From: DO_NOT_REPLY@smgov.net
To: Maurice.Cochee@SMGOV.NET
Subject: *** IMPORTANT: SERVICE REQUEST REQUIRES YOUR FINAL REVIEW ***
Date: Tuesday, July 22, 2025 2:17:38 PM

The following Service Request has "No Further Action Req. - Closed" action entered in the workflow, and it requires your final review.

Service Request #: 25COM-1061
Project Name: Construction Work Without a Permit
Address: "413 OCEAN AVE, SANTA MONICA, CA 90402"
Status: Final Processing
Date Received: 7/9/2025
Description: There is extensive construction going in the vacant property. CS0183266 Supplemental complaint on 7/15/25; Construction continues even on the weekend. There is no permit and they are doing all the work from the alley so nothing is evident on the street. CS0183965

This is an automatically generated email. Do not hit reply button.

From: DO_NOT_REPLY@smgov.net
To: Armando.Rangel@SMGOV.NET
Subject: *** IMPORTANT: SERVICE REQUEST REQUIRES YOUR FINAL REVIEW ***
Date: Tuesday, July 22, 2025 2:17:37 PM

The following Service Request has "No Further Action Req. - Closed" action entered in the workflow, and it requires your final review.

Service Request #: 25COM-1061
Project Name: Construction Work Without a Permit
Address: "413 OCEAN AVE, SANTA MONICA, CA 90402"
Status: Final Processing
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Description: There is extensive construction going in the vacant property. CS0183266 Supplemental complaint on 7/15/25; Construction continues even on the weekend. There is no permit and they are doing all the work from the alley so nothing is evident on the street. CS0183965

This is an automatically generated email. Do not hit reply button.

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
Code Enforcement Division
Community Development

City of Santa Monica
https://www.santamonica.gov/
Facebook | Twitter | Instagram
311@santamonica.gov | Submit a Request | 1 (866) 311-7266

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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

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, 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

Code Enforcement Division

Community Development

https://www.santamonica.gov/

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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

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, 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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Community Development

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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

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, 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

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: 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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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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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

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: 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
Code Enforcement Division
Community Development

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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

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

City of Santa Monica

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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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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

Code Enforcement Division

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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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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

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

Code Enforcement Division

Community Development

City of Santa Monica

https://www.santamonica.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: 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

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

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

Z

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

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

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, November 12, 2024 9:35 AM
To: Chris West <chris.west@bournefg.com>; Steve Case <steve.case@bournefg.com>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

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

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

Community Development

https://www.santamonica.gov/

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From: Chris West <chris.west@bournefg.com>
Sent: Monday, November 11, 2024 07:31
To: Steve Case <steve.case@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Good morning William,

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

Best,

Chris West

Financial Analyst

Z

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

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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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 vising 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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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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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

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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 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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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

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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

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, September 4, 2024 8:35 AM
To: Steve Case <steve.case@bournefg.com>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Great progress! Please keep me updated, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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

From: Steve Case <steve.case@bournefg.com>
Sent: Tuesday, September 3, 2024 6:19 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

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

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: 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 Moncia 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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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

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

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 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

City of Santa Monica

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

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

Code Enforcement Division

Community Development

https://www.santamonica.gov/

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From: Chris West <chris.west@bournefg.com>
Sent: Tuesday, July 30, 2024 8:24:22 AM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

Tomorrow at 10:00 am MST.

Chris West

Financial Analyst

BOURNE FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

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

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, July 30, 2024 8:45 AM
To: Chris West <chris.west@bournefg.com>

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

Good morning,

Yes, Wednesday is fine. What time?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

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

From: Chris West <chris.west@bournefg.com>
Sent: Monday, July 29, 2024 12:55 PM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

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

Chris West

Financial Analyst

BOURNE
FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

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

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, July 26, 2024 4:24 PM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

I am reaching out to as we discussed over the phone on Wednesday 7/24/2024, regarding the property at 825 Ocean Avenue. There have been numerous calls for service to our Police

Department (SMPD) and a recent arrest of a trespasser on-site. Since June 2024 there have been a total of 7-incidents that SMPD has responded to handle.

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

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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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

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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

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, 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

City of Santa Monica

https://www.santamonica.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

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

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: 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

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, 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

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

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, 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.

Get Outlook for iOS

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

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

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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

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, 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

https://www.santamonica.gov/

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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

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https://www.santamonica.gov/

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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

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 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

City of Santa Monica

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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

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, 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

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, 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

https://www.santamonica.gov/

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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

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: 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

City of Santa Monica

https://www.santamonica.gov/

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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

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, 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

Community Development

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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

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, 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

https://www.santamonica.gov/

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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

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, 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

City of Santa Monica

https://www.santamonica.gov/

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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

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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

https://www.santamonica.gov/

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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

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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, 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

City of Santa Monica

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

City of Santa Monica

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: 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

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: 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

Code Enforcement Division

Community Development

City of Santa Monica

https://www.santamonica.gov/

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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

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: 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

Code Enforcement Division

Community Development

https://www.santamonica.gov/

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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

Code Enforcement Division

Community Development

https://www.santamonica.gov/

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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

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 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

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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: City Planning
To: Ivan Lai
Subject: Planning Application Submittals - Gage pickens
Date: Wednesday, August 6, 2025 1:36:52 PM
Attachments: attachment.ics

Customer Info
Name: Gage pickens
Email: gage@zoning-info.com
Phone Number: 18177699460
Time Zone: Central Standard Time

Booking Info
Service name: Planning Application Submittals
Location: Our office address

Custom Fields
Question 1- Project Address
Answer - 413 Ocean Avenue
Question 2- Application Type (please enter the type of application you are filing)
Answer - Zoning compliance letter request

Internal Notes
This is where you can add notes about this service that only you and your staff see.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 264 525 415 488

Passcode: dZ3Bx399

Dial in by phone

+1 310-883-7522,,124827629# United States, Santa Monica

Find a local number

Phone conference ID: 124 827 629#

For organizers: Meeting options | Reset dial-in PIN

From: CityPlanning@smgov.net
To: gage@zoning-info.com
Subject: Confirmed: Planning Application Submittals
Date: Wednesday, August 6, 2025 1:36:53 PM
Attachments: booking.ics

City Planning

Hi Gage pickens

Your Booking is confirmed.

