

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 825 OCEAN AVE
Date: Friday, February 14, 2025 11:22:55 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 03/17/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 825 OCEAN AVE FIRE
Date: Friday, February 14, 2025 11:23:17 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 03/17/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 413 OCEAN AVE FIRE
Date: Thursday, July 24, 2025 7:43:58 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 08/25/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 413 OCEAN AVE
Date: Thursday, July 24, 2025 7:42:32 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 08/25/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

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

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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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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

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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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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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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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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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



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. 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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311@santamonica.gov | [Submit a Request](#) | [1 \(866\) 311-7266](tel:18663117266)

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
[Code Enforcement Division](#)
[Community Development](#)



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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
[Community Development](#)



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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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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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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

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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
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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

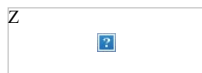
Good morning William,

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
Code Enforcement Division
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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



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 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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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
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: 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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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



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

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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
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: 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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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.

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



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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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
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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

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](#)
To: [Chris West](#)
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed
Date: Wednesday, July 23, 2025 3:33:45 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[825 Ocean Ave - Trespass Auth.pdf](#)
[Trespass Arrest Authorization Form.pdf](#)

Good afternoon Chris,

Just following up with you regarding the Expired Trespass Letter on file (see attached). You will need to submit a new authorization letter to SMPD (see attached) & maintain it until the property is occupied. Let me know if you have any questions? 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: Thursday, April 10, 2025 1:16 PM

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

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

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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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, 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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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, 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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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, 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
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: 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

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: 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

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: 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

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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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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

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: 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 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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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

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: 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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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](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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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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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



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. 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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311@santamonica.gov | [Submit a Request](#) | **1 (866) 311-7266**

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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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

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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](https://www.google.com/maps/place/228+North+Park+Avenue,+Suite+A,+Winter+Park,+FL+32789)

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 825 OCEAN AVE
Date: Tuesday, August 19, 2025 12:57:07 PM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 09/15/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: [William Nathan](#)
To: [Chris West](#)
Cc: [Steve Case](#)
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed
Date: Friday, August 8, 2025 7:36:58 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[CESWO-1187.pdf](#)
[8.08.050 - Permits Required.pdf](#)
[8.08.030 - Powers and duties of the Building Officer.pdf](#)
[Combination Building Permit Application 03-15-18.pdf](#)

Good morning,

Yesterday, I issued a **Stop Work Order / Notice of Violation CESWO-1187** for violations of SMMC § 8.08.050 – Construction Work without Permit (see attached). I spoke over the phone with the project manager Adam Kent and advised of the violations and required corrective actions, which include submitting a building permit application (including the full scope of work) by the compliance due date of **August 21, 2025**. Any persons who violate this Stop Work Order by resuming work without a building permit will be subject to a \$1,000 fine per SMMC § 8.08.030. A carbon copy of this order was posted on-site at the entry point at the rear, and I will also be mailing a hard copy of the order to the address on record. Lastly, see the attached Combination Building Permit Application which must be submitted online as mentioned above.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

[Code Enforcement Division](#)

[Community Development](#)



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USC Sections 2510-2521. If the reader of this message is not the intended recipient, you are notified that any distribution or copying of this communication is strictly prohibited. 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, July 23, 2025 3:34 PM
To: 'Chris West' <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

Just following up with you regarding the Expired Trespass Letter on file (see attached). You will need to submit a new authorization letter to SMPD (see attached) & maintain it until the property is occupied. Let me know if you have any questions? 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: Thursday, April 10, 2025 1:16 PM
To: Chris West <chris.west@bournefg.com>

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

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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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, 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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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: 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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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

Code Enforcement Division

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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

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

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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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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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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

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

Z



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 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

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: 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

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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: 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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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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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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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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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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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



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. 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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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

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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](https://www.bournefg.com/locations/winter-park)

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 825 OCEAN AVE FIRE
Date: Tuesday, August 19, 2025 12:57:50 PM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 09/15/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 825 OCEAN AVE
Date: Monday, December 16, 2024 2:08:56 PM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 01/13/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 825 OCEAN AVE FIRE
Date: Monday, December 16, 2024 2:08:57 PM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 01/13/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 413 OCEAN AVE
Date: Monday, January 27, 2025 11:22:21 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 02/24/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 825 OCEAN AVE
Date: Wednesday, June 18, 2025 4:37:46 PM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 07/21/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 413 OCEAN AVE FIRE
Date: Monday, January 27, 2025 11:23:46 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 02/24/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 825 OCEAN AVE FIRE
Date: Wednesday, June 18, 2025 4:38:07 PM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 07/21/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 413 OCEAN AVE
Date: Thursday, March 27, 2025 8:44:24 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 04/21/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 413 OCEAN AVE FIRE
Date: Thursday, March 27, 2025 8:45:41 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 04/21/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 825 OCEAN AVE
Date: Thursday, April 17, 2025 10:47:16 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 05/19/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 825 OCEAN AVE FIRE
Date: Thursday, April 17, 2025 10:47:35 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 05/19/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

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From: [Adam Kent](#)
To: [Maurice Cochee](#)
Cc: [William Nathan](#); [Chris West](#); [Steve Case](#); [Jeff S. McConnell](#)
Subject: Re: Fw: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed
Date: Friday, August 8, 2025 6:06:30 PM
Attachments: [image001.png](#)
[image002.png](#)
[image007.png](#)
[image009.png](#)
[image008.png](#)

EXTERNAL

Thank you, Maurice. I'll be at the building department at 9am on Monday if that works for you.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Fri, Aug 8, 2025 at 5:56 PM Maurice Cochee <Maurice.Cochee@santamonica.gov> wrote:

Hello Mr. West,

Officer Nathan is correct. Due to the amount of work already completed without obtaining a permit, it is essential to ensure that any future work will be covered under a valid building permit. Please be aware that while a stop work order is currently in place, all work must cease until the necessary building permit is obtained. Compliance with this requirement is crucial to avoid any further enforcement.

I am available and more than happy to discuss this matter with you in more detail on Monday. Please let me know a convenient time for you.

Thanks,



Maurice Cochee

Code Enforcement Supervisor

Code Enforcement Division

(310) 458-4984 ext. 5788

santamonica.gov

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From: Adam Kent <adam@hope4la.org>

Sent: Friday, August 8, 2025 12:57 PM

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

Cc: Chris West <chris.west@bournefg.com>; Steve Case <steve.case@bournefg.com>; Maurice Cochee <Maurice.Cochee@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>

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

EXTERNAL

Thank you, William, and nice to meet you Maurice.

I appreciate your discretion in this matter and I'm going to comply and go through the process as we discussed today -- I simply want to confirm that we can continue with the installation of (1) artificial turf in the exterior central courtyard, and (2) laminate flooring in the first floor units -- both on concrete slab and within the exception to a permit from the code that you provided:

(9) Flooring when installed on a concrete floor slab or when weighing not more than four pounds per square foot or replacing the same weight per square foot.

This work we all agree does not need a permit. I would appreciate that confirmation by email here. Otherwise, I'm going to try and obtain a better understanding on Monday, and I'm happy to discuss with you or Maurice, or anyone else. Please confirm, if you are able to, that we can continue with the turf and flooring installation on the first floor.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Fri, Aug 8, 2025 at 12:10 PM William Nathan <William.Nathan@santamonica.gov> wrote:

Good morning Adam,

Thank you for taking the time to speak with me this morning. I did see that you have applied for a building permit as of last night (25BLD-3016).

As I mentioned over the phone with respect to the Stop Work Order issued, all work must cease per the Stop Work Order to maintain the integrity of all the changes, improvements, and modifications commenced without a building permit. This is at my discretion based on the totality of conditions at the location. In this case, there is significant construction work done throughout the entire premises without any prior permits or approvals. You had ample time to address any permits required as I informed you of the permit requirements over the phone last month prior to this inspection yesterday. Failure to comply with this requirement will result in administrative citations being issued. I have also included my Supervisor, Maurice Cochee, in this email who is available to speak with to confirm if you so desire.

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: Adam Kent <adam@hope4la.org>

Sent: Friday, August 8, 2025 11:31 AM

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

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

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

EXTERNAL

William, Chris forwarded me your email and I'm just confirming that we spoke last night and this morning, and that I got the application on file for the permit. As we discussed, I will be at the building department on Monday morning to discuss the application with the person assigned.

Regarding the stop work order -- all work has stopped at the property. On Monday, to the extent the permit is not issued, I will be discussing why work that does not need a permit cannot continue -- namely, the flooring on slab for the (1) laminate flooring installation and the artificial turf in the exterior courtyard. As I read the materials that you provided, I do not believe that work not needing a permit should be stopped as there is no permit needed. I'm following what you've verbally told me that any work needs to stop, even work that does not need a permit, but I'll be seeking clarification about that on Monday. Thanks for making yourself available and answering all of my questions today.

Please call me directly at my cell if you need anything.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Fri, Aug 8, 2025 at 8:07 AM Chris West <chris.west@bournefg.com> wrote:

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, August 8, 2025 8:36 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,

Yesterday, I issued a **Stop Work Order / Notice of Violation CESWO-1187** for violations of SMMC § 8.08.050 – Construction Work without Permit (see attached). I spoke over the phone with the project manager Adam Kent and advised of the violations and required corrective actions, which include submitting a building permit application (including the full scope of work) by the compliance due date of **August 21, 2025**. Any persons who violate this Stop Work Order by resuming work without a building permit will be subject to a \$1,000 fine per SMMC § 8.08.030. A carbon copy of this order was posted on-site at the entry point at the rear, and I will also be mailing a hard copy of the order to the address on record. Lastly, see the attached Combination Building Permit Application which must be submitted online as mentioned above.

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: Wednesday, July 23, 2025 3:34 PM

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

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

Good afternoon Chris,

Just following up with you regarding the Expired Trespass Letter on file (see attached).

You will need to submit a new authorization letter to SMPD (see attached) & maintain it until the property is occupied. Let me know if you have any questions? 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: Thursday, April 10, 2025 1:16 PM

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

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

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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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, 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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311@santamonica.gov | [Submit a Request](#) | [1 \(866\) 311-7266](tel:18663117266)

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

Code Enforcement Division

Community Development



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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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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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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

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: 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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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

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

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](tel: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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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 visting 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

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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

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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](#)

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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: 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

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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, 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

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, 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

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: 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

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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: 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

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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

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 <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

Code Enforcement Division

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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

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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

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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

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, 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

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, 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

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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

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: 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

BOURNE
FINANCIAL GROUP

[Direct: 303-884-4924](tel: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](#)

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[Direct: 303-884-4924](tel: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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Community Development



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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 out 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

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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](#)

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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](tel: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](tel:(310)458-4984)

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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.

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

Code Enforcement Division

Community Development



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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

Code Enforcement Division

Community Development



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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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311@santamonica.gov | [Submit a Request](#) | [1 \(866\) 311-7266](tel:18663117266)

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>](mailto:Sydney.Blanco@santamonica.gov); [Steven Hollowell <Steven.Hollowell@santamonica.gov>](mailto:Steven.Hollowell@santamonica.gov); [David Wang <David.Wang@santamonica.gov>](mailto:David.Wang@santamonica.gov); [Robert D'Andrea <Robert.DAndrea@santamonica.gov>](mailto:Robert.DAndrea@santamonica.gov); [Everth Gonzalez <Everth.Gonzalez@santamonica.gov>](mailto: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

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: 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](#)

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 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

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](#)

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: [Billing Collections](#)
To: [Adam Kent](#)
Cc: [Ron Mason](#)
Subject: RE: Residential Service Request for trash
Date: Tuesday, September 2, 2025 7:45:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[W-9 customer copy fillable.pdf](#)
[W-9 customer copy fillable.pdf](#)
[Utility Service Application - rev. 4-2025.pdf](#)
[Utility Service Application - rev. 4-2025.pdf](#)

I'm sorry I g=forgot to attach the form.

If you have any questions, please feel free to to contact us at ph. 310-458-8424 option#1 or if you prefer you can send an email to www.billing.collections@santamonica.gov

Best Regards,

Thank you



Daniele Pereira
Billing Specialist - Finance
(310) 458-8225
1685 Main Street, City Hall East Building
Santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>
Sent: Friday, August 29, 2025 8:05 PM
To: Billing Collections <billing.collections@santamonica.gov>
Subject: Re: Residential Service Request for trash

Daniele, we are leasing the property and we are responsible for trash -- I've asked the current owner and they don't know if there's trash. I'd like to set up trash at 825 Ocean and 413 Ocean (same owner), we are leasing both. I can coordinate with the owner if needed. The owner is BFG Santa Monica PropCo, LLC for both, my guess is that name might be on the account. I've set up other utilities in our name: Hope for SaMo, LLC. Please let me know what else you need.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Fri, Aug 29, 2025 at 9:30 AM Billing Collections

<billing.collections@santamonica.gov> wrote:

Hi Adam,

Good morning,

Can you give me more information about what exactly you are requesting?

1. I need

- a. Name on the account
- b. Do you already have services for water, and sewer – If, yes please provide the account number
- c. This property was sold recently? Change name ?

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, August 28, 2025 5:55 PM

To: City of Santa Monica <info@santamonica.gov>; Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Can you please confirm the account numbers for 413 Ocean and 825 Ocean for trash? I've requested them, but it might be easier to confirm them. Please let me know what you need from me.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Aug 28, 2025 at 2:32 PM City of Santa Monica <info@santamonica.gov> wrote:

Please provide the utility account numbers for both locations. If you do not have the account numbers, please reach out to <billing.collections@santamonica.gov> to confirm them.

To submit a 311 request please visit 311.santamonica.gov, email 311@santamonica.gov, or call (866) 311-7266



City of
**Santa
Monica**

City of Santa Monica

1685 Main Street
Santa Monica, CA 90401
(310) 458-8411

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, August 28, 2025 2:19 PM
To: City of Santa Monica <info@santamonica.gov>
Subject: Residential Service Request for trash

EXTERNAL

To Whom It May Concern: I'd like to set up residential trash services at 413 Ocean Avenue and 825 Ocean Avenue. Please let me know what else you need.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

From: [Adam Kent](#)
To: [Billing Collections](#)
Cc: [Ron Mason](#)
Subject: Re: Residential Service Request for trash
Date: Friday, September 5, 2025 1:10:20 PM
Attachments: [image001.png](#)
[image002.png](#)
[825 - Utility Service Application - rev. 4-2025.pdf](#)
[413 - Utility Service Application - rev. 4-2025.pdf](#)

EXTERNAL

To Whom It May Concern: Hope for SaMo, LLC is the tenant at 413 Ocean Ave. and 825 Ocean Ave. and we have currently water service established but we are looking for trash services. Please see the attached forms. I was told there was no deposit necessary, but please let me know. Let me know if you need anything else. We would like trash ASAP at both properties.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Tue, Sep 2, 2025 at 7:45 AM Billing Collections <billing.collections@santamonica.gov> wrote:

I'm sorry I g=forgot to attach the form.

If you have any questions, please feel free to to contact us at ph. 310-458-8424 option#1 or if you prefer you can send an email to www.billing.collections@santamonica.gov

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Friday, August 29, 2025 8:05 PM

To: Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Daniele, we are leasing the property and we are responsible for trash -- I've asked the current owner and they don't know if there's trash. I'd like to set up trash at 825 Ocean and 413 Ocean (same owner), we are leasing both. I can coordinate with the owner if needed. The owner is BFG Santa Monica PropCo, LLC for both, my guess is that name might be on the account. I've set up other utilities in our name: Hope for SaMo, LLC. Please let me know what else you need.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Fri, Aug 29, 2025 at 9:30 AM Billing Collections

<billing.collections@santamonica.gov> wrote:

Hi Adam,

Good morning,

Can you give me more information about what exactly you are requesting?

1. I need

- a. Name on the account
- b. Do you already have services for water, and sewer – If, yes please provide the account number
- c. This property was sold recently? Change name ?

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, August 28, 2025 5:55 PM

To: City of Santa Monica <info@santamonica.gov>; Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Can you please confirm the account numbers for 413 Ocean and 825 Ocean for trash? I've requested them, but it might be easier to confirm them. Please let me know what you need from me.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Aug 28, 2025 at 2:32 PM City of Santa Monica <info@santamonica.gov> wrote:

Please provide the utility account numbers for both locations. If you do not have the account numbers, please reach out to <billing.collections@santamonica.gov> to confirm them.

To submit a 311 request please visit 311.santamonica.gov, email 311@santamonica.gov, or call (866) 311-7266



City of Santa Monica

1685 Main Street

Santa Monica, CA 90401

(310) 458-8411

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, August 28, 2025 2:19 PM

To: City of Santa Monica <info@santamonica.gov>

Subject: Residential Service Request for trash

EXTERNAL

To Whom It May Concern: I'd like to set up residential trash services at 413 Ocean Avenue and 825 Ocean Avenue. Please let me know what else you need.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

From: [Adam Kent](#)
To: [Billing Collections](#)
Cc: [Ron Mason](#)
Subject: Re: Residential Service Request for trash
Date: Monday, September 8, 2025 8:16:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[W-9 customer copy fillable.pdf](#)
[413 Ocean Master Lease - fully executed.pdf](#)
[825 Ocean Master Lease - fully executed.pdf](#)

EXTERNAL

Please see the W9 attached.

Copies of the leases are attached. They are both dated effective September 1, 2025.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Mon, Sep 8, 2025 at 4:46 PM Billing Collections <billing.collections@santamonica.gov> wrote:

Hi Adam,

Good afternoon,

Please fill it up the w9 above attached. Also, the dates that we have on file is different from the dates that you indicated in the form, please attached copy of lease agreement for each location. The date you signed the contract is your service start date.

