unit exclusive of City and State density bonuses or 1,250 square feet of parcel area per unit, not including City and State density bonuses, for projects that provide identified community benefits. Types of dwelling units include single-unit housing, low- and medium-scale multi-unit housing, townhouses, courtyard housing, and duplexes and triplexes. Accessory dwelling units and junior accessory dwelling units are also permitted. This District also provides for residential facilities such as

transitional housing and hospice facilities, family day care, and neighborhood serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment. This district is also consistent with the LUCE's land use designation of Medium Density Housing.

The LUCE is available online at:

<https://www.smgov.net/Departments/PCD/Plans/2010-Land-Use-and-Circulation-Element/>

The entitlements associated with the development on site include the following:

- Case No. 92ARB224 – Architectural Review Board (ARB) approval of new multi-unit residential building's design, color, materials, and landscaping
- Case No. 92TM009 – Tentative Map (TM) approval of six new condominiums
- Case No. 92VTTM51486 – Vesting Tentative Tract Map (VTTM) approval of six new condominiums
- Case No. 92CUP045 – Conditional Use Permit (CUP) approval of new six-unit condominium building

A public records request may be submitted to the City Clerk's Office to request copies of any of the previous approvals listed above:

[santamonica.gov/media/Document Library/Topic Explainers/Planning Resources/Revised LUCE Nov24 RED.pdf](https://santamonica.gov/media/Document%20Library/Topic%20Explainers/Planning%20Resources/Revised%20LUCE%20Nov24%20RED.pdf)

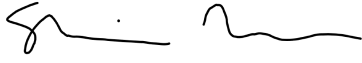
A legal nonconforming structure is one that fails to conform to the present requirements of the Zoning Ordinance but was permitted under the Zoning Ordinance development standards at the time it was constructed. According to the [SMMC Section 9.27.030\(E\)](#), a non-conforming building which is damaged or destroyed may be restored or replaced in accordance with Sections 9.27.040 (Restoration of a Damaged Nonconforming Structure). Under this provision, there is a process to restore a structure to its original density, parking, building footprint, envelope, and height that existed prior to its destruction. The process to restore the nonconforming structure is subject to an application and limited time frame for issuance of a building permit.

City records indicate that there is one current Code Compliance violation under investigation or being monitored associated with the property; however, please verify any Building Code issues with the Building and Safety Division. The completed project, as authorized by the applicable approvals detailed below, complies with local land use and zoning standards. Request for copies of building permits, approved plans or other Building and Safety public records, as well as Building code questions should be directed to the Building and Safety Division, at the address below:

City of Santa Monica  
Community Development Department  
Building and Safety Division  
Attn: Permit Services Supervisor  
1685 Main Street – Mail Stop 03  
Santa Monica, CA 90401

Please feel free to contact me at [shira.moch@santamonica.gov](mailto:shira.moch@santamonica.gov) with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shira Moch', with a stylized flourish at the end.

Shira Moch  
Associate Planner