Bookings details

Service Name	Planning Application Submittals
With	Ivan Lai
When	Tuesday, August 12, 2025 1:00 PM - 2:00 PM (UTC-06:00) Central Time (US & Canada)
Location	Our office address

Reschedule | Join your appointment

Additional Information

Thank you for making an appointment to submit your Planning application!

At least 24 hours prior to your appointment, you will be receiving two follow-up e-mails: the first will indicate that "[PLANNER NAME] shared the folder [ADDRESS OF YOUR PROJECT] with you". Once you open the e-mail and tap the blue "Open" rectangle icon on this page, the second e-mail will be generated which will provide you with an access code (usually an 8-digit number) for the file. If these e-mails do not appear in your inbox, please check any spam or "junk" folders as sometimes the e-mails are

inadvertently sent to these locations.

It is within the [ADDRESS OF YOUR PROJECT] folder where the following required application materials will need to be uploaded in advance of your appointment:
1) A PDF with a complete set of plans; and
2) A PDF containing all the rest of the application materials including the SIGNED application. The application and any supplemental or support documentation must be combined into a single PDF document. Uploading the materials into the file utilizes a simple "drag and drop" operation.

At your scheduled time, please click on the link for your video call where your appointment will begin and a planner will walk through your application materials with you. If the materials are acceptable, online payment information will be sent to you (please note that at this time we are only able to accept credit card payments).

Your Details

Project Address

413 Ocean Avenue

Application Type (please enter the type of application you are filing)

Zoning compliance letter request

City Planning

The Policies and Practices of City Planning apply to the use of your data

Powered by Microsoft Bookings

A simpler way to organize schedules and manage appointments.

From: Ivan Lai
To: Celeste Cryer
Subject: RE: Zoning Compliance Letter
Date: Thursday, August 7, 2025 9:20:20 AM
Attachments: image001.png

Celeste,
Thanks for the revised Zoning Conformance Request (ZCL) Letter. I will be sending you an invoice to pay for the ZCL later today. Have a good day.

Ivan Lai
Assistant Planner
santamonica.gov
Facebook | Twitter | Instagram

Frequently requested City Planning information / contact the City Planning team!

From: Celeste Cryer <celeste@zoning-info.com>
Sent: Thursday, August 7, 2025 9:12 AM
To: Ivan Lai <Ivan.Lai@santamonica.gov>
Subject: Re: Zoning Compliance Letter

EXTERNAL

Please see attached revised request as we discussed.

On Thu, Aug 7, 2025 at 10:53 AM Celeste Cryer <celeste@zoning-info.com> wrote:

> **RE:**
> **825 Ocean Avenue**
> **825 Ocean Avenue**
> **4292-025-013**
>
> **My apologies. When I submitted the appointment request, it defaulted to my address rather than our subject, which is listed above.**

Talk to you soon,
Celeste Cryer

On Thu, Aug 7, 2025 at 10:28 AM Ivan Lai <Ivan.Lai@santamonica.gov> wrote:

> Celeste,
> Good morning. Can you email me a copy of your zoning compliance letter (zcl) request? I believe the address for the zcl is incorrect since it is listed as 2509 Scripture Street, Suite 200. Let's discuss at our scheduled Microsoft Teams meeting this morning at 9 am. Speak to you then.
>
> **Ivan Lai**
> Assistant Planner
> santamonica.gov
> Facebook | Twitter | Instagram
>
> Frequently requested City Planning information / contact the City Planning team!

From: Heather Averick
To: Allyson Crosby
Subject: SJC BHBH Program: Summary shared with PD
Date: Thursday, August 7, 2025 1:58:30 PM
Attachments: image001.png
image002.png

SJC: Bridge program: wanted to give you an update on a new program scheduled to open in September 2025. It is called the Behavioral Health Bridge Housing Program and will be operated by SJC and fully funded by DMH. It will serve people experiencing homelessness with a Serious Mental Illness. The Program will include 49 beds divided between the sites of two former Assisted Living Facilities in the City -413 Ocean Avenue and 825 Ocean Avenue. HHS asked for an allocation of up to 15 beds (31% of the total beds) exclusively for City referrals, and DMH has agreed. We plan to meet with them later this summer to formalize the agreement and determine the referral process. I will share the details of what that referral process will look like once it is finalized. I wanted to make sure you are both aware this resource will be coming to the City, and also to ensure we have open lines of communication about how to refer people there. It will be worthwhile as well to have coordination about whether PD is receiving an increase of CFS for the site and support working through any issues with SJC/DMH collectively.

City of Santa Monica

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
Facebook | Twitter | Instagram **Subscribe to City of Santa Monica Email Updates**
My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Celeste Cryer
To: Ivan Lai
Subject: Re: Zoning Compliance Letter
Date: Thursday, August 7, 2025 9:15:20 AM
Attachments: image001.png
ZL Request Replacement.pdf

EXTERNAL

Please see attached revised request as we discussed.

On Thu, Aug 7, 2025 at 10:53 AM Celeste Cryer <celeste@zoning-info.com> wrote:

> **RE:**
> **825 Ocean Avenue**
> **825 Ocean Avenue**
> **4292-025-013**
>
> **My apologies. When I submitted the appointment request, it defaulted to my address rather than our subject, which is listed above.**
>
> **Talk to you soon,**
> **Celeste Cryer**
>
> On Thu, Aug 7, 2025 at 10:28 AM Ivan Lai <Ivan.Lai@santamonica.gov> wrote:
>
> > Celeste,
> >
> > Good morning. Can you email me a copy of your zoning compliance letter (zcl) request? I believe the address for the zcl is incorrect since it is listed as 2509 Scripture Street, Suite 200. Let's discuss at our scheduled Microsoft Teams meeting this morning at 9 am. Speak to you then.
> >
> > City of Santa Monica
> >
> > **Ivan Lai**
> >
> > Assistant Planner
> >
> > santamonica.gov
> >
> > Facebook | Twitter | Instagram

> Frequently requested City Planning information / contact the City Planning team!

From: do_not_reply@smgov.net
To: adam@hope4la.org
Subject: Applicant Upload Task Task for 25BLD-3016
Date: Thursday, August 7, 2025 7:10:57 PM

Applicant Upload Task

Hello Adam:

Project: **25BLD-3016 - 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl** has been created and is ready for documents to be uploaded.