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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From: Adam Kent <adam@hope4la.org>
Sent: Friday, September 5, 2025 1:07 PM
To: Billing Collections <billing.collections@santamonica.gov>
Cc: Ron Mason <Ron.Mason@santamonica.gov>
Subject: Re: Residential Service Request for trash

EXTERNAL

To Whom It May Concern: Hope for SaMo, LLC is the tenant at 413 Ocean Ave. and 825 Ocean Ave. and we have currently water service established but we are looking for trash services. Please see the attached forms. I was told there was no deposit necessary, but please

let me know. Let me know if you need anything else. We would like trash ASAP at both properties.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Tue, Sep 2, 2025 at 7:45 AM Billing Collections <billing.collections@santamonica.gov> wrote:

I'm sorry I g=forgot to attach the form.

If you have any questions, please feel free to to contact us at ph. 310-458-8424 option#1 or if you prefer you can send an email to www.billing.collections@santamonica.gov

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Friday, August 29, 2025 8:05 PM

To: Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Daniele, we are leasing the property and we are responsible for trash -- I've asked the current owner and they don't know if there's trash. I'd like to set up trash at 825 Ocean and 413 Ocean (same owner), we are leasing both. I can coordinate with the owner if needed. The owner is BFG Santa Monica PropCo, LLC for both, my guess is that name might be on the account. I've set up other utilities in our name: Hope for SaMo, LLC. Please let me know what else you need.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Fri, Aug 29, 2025 at 9:30 AM Billing Collections

<billing.collections@santamonica.gov> wrote:

Hi Adam,

Good morning,

Can you give me more information about what exactly you are requesting?

1. I need

- a. Name on the account
- b. Do you already have services for water, and sewer – If, yes please provide the account number
- c. This property was sold recently? Change name ?

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, August 28, 2025 5:55 PM

To: City of Santa Monica <info@santamonica.gov>; Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Can you please confirm the account numbers for 413 Ocean and 825 Ocean for trash? I've requested them, but it might be easier to confirm them. Please let me know what you need from me.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Aug 28, 2025 at 2:32 PM City of Santa Monica <info@santamonica.gov> wrote:

Please provide the utility account numbers for both locations. If you do not have the account numbers, please reach out to <billing.collections@santamonica.gov> to confirm them.

To submit a 311 request please visit 311.santamonica.gov, email 311@santamonica.gov, or call (866) 311-7266



City of Santa Monica

1685 Main Street

Santa Monica, CA 90401

(310) 458-8411

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, August 28, 2025 2:19 PM

To: City of Santa Monica <info@santamonica.gov>

Subject: Residential Service Request for trash

EXTERNAL

To Whom It May Concern: I'd like to set up residential trash services at 413 Ocean Avenue and 825 Ocean Avenue. Please let me know what else you need.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

From: Adam Kent
To: Maurice Cochee
Cc: William Nathan; Chris West; Steve Case; Jeff S. McConnell
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed
Date: Monday, August 11, 2025 10:10:38 AM

EXTERNAL

Yes are you available?
Sent from my iPhone

On Aug 11, 2025, at 10:04 AM, Maurice Cochee <Maurice.Cochee@santamonica.gov> wrote:

Hello Adam,

Are you still at the counter?

<image001.png>

Maurice Cochee

Code Enforcement Supervisor
Code Enforcement Division

(310) 458-4984 ext. 5788

santamonica.gov

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From: Adam Kent <adam@hope4la.org>
Sent: Monday, August 11, 2025 8:57 AM
To: Maurice Cochee <Maurice.Cochee@santamonica.gov>
Cc: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>; Steve Case <steve.case@bournefg.com>; Jeff S. McConnell <jeff@ekapr.com>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Maurice, I'm here at the department, are you available to meet? I'm at the public counter.
Sent from my iPhone

On Aug 8, 2025, at 7:12 PM, Maurice Cochee <Maurice.Cochee@santamonica.gov> wrote:

That works for me.

<image001.png>

Maurice Cochee

Code Enforcement Supervisor
Code Enforcement Division

(310) 458-4984 ext. 5788

santamonica.gov

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From: Adam Kent <adam@hope4la.org>
Sent: Friday, August 8, 2025 6:06 PM
To: Maurice Cochee <Maurice.Cochee@santamonica.gov>
Cc: William Nathan <William.Nathan@santamonica.gov>; Chris West <chris.west@bournefg.com>; Steve Case <steve.case@bournefg.com>; Jeff S. McConnell <jeff@ekapr.com>
Subject: Re: Fw: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Thank you, Maurice. I'll be at the building department at 9am on Monday if that works for you.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Fri, Aug 8, 2025 at 5:56 PM Maurice Cochee <Maurice.Cochee@santamonica.gov> wrote:

Hello Mr. West,

Officer Nathan is correct. Due to the amount of work already completed without obtaining a permit, it is essential to ensure that any future work will be covered under a valid building permit. Please be aware that while a stop work order is currently in place, all work must cease until the necessary building permit is obtained. Compliance with this requirement is crucial to avoid any further enforcement.

I am available and more than happy to discuss this matter with you in more detail on Monday. Please let me know a convenient time for you.

Thanks,

<image001.png>

Maurice Cochee

Code Enforcement Supervisor
Code Enforcement Division

(310) 458-4984 ext. 5788

santamonica.gov

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From: Adam Kent <adam@hope4la.org>

Sent: Friday, August 8, 2025 12:57 PM

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

Cc: Chris West <chris.west@bournefg.com>; Steve Case <steve.case@bournefg.com>; Maurice Cochee <Maurice.Cochee@santamonica.gov>; Jeff S. McConnell <jeff@ekapr.com>

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

EXTERNAL

Thank you, William, and nice to meet you Maurice.

I appreciate your discretion in this matter and I'm going to comply and go through the process as we discussed today -- I simply want to confirm that we can continue with the installation of (1) artificial turf in the exterior central courtyard, and (2) laminate flooring in the first floor units -- both on concrete slab and within the exception to a permit from the code that you provided:

(9) Flooring when installed on a concrete floor slab or when weighing not more than four pounds per square foot or replacing the same weight per square foot.

This work we all agree does not need a permit. I would appreciate that confirmation by email here. Otherwise, I'm going to try and obtain a better understanding on Monday, and I'm happy to discuss with you or Maurice, or anyone else. Please confirm, if you are able to, that we can continue with the turf and flooring installation on the first floor.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Fri, Aug 8, 2025 at 12:10 PM William Nathan <William.Nathan@santamonica.gov> wrote:

Good morning Adam,

Thank you for taking the time to speak with me this morning. I did see that you have applied for a building permit as of last night (25BLD-3016). As I mentioned over the phone with respect to the Stop Work Order issued, all work must cease per the Stop Work Order to maintain the integrity of all the changes, improvements, and modifications commenced without a building permit. This is at my discretion based on the totality of conditions at the location. In this case, there is significant construction work done throughout the entire premises without any prior permits or approvals. You had ample time to address any permits required as I informed you of the permit requirements over the phone last month prior to this inspection yesterday. Failure to comply with this requirement will result in administrative citations being issued. I have also included my Supervisor, Maurice Cochee, in this email who is available to speak with to confirm if you so desire.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

[Community Development](#)

<image002.png>

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

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311@santamonica.gov | [Submit a Request](#) | 1 (866) 311-7266

CONFIDENTIALITY NOTICE: *This message is a confidential communication and is intended only for the use of the individual(s) it is addressed to above. Please do not forward or produce pursuant to a Public Records Act request.*

The information in this message may be protected by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521. If the reader of this message is not the intended recipient, you are notified that any distribution or copying of this communication is strictly prohibited.

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

From: Adam Kent <adam@hope4la.org>

Sent: Friday, August 8, 2025 11:31 AM

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

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

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

EXTERNAL

William, Chris forwarded me your email and I'm just confirming that we spoke last night and this morning, and that I got the application on file for the permit. As we discussed, I will be at the building department on Monday morning to discuss the application with the person assigned.

Regarding the stop work order -- all work has stopped at the property. On Monday, to the extent the permit is not issued, I will be discussing why work that does not need a permit cannot continue -- namely, the flooring on slab for the (1) laminate flooring installation and the artificial turf in the exterior courtyard. As I read the materials that you provided, I do not believe that work not needing a permit should be stopped as there is no permit needed. I'm following what you've verbally told me that any work needs to stop, even work that does not need a permit, but I'll be seeking clarification about that on Monday. Thanks for making yourself available and answering all of my questions today.

Please call me directly at my cell if you need anything.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Fri, Aug 8, 2025 at 8:07 AM Chris West <chris.west@bournefg.com> wrote:

Chris West

Financial Analyst

<image003.jpg>

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, August 8, 2025 8:36 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,

Yesterday, I issued a **Stop Work Order / Notice of Violation CESWO-1187** for violations of **SMMC § 8.08.050 – Construction Work without Permit** (see attached). I spoke over the phone with the project manager Adam Kent and advised of the violations and required corrective actions, which include submitting a building permit application (including the full scope of work) by the compliance due date of **August 21, 2025**. Any persons who violate this Stop Work Order by resuming work without a building permit will be subject to a \$1,000 fine per **SMMC § 8.08.030**. A carbon copy of this order was posted on-site at the entry point at the rear, and I will also be mailing a hard copy of the order to the address on record. Lastly, see the attached Combination Building Permit Application which must be submitted online as mentioned above.

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, July 23, 2025 3:34 PM
To: 'Chris West' <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

Just following up with you regarding the Expired Trespass Letter on file (see attached). You will need to submit a new authorization letter to SMPD (see attached) & maintain it until the property is occupied. Let me know if you have any questions? 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: Thursday, April 10, 2025 1:16 PM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

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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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, 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

<image003.jpg>

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

<[image003.jpg](#)>

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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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, 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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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, 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

<image003.jpg>

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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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, 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

<image003.jpg>

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prantice 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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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: 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

<image003.jpg>

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

<[image003.jpg](#)>

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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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@hournefg.com>

Cc: Steve Case <steve.case@hournefg.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

<[image003.jpg](#)>

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 facade 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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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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intended recipient, you are notified that any distribution or copying of this communication is strictly prohibited.

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

[<image003.jpg>](#)

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

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](tel:303-884-4924)

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prantice 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

-

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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](tel: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

-
<[image004.png](#)>

-
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

-
<image002.png>

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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

-
<image004.png>

-
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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-
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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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-
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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

<image004.png>

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

-

<image002.png>

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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

-

<image004.png>

-

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.
1. All exterior access points have been changed to combination locks. **Completed**
2. Interior furniture removed. **Completed**
 1. Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.

1. All dilapidated canopies to be either repaired/removed. **Partially Completed** (interior canopies left above common areas)
2. Repair the rear fencing so that it is plumb & not leaning inward **Completed**
3. Repair/replace damaged plank of wood.
4. Remove trash, litter, and debris from the premises. **Completed**
5. Remove overgrown weeds and vegetation from the alley side on the fencing. **Completed**
6. Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material...)
7. Boarding up of all windows not facing the public rights-of-way.
8. Painting all plywood in a color consistent with the exterior of the building that are securing doors & windows.
9. 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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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

-
<image004.png>

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

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: 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:

1. The polycarbonate was installed on the front windows Friday night.
2. The canopies were removed on Friday afternoon.
3. The trash in the alley was removed on Friday afternoon. See attached pictures.
4. 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

-

<image004.png>

-

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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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:

-

1. 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.
2. 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.
3. Joel Gomez owes me a date when he can fix the awning. It is possible he can get it done today.
4. 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

<image004.png>

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

-

<image002.png>

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-

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

-

<image004.png>

-

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

-
<image002.png>

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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

-
<image004.png>

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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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

-

<image004.png>

-

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

Code Enforcement Division

Community Development

-

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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

Code Enforcement Division

Community Development

-

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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

<image003.jpg>

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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-

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-

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

<image003.jpg>

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

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-
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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

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-
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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

<image003.jpg>

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

Code Enforcement Division

Community Development

-

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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

<image003.jpg>

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

Code Enforcement Division

Community Development

<image002.png>

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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

<image003.jpg>

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

-
-

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

Community Development

-
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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,

-
<image005.png>

-
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

Community Development

-

<image002.png>

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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

<image003.jpg>

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

<image003.jpg>

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

Code Enforcement Division

Community Development

-

<image002.png>

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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

<image003.jpg>

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

Code Enforcement Division

Community Development

-

<image002.png>

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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

Code Enforcement Division

Community Development

-

<image002.png>

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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

<image003.jpg>

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

Code Enforcement Division

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-
<image002.png>

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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

<image003.jpg>

Direct: [303-884-4924](tel: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 out it on the calendar. Thank you.

-

Best Regards,

-

William Nathan

Code Enforcement Officer

(310) 458-4984 ext. 5793

Code Enforcement Division

Community Development

-

<image002.png>

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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

<image003.jpg>

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

-
<image002.png>

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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

<image003.jpg>

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

Code Enforcement Division

Community Development

-
<image002.png>

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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

<image003.jpg>

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

Code Enforcement Division

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-
<image002.png>

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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

<image003.jpg>

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

Code Enforcement Division

Community Development

<image002.png>

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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

<image003.jpg>

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

-

<image002.png>

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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:

1. Water utility shutoff: we continue to reach out regarding this and have not heard anything back.
2. Boarding up: this is being done as we speak.
3. 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.
4. 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:

1. Water utility shutoff: we continue to reach out regarding this and have not heard anything back.
2. 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

<image003.jpg>

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

Code Enforcement Division

Community Development

-

<image002.png>

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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

<image003.jpg>

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

Code Enforcement Division

Community Development

<image002.png>

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

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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

-

<image002.png>

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

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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

<image003.jpg>

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

<image003.jpg>

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Wintler 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.

-

-

<image006.png>

CARLOS JAÉN #3556

Sergeant - Homeless Liaison 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

<image003.jpg>

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Wintler 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

-

<image002.png>

<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: 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

<image003.jpg>

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

<image003.jpg>

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

<image003.jpg>

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

Code Enforcement Division

Community Development

-

<image002.png>

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

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311@santamonica.gov | [Submit a Request](#) | 1 (866) 311-7266

-

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

<image003.jpg>

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/>

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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 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

<image003.jpg>

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

-

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/>

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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

<[image003.jpg](#)>

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

228 North Park Avenue, Suite A, Winter Park, FL 32789

-

From: [City of Santa Monica](#)
To: [Adam Kent](#)
Subject: Re: Residential Service Request for trash
Date: Monday, October 6, 2025 9:36:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Outlook-ify0baig.png](#)

Good morning,

You will need to contact 311 and asked to be transferred to utilities for the account # as you will be asked questions verify your identity.

Thank you,
311 Team

To submit a 311 request please visit 311.santamonica.gov, email 311@santamonica.gov, or call (866) 311-7266

 **City of
Santa
Monica**
City of Santa Monica
1685 Main Street
Santa Monica, CA 90401
(310) 458-8411

From: Adam Kent <adam@hope4la.org>
Sent: Monday, October 6, 2025 9:23 AM
To: Nikkia Tate <Nikkia.Tate@santamonica.gov>
Cc: Ron Mason <Ron.Mason@santamonica.gov>; City of Santa Monica <info@santamonica.gov>; Billing Collections <billing.collections@santamonica.gov>
Subject: Re: Residential Service Request for trash

EXTERNAL

Can you please provide the account numbers associated with these addresses so that I can make the 311 request: 413 Ocean Avenue and 825 Ocean Avenue.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Mon, Oct 6, 2025 at 9:19 AM Adam Kent <adam@hope4la.org> wrote:

Nikkia, on September 5 I submitted an application to establish service with a W9 and I also spoke with someone over the phone who said that trash service would be set up and started, but they were not able to give me exact timing -- are you sure? The attached applications were sent to the billing collections and Ron Mason email copied here.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Mon, Oct 6, 2025 at 9:11 AM Nikkia Tate <Nikkia.Tate@santamonica.gov> wrote:

Good morning,

All requests for Solid Waste services are done through the 311 system. I don't see a request for either address.

Please submit your request, including the address, account number and any pertinent details through the 311 system.

Visit <https://311.santamonica.gov/csp> and go to the Trash and Recycling section under Services.



Nikkia Tate, (she/her)

RRR Business Supervisor

(310) 458-8507

Visit our website at santamonica.gov/r3



[Book time to meet with me](#)

From: Billing Collections <billing.collections@santamonica.gov>

Sent: Monday, October 6, 2025 8:12 AM

To: Nikkia Tate <Nikkia.Tate@santamonica.gov>

Cc: Ron Mason <Ron.Mason@santamonica.gov>; City of Santa Monica <info@santamonica.gov>

Subject: FW: Residential Service Request for trash

Good morning,

Little assistance over here please.

Have a nice day

Best Regards,

Thank you



Daniele Pereira
Billing Specialist - Finance
(310) 458-8225
1685 Main Street, City Hall East Building
Santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>
Sent: Friday, October 3, 2025 10:42 AM
To: Billing Collections <billing.collections@santamonica.gov>
Cc: Ron Mason <Ron.Mason@santamonica.gov>
Subject: Re: Residential Service Request for trash

EXTERNAL

Hello, I wasn't able to find out when we would receive trash cans and service at 413 Ocean Avenue and 825 Ocean Avenue -- can someone please provide me with a status update or help with who I can contact to learn more information?

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Mon, Sep 8, 2025 at 8:13 PM Adam Kent <adam@hope4la.org> wrote:

Please see the W9 attached.

Copies of the leases are attached. They are both dated effective September 1, 2025.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Mon, Sep 8, 2025 at 4:46 PM Billing Collections

<billing.collections@santamonica.gov> wrote:

Hi Adam,

Good afternoon,

Please fill it up the w9 above attached. Also, the dates that we have on file is different from the dates that you indicated in the form, please attached copy of lease agreement for each location. The date you signed the contract is your service start date.

Best Regards,

Thank you



Daniele Pereira
Billing Specialist - Finance
(310) 458-8225

1685 Main Street, City Hall East Building
Santamonica.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)
[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>
Sent: Friday, September 5, 2025 1:07 PM
To: Billing Collections <billing.collections@santamonica.gov>
Cc: Ron Mason <Ron.Mason@santamonica.gov>
Subject: Re: Residential Service Request for trash

EXTERNAL

To Whom It May Concern: Hope for SaMo, LLC is the tenant at 413 Ocean Ave. and 825 Ocean Ave. and we have currently water service established but we are looking for trash services. Please see the attached forms. I was told there was no deposit necessary, but please let me know. Let me know if you need anything else. We would like trash ASAP at both properties.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Tue, Sep 2, 2025 at 7:45 AM Billing Collections
<billing.collections@santamonica.gov> wrote:

I'm sorry I g=forgot to attach the form.

