

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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July 22, 2025

PERMIT EXEMPTION / NO PERMIT REQUIRED

Commission Reference Number: 5-25-0215-X

Applicant Name: Hope for SaMo, LP

Project Location: 825 Ocean Ave, Santa Monica (Los Angeles County) (APN(s): 4292025013)

Project Description: Applicant proposes to use existing building as interim housing with supportive services. The proposed use will function in a virtually identical manner as the previous care facility use, one difference being the age of the residents. The scope of work consists of maintenance of kitchen and broken windows as well as routine painting and cleaning.

This is to certify that this location and/or proposed project has been reviewed by the staff of the Coastal Commission. A Coastal Development Permit is NOT necessary for the reasons checked below:

- The proposed development is an interior modification to an existing use with no change in the density or intensity of use (Coastal Act Section 30106).

Please be advised that only the project described above is exempt from the permit requirements of the Coastal Act. Any change in the project may cause it to lose its exempt status. This certification is based on information provided by the recipient of this letter. If, at a later date, this information is found to be incorrect or incomplete, this letter will become invalid, and any development occurring at that time must cease until a Coastal Development Permit is obtained.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Permit Exemption – No Permit Required
5-25-0215-X

Willie Rounaghi
Coastal Program Analyst



cc: Commissioners/File