To complete your Applicant Upload Task:

1. Login to ProjectDox using link below
2. Select the project from Dashboard (if you do not see it listed, click the "View All Projects" button)
3. Upload files to project, consistent with upload and submittal standards, as follows:
    - Upload plan sheets to the "Plans" folder;
    - Upload building permit application and other document to "Supporting Docs" folder;

You will receive an email confirmation once you successfully complete this task.

View upload and submittal standards, including how PDF files should be named.

To begin uploading files, login to ProjectDox below.

Login to ProjectDox	
User Login:	**Your email address**

Please do not reply to this automated email.

From: William Nathan
To: Armando Reyes
Cc: Joe Cavin; Daniel Galvan
Subject: 825 Ocean Avenue
Date: Friday, August 8, 2025 9:12:28 AM
Attachments: image001.png

Good morning,

Hey just FYI, I got another complaint at 825 Ocean Avenue which was the old Senior Living Facility that had a few fires. I confirmed yesterday they just started work without permit for a Tenant Improvement which included them swapping out there fire sprinklers and smoke detectors amongst a host of other trades. Let me know if you need any more information or pics from me.

Best Regards,

William Nathan

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

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

From: do_not_reply@smgov.net
To: adam@hope4la.org
Subject: Upload confirmation for 25BLD-3016
Date: Sunday, August 10, 2025 11:04:21 AM

UPLOAD COMPLETED

Hello Adam,

The following files have been received for project - **25BLD-3016 : 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**

Files received:

1. 25BLD-3016_825 Ocean Plumbing Repair Drawing.pdf
2. 25BLD-3016_825 Ocean Plumbing Repair 1 Drawing.pdf
3. 25BLD-3016_825 Ocean Plumbing Repair 2 Drawing.pdf

Please do not reply to this email.

From: do_not_reply@smgov.net
To: adam@hope4la.org
Subject: Applicant Upload Task is Past Due for 25BLD-3016
Date: Saturday, August 9, 2025 7:14:25 PM

Applicant Upload Task Assignment

Attention Adam:

You have a task for Project: **25BLD-3016 - 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl** that is past due.

The due date for this task was: **8/8/2025 7:10:36 PM.**

You have been notified time(s).

You have notification(s) left.

This task has a **Low** priority.

Please Login to the City of Santa Monica ePlan Website to complete your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**
Task:	**Applicant Upload**
Permit Specialist:	**EPlans Admin (eplans@smgov.net, 310-458-8341)**
Project Access | **Login to ProjectDox**	

If you have any questions about this project contact your Permit Specialist at 310.458.8355

Please do not reply to this automated email.

From: do_not_reply@smgov.net
To: todd.weldon@santamonica.gov
Subject: Assign PS Assignment for 25BLD-3016
Date: Sunday, August 10, 2025 11:06:27 AM

Assign PS Assignment

Attention Todd:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**

The due date for this task is: **8/11/2025 11:06:03 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**
Task:	**Assign PS**
Permit Specialist:	**EPlans Admin (eplans@smgov.net, 310-458-8341)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: Katie.Seaman@santamonica.gov
Subject: Assign PS Assignment for 25BLD-3016
Date: Sunday, August 10, 2025 11:06:29 AM

Assign PS Assignment

Attention Katie:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**

The due date for this task is: **8/11/2025 11:06:03 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**
Task:	**Assign PS**
Permit Specialist:	**EPlans Admin (eplans@smgov.net, 310-458-8341)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: Adam Kent
To: eplans@smgov.net
Subject: 25BLD-3016 amended scope of work attached
Date: Sunday, August 10, 2025 11:24:12 AM
Attachments: 825 Ocean Scope Insert.pdf

EXTERNAL

To Whom It May Concern:

Attached is an amended scope of work for the project at 825 Ocean, which includes work that does not require a permit, adds more detail regarding the 2 plumbing repairs and the repair to the upstairs subfloor, and corrects the number of toilets replaced (3 not 15).

I uploaded diagrams for the plumbing repairs. The emergency repair 1 has been completed. The emergency repair 2 was stopped by the code enforcement officer. The leak was discovered in the evening on Wednesday 8/6. The code enforcement officer arrived at the property on 8/7 and issued a stop work order.

I would like to continue with installing flooring on the first floor concrete slab (artificial turf) and in the first floor units (laminate flooring).

I'll be coming in to discuss the permit on Monday 8/11.

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:	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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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
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: 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

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, 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

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: 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

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, 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

City of Santa Monica
https://www.santamonica.gov/
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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

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, 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

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: 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
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: 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

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: 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
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, 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

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

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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

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

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

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

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

Z

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, November 12, 2024 9:35 AM
To: Chris West <chris.west@bournefg.com>; Steve Case <steve.case@bournefg.com>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

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

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

Community Development

https://www.santamonica.gov/

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From: Chris West <chris.west@bournefg.com>
Sent: Monday, November 11, 2024 07:31
To: Steve Case <steve.case@bournefg.com>; William Nathan <William.Nathan@santamonica.gov>

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

EXTERNAL

Good morning William,

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

Best,

Chris West

Financial Analyst

Z

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

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

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: 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 vising the community at least once per week. Nobody has been able to successfully break into the community. However, there are two issues which we have told the Santa Monica PD

about. First, there is a woman who consistently parks in front of the community in a white vehicle and canvases the community. We suspect she trying to find a way to break in. Second, someone has consistently tried to break into the back of the community but has been unsuccessful. However, they have caused property damage which we try to repair in a timely manner.

Thanks,

Steve

Steve Case

Chief Investment Officer

BOURNE
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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: 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

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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

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: 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

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: 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

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 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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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

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, 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:

- 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

Code Enforcement Division

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

Good morning Steve,

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

1. Front door entrance is accessible but locked and secured (removing the restriction that made this door inaccessible). **Completed**
    1. The code requires "at least one exterior door shall allow authorized persons access to the interior of the… property."
        1. So, since the **rear exterior door** is now accessible with a combination lock, you can take further measures to lock and re-secure the front door that has panic hardware.
2. All exterior access points have been changed to combination locks. **Completed**
3. Interior furniture removed. **Partially Completed:**
    1. Remove additional furniture and belongings brought in by trespassers on the 2nd Floor.
4. All dilapidated canopies to be either repaired/removed.
5. Repair the rear fencing so that it is plumb & not leaning inward, and repair/replace damaged plank of wood.
6. Remove trash, litter, and debris from the premises.
7. Remove overgrown weeds and vegetation from the alley side on the fencing.