If you have any questions, please feel free to to contact us at ph. 310-458-8424 option#1 or if you prefer you can send an email to
www.billing.collections@santamonica.gov

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Friday, August 29, 2025 8:05 PM

To: Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Daniele, we are leasing the property and we are responsible for trash -- I've asked the current owner and they don't know if there's trash. I'd like to set up trash at 825 Ocean and 413 Ocean (same owner), we are leasing both. I can coordinate with the owner if needed. The owner is BFG Santa Monica PropCo, LLC for both, my guess is that name might be on the account. I've set up other utilities in our name: Hope for SaMo, LLC. Please let me know what else you need.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Fri, Aug 29, 2025 at 9:30 AM Billing Collections

<billing.collections@santamonica.gov> wrote:

Hi Adam,

Good morning,

Can you give me more information about what exactly you are requesting?

1. I need

- a. Name on the account
- b. Do you already have services for water, and sewer – If, yes please provide the account number
- c. This property was sold recently? Change name ?

Best Regards,

Thank you



Daniele Pereira
Billing Specialist - Finance
(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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From: Adam Kent <adam@hope4la.org>

Sent: Thursday, August 28, 2025 5:55 PM

To: City of Santa Monica <info@santamonica.gov>; Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Can you please confirm the account numbers for 413 Ocean and 825 Ocean for

trash? I've requested them, but it might be easier to confirm them. Please let me know what you need from me.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Aug 28, 2025 at 2:32 PM City of Santa Monica

<info@santamonica.gov> wrote:

Please provide the utility account numbers for both locations. If you do not have the account numbers, please reach out to <billing.collections@santamonica.gov> to confirm them.

To submit a 311 request please visit 311.santamonica.gov, email 311@santamonica.gov, or call (866) 311-7266



1685 Main Street
Santa Monica, CA 90401
(310) 458-8411

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, August 28, 2025 2:19 PM

To: City of Santa Monica <info@santamonica.gov>

Subject: Residential Service Request for trash

EXTERNAL

To Whom It May Concern: I'd like to set up residential trash services at 413 Ocean Avenue and 825 Ocean Avenue. Please let me know what else you

need.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

From: [Adam Kent](#)
To: [Nikkia Tate](#)
Cc: [Ron Mason](#); [City of Santa Monica](#); [Billing Collections](#)
Subject: Re: Residential Service Request for trash
Date: Monday, October 6, 2025 9:22:28 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[413 - Utility Service Application - rev. 4-2025.pdf](#)
[825 - Utility Service Application - rev. 4-2025.pdf](#)

EXTERNAL

Nikkia, on September 5 I submitted an application to establish service with a W9 and I also spoke with someone over the phone who said that trash service would be set up and started, but they were not able to give me exact timing -- are you sure? The attached applications were sent to the billing collections and Ron Mason email copied here.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

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Nikkia Tate, (she/her)

RRR Business Supervisor

(310) 458-8507

Visit our website at santamonica.gov/r3

 [Book time to meet with me](#)

From: Billing Collections <billing.collections@santamonica.gov>

Sent: Monday, October 6, 2025 8:12 AM

To: Nikkia Tate <Nikkia.Tate@santamonica.gov>

Cc: Ron Mason <Ron.Mason@santamonica.gov>; City of Santa Monica <info@santamonica.gov>

Subject: FW: Residential Service Request for trash

Good morning,

Little assistance over here please.

Have a nice day

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Friday, October 3, 2025 10:42 AM

To: Billing Collections <billing.collections@santamonica.gov>

Cc: Ron Mason <Ron.Mason@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Hello, I wasn't able to find out when we would receive trash cans and service at 413 Ocean Avenue and 825 Ocean Avenue -- can someone please provide me with a status update or help with who I can contact to learn more information?

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Mon, Sep 8, 2025 at 8:13 PM Adam Kent <adam@hope4la.org> wrote:

Please see the W9 attached.

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Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Mon, Sep 8, 2025 at 4:46 PM Billing Collections

<billing.collections@santamonica.gov> wrote:

Hi Adam,

Good afternoon,

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Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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From: Adam Kent <adam@hope4la.org>
Sent: Friday, September 5, 2025 1:07 PM
To: Billing Collections <billing.collections@santamonica.gov>
Cc: Ron Mason <Ron.Mason@santamonica.gov>
Subject: Re: Residential Service Request for trash

EXTERNAL

To Whom It May Concern: Hope for SaMo, LLC is the tenant at 413 Ocean Ave. and 825 Ocean Ave. and we have currently water service established but we are looking for trash services. Please see the attached forms. I was told there was no deposit necessary, but please let me know. Let me know if you need anything else. We would like trash ASAP at both properties.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Tue, Sep 2, 2025 at 7:45 AM Billing Collections

<billing.collections@santamonica.gov> wrote:

I'm sorry I g=forgot to attach the form.

If you have any questions, please feel free to to contact us at ph. 310-458-8424 option#1 or if you prefer you can send an email to www.billing.collections@santamonica.gov

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

Subscriber to City of Santa Monica Email Updates

From: Adam Kent <adam@hope4la.org>
Sent: Friday, August 29, 2025 8:05 PM
To: Billing Collections <billing.collections@santamonica.gov>
Subject: Re: Residential Service Request for trash

EXTERNAL

Daniele, we are leasing the property and we are responsible for trash -- I've asked the current owner and they don't know if there's trash. I'd like to set up trash at 825 Ocean and 413 Ocean (same owner), we are leasing both. I can coordinate with the owner if needed. The owner is BFG Santa Monica PropCo, LLC for both, my guess is that name might be on the account. I've set up other utilities in our name: Hope for SaMo, LLC. Please let me know what else you need.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Fri, Aug 29, 2025 at 9:30 AM Billing Collections

<billing.collections@santamonica.gov> wrote:

Hi Adam,

Good morning,

Can you give me more information about what exactly you are requesting?

1. I need

- a. Name on the account
- b. Do you already have services for water, and sewer – If, yes please provide the account number
- c. This property was sold recently? Change name ?

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, August 28, 2025 5:55 PM

To: City of Santa Monica <info@santamonica.gov>; Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Can you please confirm the account numbers for 413 Ocean and 825 Ocean for trash? I've requested them, but it might be easier to confirm them. Please let me know what you need from me.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Aug 28, 2025 at 2:32 PM City of Santa Monica <info@santamonica.gov> wrote:

Please provide the utility account numbers for both locations. If you do not have the account numbers, please reach out to <billing.collections@santamonica.gov> to confirm them.

To submit a 311 request please visit 311.santamonica.gov, email 311@santamonica.gov, or call (866) 311-7266



City of Santa Monica

1685 Main Street

Santa Monica, CA 90401

(310) 458-8411

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, August 28, 2025 2:19 PM

To: City of Santa Monica <info@santamonica.gov>

Subject: Residential Service Request for trash

EXTERNAL

To Whom It May Concern: I'd like to set up residential trash services at 413 Ocean Avenue and 825 Ocean Avenue. Please let me know what else you need.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

From: [Daniele Pereira](#)
To: [Adam Kent](#)
Subject: FW: City of Santa Monica – Water Billing Unit – Sign to Santa Monica Portal
Date: Monday, October 6, 2025 1:37:38 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon,

Please see below

From: Billing Collections
Sent: Tuesday, September 9, 2025 10:53 AM
To: Adam Kent <adam@hope4la.org>
Subject: City of Santa Monica – Water Billing Unit – Sign to Santa Monica Portal

Welcome to the City of Santa Monica,

New account# [REDACTED] – 413 Ocean Ave. commercial line
New account# [REDACTED] – 413 Ocean Ave. Fire Line
Start date: 8/20/2025

New account# [REDACTED]
New account# [REDACTED]
Start date: 8/20/2025

Deposit: [REDACTED]

Your online services will be available after you receive your 1st bill, if you are a previous Santa Monica customer, you can go online and add your new account.

For future reference use those links below

The City of Santa Monica offers a link <https://helpeyeonwater.com> this link assist you keep track in your daily usage of water and detect possible water leak. Registration is required as well.

The City of Santa Monica has a website portal that you can sign and enroll your account; please go online at www.santamonica.gov - **Utilities** register your account to

manage your payment, download your bills, print invoices, add your account in auto pay, and much more. Also, the city bills every 60 days from the due date.

- If you would like to pay your utility bill, please utilize the following options:
 - Online - utilityportal.santamonica.gov
 - Quick-Pay (one-time payment)
 - Register online for automatic payments
 - Payments made by credit card or debit card will be charged an additional fee of 2.95% of the charge
 - E-Check payments will not be charged a fee
 - Automatic Phone system - (844) 818-1592
 - By Mail: City of Santa Monica
PO Box 7125
Santa Monica, CA 90702-7125
- If you require a copy of a recent invoice, you will need to register and log-in at utilityportal.santamonica.gov and then click on the "Bills & Payments" tab.

Best Regards,

Thank you



Daniele Pereira
Billing Specialist - Finance
(310) 458-8225
1685 Main Street, City Hall East Building
Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>
Sent: Friday, September 5, 2025 1:07 PM
To: Billing Collections <billing.collections@santamonica.gov>
Cc: Ron Mason <Ron.Mason@santamonica.gov>
Subject: Re: Residential Service Request for trash

EXTERNAL

To Whom It May Concern: Hope for SaMo, LLC is the tenant at 413 Ocean Ave. and 825 Ocean Ave. and we have currently water service established but we are looking for trash services. Please see the attached forms. I was told there was no deposit necessary, but please let me know. Let me know if you need anything else. We would like trash ASAP at both properties.

Thank you,

Adam Kent

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9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Tue, Sep 2, 2025 at 7:45 AM Billing Collections

<billing.collections@santamonica.gov> wrote:

I'm sorry I g=forgot to attach the form.

If you have any questions, please feel free to to contact us at ph. 310-458-8424

option#1 or if you prefer you can send an email to

www.billing.collections@santamonica.gov

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Friday, August 29, 2025 8:05 PM

To: Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Daniele, we are leasing the property and we are responsible for trash -- I've asked the current owner and they don't know if there's trash. I'd like to set up trash at 825 Ocean and 413 Ocean (same owner), we are leasing both. I can coordinate with the owner if needed. The owner is BFG Santa Monica PropCo, LLC for both, my guess is that name might be on the account. I've set up other utilities in our name: Hope for SaMo, LLC. Please let me know what else you need.

Thank you,

Adam Kent

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9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Fri, Aug 29, 2025 at 9:30 AM Billing Collections

<billing.collections@santamonica.gov> wrote:

Hi Adam,

Good morning,

Can you give me more information about what exactly you are requesting?

1. I need

- a. Name on the account
- b. Do you already have services for water, and sewer – If, yes please provide the account number
- c. This property was sold recently? Change name ?

Best Regards,

Thank you



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(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, August 28, 2025 5:55 PM

To: City of Santa Monica <info@santamonica.gov>; Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Can you please confirm the account numbers for 413 Ocean and 825 Ocean for trash? I've requested them, but it might be easier to confirm them. Please let me know what you need from me.

Thank you,

Adam Kent

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Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

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Please provide the utility account numbers for both locations. If you do not have the account numbers, please reach out to <billing.collections@santamonica.gov> to confirm them.

To submit a 311 request please visit 311.santamonica.gov, email 311@santamonica.gov, or call (866) 311-7266



1685 Main Street
Santa Monica, CA 90401
(310) 458-8411

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, August 28, 2025 2:19 PM
To: City of Santa Monica <info@santamonica.gov>
Subject: Residential Service Request for trash

EXTERNAL

To Whom It May Concern: I'd like to set up residential trash services at 413 Ocean Avenue and 825 Ocean Avenue. Please let me know what else you need.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 413 OCEAN AVE
Date: Friday, November 22, 2024 10:10:55 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 12/23/2024

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: [Adam Kent](#)
To: [Nikkia Tate](#)
Cc: [Ron Mason](#); [City of Santa Monica](#); [Billing Collections](#)
Subject: Re: Residential Service Request for trash
Date: Monday, October 6, 2025 5:50:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

EXTERNAL

Thank you, all -- I just received the account for [REDACTED] and I just submitted the request for trash cans at 413 Ocean Avenue. Please let me know if anything else is needed.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Mon, Oct 6, 2025 at 10:49 AM Adam Kent <adam@hope4la.org> wrote:

Do you know when the account will be set up? It's been over a month and I submitted both requests at the same time. I just submitted the 311 request for 825 Ocean.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Mon, Oct 6, 2025 at 9:31 AM Nikkia Tate <Nikkia.Tate@santamonica.gov> wrote:

The account for 413 Ocean Ave isn't set up yet. The account number for 825 Ocean Ave is 16501-06. You can put in the request for that account now.



Nikkia Tate, (she/her)

RRR Business Supervisor

(310) 458-8507

Visit our website at santamonica.gov/r3



[Book time to meet with me](#)

From: Adam Kent <adam@hope4la.org>

Sent: Monday, October 6, 2025 9:19 AM

To: Nikkia Tate <Nikkia.Tate@santamonica.gov>

Cc: Ron Mason <Ron.Mason@santamonica.gov>; City of Santa Monica
<info@santamonica.gov>; Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Nikkia, on September 5 I submitted an application to establish service with a W9 and I also spoke with someone over the phone who said that trash service would be set up and started, but they were not able to give me exact timing -- are you sure? The attached applications were sent to the billing collections and Ron Mason email copied here.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Mon, Oct 6, 2025 at 9:11 AM Nikkia Tate <Nikkia.Tate@santamonica.gov> wrote:

Good morning,

All requests for Solid Waste services are done through the 311 system. I don't see a request for either address.

Please submit your request, including the address, account number and any pertinent details through the 311 system.

Visit <https://311.santamonica.gov/csp> and go to the Trash and Recycling section under Services.



Nikkia Tate, (she/her)

RRR Business Supervisor

(310) 458-8507

Visit our website at santamonica.gov/r3

[Book time to meet with me](#)

From: Billing Collections <billing.collections@santamonica.gov>

Sent: Monday, October 6, 2025 8:12 AM

To: Nikkia Tate <Nikkia.Tate@santamonica.gov>

Cc: Ron Mason <Ron.Mason@santamonica.gov>; City of Santa Monica <info@santamonica.gov>

Subject: FW: Residential Service Request for trash

Good morning,

Little assistance over here please.

Have a nice day

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>
Sent: Friday, October 3, 2025 10:42 AM
To: Billing Collections <billing.collections@santamonica.gov>
Cc: Ron Mason <Ron.Mason@santamonica.gov>
Subject: Re: Residential Service Request for trash

EXTERNAL

Hello, I wasn't able to find out when we would receive trash cans and service at 413 Ocean Avenue and 825 Ocean Avenue -- can someone please provide me with a status update or help with who I can contact to learn more information?

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Mon, Sep 8, 2025 at 8:13 PM Adam Kent <adam@hope4la.org> wrote:

|

Please see the W9 attached.

Copies of the leases are attached. They are both dated effective September 1, 2025.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Mon, Sep 8, 2025 at 4:46 PM Billing Collections

<billing.collections@santamonica.gov> wrote:

Hi Adam,

Good afternoon,

Please fill it up the w9 above attached. Also, the dates that we have on file is different from the dates that you indicated in the form, please attached copy of lease agreement for each location. The date you signed the contract is your service start date.

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Friday, September 5, 2025 1:07 PM

To: Billing Collections <billing.collections@santamonica.gov>

Cc: Ron Mason <Ron.Mason@santamonica.gov>

Subject: Re: Residential Service Request for trash



EXTERNAL

To Whom It May Concern: Hope for SaMo, LLC is the tenant at 413 Ocean Ave. and 825 Ocean Ave. and we have currently water service established but we are looking for trash services. Please see the attached forms. I was told there was no deposit necessary, but please let me know. Let me know if you need anything else. We would like trash ASAP at both properties.

Thank you,

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adam@hope4la.org

(818) 298-5614

On Tue, Sep 2, 2025 at 7:45 AM Billing Collections

<billing.collections@santamonica.gov> wrote:

I'm sorry I forgot to attach the form.

If you have any questions, please feel free to contact us at ph. 310-458-8424 option#1 or if you prefer you can send an email to www.billing.collections@santamonica.gov

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>

Sent: Friday, August 29, 2025 8:05 PM

To: Billing Collections <billing.collections@santamonica.gov>

Subject: Re: Residential Service Request for trash

EXTERNAL

Daniele, we are leasing the property and we are responsible for trash -- I've asked the current owner and they don't know if there's trash. I'd like to set up trash at 825 Ocean and 413 Ocean (same owner), we are leasing both. I can coordinate with the owner if needed. The owner is BFG Santa Monica PropCo, LLC for both, my guess is that name might be on the account. I've set up other utilities in our name: Hope for SaMo, LLC. Please let me know what else you need.

Thank you,

Adam Kent

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9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

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<billing.collections@santamonica.gov> wrote:

Hi Adam,

Good morning,

Can you give me more information about what exactly you are requesting?

1. I need

- a. Name on the account
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If, yes please provide the account number
- c. This property was sold recently? Change name ?