8. Securing of front windows facing the street with Sheeting Material (minimum of ¼ inch thick clear or semi-clear shatter-proof polycarbonate material…)
9. Boarding up of all windows not facing the public rights-of-way.
10. Painting all plywood in a color consistent with the exterior of the building that are securing doors & windows.
11. Documentation for extermination of pests & vermin due to rodent droppings observed.

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

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

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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

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Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

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

Good afternoon,

Just confirming our appointment today @ 2PM?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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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

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 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

Code Enforcement Division

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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

BOURNE FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

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

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, July 30, 2024 8:45 AM
To: Chris West <chris.west@bournefg.com>

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

Good morning,

Yes, Wednesday is fine. What time?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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

From: Chris West <chris.west@bournefg.com>
Sent: Monday, July 29, 2024 12:55 PM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

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

Chris West

Financial Analyst

BOURNE
FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

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

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, July 26, 2024 4:24 PM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

I am reaching out to as we discussed over the phone on Wednesday 7/24/2024, regarding the property at 825 Ocean Avenue. There have been numerous calls for service to our Police

Department (SMPD) and a recent arrest of a trespasser on-site. Since June 2024 there have been a total of 7-incidents that SMPD has responded to handle.

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

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

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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

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, 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

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: 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

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, 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

Code Enforcement Division

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

From: Chris West <chris.west@bournefg.com>
Sent: Tuesday, May 28, 2024 6:23 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

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

Chris West

Financial Analyst

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, 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.

Get Outlook for iOS

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

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

City of Santa Monica

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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

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, 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

https://www.santamonica.gov/

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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

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https://www.santamonica.gov/

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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

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 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

City of Santa Monica

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: 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

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, 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

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, 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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311@santamonica.gov | Submit a Request | 1 (866) 311-7266

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

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: 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

City of Santa Monica

https://www.santamonica.gov/

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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

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, 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

Community Development

City of Santa Monica

https://www.santamonica.gov/

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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

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, 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

https://www.santamonica.gov/

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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

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, 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

City of Santa Monica

https://www.santamonica.gov/

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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

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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, 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

https://www.santamonica.gov/

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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

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, 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

City of Santa Monica

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

City of Santa Monica

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: 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

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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

Code Enforcement Division

Community Development

City of Santa Monica

https://www.santamonica.gov/

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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

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: 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

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

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

Code Enforcement Division

Community Development

https://www.santamonica.gov/

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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

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 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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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: do_not_reply@smgov.net
To: adam@hope4la.org
Subject: Applicant Upload Task Task for 25BLD-3016
Date: Monday, August 11, 2025 9:19:13 AM

Applicant Upload Task

Hello Adam:

Project: **25BLD-3016 - 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl** has been created and is ready for documents to be uploaded.

To complete your Applicant Upload Task:

1. Login to ProjectDox using link below
2. Select the project from Dashboard (if you do not see it listed, click the "View All Projects" button)
3. Upload files to project, consistent with upload and submittal standards, as follows:
    - Upload plan sheets to the "Plans" folder;
    - Upload building permit application and other document to "Supporting Docs" folder;

You will receive an email confirmation once you successfully complete this task.

View upload and submittal standards, including how PDF files should be named.

To begin uploading files, login to ProjectDox below.

Login to ProjectDox	
User Login:	**Your email address**

Please do not reply to this automated email.

From:	Adam Kent
To:	Chris West; William.Nathan@santamonica.gov
Cc:	Steve Case
Subject:	Re: Fw: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed
Date:	Friday, August 8, 2025 11:31:42 AM
Attachments:	image001.png image003.png Outlook-Z image004.png image005.png

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
>
> 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, 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

Code Enforcement Division

Community Development

City of Santa Monica

https://www.santamonica.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: 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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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

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, 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

Code Enforcement Division

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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

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, 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

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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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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

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, 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

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: 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

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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

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: 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

Code Enforcement Division

Community Development

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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

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

City of Santa Monica

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

From: 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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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

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

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, 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

Code Enforcement Division

Community Development

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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

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

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

Z

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

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

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, November 12, 2024 9:35 AM
To: Chris West <chris.west@bournefg.com>; Steve Case <steve.case@bournefg.com>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

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

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

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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

Z

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

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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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 vising 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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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

Code Enforcement Division

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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

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

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 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

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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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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:

- 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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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 Moncia 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

Code Enforcement Division

Community Development

City of Santa Monica

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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

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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

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 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

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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

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

BOURNE
FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

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

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, July 30, 2024 8:45 AM

To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Yes, Wednesday is fine. What time?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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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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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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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: 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

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, 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

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

Community Development

City of Santa Monica

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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

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, 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

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, 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

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, 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.

Get Outlook for iOS

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

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

City of Santa Monica

https://www.santamonica.gov/

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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

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, 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

City of Santa Monica

https://www.santamonica.gov/

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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

City of Santa Monica

https://www.santamonica.gov/

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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

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 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

City of Santa Monica

https://www.santamonica.gov/

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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 th

week. Unfortunately, we cannot do next week and I'm going out of town the week of the 20 for my Birthday. Does some time the week of the 27th - 31st work?

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, 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

City of Santa Monica

https://www.santamonica.gov/

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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

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, 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

https://www.santamonica.gov/

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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

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: 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

City of Santa Monica

https://www.santamonica.gov/

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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

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, 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

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: 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

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, 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

https://www.santamonica.gov/

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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

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, 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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https://www.santamonica.gov/

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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

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, 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

City of Santa Monica

https://www.santamonica.gov/

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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

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, 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

City of Santa Monica

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

City of Santa Monica

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

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

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: 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

Code Enforcement Division

Community Development

City of Santa Monica

https://www.santamonica.gov/

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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

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: 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

Code Enforcement Division

Community Development

City of Santa Monica

https://www.santamonica.gov/

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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

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

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 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:	Maurice Cochee
To:	Adam Kent
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 7:11:49 PM
Attachments:	image001.png image002.png image004.png image005.png image006.png

---

That works for me.