Best Regards,

Thank you



Daniele Pereira

Billing Specialist - Finance

(310) 458-8225

1685 Main Street, City Hall East Building

Santamonica.gov

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

[Subscriber to City of Santa Monica Email Updates](#)

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, August 28, 2025 5:55 PM
To: City of Santa Monica <info@santamonica.gov>; Billing Collections <billing.collections@santamonica.gov>
Subject: Re: Residential Service Request for trash

EXTERNAL

Can you please confirm the account numbers for 413 Ocean and 825 Ocean for trash? I've requested them, but it might be easier to confirm them. Please let me know what you need from me.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Aug 28, 2025 at 2:32 PM City of Santa Monica <info@santamonica.gov> wrote:

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To submit a 311 request please visit 311.santamonica.gov, email 311@santamonica.gov, or call (866) 311-7266



City of Santa Monica

1685 Main Street

Santa Monica, CA 90401

(310) 458-8411

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, August 28, 2025 2:19 PM

To: City of Santa Monica <info@santamonica.gov>

Subject: Residential Service Request for trash

EXTERNAL

To Whom It May Concern: I'd like to set up residential trash services at 413 Ocean Avenue and 825 Ocean Avenue. Please let me know what else you need.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 413 OCEAN AVE FIRE
Date: Friday, November 22, 2024 10:12:26 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 12/23/2024

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 413 OCEAN AVE
Date: Friday, May 23, 2025 8:08:33 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 06/23/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: billing.collections@santamonica.gov
To: gianfranco.bertola@bournefg.com
Subject: Your Santa Monica Water bill is ready for service address 413 OCEAN AVE FIRE
Date: Friday, May 23, 2025 8:09:58 AM

Dear BFG SANTA MONICA PROPCO LLC ,

For your convenience, your City of Santa Monica Water account statement is available online.

To access your account statement, please login by entering your username and password at <https://utilityportal.santamonica.gov/app/login.jsp>

Account Number: [REDACTED]

Due Date: 06/23/2025

Total Balance Due: [REDACTED]

Please note: If Total Balance is a negative amount, it is a credit balance, no payment is required.

Thank you for choosing convenient, environmentally friendly eBills.

From: [Adam Kent](#)
To: [Daniel Galvan](#)
Cc: [Sia Poursabahian](#); [Jing Yeo](#); [James Brewster](#); [Michelle M. Hugard](#)
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date: Thursday, October 9, 2025 11:48:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

EXTERNAL

Thank you, Daniel -- can we meet tomorrow at 10a at 413 Ocean?

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Thu, Oct 9, 2025 at 11:29 AM Daniel Galvan <Daniel.Galvan@santamonica.gov> wrote:

Hey Adam,

I can meet anytime between 10-12 tomorrow. Let me know if that works for you.



Daniel Galvan
Assistant Fire Marshal
310-458-2254
Public Safety Facility | 333 Olympic Dr., 2nd Floor
Santa Monica, CA 90401
santamonicafire.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, October 9, 2025 11:14 AM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Sia, our architect has filed a change of use permit (25BLD-3764) with plans and the scope of work that you provided in your email below based on the 9/24/25 inspection. SJC is finalizing the assumption of risk document. Can we schedule the fire department to inspect life safety issues today or tomorrow -- all issues raised by the fire department on 9/24/25 have been addressed?

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Sep 25, 2025 at 5:43 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Good afternoon, Adam,

Please my responses in red:

1. My understanding is that SJC is working to provide additional operational plans.
2. I'm working on getting plans from an architect to submit.

Sia, we had the inspection at 413 Ocean yesterday -- Jim said that he would be reporting his findings to you -- can you please provide us with an estimate on when you expect to get back to us about what you want us to do? I'm happy to jump on a call with you to discuss once you are up to speed.

Please see the list of the work for which a permit will be required. You can include the list on the plans/application you will submit for the Change of Use. Once we have issued the permit, we can inspect some of the units to make sure they have been done correctly.

3. Is the City open to Hope for SaMo, LLC, the master tenant for the property, executing the Assumption of Risk document instead of SJC? We are prepared to execute it.

We need the operator of the "Transitional Housing" facility to complete and sign the Assumption of Risk. Please note that you will need to specify the plan check number on the Assumption of Risk.

We are confused about sequencing when you are calling out work that must be completed and the fact that no construction can occur if there is occupancy. Does this mean, if there are findings from B&S, we need to correct these prior to occupancy? If so, can we please prioritize the plan for findings and inspections so that we can understand the path to opening?

After the permit for the work in the units is issued, we will do the inspection. If there is a correction to be made, we have to make sure it does not disturb the tenants. We can discuss the corrections, if any, on a case-by-case basis. The corrections by Fire Department will need to be addresses before the occupancy of the building, but the corrections (non-life safety) by B&S can be done during the occupancy of the building.

4. Inspections from fire and B&S occurred yesterday -- I assume there will need to be more as work is identified. Fire had a couple of issues that I hope to have resolved by Monday. We are waiting to hear back from B&S. SJC is prepared to provide the statement re DSS licensure and we are following up with DSS to get that confirmed.

Thank you

Results of B&S Inspection on 9/24/25:

Listed below are the units in order and what I observed in a very quick walkthrough.

1. Existing bath existing heat
2. bath remodel new wall furnace
3. bath remodel new wall furnace
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22. old bathroom new mini split
23. bathroom remodel new furnace
24. bathroom remodel new furnace
25. old bathroom new furnace
26. bathroom remodel new furnace
27. bathroom remodel old furnace
28. bathroom remodel old furnace
29. bathroom remodel wall furnace

Need panic hardware on egress doors

missing exit signage and need to verify emergency lighting

common area employee restrooms have 24 inch entry doors

Ceiling fans installed in every unit- this requires a specific junction box to support a ceiling fan and its motion

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, September 25, 2025 12:39 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Ryan Smith <rsmith@stjosephctr.org>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnlp.com>; Laurie Craft <lcraft@stjosephctr.org>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Here is an update on these items:

1. My understanding is that SJC is working to provide additional operational plans.
2. I'm working on getting plans from an architect to submit.

Sia, we had the inspection at 413 Ocean yesterday -- Jim said that he would be reporting his findings to you -- can you please provide us with an estimate on when you expect to get back to us about what you want us to do? I'm happy to jump on a call with you to discuss once you are up to speed.

3. Is the City open to Hope for SaMo, LLC, the master tenant for the property, executing the Assumption of Risk document instead of SJC? We are prepared to execute it.

We are confused about sequencing when you are calling out work that must be completed and the fact that no construction can occur if there is occupancy. Does this mean, if there are findings from B&S, we need to correct these prior to occupancy? If so, can we please prioritize the plan for findings and inspections so that we can understand the path to opening?

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Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Tue, Sep 23, 2025 at 10:49 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hello Dr. Smith and Adam,

Thank you for letting us know of the funding constraints. Unfortunately, it does not appear that we will be able to facilitate an opening on Wednesday so we would recommend requesting an extension with DMH if possible to provide time to complete steps prior to occupancy before issuance of permits. For clarity, the following steps are necessary prior to occupancy:

1. **SJC to Submit Operational Plans** – The operational documents that were sent last week do not appear to address the site operations (e.g. pick-up/drop-off, how are referrals made to the site, client management). If those could be shared with the city, that will assist us in understanding how the site will be operated in the context of the existing neighborhood.
2. **Submit Permit Application and Plans for Change of Use and Unpermitted Work** - Have a licensed architect prepare a permit application and plans for change of use from residential care facility for the elderly to transitional housing and obtaining required permits for unpermitted work at 413 Ocean Ave
 - Unpermitted work would include at minimum work that City staff have discussed with current contractor including but limited to ceiling drywall replacement in the kitchen and new wall mounted heaters
3. **SJC signs Assumption of Risk (attached)** - SJC completes and signs Assumption of Risk. Please note that the Assumption of Risk requires that corrections from the plan check of the change of use & unpermitted work be constructed. **Please note:** No construction work is permitted during occupancy of the building per the Assumption of Risk so this will need to be taken into account in the facility's operations if any corrections are needed.
4. **Inspection Prior to Occupancy** - City staff inspection of building ahead of occupancy, which will include review of required emergency egress. Inspections will need to be scheduled with Fire and Building & Safety and we are checking on the earliest possible time that inspectors can visit the site.
 - Early occupancy is considered based on your statement that no license from DSS is required to run the facility. If a license is required, the occupancy of the building will be stopped until a copy of the license is provided to the city.

Thank you,

Jing

From: Ryan Smith <rsmith@stjosephctr.org>

Sent: Monday, September 22, 2025 12:35 PM

To: Adam Kent <adam@hope4la.org>; Jing Yeo <Jing.Yeo@santamonica.gov>

Cc: Sia Poursabastian <Sia.Poursabastian@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnlp.com>; Laurie Craft <lcraft@stjosephctr.org>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Hi Partners,

Happy Monday. I'm reaching out to provide an update and additional clarification regarding the deadline for opening (receiving clients) at the 413 Ocean Ave. BHBH site.

After further conversation with DMH, they confirmed that per their agreement with the State, all BHBH beds are required to be fully operational no later than Tuesday, September 23, 2025 (tomorrow). However, DMH is working with us and agreed to extend the deadline slightly, allowing us until Wednesday to begin receiving clients. DMH had said costs could be reimbursed within the month we open, but hadn't clarified that it had to occur by Wednesday.

Please note that if the beds are not operational by Wednesday, we will not be reimbursed for any costs incurred during the month of September.

At this juncture, it would be helpful to know whether there is a possibility of opening by Wednesday. If that's not feasible, we will follow up with DMH to initiate the extension request.

We truly appreciate your continued support and all your efforts in helping us move this project forward as quickly as possible.

Sincerely,

RJS

Dr. Ryan J. Smith

President and CEO

St. Joseph Center | Hope Through Empowerment

rsmith@stjosephctr.org |he/him/his

204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Adam Kent <adam@hope4la.org>

Sent: Friday, September 19, 2025 3:43 PM

To: Jing Yeo <Jing.Yeo@santamonica.gov>

Cc: Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@sihinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnllp.com>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

Jing, we cannot have everything close on the same date (i.e., Sept 30) -- SJC has to open, inform DMH that they are ready to accept clients, and begin to on-board clients before the end of the month to not put funding in jeopardy -- hopefully, we can agree that pushing all of this to occur on the last day of the month won't work. We referenced the Monday (9/22) opening given this timing as our reference for opening at the end of the month. Given the lead times, and our productive discussions, and the representations below, can we agree that SJC can start the process of opening on Wednesday 9/24 and let SJC communicate that it can start the process of on-boarding clients to DHS within that timeline?

Please see the following:

1. SJC Operating Plans: attached.
2. Assumption of Risk: please provide this and we can execute.
3. Plans: while we do not agree that there is a change of use--and Leo pointed out in response to Heather's email that we do not believe plans are necessary--regardless, please see the historic plans that were provided to us.
4. Statement: SJC will provide a statement regarding licensure along these lines: SJC understands that no state license is required to operate the facilities at 413 Ocean Avenue and 825 Ocean Avenue, and if DSS or any other agency determines that a license is required, SJC acknowledges that the City of Santa Monica will take steps to begin revocation of the subject permit for the facilities until the applicant provides proof of compliance or implements other corrective measures.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Sep 18, 2025 at 4:26 PM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hello Adam,

Thank you for the summary request. On today's call, we had heard a request to be open by the end of the month (i.e. September 30) so I do want to note that confirmation from the City to open on Monday 9/22 is not going to be possible.

We had an opportunity to discuss within the City team and have determined the following as a path forward that would allow SJC to open at 413 Ocean Ave:

1. **SJC to Submit Operational Plans** – We understand that St. Joseph Center has prepared operational plans for how the facility will be operated. If those could be shared with the city, that will assist us in understanding how the site will be operated.
2. **SJC and Development Team Signs Assumption of Risk** – The City Attorney's Office will be preparing an Assumption of Risk agreement that will be ready next week for review. Among others, the Assumption of Risk will include a provision that the occupancy of the building will be stopped if DSS determines that a license is required and until the applicant provides the city with the proof of the issued license by DSS.
3. **Development Team Submits Plans for Change of Use** – Simultaneous with this process is a requirement that plans for the change of use be submitted for 413 Ocean Avenue immediately (per Heather's e-mail, receipt of plans by EOD tomorrow) will assist the city in ensuring that we can conduct timely review of the plans.
4. **Written Statement from SJC and/or Development Team** – Please submit a written statement affirming that no State license is required to operate the facilities and an acknowledgement that if DSS or any other agency determines that a license is required, the City will take steps to begin revocation of the permit until the applicant provides proof of compliance.

Thank you,

Jing

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, September 18, 2025 12:59 PM

To: Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Dave Rand <Dave@rpnllp.com>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

All, thanks for the time today, here is a summary, please let us know how we can move forward:

1. Please see the attached RFA -- the description of the program is summarized by the services provided on p.7 of the pdf (highlighted).
2. We are looking for the City to confirm that SJC can open on Monday 9/22 at 413 Ocean so we do not jeopardize funding under the program for both sites (413 Ocean and 825 Ocean).
3. We will confirm with DSS that the sites do not require a license (given the services described in the RFA, no license is required).
4. We will seek/obtain an extension on 825 Ocean, but look to open that site once DSS confirms no license is required.
5. We received a notice of violation for 413 Ocean that included (a) work done prior to BFG Santa Monica PropCo's ownership [remodeled bathrooms; wall heater replacement; HVAC units]; (b) fire sprinkler head replacement; (c) camera installation; (d) ceiling patching/repair; (e) elevator non-operational. No permit is needed for fire sprinkler head replacement, no permit is needed for cameras that are low voltage, no permit is required for patching the ceiling where no structural or systems. Sia has confirmed this is a separate email and said we will receive an updated notice. We are waiting on a light and sensor for the elevator from our licensed tech; the elevator works. Confirmation about what needs to be done at this property regarding work done from before this owner. Confirmation from the inspectors about any safety issues, and what we can do to address them.
6. We have a permit at 825 Ocean. The work for the permit has been completed. Jim Brewster asked us to open a ceiling in the office to investigate some metal pans that were there. We did that -- the metal pans were serving no purpose and we removed them. We want to close the ceiling up. Confirmation that an inspector will allow us to do that. Confirmation from the inspectors about any safety issues, and what we can do to address them.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Sep 18, 2025 at 12:16 PM Ryan Smith <rsmith@stjosephctr.org> wrote:

Thanks for the update! Please reach out if you need anything.

RJS

Dr. Ryan J. Smith

President and CEO

St. Joseph Center | Hope Through Empowerment

rsmith@stjosephctr.org | he/him/his

204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

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

Sent: Thursday, September 18, 2025 11:43 AM

To: Leo Pustilnikov <leo@slhinvestments.com>; Adam Kent <adam@hope4la.org>

Cc: Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>;

Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Dave Rand <Dave@rpnllp.com>

Subject: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

Hi All,

Quick recap to confirm next steps:

City:

1. will meet internally today to discuss any flexibility to allow move-ins at 413 concurrent with Development team getting license

Development team:

1. **Adam** will share summary of the project description, **please share this in advance of 1pm today**
2. Submit plans to Sia (given the tight turnaround, **we suggest by EOD tomorrow** to ensure there is no further delay)
3. Reach out to DSS regarding the licensing issue discussed

We will circle back with any updates as we have them.

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.

-----Original Appointment-----

From: Ryan Smith <rsmith@stjosephctr.org>

Sent: Tuesday, September 16, 2025 9:51 AM

To: Ryan Smith; Heather Averick; Allyson Crosby; Leo Pustilnikov; Adam Kent; Lupe Madrid; Maia Eaglin; Dave Rand

Subject: HOLD: BHBH Follow Up Conversation

When: Thursday, September 18, 2025 10:00 AM-11:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

EXTERNAL

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 246 086 359 615 2

Passcode: Sa69PK3F

For organizers: [Meeting options](#)

SJC Warning!

This email originated outside of SJC. Do not open attachments or click links unless you recognize the sender, are expecting the email, and are confident the content is safe.

SJC Warning!

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From: [Sia Poursabahian](#)
To: [Adam Kent](#)
Cc: [Todd Weldon](#); [Jing Yeo](#)
Subject: RE: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date: Friday, October 10, 2025 8:47:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good morning, Adam,

Please ask Amin not to pay the fee. Let me look into it and get back to you.

Thank you



Sia Poursabahian
 Building and Safety Building Official, ECE, PE, SE, CBO
 Office Phone No. (310) 458-2201 Ext. 6993
[Permit Services Center](#) | [Permit Issuance](#) | [Schedule Inspection](#)
[Plan Review and Building Permit Information](#)

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, October 9, 2025 8:15 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Amin Badie <amin@twlayman.com>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Sia, I'm including Amin here too -- he relayed that the fee was \$17,220.55 (surprisingly high) -- that amount doesn't line up with any fee schedule that I can find, can anyone provide insight into the breakdown of this fee?

I reviewed the fee schedules here:

- <https://finance.smgov.net/Media/Default/fees/Community%20Development.pdf>
- <https://www.santamonica.gov/media/Document%20Library/Topic%20Explainers/Planning%20Resources/Planning%20Fees%20Worksheet%20FY25-26.pdf>

Thank you,

Adam Kent
Hope for an Affordable LA
 9744 Wilshire Blvd., Suite 311
 Beverly Hills, CA 90212
adam@hope4la.org
 (818) 298-5614

On Thu, Oct 9, 2025 at 3:18 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Good afternoon, Adam,

A task has been assigned to the applicant, Amin Badie, to pay the plan review fees due. Once the fees are paid, we will route the plans for review, and we will expedite the plan reviews.

Thank you

Fees Due	Pending	1	10/09/2025 02:35 PM			Applicant	0 days 0.5 hrs
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Sia Poursabahian
 Building and Safety Building Official, ECE, PE, SE, CBO
 Office Phone No. (310) 458-2201 Ext. 6993
[Permit Services Center](#) | [Permit Issuance](#) | [Schedule Inspection](#)
[Plan Review and Building Permit Information](#)

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, October 9, 2025 11:14 AM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Sia, our architect has filed a change of use permit (25BLD-3764) with plans and the scope of work that you provided in your email below based on the 9/24/25 inspection. SJC is finalizing the assumption of risk document. Can we schedule the fire department to inspect life safety issues today or tomorrow -- all issues raised by the fire department on 9/24/25 have been addressed?

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Thu, Sep 25, 2025 at 5:43 PM Sia Poursabastian <Sia.Poursabastian@santamonica.gov> wrote:

Good afternoon, Adam,

Please my responses in red:

1. My understanding is that SJC is working to provide additional operational plans.
2. I'm working on getting plans from an architect to submit.

Sia, we had the inspection at 413 Ocean yesterday -- Jim said that he would be reporting his findings to you -- can you please provide us with an estimate on when you expect to get back to us about what you want us to do? I'm happy to jump on a call with you to discuss once you are up to speed.

Please see the list of the work for which a permit will be required. You can include the list on the plans/application you will submit for the Change of Use. Once we have issued the permit, we can inspect some of the units to make sure they have been done correctly.

3. Is the City open to Hope for SaMo, LLC, the master tenant for the property, executing the Assumption of Risk document instead of SJC? We are prepared to execute it.

We need the operator of the "Transitional Housing" facility to complete and sign the Assumption of Risk. Please note that you will need to specify the plan check number on the Assumption of Risk.

We are confused about sequencing when you are calling out work that must be completed and the fact that no construction can occur if there is occupancy. Does this mean, if there are findings from B&S, we need to correct these prior to occupancy? If so, can we please prioritize the plan for findings and inspections so that we can understand the path to opening?

After the permit for the work in the units is issued, we will do the inspection. If there is a correction to be made, we have to make sure it does not disturb the tenants. We can discuss the corrections, if any, on a case-by-case basis. The corrections by Fire Department will need to be addresses before the occupancy of the building, but the corrections (non-life safety) by B&S can be done during the occupancy of the building.

4. Inspections from fire and B&S occurred yesterday -- I assume there will need to be more as work is identified. Fire had a couple of issues that I hope to have resolved by Monday. We are waiting to hear back from B&S. SJC is prepared to provide the statement re DSS licensure and we are following up with DSS to get that confirmed.

Thank you

Results of B&S Inspection on 9/24/25:

Listed below are the units in order and what I observed in a very quick walkthrough.

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Need panic hardware on egress doors
missing exit signage and need to verify emergency lighting
common area employee restrooms have 24 inch entry doors
Ceiling fans installed in every unit- this requires a specific junction box to support a ceiling fan and its motion

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, September 25, 2025 12:39 PM

To: Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>

Cc: Ryan Smith <rsmith@stjosephctr.org>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnlp.com>; Laurie Craft <lcraft@stjosephctr.org>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Here is an update on these items:

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Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Tue, Sep 23, 2025 at 10:49 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hello Dr. Smith and Adam,

Thank you for letting us know of the funding constraints. Unfortunately, it does not appear that we will be able to facilitate an opening on Wednesday so we would recommend requesting an extension with DMH if possible to provide time to complete steps prior to occupancy before issuance of permits. For clarity, the following steps are necessary prior to occupancy:

1. **SJC to Submit Operational Plans** – The operational documents that were sent last week do not appear to address the site operations (e.g. pick-up/drop-off, how are referrals made to the site, client management). If those could be shared with the city, that will assist us in understanding how the site will be operated in the context of the existing neighborhood.
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 - Unpermitted work would include at minimum work that City staff have discussed with current contractor including but limited to ceiling drywall replacement in the kitchen and new wall mounted heaters
3. **SJC signs Assumption of Risk (attached)** - SJC completes and signs Assumption of Risk. Please note that the Assumption of Risk requires that corrections from the plan check of the change of use & unpermitted work be constructed. **Please note:** No construction work is permitted during occupancy of the building per the Assumption of Risk so this will need to be taken into account in the facility's operations if any corrections are needed.
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 - Early occupancy is considered based on your statement that no license from DSS is required to run the facility. If a license is required, the occupancy of the building will be stopped until a copy of the license is provided to the city.

Thank you,

Jing

From: Ryan Smith <rsmith@stjosephctr.org>

Sent: Monday, September 22, 2025 12:35 PM

To: Adam Kent <adam@hope4la.org>; Jing Yeo <Jing.Yeo@santamonica.gov>

Cc: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnlp.com>; Laurie Craft <lcraft@stjosephctr.org>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Hi Partners,

Happy Monday. I'm reaching out to provide an update and additional clarification regarding the deadline for opening (receiving clients) at the 413 Ocean Ave. BHBH site.

After further conversation with DMH, they confirmed that per their agreement with the State, all BHBH beds are required to be fully operational no later than Tuesday, September 23, 2025 (tomorrow). However, DMH is working with us and agreed to extend the deadline slightly, allowing us until Wednesday to begin receiving clients. DMH had said costs could be reimbursed within the month we open, but hadn't clarified that it had to occur by Wednesday.

Please note that if the beds are not operational by Wednesday, we will not be reimbursed for any costs incurred during the month of September.

At this juncture, it would be helpful to know whether there is a possibility of opening by Wednesday. If that's not feasible, we will follow up with DMH to initiate the extension request.

We truly appreciate your continued support and all your efforts in helping us move this project forward as quickly as possible.

Sincerely,

RJS

Dr. Ryan J. Smith

President and CEO

St. Joseph Center | Hope Through Empowerment

rsmith@stjosephctr.org /he/him/his

204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Adam Kent <adam@hope4la.org>

Sent: Friday, September 19, 2025 3:43 PM

To: Jing Yeo <Jing.Yeo@santamonica.gov>

Cc: Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@silinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnllp.com>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

Jing, we cannot have everything close on the same date (i.e., Sept 30) -- SJC has to open, inform DMH that they are ready to accept clients, and begin to on-board clients before the end of the month to not put funding in jeopardy -- hopefully, we can agree that pushing all of this to occur on the last day of the month won't work. We referenced the Monday (9/22) opening given this timing as our reference for opening at the end of the month. Given the lead times, and our productive discussions, and the representations below, can we agree that SJC can start the process of opening on Wednesday 9/24 and let SJC communicate that it can start the process of on-boarding clients to DHS within that timeline?

Please see the following:

1. SJC Operating Plans: attached.
2. Assumption of Risk: please provide this and we can execute.
3. Plans: while we do not agree that there is a change of use--and Leo pointed out in response to Heather's email that we do not believe plans are necessary--regardless, please see the historic plans that were provided to us.
4. Statement: SJC will provide a statement regarding licensure along these lines: SJC understands that no state license is required to operate the facilities at 413 Ocean Avenue and 825 Ocean Avenue, and if DSS or any other agency determines that a license is required, SJC acknowledges that the City of Santa Monica will take steps to begin revocation of the subject permit for the facilities until the applicant provides proof of compliance or implements other corrective measures.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Sep 18, 2025 at 4:26 PM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hello Adam,

Thank you for the summary request. On today's call, we had heard a request to be open by the end of the month (i.e. September 30) so I do want to note that confirmation from the City to open on Monday 9/22 is not going to be possible.

We had an opportunity to discuss within the City team and have determined the following as a path forward that would allow SJC to open at 413 Ocean Ave:

1. **SJC to Submit Operational Plans** – We understand that St. Joseph Center has prepared operational plans for how the facility will be operated. If those could be shared with the city, that will assist us in understanding how the site will be operated.
2. **SJC and Development Team Signs Assumption of Risk** – The City Attorney's Office will be preparing an Assumption of Risk agreement that will be ready next week for review. Among others, the Assumption of Risk will include a provision that the occupancy of the building will be stopped if DSS determines that a license is required and until the applicant provides the city with the proof of the issued license by DSS.
3. **Development Team Submits Plans for Change of Use** – Simultaneous with this process is a requirement that plans for the change of use be submitted for 413 Ocean Avenue immediately (per Heather's e-mail, receipt of plans by EOD tomorrow) will assist the city in ensuring that we can conduct timely review of the plans.
4. **Written Statement from SJC and/or Development Team** – Please submit a written statement affirming that no State license is required to operate the facilities and an acknowledgement that if DSS or any other agency determines that a license is required, the City will take steps to begin revocation of the permit until the applicant provides proof of compliance.

Thank you,

Jing

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, September 18, 2025 12:59 PM

To: Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@silinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Dave Rand <Dave@rpnllp.com>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

All, thanks for the time today, here is a summary, please let us know how we can move forward:

1. Please see the attached RFA -- the description of the program is summarized by the services provided on p.7 of the pdf (highlighted).
2. We are looking for the City to confirm that SJC can open on Monday 9/22 at 413 Ocean so we do not jeopardize funding under the program for both sites (413 Ocean and 825 Ocean).
3. We will confirm with DSS that the sites do not require a license (given the services described in the RFA, no license is required).
4. We will seek/obtain an extension on 825 Ocean, but look to open that site once DSS confirms no license is required.
5. We received a notice of violation for 413 Ocean that included (a) work done prior to BFG Santa Monica PropCo's ownership [remodeled bathrooms; wall heater replacement; HVAC units]; (b) fire sprinkler head replacement; (c) camera installation; (d) ceiling patching/repair; (e) elevator non-operational. No permit is needed for fire sprinkler head replacement, no permit is needed for cameras that are low voltage, no permit is required for patching the ceiling where no structural or systems. Sia has confirmed this is a separate email and said we will receive an updated notice. We are waiting on a light and sensor for the elevator from our licensed tech; the elevator works. Confirmation about what needs to be done at this property regarding work done from before this owner. Confirmation from the inspectors about any safety issues, and what we can do to address them.
6. We have a permit at 825 Ocean. The work for the permit has been completed. Jim Brewster asked us to open a ceiling in the office to investigate some metal pans that were there. We did that -- the metal pans were serving no purpose and we removed them. We want to close the ceiling up. Confirmation that an inspector will allow us to do that. Confirmation from the inspectors about any safety issues, and what we can do to address them.

Thank you,

Adam Kent

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9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Sep 18, 2025 at 12:16 PM Ryan Smith <rsmith@stjosephctr.org> wrote:

Thanks for the update! Please reach out if you need anything.

RJS

Dr. Ryan J. Smith

President and CEO

St. Joseph Center | Hope Through Empowerment

rsmith@stjosephctr.org /he/him/his

204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

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

Sent: Thursday, September 18, 2025 11:43 AM

To: Leo Pustilnikov <leo@shinvestments.com>; Adam Kent <adam@hope4la.org>

Cc: Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabastian <Sia.Poursabastian@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Dave Rand <Dave@rpnlp.com>

Subject: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

Hi All,

Quick recap to confirm next steps:

City:

1. will meet internally today to discuss any flexibility to allow move-ins at 413 concurrent with Development team getting license

Development team:

1. Adam will share summary of the project description, **please share this in advance of 1pm today**

2. Submit plans to Sia (given the tight turnaround, **we suggest by EOD tomorrow** to ensure there is no further delay)
3. Reach out to DSS regarding the licensing issue discussed

We will circle back with any updates as we have them.

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.

-----Original Appointment-----

From: Ryan Smith <rsmith@stjosephctr.org>

Sent: Tuesday, September 16, 2025 9:51 AM

To: Ryan Smith; Heather Averick; Allyson Crosby; Leo Pustilnikov; Adam Kent; Lupe Madrid; Maia Eaglin; Dave Rand

Subject: HOLD: BHBH Follow Up Conversation

When: Thursday, September 18, 2025 10:00 AM-11:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

EXTERNAL

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 246 086 359 615 2

Passcode: Sa69PK3F

For organizers: [Meeting options](#)

SJC Warning!

This email originated outside of SJC. Do not open attachments or click links unless you recognize the sender, are expecting the email, and are confident the content is safe.

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From: [Adam Kent](#)
To: [Daniel Galvan](#)
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date: Thursday, October 9, 2025 1:16:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

EXTERNAL

The operator confirmed that they have security there that can let us in, and I have instructions from the contractor on how to cut the power. Thanks and see you tomorrow at 10a at 413 Ocean Ave.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Thu, Oct 9, 2025 at 11:51 AM Daniel Galvan <Daniel.Galvan@santamonica.gov> wrote:

Sounds good. Make sure someone who is onsite who can cut the power, or you can do it, so we can check e-lighting. See you tomorrow.

Thanks,



Daniel Galvan
Assistant Fire Marshal
310-458-2254
Public Safety Facility| 333 Olympic Dr., 2nd Floor
Santa Monica, CA 90401
santamonicafire.gov
[Facebook](#) | [Twitter](#) | [Instagram](#)

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, October 9, 2025 11:48 AM
To: Daniel Galvan <Daniel.Galvan@santamonica.gov>
Cc: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Thank you, Daniel -- can we meet tomorrow at 10a at 413 Ocean?

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Oct 9, 2025 at 11:29 AM Daniel Galvan <Daniel.Galvan@santamonica.gov> wrote:

Hey Adam,

I can meet anytime between 10-12 tomorrow. Let me know if that works for you.



Daniel Galvan

Assistant Fire Marshal

310-458-2254

Public Safety Facility | 333 Olympic Dr., 2nd Floor

Santa Monica, CA 90401

santamonicafire.gov

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

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, October 9, 2025 11:14 AM

To: Sia Poursabastian <Sia.Poursabastian@santamonica.gov>

Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Sia, our architect has filed a change of use permit (25BLD-3764) with plans and the scope of work that you provided in your email below based on the 9/24/25 inspection. SJC is finalizing the assumption of risk document. Can we schedule the fire department to inspect life safety issues today or tomorrow -- all issues raised by the fire department on 9/24/25 have been addressed?

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Sep 25, 2025 at 5:43 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Good afternoon, Adam,

Please my responses in red:

1. My understanding is that SJC is working to provide additional operational plans.
2. I'm working on getting plans from an architect to submit.

Sia, we had the inspection at 413 Ocean yesterday -- Jim said that he would be reporting his findings to you -- can you please provide us with an estimate on when you expect to get back to us about what you want us to do? I'm happy to jump on a call with you to discuss once you are up to speed.

Please see the list of the work for which a permit will be required. You can include the list on the plans/application you will submit for the Change of Use. Once we have issued the permit, we can inspect some of the units to make sure they have been done correctly.

3. Is the City open to Hope for SaMo, LLC, the master tenant for the property, executing the Assumption of Risk document instead of SJC? We are prepared to execute it.

We need the operator of the "Transitional Housing" facility to complete and sign the Assumption of Risk. Please note that you will need to specify the plan check number on the Assumption of Risk.

We are confused about sequencing when you are calling out work that must be completed and the fact that no construction can occur if there is occupancy. Does this mean, if there are findings from B&S, we need to correct these prior to occupancy? If so, can we please prioritize the plan for findings and inspections so that we can understand the path to opening?

After the permit for the work in the units is issued, we will do the inspection. If there is a correction to be made, we have to make sure it does not disturb the tenants. We can discuss the corrections, if any, on a case-by-case basis. The corrections by Fire Department will need to be addresses before the occupancy of the building, but the corrections (non-life safety) by B&S can be done during the occupancy of the building.

4. Inspections from fire and B&S occurred yesterday -- I assume there will need to be more as work is identified. Fire had a couple of issues that I hope to have resolved by Monday. We are waiting to hear back from B&S. SJC is prepared to provide the statement re DSS licensure and we are following up with DSS to get that confirmed.

Thank you

Results of B&S Inspection on 9/24/25:

Listed below are the units in order and what I observed in a very quick walkthrough.

1. Existing bath existing heat
2. bath remodel new wall furnace
3. bath remodel new wall furnace
4. Old bathroom new wall furnace
5. Remodel bathroom old wall furnace
6. Remodel bathroom new wall furnace
7. old bathroom new wall furnace
8. Remodel bathroom new wall furnace
9. new bathroom new wall furnace
10. Remodeled bathroom new mini split
11. remodeled bathroom new mini split
12. remodeled bathroom new mini split
13. remodeled bathroom new furnace
14. Old furnace remodeled bathrooms
15. Old bathroom new furnace
16. old bathroom new furnace
17. bathroom remodel old furnace
18. old bathroom old furnace
19. bathroom remodel new mini split
20. bathroom remodel new furnace
21. old bathroom new furnace
22. old bathroom new mini split
23. bathroom remodel new furnace
24. bathroom remodel new furnace
25. old bathroom new furnace
26. bathroom remodel new furnace
27. bathroom remodel old furnace
28. bathroom remodel old furnace
29. bathroom remodel wall furnace

Need panic hardware on egress doors

missing exit signage and need to verify emergency lighting

common area employee restrooms have 24 inch entry doors

Ceiling fans installed in every unit- this requires a specific junction box to support a ceiling fan and its motion

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, September 25, 2025 12:39 PM

To: Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>

Cc: Ryan Smith <rsmith@stjosephctr.org>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnllp.com>; Laurie Craft <lcraft@stjosephctr.org>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Here is an update on these items:

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2. I'm working on getting plans from an architect to submit.

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Thank you,

Adam Kent

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Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Tue, Sep 23, 2025 at 10:49 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

| Hello Dr. Smith and Adam,

Thank you for letting us know of the funding constraints. Unfortunately, it does not appear that we will be able to facilitate an opening on Wednesday so we would recommend requesting an extension with DMH if possible to provide time to complete steps prior to occupancy before issuance of permits. For clarity, the following steps are necessary prior to occupancy:

1. **SJC to Submit Operational Plans** – The operational documents that were sent last week do not appear to address the site operations (e.g. pick-up/drop-off, how are referrals made to the site, client management). If those could be shared with the city, that will assist us in understanding how the site will be operated in the context of the existing neighborhood.
2. **Submit Permit Application and Plans for Change of Use and Unpermitted Work** - Have a licensed architect prepare a permit application and plans for change of use from residential care facility for the elderly to transitional housing and obtaining required permits for unpermitted work at 413 Ocean Ave
 - Unpermitted work would include at minimum work that City staff have discussed with current contractor including but limited to ceiling drywall replacement in the kitchen and new wall mounted heaters
3. **SJC signs Assumption of Risk (attached)** - SJC completes and signs Assumption of Risk. Please note that the Assumption of Risk requires that corrections from the plan check of the change of use & unpermitted work be constructed. **Please note:** No construction work is permitted during occupancy of the building per the Assumption of Risk so this will need to be taken into account in the facility's operations if any corrections are needed.
4. **Inspection Prior to Occupancy** - City staff inspection of building ahead of occupancy, which will include review of required emergency egress. Inspections will need to be scheduled with Fire and Building & Safety and we are checking on the earliest possible time that inspectors can visit the site.
 - Early occupancy is considered based on your statement that no license from DSS is required to run the facility. If a license is required, the occupancy of the building will be stopped until a copy of the license is provided to the city.

Thank you,

Jing

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We truly appreciate your continued support and all your efforts in helping us move this project forward as quickly as possible.