City of Santa Monica

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,
>
> City of Santa Monica
>
> **Maurice Cochee**
> Code Enforcement Supervisor
> Code Enforcement Division
>
> (310) 458-4984 ext. 5788
> santamonica.gov
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>
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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

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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
>
> 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, 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

Code Enforcement Division

Community Development

City of Santa Monica

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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

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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

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: 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

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, 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

Code Enforcement Division

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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

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, 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

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: 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

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, 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

City of Santa Monica

https://www.santamonica.gov/

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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

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: 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

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: 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

Code Enforcement Division

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

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

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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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

Code Enforcement Division

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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

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

Code Enforcement Division

Community Development

City of Santa Monica

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

From: 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

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

Code Enforcement Division

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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

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

Thanks,

Steve

Steve Case

Chief Investment Officer

BOURNE
FINANCIAL GROUP

Direct: 310-498-0693

www.bournefg.com

8500 East Prentice Avenue, Suite 820

Greenwood Village, Colorado 80111

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

Good morning,

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

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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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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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

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

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 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

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, September 4, 2024 8:35 AM
To: Steve Case <steve.case@bournefg.com>
Cc: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Great progress! Please keep me updated, thank you.

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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

From: Steve Case <steve.case@bournefg.com>
Sent: Tuesday, September 3, 2024 6:19 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Chris West <chris.west@bournefg.com>

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

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 Moncia 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

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

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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

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 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

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 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

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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

BOURNE FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

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

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Tuesday, July 30, 2024 8:45 AM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good morning,

Yes, Wednesday is fine. What time?

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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

From: Chris West <chris.west@bournefg.com>
Sent: Monday, July 29, 2024 12:55 PM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

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

Chris West

Financial Analyst

BOURNE
FINANCIAL GROUP

Direct: 303-884-4924

Chris.West@bournefg.com

www.BourneFG.com

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

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Friday, July 26, 2024 4:24 PM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

Good afternoon Chris,

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

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

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

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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

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, 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

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: 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

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, 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

Code Enforcement Division

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

From: Chris West <chris.west@bournefg.com>
Sent: Tuesday, May 28, 2024 6:23 AM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave - Request for Extension - Immediate Attention Needed

EXTERNAL

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

Chris West

Financial Analyst

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, 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.

Get Outlook for iOS

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

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

https://www.santamonica.gov/

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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

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, 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

https://www.santamonica.gov/

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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

https://www.santamonica.gov/

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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

Code Enforcement Division

Community Development

City of Santa Monica

https://www.santamonica.gov/

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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

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, 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

https://www.santamonica.gov/

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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

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, 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

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: 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

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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

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, 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

Community Development

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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

Code Enforcement Division

Community Development

City of Santa Monica

https://www.santamonica.gov/

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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

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, 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

https://www.santamonica.gov/

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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

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, 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

City of Santa Monica

https://www.santamonica.gov/

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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

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, 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

City of Santa Monica

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

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: 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

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: 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

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

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

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: 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

Code Enforcement Division

Community Development

City of Santa Monica

https://www.santamonica.gov/

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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

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

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 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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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: 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 12:56:59 PM

EXTERNAL

Maurice, thanks for speaking with me today -- did you get a chance to talk with James about whether we can install the astro turf and flooring on the first floor at 825 Ocean?

I'm working through uploading the documents requested today. As a reminder, the file number is 25BLD-3016.

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, Aug 11, 2025 at 10:10 AM Adam Kent <adam@hope4la.org> wrote:

> 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

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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

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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>

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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

<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

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: 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

<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: 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

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: 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

Code Enforcement Division

Community Development

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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

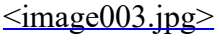
EXTERNAL

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

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, 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

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: 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

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: 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

From: Ivan Lai
To: gage@zoning-info.com
Subject: Ivan Lai shared the folder "413 Ocean Avenue (ZCL)" with you
Date: Monday, August 11, 2025 2:41:19 PM
Attachments: AttachedImage
AttachedImage
AttachedImage
AttachedImage

-->

Ivan Lai shared a folder with you

-->

Here's the folder that Ivan Lai shared with you.

413 Ocean Avenue (ZCL)

This link only works for the direct recipients of this message.

Open

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From: do_not_reply@smgov.net
To: adam@hope4la.org
Subject: Applicant Upload Task Task for 25BLD-3016
Date: Monday, August 11, 2025 4:04:51 PM

Applicant Upload Task

Hello Adam:

Project: **25BLD-3016 - 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl** has been created and is ready for documents to be uploaded.

To complete your Applicant Upload Task:

1. Login to ProjectDox using link below
2. Select the project from Dashboard (if you do not see it listed, click the "View All Projects" button)
3. Upload files to project, consistent with upload and submittal standards, as follows:
    - Upload plan sheets to the "Plans" folder;
    - Upload building permit application and other document to "Supporting Docs" folder;

You will receive an email confirmation once you successfully complete this task.

View upload and submittal standards, including how PDF files should be named.

To begin uploading files, login to ProjectDox below.

Login to ProjectDox	
User Login:	**Your email address**

Please do not reply to this automated email.

From: Ivan Lai
To: Gage Pickens
Subject: RE: Application Filing Appointment for a Zoning Compliance Letter at 413 Ocean Avenue
Date: Tuesday, August 12, 2025 10:43:27 AM
Attachments: image001.png

Gage,

I just reviewed your zoning compliance letter request. It looks good. We don't need meet at 11 am today. The next step is for me to email you an invoice to pay for the zoning compliance letter request. I will email it to you later today. After you pay the invoice, please email me to let me know so that I can let the principal planner know. He will then assign it to a planner the following week. If you have any further questions, please feel free to email me. Have a good day.

Ivan Lai
Assistant Planner
santamonica.gov
Facebook | Twitter | Instagram

Frequently requested City Planning information / contact the City Planning team!

From: Gage Pickens <gage@zoning-info.com>
Sent: Tuesday, August 12, 2025 9:16 AM
To: Ivan Lai <Ivan.Lai@santamonica.gov>
Subject: Re: Application Filing Appointment for a Zoning Compliance Letter at 413 Ocean Avenue

EXTERNAL

hey Ivan not sure what i did wrong i uploaded what i thought i needed to and put in the number to microsoft teams and nothing happened do you think you can do it over the phone if not no worries and we can reschedule for next week?

On Tue, Aug 12, 2025 at 10:42 AM Gage Pickens <gage@zoning-info.com> wrote:

> i have yet to receive anything yet the folder is empty just wanted to give you a heads up before the call.
>
> On Mon, Aug 11, 2025 at 4:41 PM Ivan Lai <Ivan.Lai@santamonica.gov> wrote:

Gage,

Good afternoon. Good morning. Just wanted to remind you that you have an appointment **tomorrow, August 12, 2025, at 11:00 am**, to submit an application to the Santa Monica City Planning Division, and I will be assisting you in this process.