Sincerely,

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President and CEO

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rsmith@stjosephctr.org |he/him/his

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Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

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Sent: Thursday, September 18, 2025 12:59 PM

To: Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Dave Rand <Dave@rpnllp.com>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

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3. We will confirm with DSS that the sites do not require a license (given the services described in the RFA, no license is required).
4. We will seek/obtain an extension on 825 Ocean, but look to open that site once DSS confirms no license is required.
5. We received a notice of violation for 413 Ocean that included (a) work done prior to BFG Santa Monica PropCo's ownership [remodeled bathrooms; wall heater replacement; HVAC units]; (b) fire sprinkler head replacement; (c) camera installation; (d) ceiling patching/repair; (e) elevator non-operational. No permit is needed for fire sprinkler head replacement, no permit is needed for cameras that are low voltage, no permit is required for patching the ceiling where no structural or systems. Sia has confirmed this is a separate email and said we will receive an updated notice. We are waiting on a light and sensor for the elevator from our licensed tech; the elevator works. Confirmation about what needs to be done at this property regarding work done from before this owner. Confirmation from the inspectors about any safety issues, and what we can do to address them.
6. We have a permit at 825 Ocean. The work for the permit has been completed. Jim Brewster asked us to open a ceiling in the office to investigate some metal pans that were there. We did that -- the metal pans were serving no purpose and we removed them. We want to close the ceiling up. Confirmation that an inspector will allow us to do that. Confirmation from the inspectors about any safety issues, and what we can do to address them.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Sep 18, 2025 at 12:16 PM Ryan Smith <rsmith@stjosephctr.org> wrote:

Thanks for the update! Please reach out if you need anything.

RJS

Dr. Ryan J. Smith

President and CEO

St. Joseph Center | Hope Through Empowerment

rsmith@stjosephctr.org |he/him/his

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

Sent: Thursday, September 18, 2025 11:43 AM

To: Leo Pustilnikov <leo@slhinvestments.com>; Adam Kent <adam@hope4la.org>

Cc: Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Dave Rand <Dave@rpnllp.com>

Subject: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

Hi All,

Quick recap to confirm next steps:

City:

1. will meet internally today to discuss any flexibility to allow move-ins at 413 concurrent with Development team getting license

Development team:

1. **Adam** will share summary of the project description, **please share this in advance of 1pm today**
2. Submit plans to Sia (given the tight turnaround, **we suggest by EOD tomorrow** to ensure there is no further delay)
3. Reach out to DSS regarding the licensing issue discussed

We will circle back with any updates as we have them.

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.

-----Original Appointment-----

From: Ryan Smith <rsmith@stjosephctr.org>

Sent: Tuesday, September 16, 2025 9:51 AM

To: Ryan Smith; Heather Averick; Allyson Crosby; Leo Pustilnikov; Adam Kent; Lupe Madrid; Maia Eaglin; Dave Rand

Subject: HOLD: BHBH Follow Up Conversation

When: Thursday, September 18, 2025 10:00 AM-11:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

EXTERNAL

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 246 086 359 615 2

Passcode: Sa69PK3F

For organizers: [Meeting options](#)

SJC Warning!

This email originated outside of SJC. Do not open attachments or click links unless you recognize the sender, are expecting the email, and are confident the content is safe.

SJC Warning!

This email originated outside of SJC. Do not open attachments or click links unless you recognize the sender, are expecting the email, and are confident the content is safe.

From: [Todd Weldon](#)
To: [Adam Kent](#); [Sia Poursabahan](#)
Cc: [Jing Yeo](#)
Subject: RE: BHBH Conversation: TIME SENSITIVE ACTION ITEMS, 25BLD-3764, 413 Ocean Avenue
Date: Friday, October 10, 2025 3:02:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,

Please be sure to have your project manager in ProjectDox complete the Fees Due task for the project to move the project into review.

Thank You and please have a good rest of your afternoon.



Todd Weldon (he/him)
Lead Permit Specialist
(310) 458-2201, x5591
[Permit Services Center](#) | [Permit Issuance](#) | [Schedule Inspection](#)
[Plan Review and Building Permit Information](#)

From: Adam Kent <adam@hope4la.org>
Sent: Friday, October 10, 2025 3:00 PM
To: Sia Poursabahan <Sia.Poursabahan@santamonica.gov>
Cc: Todd Weldon <Todd.Weldon@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS, 25BLD-3764, 413 Ocean Avenue

EXTERNAL

Sia, I just paid this fee and thank you for the adjustment.

We are preparing the plans for the change of use permit for 825 Ocean as well. One question: for 413, as requested, we included the notes from Jim's inspection in the permit scope -- what do you want included in the 825 permit?

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Fri, Oct 10, 2025 at 12:39 PM Sia Poursabahan <Sia.Poursabahan@santamonica.gov> wrote:

Good afternoon, Adam,

We revised the fees due to \$4,475.02 and a revised invoice has been sent to Amin. Please ask Amin to pay the invoice so that we can start the plan reviews.

Please note that a Change of Use permit will also be required for 825 Ocean Avenue.

Thank you



Sia Poursabahan
Building and Safety Building Official, ECE, PE, SE, CBO
Office Phone No. (310) 458-2201 Ext. 6993
[Permit Services Center](#) | [Permit Issuance](#) | [Schedule Inspection](#)
[Plan Review and Building Permit Information](#)

From: Sia Poursabahan <Sia.Poursabahan@santamonica.gov>
Sent: Friday, October 10, 2025 8:47 AM
To: Adam Kent <adam@hope4la.org>
Cc: Todd Weldon <Todd.Weldon@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: RE: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

Good morning, Adam,

Please ask Amin not to pay the fee. Let me look into it and get back to you.

Thank you



Sia Poursabahan
Building and Safety Building Official, ECE, PE, SE, CBO
Office Phone No. (310) 458-2201 Ext. 6993
[Permit Services Center](#) | [Permit Issuance](#) | [Schedule Inspection](#)
[Plan Review and Building Permit Information](#)

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, October 9, 2025 8:15 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Amin Badie <amin@twlayman.com>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Sia, I'm including Amin here too -- he relayed that the fee was \$17,220.55 (surprisingly high) -- that amount doesn't line up with any fee schedule that I can find, can anyone provide insight into the breakdown of this fee?

I reviewed the fee schedules here:

<https://finance.smgov.net/Media/Default/fees/Community%20Development.pdf>

<https://www.santamonica.gov/media/Document%20Library/Topic%20Explainers/Planning%20Resources/Planning%20Fees%20Worksheet%20FY25-26.pdf>

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Thu, Oct 9, 2025 at 3:18 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Good afternoon, Adam,

A task has been assigned to the applicant, Amin Badie, to pay the plan review fees due. Once the fees are paid, we will route the plans for review, and we will expedite the plan reviews.

Thank you

Fees Due	Pending	1	10/09/2025 02:35 PM	Applicant	0 days 0.5 hrs
----------	---------	---	------------------------	-----------	----------------



Sia Poursabahian

Building and Safety Building Official, ECE, PE, SE, CBO
Office Phone No. (310) 458-2201 Ext. 6993

[Permit Services Center](#) | [Permit Issuance](#) | [Schedule Inspection](#)
[Plan Review and Building Permit Information](#)

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, October 9, 2025 11:14 AM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Sia, our architect has filed a change of use permit (25BLD-3764) with plans and the scope of work that you provided in your email below based on the 9/24/25 inspection. SJC is finalizing the assumption of risk document. Can we schedule the fire department to inspect life safety issues today or tomorrow -- all issues raised by the fire department on 9/24/25 have been addressed?

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Thu, Sep 25, 2025 at 5:43 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Good afternoon, Adam,

Please my responses in red:

1. My understanding is that SJC is working to provide additional operational plans.
2. I'm working on getting plans from an architect to submit.

Sia, we had the inspection at 413 Ocean yesterday -- Jim said that he would be reporting his findings to you -- can you please provide us with an estimate on when you expect to get back to us about what you want us to do? I'm happy to jump on a call with you to discuss once you are up to speed.

Please see the list of the work for which a permit will be required. You can include the list on the plans/application you will submit for the Change of Use. Once we have issued the permit, we can inspect some of the units to make sure they have been done correctly.

3. Is the City open to Hope for SaMo, LLC, the master tenant for the property, executing the Assumption of Risk document instead of SJC? We are prepared to execute it.

We need the operator of the "Transitional Housing" facility to complete and sign the Assumption of Risk. Please note that you will need to specify the plan check number on the Assumption of Risk.

We are confused about sequencing when you are calling out work that must be completed and the fact that no construction can occur if there is occupancy. Does this mean, if there are findings from B&S, we need to correct these prior to occupancy? If so, can we please prioritize the plan for findings and inspections so that we can understand the path to opening?

After the permit for the work in the units is issued, we will do the inspection. If there is a correction to be made, we have to make sure it does not disturb the tenants. We can discuss the corrections, if any, on a case-by-case basis. The corrections by Fire Department will need to be addresses before the occupancy of the building, but the corrections (non-life safety) by B&S can be done during the occupancy of the building.

4. Inspections from fire and B&S occurred yesterday -- I assume there will need to be more as work is identified. Fire had a couple of issues that I hope to have resolved by Monday. We are waiting to hear back from B&S. SJC is prepared to provide the statement re DSS licensure and we are following up with DSS to get that confirmed.

Thank you

Results of B&S Inspection on 9/24/25:

Listed below are the units in order and what I observed in a very quick walkthrough.

1. Existing bath existing heat
2. bath remodel new wall furnace
3. bath remodel new wall furnace
4. Old bathroom new wall furnace
5. Remodel bathroom old wall furnace
6. Remodel bathroom new wall furnace
7. old bathroom new wall furnace
8. Remodel bathroom new wall furnace
9. new bathroom new wall furnace
10. Remodeled bathroom new mini split
11. remodeled bathroom new mini split
12. remodeled bathroom new mini split
13. remodeled bathroom new furnace
14. Old furnace remodeled bathrooms
15. Old bathroom new furnace
16. old bathroom new furnace
17. bathroom remodel old furnace
18. old bathroom old furnace
19. bathroom remodel new mini split
20. bathroom remodel new furnace
21. old bathroom new furnace
22. old bathroom new mini split
23. bathroom remodel new furnace
24. bathroom remodel new furnace
25. old bathroom new furnace
26. bathroom remodel new furnace
27. bathroom remodel old furnace
28. bathroom remodel old furnace
29. bathroom remodel wall furnace

Need panic hardware on egress doors

missing exit signage and need to verify emergency lighting

common area employee restrooms have 24 inch entry doors

Ceiling fans installed in every unit- this requires a specific junction box to support a ceiling fan and its motion

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, September 25, 2025 12:39 PM

To: Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>

Cc: Ryan Smith <rsmith@stjosephctr.org>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnllp.com>; Laurie Craft <lcraft@stjosephctr.org>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Here is an update on these items:

1. My understanding is that SJC is working to provide additional operational plans.
2. I'm working on getting plans from an architect to submit.

Sia, we had the inspection at 413 Ocean yesterday -- Jim said that he would be reporting his findings to you -- can you please provide us with an estimate on when you expect to get back to us about what you want us to do? I'm happy to jump on a call with you to discuss once you are up to speed.

3. Is the City open to Hope for SaMo, LLC, the master tenant for the property, executing the Assumption of Risk document instead of SJC? We are prepared to execute it.

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are waiting to hear back from B&S. SJC is prepared to provide the statement re DSS licensure and we are following up with DSS to get that confirmed.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Tue, Sep 23, 2025 at 10:49 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hello Dr. Smith and Adam,

Thank you for letting us know of the funding constraints. Unfortunately, it does not appear that we will be able to facilitate an opening on Wednesday so we would recommend requesting an extension with DMH if possible to provide time to complete steps prior to occupancy before issuance of permits. For clarity, the following steps are necessary prior to occupancy:

1. **SJC to Submit Operational Plans** – The operational documents that were sent last week do not appear to address the site operations (e.g. pick-up/drop-off, how are referrals made to the site, client management). If those could be shared with the city, that will assist us in understanding how the site will be operated in the context of the existing neighborhood.
2. **Submit Permit Application and Plans for Change of Use and Unpermitted Work** - Have a licensed architect prepare a permit application and plans for change of use from residential care facility for the elderly to transitional housing and obtaining required permits for unpermitted work at 413 Ocean Ave
 - Unpermitted work would include at minimum work that City staff have discussed with current contractor including but limited to ceiling drywall replacement in the kitchen and new wall mounted heaters
3. **SJC signs Assumption of Risk (attached)** - SJC completes and signs Assumption of Risk. Please note that the Assumption of Risk requires that corrections from the plan check of the change of use & unpermitted work be constructed. **Please note:** No construction work is permitted during occupancy of the building per the Assumption of Risk so this will need to be taken into account in the facility's operations if any corrections are needed.
4. **Inspection Prior to Occupancy** - City staff inspection of building ahead of occupancy, which will include review of required emergency egress. Inspections will need to be scheduled with Fire and Building & Safety and we are checking on the earliest possible time that inspectors can visit the site.
 - Early occupancy is considered based on your statement that no license from DSS is required to run the facility. If a license is required, the occupancy of the building will be stopped until a copy of the license is provided to the city.

Thank you,
Jing

From: Ryan Smith <rsmith@stjosephctr.org>

Sent: Monday, September 22, 2025 12:35 PM

To: Adam Kent <adam@hope4la.org>; Jing Yeo <Jing.Yeo@santamonica.gov>

Cc: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnllo.com>; Laurie Craft <lcraft@stjosephctr.org>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Hi Partners,

Happy Monday. I'm reaching out to provide an update and additional clarification regarding the deadline for opening (receiving clients) at the 413 Ocean Ave. BHBH site.

After further conversation with DMH, they confirmed that per their agreement with the State, all BHBH beds are required to be fully operational no later than Tuesday, September 23, 2025 (tomorrow). However, DMH is working with us and agreed to extend the deadline slightly, allowing us until Wednesday to begin receiving clients. DMH had said costs could be reimbursed within the month we open, but hadn't clarified that it had to occur by Wednesday.

Please note that if the beds are not operational by Wednesday, we will not be reimbursed for any costs incurred during the month of September.

At this juncture, it would be helpful to know whether there is a possibility of opening by Wednesday. If that's not feasible, we will follow up with DMH to initiate the extension request.

We truly appreciate your continued support and all your efforts in helping us move this project forward as quickly as possible.

Sincerely,

RJS

Dr. Ryan J. Smith

President and CEO

St. Joseph Center | Hope Through Empowerment

rsmith@stjosephctr.org | he/him/his

204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Adam Kent <adam@hope4la.org>

Sent: Friday, September 19, 2025 3:43 PM

To: Jing Yeo <Jing.Yeo@santamonica.gov>

Cc: Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand

<Dave@rpnlp.com>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

Jing, we cannot have everything close on the same date (i.e., Sept 30) -- SJC has to open, inform DMH that they are ready to accept clients, and begin to on-board clients before the end of the month to not put funding in jeopardy -- hopefully, we can agree that pushing all of this to occur on the last day of the month won't work. We referenced the Monday (9/22) opening given this timing as our reference for opening at the end of the month. Given the lead times, and our productive discussions, and the representations below, can we agree that SJC can start the process of opening on Wednesday 9/24 and let SJC communicate that it can start the process of on-boarding clients to DHS within that timeline?

Please see the following:

1. SJC Operating Plans: attached.
2. Assumption of Risk: please provide this and we can execute.
3. Plans: while we do not agree that there is a change of use--and Leo pointed out in response to Heather's email that we do not believe plans are necessary--regardless, please see the historic plans that were provided to us.
4. Statement: SJC will provide a statement regarding licensure along these lines: SJC understands that no state license is required to operate the facilities at 413 Ocean Avenue and 825 Ocean Avenue, and if DSS or any other agency determines that a license is required, SJC acknowledges that the City of Santa Monica will take steps to begin revocation of the subject permit for the facilities until the applicant provides proof of compliance or implements other corrective measures.

Thank you,

Adam Kent

Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Thu, Sep 18, 2025 at 4:26 PM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hello Adam,

Thank you for the summary request. On today's call, we had heard a request to be open by the end of the month (i.e. September 30) so I do want to note that confirmation from the City to open on Monday 9/22 is not going to be possible.

We had an opportunity to discuss within the City team and have determined the following as a path forward that would allow SJC to open at 413 Ocean Ave:

1. **SJC to Submit Operational Plans** – We understand that St. Joseph Center has prepared operational plans for how the facility will be operated. If those could be shared with the city, that will assist us in understanding how the site will be operated.
2. **SJC and Development Team Signs Assumption of Risk** – The City Attorney's Office will be preparing an Assumption of Risk agreement that will be ready next week for review. Among others, the Assumption of Risk will include a provision that the occupancy of the building will be stopped if DSS determines that a license is required and until the applicant provides the city with the proof of the issued license by DSS.
3. **Development Team Submits Plans for Change of Use** – Simultaneous with this process is a requirement that plans for the change of use be submitted for 413 Ocean Avenue immediately (per Heather's e-mail, receipt of plans by EOD tomorrow) will assist the city in ensuring that we can conduct timely review of the plans.
4. **Written Statement from SJC and/or Development Team** – Please submit a written statement affirming that no State license is required to operate the facilities and an acknowledgement that if DSS or any other agency determines that a license is required, the City will take steps to begin revocation of the permit until the applicant provides proof of compliance.