Shortly, you will be receiving two follow-up emails: the first will indicate that "**Ivan Lai** shared the folder **"413 Ocean Avenue (ZCL)"** with you." Once you open the email and tap the blue "Open" rectangular icon on this page, the second email will be generated which will provide you with an access code (usually an 8-(digit number) for the file. If these emails do not appear in your inbox, please check any spam or "junk" folders as sometimes the emails are inadvertently sent to these locations.

It is within the **"413 Ocean Avenue (ZCL)"** folder where the following required application materials will need to be uploaded in advance of your appointment:

i. A PDF with a complete set of plans; and
ii. A PDF containing all the rest of the application materials including the SIGNED application. The
application and any supplemental or support documentation must be combined into a single PDF
document. Uploading the materials into the file utilizes a simple "drag and drop" operation.

Please reply all to this email as confirmation that you have received these instructions and have uploaded the necessary application materials.

At your scheduled time, I will meet with you on-line virtually on Microsoft Teams and your appointment will begin where I will walk through your application materials with you. If the materials are acceptable, I will discuss with you online payment information (Please note that at this time we are only able to accept credit card payments).

City of Santa Monica

Ivan Lai
Assistant Planner
santamonica.gov
Facebook | Twitter | Instagram

Frequently requested City Planning information / contact the City Planning team!

--

Gage Pickens

photo

Gage Pickens
Research Specialist

(817) 886-8596 | 124 | Zoning-Info.com
gage@zoning-info.com
2509 Scripture St. Ste 200 Denton, TX 76201

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--

Gage Pickens

photo

Gage Pickens
Research Specialist

(817) 886-8596 | 124 | Zoning-Info.com
gage@zoning-info.com
2509 Scripture St. Ste 200 Denton, TX 76201

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From: do_not_reply@smgov.net
To: todd.weldon@santamonica.gov
Subject: Assign PS Assignment for 25BLD-3016
Date: Tuesday, August 12, 2025 7:55:34 PM

Assign PS Assignment

Attention Todd:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**

The due date for this task is: **8/13/2025 7:55:06 PM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**
Task:	**Assign PS**
Permit Specialist:	**EPlans Admin (eplans@smgov.net, 310-458-8341)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: adam@hope4la.org
Subject: Upload confirmation for 25BLD-3016
Date: Tuesday, August 12, 2025 7:51:52 PM

UPLOAD COMPLETED

Hello Adam,

The following files have been received for project - **25BLD-3016 : 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**

Files received:

1. 25BLD-3016 Application.pdf
2. 25BLD-3016 Means & Methods Document.pdf

Please do not reply to this email.

From: do_not_reply@smgov.net
To: Katie.Seaman@santamonica.gov
Subject: Assign PS Assignment for 25BLD-3016
Date: Tuesday, August 12, 2025 7:55:33 PM

Assign PS Assignment

Attention Katie:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**

The due date for this task is: **8/13/2025 7:55:06 PM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**
Task:	**Assign PS**
Permit Specialist:	**EPlans Admin (eplans@smgov.net, 310-458-8341)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: todd.weldon@santamonica.gov
Subject: Prescreen Review Task Assignment for 25BLD-3016
Date: Wednesday, August 13, 2025 9:56:13 AM

Prescreen Review Task Assignment

Attention Todd:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**

The due date for this task is: **8/14/2025 9:55:46 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**
Task:	**Prescreen Review**
Permit Specialist:	**EPlans Admin (eplans@smgov.net, 310-458-8341)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: Ivan Lai
To: gage@zoning-info.com
Subject: On-line Payment Instructions for a Zoning Compliance Letter at 413 Ocean Avenue
Date: Wednesday, August 13, 2025 8:11:17 AM
Attachments: image001.png

Gage,

Just wanted to let you know I have entered your request in our database with an assigned record and invoice number along with the fee amount for a Zoning Compliance Letter. Please see below. I have also included instructions on paying the fees online for the Zoning Compliance Letter:

413 Ocean Avenue (Record #25ENT-0153) (Invoice #4473940) $1,599.92

1. Go to the Citizen Access website and log in: https://epermit.smgov.net/CitizenAccess
2. Go to the Planning tab.
3. Enter the above number where it says, "Record Number". Leave all other boxes blank.
4. Click on the "Search" button at the bottom of the screen.
5. Go to the "Payments" tab and click "Fees".
6. Click on the "Pay Fees Due" link.
7. Review fees and click on the "Continue Application" button.
8. Enter your payment information.
9. Click on "Submit Payment".
10. A receipt will be generated.

Once you have paid the fees, **please email me to confirm that fees have been paid**. If you have any trouble with the payment website, please let me know.

Please note that your application is not considered to be submitted until the fees have been paid. Applications with unpaid fees will not be processed.

City of Santa Monica

Ivan Lai
Assistant Planner
santamonica.gov
Facebook | Twitter | Instagram

Frequently requested City Planning information / contact the City Planning team!

From: do_not_reply@smgov.net
To: adam@hope4la.org
Subject: Upload confirmation for 25BLD-3016
Date: Thursday, August 14, 2025 12:26:21 PM

UPLOAD COMPLETED

Hello Adam,

The following files have been received for project - **25BLD-3016 : 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**

Files received:

Please do not reply to this email.

From: do_not_reply@smgov.net
To: adam@hope4la.org
Subject: ProjectDox Pre-Screen Correction Task Assignment for 25BLD-3016
Date: Thursday, August 14, 2025 12:06:34 PM

Pre-Screen Correction Task Assignment

Hello Adam:

The prescreen review of your submittal for **25BLD-3016 - 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl** is complete and has been returned to you with prescreen corrections.

You may review the corrections by accessing the project through the link below and selecting the "Reviews" tab.

When ready to resubmit your project, select the "Prescreen Corrections Task" in the "Tasks" menu of your project and follow the steps to upload revised plans and documents. Please keep in mind of the following when uploading new files:

- New files must be uploaded with the exact same file name used for the file it is replacing
- No additional plans or documents can be uploaded after the "Prescreen Corrections Task" has been completed and project is returned to the City
- Incorrect or incomplete submittals per the City upload guidelines will not be accepted and will be returned to the applicant for correction

View upload and submittal standards, including how PDF files should be named.