Thank you,

Jing

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, September 18, 2025 12:59 PM

To: Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabahan <Sia.Poursabahan@santamonica.gov>; Michelle M. Hugar <Michelle.Hugar@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Dave Rand <Dave@rpnlp.com>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

All, thanks for the time today, here is a summary, please let us know how we can move forward:

1. Please see the attached RFA -- the description of the program is summarized by the services provided on p.7 of the pdf (highlighted).
2. We are looking for the City to confirm that SJC can open on Monday 9/22 at 413 Ocean so we do not jeopardize funding under the program for both sites (413 Ocean and 825 Ocean).
3. We will confirm with DSS that the sites do not require a license (given the services described in the RFA, no license is required).
4. We will seek/obtain an extension on 825 Ocean, but look to open that site once DSS confirms no license is required.
5. We received a notice of violation for 413 Ocean that included (a) work done prior to BFG Santa Monica PropCo's ownership [remodeled bathrooms; wall heater replacement; HVAC units]; (b) fire sprinkler head replacement; (c) camera installation; (d) ceiling patching/repair; (e) elevator non-operational. No permit is needed for fire sprinkler head replacement, no permit is needed for cameras that are low voltage, no permit is required for patching the ceiling where no structural or systems. Sia has confirmed this is a separate email and said we will receive an updated notice. We are waiting on a light and sensor for the elevator from our licensed tech; the elevator works. Confirmation about what needs to be done at this property regarding work done from before this owner. Confirmation from the inspectors about any safety issues, and what we can do to address them.

6. We have a permit at 825 Ocean. The work for the permit has been completed. Jim Brewster asked us to open a ceiling in the office to investigate some metal pans that were there. We did that – the metal pans were serving no purpose and we removed them. We want to close the ceiling up. Confirmation that an inspector will allow us to do that. Confirmation from the inspectors about any safety issues, and what we can do to address them.

Thank you,

Adam Kent

Hope for an Affordable LA

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adam@hope4la.org

(818) 298-5614

On Thu, Sep 18, 2025 at 12:16 PM Ryan Smith <rsmith@stjosephctr.org> wrote:

Thanks for the update! Please reach out if you need anything.

RJS

Dr. Ryan J. Smith

President and CEO

St. Joseph Center | Hope Through Empowerment

rsmith@stjosephctr.org | he/him/his

204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

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

Sent: Thursday, September 18, 2025 11:43 AM

To: Leo Pustilnikov <leo@slinvestments.com>; Adam Kent <adam@hope4la.org>

Cc: Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabastian <Sia.Poursabastian@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Dave Rand <Dave@rpnlp.com>

Subject: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

Hi All,

Quick recap to confirm next steps:

City:

1. will meet internally today to discuss any flexibility to allow move-ins at 413 concurrent with Development team getting license

Development team:

1. **Adam** will share summary of the project description, **please share this in advance of 1pm today**
2. Submit plans to Sia (given the tight turnaround, **we suggest by EOD tomorrow** to ensure there is no further delay)
3. Reach out to DSS regarding the licensing issue discussed

We will circle back with any updates as we have them.

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.

-----Original Appointment-----

From: Ryan Smith <rsmith@stjosephctr.org>

Sent: Tuesday, September 16, 2025 9:51 AM

To: Ryan Smith; Heather Averick; Allyson Crosby; Leo Pustilnikov; Adam Kent; Lupe Madrid; Maia Eaglin; Dave Rand

Subject: HOLD: BHBH Follow Up Conversation

When: Thursday, September 18, 2025 10:00 AM-11:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

EXTERNAL

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Meeting ID: 246 086 359 615 2

Passcode: Sa69PK3F

For organizers: [Meeting options](#)

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SJC Warning!

This email originated outside of SJC. Do not open attachments or click links unless you recognize the sender, are expecting the email, and are confident the content is safe.

From: [Sia Poursabahian](#)
To: [Adam Kent](#)
Cc: [Daniel Galvan](#); [James Brewster](#); [Joe Cavin](#)
Subject: RE: BHBH Conversation: TIME SENSITIVE ACTION ITEMS, 25BLD-3764, 413 Ocean Avenue
Date: Friday, October 10, 2025 4:08:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good afternoon, Daniel, Jim,

Could you please schedule a joint inspection of 825 Ocean Ave with Adam?

Thank you



Sia Poursabahian
 Building and Safety Building Official, ECE, PE, SE, CBO
 Office Phone No. (310) 458-2201 Ext. 6993
[Permit Services Center](#) | [Permit Issuance](#) | [Schedule Inspection](#)
[Plan Review and Building Permit Information](#)

From: Adam Kent <adam@hope4la.org>
Sent: Friday, October 10, 2025 3:51 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Todd Weldon <Todd.Weldon@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS, 25BLD-3764, 413 Ocean Avenue

EXTERNAL

I just spoke with Amin and this should be done.

We have not done the same formal walk of 825 with Jim and Fire like we did at 413 (I was just mentioning this to Jim this morning). Maybe we can do this early next week and then I can ask Amin to include that in the scope for the permit like with 413? I'm guessing that the City might be closed on Monday, but I'm available Tuesday if that works.

Thank you,

Adam Kent
Hope for an Affordable LA
 9744 Wilshire Blvd., Suite 311
 Beverly Hills, CA 90212
adam@hope4la.org
 (818) 298-5614

On Fri, Oct 10, 2025 at 3:06 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Good afternoon, Adam,

Could you please ask Amin to complete the task assigned to him on 10/9/25 so that we can move the application forward? He contact Todd, copied, if he has any question on how to complete the task.

With respect to 825 Ocean Ave, has Jim inspected the building and provided you with the list of the work for which a permit will be required?

Has the Fire inspected the 825 Ocean Ave?

Thank you

Project Name: 25BLD-3764 Workflow: 25BLD-3764 - Building Review PLCK - 10/3/2025 3:55:46 PM Total Review Comments:	Days with Applicant/Submitter: 1 days 5.5 hrs Completed Submission (Prescreen): 5 days 22.5 hrs Completed Plan Review: Not Completed
--	---

WORKFLOW ROUTING SLIP										
TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL	
Applicant Upload Task	Completed		0	10/03/2025 04:02 PM	10/03/2025 05:33 PM	10/03/2025 08:50 PM	Applicant	Amin Badie	0 days 5 hrs	
Assign PS	Completed		0	10/06/2025 06:54 PM	10/06/2025 07:04 PM	10/06/2025 07:05 PM	Permit Specialist Supervisor	Katie Seaman	0 days 0 hrs	
Prescreen Review Task	Completed		0	10/08/2025 10:17 AM	10/09/2025 02:24 PM	10/09/2025 02:25 PM	Permit Specialist	Todd Weldon	1 day 4 hrs	
Assign Reviewers Task	Completed		0	10/09/2025 02:27 PM	10/09/2025 02:33 PM	10/09/2025 02:34 PM	Permit Specialist	Todd Weldon	0 days 0 hrs	
Fees Due	Accepted		1	10/09/2025 02:35 PM	10/09/2025 04:44 PM		Applicant	Amin Badie	1 day 0.5 hrs	

/?



Sia Poursabahian
 Building and Safety Building Official, ECE, PE, SE, CBO
 Office Phone No. (310) 458-2201 Ext. 6993
[Permit Services Center](#) | [Permit Issuance](#) | [Schedule Inspection](#)
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From: Adam Kent <adam@hope4la.org>

Sent: Friday, October 10, 2025 3:00 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Todd Weldon <Todd.Weldon@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS, 25BLD-3764, 413 Ocean Avenue

EXTERNAL

Sia, I just paid this fee and thank you for the adjustment.

We are preparing the plans for the change of use permit for 825 Ocean as well. One question: for 413, as requested, we included the notes from Jim's inspection in the permit scope -- what do you want included in the 825 permit?

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Fri, Oct 10, 2025 at 12:39 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Good afternoon, Adam,

We revised the fees due to \$4,475.02 and a revised invoice has been sent to Amin. Please ask Amin to pay the invoice so that we can start the plan reviews.

Please note that a Change of Use permit will also be required for 825 Ocean Avenue.

Thank you



Sia Poursabahian

Building and Safety Building Official, ECE, PE, SE, CBO
Office Phone No. (310) 458-2201 Ext. 6993

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From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Friday, October 10, 2025 8:47 AM
To: Adam Kent <adam@hope4la.org>
Cc: Todd Weldon <Todd.Weldon@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: RE: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

Good morning, Adam,

Please ask Amin not to pay the fee. Let me look into it and get back to you.

Thank you



Sia Poursabahian

Building and Safety Building Official, ECE, PE, SE, CBO
Office Phone No. (310) 458-2201 Ext. 6993

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[Plan Review and Building Permit Information](#)

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, October 9, 2025 8:15 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Amin Badie <amin@twlayman.com>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Michelle M. Hugar <Michelle.Hugar@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Sia, I'm including Amin here too -- he relayed that the fee was \$17,220.55 (surprisingly high) -- that amount doesn't line up with any fee schedule that I can find, can anyone provide insight into the breakdown of this fee?

I reviewed the fee schedules here:

<https://finance.smgov.net/Media/Default/fees/Community%20Development.pdf>

<https://www.santamonica.gov/media/Document%20Library/Topic%20Explainers/Planning%20Resources/Planning%20Fees%20Worksheet%20FY25-26.pdf>

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Thu, Oct 9, 2025 at 3:18 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Good afternoon, Adam,

A task has been assigned to the applicant, Amin Badie, to pay the plan review fees due. Once the fees are paid, we will route the plans for review, and we will expedite the plan reviews.

Thank you

Fees Due	Pending		1	10/09/2025 02:35 PM		Applicant		0 days 0.5 hrs
----------	---------	--	---	------------------------	--	-----------	--	----------------



Sia Poursabahian

Building and Safety Building Official, ECE, PE, SE, CBO
Office Phone No. (310) 458-2201 Ext. 6993

[Permit Services Center](#) | [Permit Issuance](#) | [Schedule Inspection](#)
[Plan Review and Building Permit Information](#)

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, October 9, 2025 11:14 AM

To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>

Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; Michelle M. Hugar <Michelle.Hugar@santamonica.gov>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Sia, our architect has filed a change of use permit (25BLD-3764) with plans and the scope of work that you provided in your email below based on the 9/24/25 inspection. SJC is finalizing the assumption of risk document. Can we schedule the fire department to inspect life safety issues today or tomorrow -- all issues raised by the fire department on 9/24/25 have been addressed?

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Sep 25, 2025 at 5:43 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Good afternoon, Adam,

Please my responses in red:

1. My understanding is that SJC is working to provide additional operational plans.
2. I'm working on getting plans from an architect to submit.

Sia, we had the inspection at 413 Ocean yesterday -- Jim said that he would be reporting his findings to you -- can you please provide us with an estimate on when you expect to get back to us about what you want us to do? I'm happy to jump on a call with you to discuss once you are up to speed.

Please see the list of the work for which a permit will be required. You can include the list on the plans/application you will submit for the Change of Use. Once we have issued the permit, we can inspect some of the units to make sure they have been done correctly.

3. Is the City open to Hope for SaMo, LLC, the master tenant for the property, executing the Assumption of Risk document instead of SJC? We are prepared to execute it.

We need the operator of the "Transitional Housing" facility to complete and sign the Assumption of Risk. Please note that you will need to specify the plan check number on the Assumption of Risk.

We are confused about sequencing when you are calling out work that must be completed and the fact that no construction can occur if there is occupancy. Does this mean, if there are findings from B&S, we need to correct these prior to occupancy? If so, can we please prioritize the plan for findings and inspections so that we can understand the path to opening?

After the permit for the work in the units is issued, we will do the inspection. If there is a correction to be made, we have to make sure it does not disturb the tenants. We can discuss the corrections, if any, on a case-by-case basis. The corrections by Fire Department will need to be addresses before the occupancy of the building, but the corrections (non-life safety) by B&S can be done during the occupancy of the building.

4. Inspections from fire and B&S occurred yesterday -- I assume there will need to be more as work is identified. Fire had a couple of issues that I hope to have resolved by Monday. We are waiting to hear back from B&S. SJC is prepared to provide the statement re DSS licensure and we are following up with DSS to get that confirmed.

Thank you

Results of B&S Inspection on 9/24/25:

Listed below are the units in order and what I observed in a very quick walkthrough.

1. Existing bath existing heat
2. bath remodel new wall furnace
3. bath remodel new wall furnace
4. Old bathroom new wall furnace
5. Remodel bathroom old wall furnace
6. Remodel bathroom new wall furnace
7. old bathroom new wall furnace
8. Remodel bathroom new wall furnace
9. new bathroom new wall furnace
10. Remodeled bathroom new mini split
11. remodeled bathroom new mini split
12. remodeled bathroom new mini split
13. remodeled bathroom new furnace
14. Old furnace remodeled bathrooms
15. Old bathroom new furnace
16. old bathroom new furnace
17. bathroom remodel old furnace
18. old bathroom old furnace
19. bathroom remodel new mini split
20. bathroom remodel new furnace
21. old bathroom new furnace
22. old bathroom new mini split
23. bathroom remodel new furnace
24. bathroom remodel new furnace
25. old bathroom new furnace
26. bathroom remodel new furnace
27. bathroom remodel old furnace
28. bathroom remodel old furnace
29. bathroom remodel wall furnace

Need panic hardware on egress doors
missing exit signage and need to verify emergency lighting
common area employee restrooms have 24 inch entry doors
Ceiling fans installed in every unit- this requires a specific junction box to support a ceiling fan and its motion

From: Adam Kent <adam@hope4la.org>

Sent: Thursday, September 25, 2025 12:39 PM

To: Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahan <Sia.Poursabahan@santamonica.gov>

Cc: Ryan Smith <rsmith@stjosephctr.org>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnlp.com>; Laurie Craft <lcraft@stjosephctr.org>; Leo Pustilnikov <leo@slhinvestments.com>

Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Here is an update on these items:

1. My understanding is that SJC is working to provide additional operational plans.
2. I'm working on getting plans from an architect to submit.

Sia, we had the inspection at 413 Ocean yesterday -- Jim said that he would be reporting his findings to you -- can you please provide us with an estimate on when you expect to get back to us about what you want us to do? I'm happy to jump on a call with you to discuss once you are up to speed.

3. Is the City open to Hope for SaMo, LLC, the master tenant for the property, executing the Assumption of Risk document instead of SJC? We are prepared to execute it.

We are confused about sequencing when you are calling out work that must be completed and the fact that no construction can occur if there is occupancy. Does this mean, if there are findings from B&S, we need to correct these prior to occupancy? If so, can we please prioritize the plan for findings and inspections so that we can understand the path to opening?

4. Inspections from fire and B&S occurred yesterday -- I assume there will need to be more as work is identified. Fire had a couple of issues that I hope to have resolved by Monday. We are waiting to hear back from B&S. SJC is prepared to provide the statement re DSS licensure and we are following up with DSS to get that confirmed.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Tue, Sep 23, 2025 at 10:49 AM Jing Yeo <Jing.Yeo@santamonica.gov> wrote:

Hello Dr. Smith and Adam,

Thank you for letting us know of the funding constraints. Unfortunately, it does not appear that we will be able to facilitate an opening on Wednesday so we would recommend requesting an extension with DMH if possible to provide time to complete steps prior to occupancy before issuance of permits. For clarity, the following steps are necessary prior to occupancy:

1. **SJC to Submit Operational Plans** – The operational documents that were sent last week do not appear to address the site operations (e.g. pick-up/drop-off, how are referrals made to the site, client management). If those could be shared with the city, that will assist us in understanding how the site will be operated in the context of the existing neighborhood.
2. **Submit Permit Application and Plans for Change of Use and Unpermitted Work** - Have a licensed architect prepare a permit application and plans for change of use from residential care facility for the elderly to transitional housing and obtaining required permits for unpermitted work at 413 Ocean Ave
 - Unpermitted work would include at minimum work that City staff have discussed with current contractor including but limited to ceiling drywall replacement in the kitchen and new wall mounted heaters
3. **SJC signs Assumption of Risk (attached)** - SJC completes and signs Assumption of Risk. Please note that the Assumption of Risk requires that corrections from the plan check of the change of use & unpermitted work be constructed. **Please note:** No construction work is permitted during occupancy of the building per the Assumption of Risk so this will need to be taken into account in the facility's operations if any corrections are needed.

4. **Inspection Prior to Occupancy** - City staff inspection of building ahead of occupancy, which will include review of required emergency egress. Inspections will need to be scheduled with Fire and Building & Safety and we are checking on the earliest possible time that inspectors can visit the site.

- Early occupancy is considered based on your statement that no license from DSS is required to run the facility. If a license is required, the occupancy of the building will be stopped until a copy of the license is provided to the city.

Thank you,
Jing

From: Ryan Smith <rsmith@stjosephctr.org>
Sent: Monday, September 22, 2025 12:35 PM
To: Adam Kent <adam@hope4la.org>; Jing Yeo <jing.yeo@santamonica.gov>
Cc: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Michelle M. Hugar <Michelle.Hugar@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@slinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnlp.com>; Laurie Craft <lcraft@stjosephctr.org>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Hi Partners,

Happy Monday. I'm reaching out to provide an update and additional clarification regarding the deadline for opening (receiving clients) at the 413 Ocean Ave. BHBH site.

After further conversation with DMH, they confirmed that per their agreement with the State, all BHBH beds are required to be fully operational no later than Tuesday, September 23, 2025 (tomorrow). However, DMH is working with us and agreed to extend the deadline slightly, allowing us until Wednesday to begin receiving clients. DMH had said costs could be reimbursed within the month we open, but hadn't clarified that it had to occur by Wednesday.

Please note that if the beds are not operational by Wednesday, we will not be reimbursed for any costs incurred during the month of September.

At this juncture, it would be helpful to know whether there is a possibility of opening by Wednesday. If that's not feasible, we will follow up with DMH to initiate the extension request.

We truly appreciate your continued support and all your efforts in helping us move this project forward as quickly as possible.

Sincerely,

RJS

Dr. Ryan J. Smith

President and CEO

St. Joseph Center | Hope Through Empowerment

rsmith@stjosephctr.org | he/him/his

204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Adam Kent <adam@hope4la.org>
Sent: Friday, September 19, 2025 3:43 PM
To: Jing Yeo <jing.yeo@santamonica.gov>
Cc: Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Michelle M. Hugar <Michelle.Hugar@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@slinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Dave Rand <Dave@rpnlp.com>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

Jing, we cannot have everything close on the same date (i.e., Sept 30) -- SJC has to open, inform DMH that they are ready to accept clients, and begin to on-board clients before the end of the month to not put funding in jeopardy -- hopefully, we can agree that pushing all of this to occur on the last day of the month won't work. We referenced the Monday (9/22) opening given this timing as our reference for opening at the end of the month. Given the lead times, and our productive discussions, and the representations below, can we agree that SJC can start the process of opening on Wednesday 9/24 and let SJC communicate that it can start the process of on-boarding clients to DHS within that timeline?