If this application is for an Accessory Dwelling Unit (ADU), please note that this project has been deemed incomplete pursuant to Government Code Â§ 65852.2 due to the corrections noted herein. The review timeframes set forth in Government Code Â§ 65852.2 will not begin until a complete submittal has been received and plan review fees have been paid in full.

Project Access	
Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**

Please do not reply to this automated email.

From: do_not_reply@smgov.net
To: todd.weldon@santamonica.gov
Subject: Prescreen Review Task Assignment for 25BLD-3016
Date: Thursday, August 14, 2025 12:35:05 PM

Prescreen Review Task Assignment

Attention Todd:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**

The due date for this task is: **8/15/2025 12:34:38 PM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Remove front awning. Replace 15 toilets, and faucets in bathrooms if broken.Emergency repair of plumbing leak second floor to first fl**
Task:	**Prescreen Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: todd.weldon@santamonica.gov
Subject: Assign Reviewers Task Assignment for 25BLD-3016
Date: Friday, August 15, 2025 11:08:45 AM

Assign Reviewers Task Assignment

Attention Todd:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **8/16/2025 11:08:16 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Assign Reviewers**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: Adam Kent
To: sheri.batalla@santamonica.gov
Subject: 825 Ocean Ave -- 25BLD-3016 -- documents
Date: Monday, August 11, 2025 5:59:26 PM
Attachments: 825 Ocean - Combination Building Permit Application 8-11-25.pdf
825 Means and Methods re Permit.pdf

EXTERNAL

Sheri, thank you for speaking with me about the permit at 825 Ocean Ave -- 25BLD-3016. I had trouble uploading the attached documents:

Application with amended scope, and
Means and methods

Please let me know if you need anything else.

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: james.brewster@santamonica.gov
Subject: 825 Ocean Ave -- 25BLD-3016 -- permit application and program description
Date: Tuesday, August 12, 2025 6:20:01 PM
Attachments: 825 Ocean - Combination Building Permit Application 8-11-25.pdf
825 Means and Methods re Permit.pdf
825 Ocean Plans.pdf

EXTERNAL

James, thanks for meeting at 825 Ocean with me today. Attached please find the application and means and methods that I emailed to Sheri Batalla last night--I met with her at the City earlier in the day to review the application. I was provided with this number: 25BLD-3016.

I also attached the "plans" that I have for 825 Ocean. These are as of the prior operation -- we will not have a kitchen, everything else remains the same. These plans seemed to have satisfied the City and Coastal in our prior discussions, but please let me know if you need me to do more.

Program Generally

The property will be used as part of a LA County program, and we have coordinated with the City of Santa Monica and Coastal Commission already on the permitted use within the existing/prior use. St. Joseph Center will be the operator.

Description of Property

An existing and formerly operated care facility for the elderly. The layout is as a single room occupancy building: composed of guest rooms with bathrooms and communal kitchens and common areas. There was a central kitchen and a central dining area, along with a front desk. 825 Ocean has 20 guest rooms. Attached are basic floor plans of the prior use.

Description of Former Use

The best description of the former use can be found in a settlement agreement between the former owner and the City. At some point in the past, there was litigation

between the then-owner and the City as to whether the properties were subject to the City's rent control ordinance. The property was used as a facility serving the elderly. Residents were provided food and housekeeping services (including laundry and maid service), assistance with daily needs/personal care, assistance with transportation, entertainment, and other day-to-day help. It does not appear that any medical services were provided.

Description of Proposed Use

The proposed use is a virtually identical manner, the only difference being the age of the residents. Whereas the former use was for elderly persons only, the proposed supportive housing use would have no age limit. In accordance with the County grant guidelines (I can provide these if helpful), the following services would be provided:

- Case management
    - Connection to benefits, mental health, substance abuse and health services
    - Connection to employment development and job placement programs
    - Activity coordination
    - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries

The scope of work is limited: cleaning, painting, flooring, cameras, fixing broken window panes (but not replacement of the windows), removal of the items in the kitchen. No additional FAR, nor new exterior window or door opening. The guest rooms will remain as guest rooms (i.e. no addition of kitchens or expansion of the rooms). The number of rooms in each building will remain the same, except for the non-use of the kitchen as a kitchen. We have had to replace toilets and there have been 2 emergency plumbing repairs.

The use is consistent with the City's definition for Single-Room Occupancy Housing in SMMC Sec. 9.51.020.B.11. As described in the Settlement Agreement, the buildings have individual rooms which have a bathroom, but do not have individual kitchens. The rooms exit into interior hallways, a central dining area, along with a front desk. There is no change to the layout.

The property will serve clients who are experiencing homelessness and who already receive services from the department of mental health with temporary safe and clean

shelter, one client to each room, with 24-hour general oversight. The services to be provided, consistent with the program/grant and consistent with what was previously provided to the elderly population are as follows:

- Case management
  - Connection to benefits, mental health, substance abuse and health services
  - Connection to employment development and job placement programs
  - Activity coordination
  - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries
- Accommodations for service and emotional support animals
- Security

Per the program guidelines, the property offers non-congregate housing. The building must have separate rooms with a door that can be closed for privacy. That is what we are providing here.

We worked with a number of people at the City of Santa Monica, including Cary Fukui, Jing Yeo, and Heidi von Tongeln.

Please let me know what else I can do to get the project back on track.

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: DO_NOT_REPLY@smgov.net
To: eplans@smgov.net
Subject: *** IMPORTANT: PAYMENT MADE FOR PROJECTDOX PLAN CHECK *****
Date: Friday, August 15, 2025 2:23:04 PM

Please review the following Building Permit as the APPLICANT has made the payment through Citizen Access.

Permit #: 25BLD-3016
Project Name: TI - Institutional
Address: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Received
File Date: 8/7/2025
Work Description: Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.

This is an automatically generated email. Do not hit reply button.

From: DO_NOT_REPLY@smgov.net
To: William.Nathan@santamonica.gov
Subject: *** IMPORTANT: APPLIED/RENEWED PLAN CHECK NOTIFICATION *****
Date: Friday, August 15, 2025 2:24:57 PM

Please review the following Service Request case and enter appropriate inspection notes.

Case #: 24COM-0194
Case Name: Vacant Property
Address: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Monitoring
File Date: 2/13/2024
Work Description: Property maintenance- Vacant property. Supplemental complaint on 7/11/25; possible construction work without a permit. The workers claim it is only a paint job, but cp says there is electrical work being done inside.