Please see the following:

1. SJC Operating Plans: attached.
2. Assumption of Risk: please provide this and we can execute.
3. Plans: while we do not agree that there is a change of use--and Leo pointed out in response to Heather's email that we do not believe plans are necessary--regardless, please see the historic plans that were provided to us.
4. Statement: SJC will provide a statement regarding licensure along these lines: SJC understands that no state license is required to operate the facilities at 413 Ocean Avenue and 825 Ocean Avenue, and if DSS or any other agency determines that a license is required, SJC acknowledges that the City of Santa Monica will take steps to begin revocation of the subject permit for the facilities until the applicant provides proof of compliance or implements other corrective measures.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Thu, Sep 18, 2025 at 4:26 PM Jing Yeo <jing.yeo@santamonica.gov> wrote:

Hello Adam,

Thank you for the summary request. On today's call, we had heard a request to be open by the end of the month (i.e. September 30) so I do want to note that confirmation from the City to open on Monday 9/22 is not going to be possible.

We had an opportunity to discuss within the City team and have determined the following as a path forward that would allow SJC to open at 413 Ocean Ave:

1. **SJC to Submit Operational Plans** – We understand that St. Joseph Center has prepared operational plans for how the facility will be operated. If those could be shared with the city, that will assist us in understanding how the site will be operated.
2. **SJC and Development Team Signs Assumption of Risk** – The City Attorney's Office will be preparing an Assumption of Risk agreement that will be ready next week for review. Among others, the Assumption of Risk will include a provision that the occupancy of the building will be stopped if DSS determines that a license is required and until the applicant provides the city with the proof of the issued license by DSS.
3. **Development Team Submits Plans for Change of Use** – Simultaneous with this process is a requirement that plans for the change of use be submitted for 413 Ocean Avenue immediately (per Heather's e-mail, receipt of plans by EOD tomorrow) will assist the city in ensuring that we can conduct timely review of the plans.
4. **Written Statement from SJC and/or Development Team** – Please submit a written statement affirming that no State license is required to operate the facilities and an acknowledgement that if DSS or any other agency determines that a license is required, the City will take steps to begin revocation of the permit until the applicant provides proof of compliance.

Thank you,

Jing

From: Adam Kent <adam@hope4la.org>
Sent: Thursday, September 18, 2025 12:59 PM
To: Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabahan <Sia.Poursabahan@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Leo Pustilnikov <leo@slhinvestments.com>; Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Dave Rand <Dave@rpnlp.com>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

All, thanks for the time today, here is a summary, please let us know how we can move forward:

1. Please see the attached RFA -- the description of the program is summarized by the services provided on p.7 of the pdf (highlighted).
2. We are looking for the City to confirm that SJC can open on Monday 9/22 at 413 Ocean so we do not jeopardize funding under the program for both sites (413 Ocean and 825 Ocean).
3. We will confirm with DSS that the sites do not require a license (given the services described in the RFA, no license is required).
4. We will seek/obtain an extension on 825 Ocean, but look to open that site once DSS confirms no license is required.
5. We received a notice of violation for 413 Ocean that included (a) work done prior to BFG Santa Monica PropCo's ownership [remodeled bathrooms; wall heater replacement; HVAC units]; (b) fire sprinkler head replacement; (c) camera installation; (d) ceiling patching/repair; (e) elevator non-operational. No permit is needed for fire sprinkler head replacement, no permit is needed for cameras that are low voltage, no permit is required for patching the ceiling where no structural or systems. Sia has confirmed this is a separate email and said we will receive an updated notice. We are waiting on a light and sensor for the elevator from our licensed tech; the elevator works. Confirmation about what needs to be done at this property regarding work done from before this owner. Confirmation from the inspectors about any safety issues, and what we can do to address them.
6. We have a permit at 825 Ocean. The work for the permit has been completed. Jim Brewster asked us to open a ceiling in the office to investigate some metal pans that were there. We did that -- the metal pans were serving no purpose and we removed them. We want to close the ceiling up. Confirmation that an inspector will allow us to do that. Confirmation from the inspectors about any safety issues, and what we can do to address them.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Thu, Sep 18, 2025 at 12:16 PM Ryan Smith <rsmith@stjosephctr.org> wrote:

Thanks for the update! Please reach out if you need anything.

RJS

Dr. Ryan J. Smith

President and CEO

St. Joseph Center | Hope Through Empowerment

rsmith@stjosephctr.org /he/him/his

204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, September 18, 2025 11:43 AM
To: Leo Pustilnikov <leo@slhinvestments.com>; Adam Kent <adam@hope4la.org>

Cc: Maia Eaglin <MEaglin@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ryan Smith <rsmith@stjosephctr.org>; Sia Poursabastian <Sia.Poursabastian@santamonica.gov>; Jing Yeo <jing.yeo@santamonica.gov>; Michelle M. Hugard <Michelle.Hugard@santamonica.gov>; Dave Rand <Dave@rpnllp.com>
Subject: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

Hi All,

Quick recap to confirm next steps:

City:

1. will meet internally today to discuss any flexibility to allow move-ins at 413 concurrent with Development team getting license

Development team:

1. Adam will share summary of the project description, **please share this in advance of 1pm today**
2. Submit plans to Sia (given the tight turnaround, **we suggest by EOD tomorrow** to ensure there is no further delay)
3. Reach out to DSS regarding the licensing issue discussed

We will circle back with any updates as we have them.

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.

-----Original Appointment-----

From: Ryan Smith <rsmith@stjosephctr.org>

Sent: Tuesday, September 16, 2025 9:51 AM

To: Ryan Smith; Heather Averick; Allyson Crosby; Leo Pustilnikov; Adam Kent; Lupe Madrid; Maia Eaglin; Dave Rand

Subject: HOLD: BHBH Follow Up Conversation

When: Thursday, September 18, 2025 10:00 AM-11:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

EXTERNAL

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SJC Warning!

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From: Adam Kent
To: Sia Poursabahian
Cc: Jeff Nespor; Amin Badie; James Brewster; Quang Hoang
Subject: Re: FW: 25BLD-3764 - 413 Ocean Avenue
Date: Thursday, October 30, 2025 3:54:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Questionnaire_1.pdf](#)
[Application_1.pdf](#)
[825 Ocean Ave renovation plans 2025-10-28.pdf](#)

EXTERNAL

Sia, Amin submitted responses to the comments for 413 Ocean last week -- please let us know if there is anything else for that permit. Amin filed the change of use permit for 825 Ocean, 25BLD-4080, also attached here -- we are ready to pay the fee once available and please let us know if there is anything else for this permit.

Thank you,

Adam Kent
Hope for an Affordable LA
9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

On Wed, Oct 15, 2025 at 3:19 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Adam, Amin,

For any electrical questions, you can reach out to Quang, copied.

Thank you

P.S. The office is closed this Friday, 10/17/25.



Sia Poursabahian

Building and Safety Building Official, ECE, PE, SE, CBO

Office Phone No. (310) 458-2201 Ext. 6993

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From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Wednesday, October 15, 2025 2:57 PM
To: Adam Kent <adam@hope4la.org>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; Amin Badie <amin@twlwayman.com>
Cc: James Brewster <James.Brewster@santamonica.gov>
Subject: RE: FW: 25BLD-3764 - 413 Ocean Avenue
Importance: High

Good afternoon, Amin,

Please contact Jeff today or tomorrow, since he will off next week.

Thank you



Sia Poursabahian

Building and Safety Building Official, ECE, PE, SE, CBO

Office Phone No. (310) 458-2201 Ext. 6993

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From: Adam Kent <adam@hope4la.org>
Sent: Wednesday, October 15, 2025 2:52 PM
To: Jeff Nespor <Jeff.Nespor@santamonica.gov>; Amin Badie <amin@twlwayman.com>
Cc: James Brewster <James.Brewster@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: FW: 25BLD-3764 - 413 Ocean Avenue

EXTERNAL

Amin, can you please contact Jeff (copied) about the remaining issues with the plan? I think you solved the building type issue through your research, but we just need some clarity on what is needed for the references to "old bathroom," "remodeled bathroom," and "old furnace". Again, we just used the words provided to us, but my suggestion is to clarify "old" as "existing" and for "remodeled" clarify something related to the tile. I'm also happy to be part of the call if needed.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Wed, Oct 15, 2025 at 12:08 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Good morning, Adam,

Jeff, copied, reviewed the plans. Please have your architect to contact Jeff for any building code related questions.

Thank you



Sia Poursabahian

Building and Safety Building Official, ECE, PE, SE, CBO

Office Phone No. (310) 458-2201 Ext. 6993

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From: Adam Kent <adam@hope4la.org>

Sent: Wednesday, October 15, 2025 9:31 AM

To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>

Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; Amin Badie <amin@twlayman.com>; John Goza <John.Goza@santamonica.gov>

Subject: Re: FW: 25BLD-3764 - 413 Ocean Avenue

EXTERNAL

Sia, please see the highlighted comments below, do you have a minute to discuss these today?

1. Type VB construction -- as you know, this is existing but the comment is that this is not permitted for R-2.1 -- if so, can this be an existing non-conforming type?
2. A request is for actual scope of work related to the list that Jim made on his inspection regarding "remodeled" bathroom, "old" bathroom, and "old" furnace. Maybe we change "old" to "existing" and explain no change. For "remodeled" bathroom, do you want us to say "new tile" given that is what the discussion has been or is there something else that makes more sense?

Happy to jump on a quick call if that is easier to discuss.

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▼ | Cycle: [Show All](#) | Time: [Show All](#) |

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Ref # 2 BS-Arc and Shunt Review Jeff Neppor 10/13/25 11:44 AM Cycle 1 [Type your response here](#)

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Comment

1. [This panel shall be identified and signed by the architect](#)
2. [In the description of work on sheet AD-6, clarify what the actual scope of work is for the phases:
 - a. \[remodel bathroom\]\(#\)
 - b. \[B-2 bathroom\]\(#\)
 - c. \[B-2 kitchen\]\(#\)](#)
3. [Provide or verify the existing ceiling rooms have smoke alarms and carbon monoxide alarms](#)
4. [Type YES for any construction type is not permitted for a R-2-1 occupancy per CBC Table 06B 02.1](#)

Ref #	File Review	Owner Name	10/14/25 9:58 AM	Cycle 1	No response received
	approval, safety existing purchased form inspection on 10/10				
Comment					
Ref # 1	PIE-C and D Review	Cody Reed	10/13/25 7:17 AM	Cycle 1	No response received
	NA - regarding work already done				
Comment					
Ref # 3	PIE-WD/Review	Emilio Perez	10/14/25 8:04 AM	Cycle 1	No response received
	This project review is N/A. 10/14/2025				
Comment					

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Wed, Oct 15, 2025 at 9:13 AM Adam Kent <adam@hope4la.org> wrote:

Thank you, Sia -- I'll speak with Amin about the corrections.

Jim, are you available tomorrow morning to walk 825? Otherwise, please let me know what works best for you.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

On Tue, Oct 14, 2025 at 3:36 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

Good afternoon, Adam,

All reviews have been completed. Staff will process and return the application back to Amin so that he can address the corrections and resubmit.

Please note that the final plans will need to be approved/stamped by the licensed architect of the project.

Jim and Daniel (Fire) are ready to inspect 825 Ocean Ave this Wednesday or Thursday.

Thank you

Transportation Supervisor Assign Reviews Task for Department Review for Review Cycle #1	Completed		1	10/10/2025 03:24 PM	10/14/2025 01:23 PM	10/14/2025 01:24 PM	Transportation Supervisor	Peter Dzewaltowski	3 days 22 hrs
PW-C and D Review Department Review cycle #1	Completed	Not Applicable	1	10/10/2025 03:24 PM	10/13/2025 11:37 AM	10/13/2025 11:39 AM	PW-C and D Review	Cody Reed	2 days 20 hrs
PW-RRR Review Department Review cycle #1	Completed	Not Applicable	1	10/10/2025 03:24 PM	10/14/2025 05:52 AM	10/14/2025 06:06 AM	PW-RRR Review	Ernesto Perez	3 days 14.5 hrs
CP-Pick Supervisor Assign Reviews Task for Department Review for Review Cycle #1	Completed		1	10/10/2025 03:24 PM	10/10/2025 04:02 PM	10/10/2025 04:05 PM	CP-Pick Supervisor	James Combs	0 days 0.5 hrs
PW-Pick Supervisor Assign Reviews Task for Department Review for Review Cycle #1	Completed		1	10/10/2025 03:24 PM	10/14/2025 11:07 AM	10/14/2025 11:13 AM	PW-Pick Supervisor	Joshua Carvalho	3 days 20 hrs
BS-Elec Review Department Review cycle #1	Completed	Review Comments Complete	1	10/10/2025 03:24 PM	10/13/2025 11:37 AM	10/13/2025 11:47 AM	BS-Elec Review	Quang Hoang	2 days 20.5 hrs
BS-Mech Review Department Review cycle #1	Completed	Not Applicable	1	10/10/2025 03:24 PM	10/13/2025 12:11 PM	10/13/2025 12:15 PM	BS-Mech Review	Bahram Bakhshi	2 days 21 hrs
Fire Review Department Review cycle #1	Completed	Approved	1	10/10/2025 03:24 PM	10/14/2025 08:56 AM	10/14/2025 08:59 AM	Fire Review	Daniel Galvan	3 days 17.5 hrs
BS-Pick Supervisor Assign Reviews Task for Department Review for Review Cycle #1	Completed		1	10/10/2025 03:24 PM	10/12/2025 08:04 AM	10/12/2025 08:05 AM	BS-Pick Supervisor	Jeff Nespor	1 day 16.5 hrs
Planning Review Department Review cycle #1	Completed	Approved	1	10/10/2025 04:05 PM	10/13/2025 11:30 AM	10/13/2025 11:34 AM	Planning Review	Cary Fukui	2 days 19.5 hrs
BS-Arc and Struct Review Department Review cycle #1	Completed	Review Comments Complete	1	10/12/2025 08:05 AM	10/13/2025 11:18 AM	10/13/2025 11:49 AM	BS-Arc and Struct Review	Jeff Nespor	1 day 3.5 hrs
PW-Civil Eng Review Department Review cycle #1	Completed	Not Applicable	1	10/14/2025 11:12 AM	10/14/2025 11:15 AM	10/14/2025 11:21 AM	PW-Civil Eng Review	Joshua Carvalho	0 days 0 hrs
Transportation Review Department Review cycle #1	Completed	Not Applicable	1	10/14/2025 01:23 PM	10/14/2025 01:24 PM	10/14/2025 01:42 PM	Transportation Review	Peter Dzewaltowski	0 days 0.5 hrs
Review Complete Task	Pending		1	10/14/2025 01:42 PM			Permit Specialist		0 days 2 hrs



Sia Poursabahian

Building and Safety Building Official, ECE, PE, SE, CBO

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From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>

Sent: Monday, October 13, 2025 11:48 AM

To: Adam Kent <adam@hope4la.org>; Todd Weldon <Todd.Weldon@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>

Cc: Amin Badie <amin@twlayman.com>; Cody Reed <Cody.Reed@santamonica.gov>

Subject: RE: FW: 25BLD-3764 - 413 Ocean Avenue

Good morning, Adam,

Thanks to Cody, copied, your project is now exempt from the C&D requirements.

Planning has approved the plans, but other reviews are ending.

Thank you

PW-C and D Review Department Review cycle #1	Completed	Not Applicable	1	10/10/2025 03:24 PM	10/13/2025 11:37 AM	10/13/2025 11:39 AM	PW-C and D Review	Cody Reed	2 days 20 hrs
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Sia Poursabahian

Building and Safety Building Official, ECE, PE, SE, CBO

Office Phone No. (310) 458-2201 Ext. 6993

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From: Adam Kent <adam@hope4la.org>
Sent: Monday, October 13, 2025 10:28 AM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Todd Weldon <Todd.Weldon@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Amin Badie <amin@twlayman.com>
Subject: Fwd: FW: 25BLD-3764 - 413 Ocean Avenue

EXTERNAL

Sia, please see below -- it looks like we are being asked for a construction and demolition waste management plan and \$30k bond -- I don't think that is what we are contemplating for this given our discussions. If needed, can we request an exemption given the context? Please let me know if I am mistaken and/or if we need to discuss this further.

Thank you,

Adam Kent

Hope for an Affordable LA

9744 Wilshire Blvd., Suite 311

Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

From: CDWaste <CDWaste@santamonica.gov>
Sent: Monday, October 13, 2025 7:29 AM
To: AMIN@TWLAYMAN.COM
Cc: CDWaste <CDWaste@santamonica.gov>
Subject: 25BLD-3764 - 413 Ocean Avenue

Good morning,

I'm reaching out regarding the construction and demolition waste management portion of your permit. Normally, I would upload these attached files to ProjectDox for you to review, but it appears there's an issue and I can't upload files. Please see the attached documents regarding the waste management plan requirements. I've also posted the following comment to your project.

"A waste management plan is required for this project. Please find the uploaded instructions and information in the Dept Review Attachments folder. If NO contractor has been selected, please complete the Approval/Denial form and upload it to the Supporting Docs folder. If a contractor has been selected, please have the contractor complete the waste management plan via the Santa Monica Waste Tracking portal <https://santamonica.wastetracking.com/>. Please note, we do not allow architects or permit expeditors to submit waste management plans. Instructions and information can be found in the Dept Review Attachments folder. The WMP will be reviewed in the order the project has been rerouted via ProjectDox. Additionally, a performance security deposit in the amount of \$30,000.00 has been added to the Permit fees under the payment record number 25CD-0472. Payments can be made via Citizen Access under the Public Works Tab.

Please provide the Green Halo tracking number as a response to this comment."

If you have any questions, please let me know.

Thank you,



Cody Reed

Project Support Assistant
Resource Recovery and Recycling

[Questions about trash and recycling in Santa Monica?](#)