Record #: 25BLD-3016
Project Name: TI - Institutional
Addrees: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: In Review
File Date: 8/7/2025
Work Description: Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.

This is an automatically generated email. Do not hit reply button.

From: do_not_reply@smgov.net
To: boaz.chan@santamonica.gov
Subject: PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:35 PM

PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Boaz:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: matthew.galvan@smgov.net
Subject: Fire Review Department Review cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:34 PM

Fire Review Department Review cycle #1 Assignment

Attention Matthew:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: joshua.carvalho@santamonica.gov
Subject: PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:35 PM

PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Joshua:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: sheri.batalla@santamonica.gov
Subject: PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:34 PM

PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Sheri:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: mohammad.dakwar@santamonica.gov
Subject: PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:36 PM

PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Mohammad:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: jason.corpin@santamonica.gov
Subject: PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:36 PM

PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Jason:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: Jonathan.Maldonado@santamonica.gov
Subject: PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:37 PM

PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Jonathan:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: Joe.Cavin@santamonica.gov
Subject: Fire Review Department Review cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:40 PM

Fire Review Department Review cycle #1 Assignment

Attention Joe:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: matthew.hoffman@santamonica.gov
Subject: PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:37 PM

PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Matthew:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: sheri.batalla@santamonica.gov
Subject: BS-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:42 PM

BS-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Sheri:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: sydney.blanco@santamonica.gov
Subject: Fire Review Department Review cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:39 PM

Fire Review Department Review cycle #1 Assignment

Attention Sydney:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: paula.Cardiel@santamonica.gov
Subject: Fire Review Department Review cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:39 PM

Fire Review Department Review cycle #1 Assignment

Attention Paula:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: daniel.galvan@santamonica.gov
Subject: Fire Review Department Review cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:41 PM

Fire Review Department Review cycle #1 Assignment

Attention Daniel:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: Erick.Villafana@santamonica.gov
Subject: PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:38 PM

PW-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Erick:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: steve.mizokami@santamonica.gov
Subject: CP-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:46 PM

CP-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Steve:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: ryan.demirdjian@santamonica.gov
Subject: Fire Review Department Review cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:40 PM

Fire Review Department Review cycle #1 Assignment

Attention Ryan:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: orville.sabado@santamonica.gov
Subject: BS-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:43 PM

BS-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Orville:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: james.combs@santamonica.gov
Subject: CP-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:45 PM

CP-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention James:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: jeff.nespor@santamonica.gov
Subject: BS-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:42 PM

BS-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Jeff:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: sia.poursabahian@santamonica.gov
Subject: BS-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:43 PM

BS-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Sia:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: sheri.batalla@santamonica.gov
Subject: CP-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:44 PM

CP-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Sheri:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: tony.kim@santamonica.gov
Subject: CP-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:45 PM

CP-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Tony:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: roxanne.tanemori@santamonica.gov
Subject: CP-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 2:27:46 PM

CP-Plck Supervisor Assign Reviews Task for Department Review for Review Cycle #1 Assignment

Attention Roxanne:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 4:54:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: ana.fernandez@santamonica.gov
Subject: Planning Review Department Review cycle #1 Assignment for 25BLD-3016
Date: Friday, August 15, 2025 3:31:37 PM

Planning Review Department Review cycle #1 Assignment

Attention Ana:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 3:31:00 PM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: boaz.chan@santamonica.gov
Subject: PW-Civil Eng Review Department Review cycle #1 Assignment for 25BLD-3016
Date: Monday, August 18, 2025 9:42:01 AM

PW-Civil Eng Review Department Review cycle #1 Assignment

Attention Boaz:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/2/2025 9:41:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: Celeste Cryer
To: Ivan Lai
Subject: Re: On-line Payment Instructions for a Zoning Compliance Letter Request at 825 Ocean Avenue
Date: Monday, August 18, 2025 11:27:24 AM
Attachments: image001.png

EXTERNAL

Good Morning
I have made a payment for Property 825 Ocean Ave and currently working on the payment for 413 Ocean Ave for my colleague Gage.

On Fri, Aug 8, 2025 at 11:45 AM Ivan Lai <Ivan.Lai@santamonica.gov> wrote:

> Celeste,
>
> Just wanted to let you know I have entered your request in our database with an assigned record and invoice number along with the fee amount for a Zoning Compliance Letter Request. Please see below. I have also included instructions on paying the fees online for the Zoning Compliance Letter Request:
>
> **825 Ocean Avenue (Record #25ENT-0145) (Invoice #4466883) $1,599.92**
>
> 1. Go to the Citizen Access website and log in: https://epermit.smgov.net/CitizenAccess
> 2. Go to the Planning tab.
> 3. Enter the above number where it says, “Record Number”. Leave all other boxes blank.
> 4. Click on the “Search” button at the bottom of the screen.
> 5. Go to the “Payments” tab and click “Fees”.
> 6. Click on the “Pay Fees Due” link.
> 7. Review fees and click on the “Continue Application” button.
> 8. Enter your payment information.
> 9. Click on “Submit Payment”.
> 10. A receipt will be generated.

Once you have paid the fees, **please email me to confirm that fees have been paid**. If you have any trouble with the payment website, please let me know.

Please note that your application is not considered to be submitted until the fees have been paid. Applications with unpaid fees will not be processed.

Ivan Lai

Assistant Planner

santamonica.gov

Facebook | Twitter | Instagram

Frequently requested City Planning information / contact the City Planning team!

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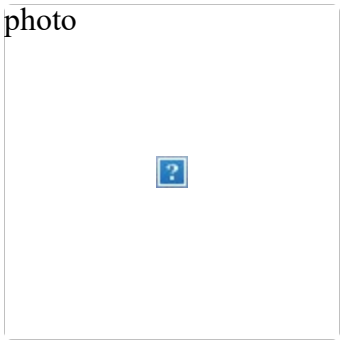

Celeste Cryer
Research Specialist

(817) 886-8596 | 123 | Zoning-Info.com

celeste@zoning-info.com

2509 Scripture St. Ste 200 Denton, TX 76201

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If

you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: DO_NOT_REPLY@smgov.net
To: William.Nathan@santamonica.gov
Subject: *** IMPORTANT: ISSUED/FINALED/APPROVED/DENIED PERMIT NOTIFICATION *****
Date: Monday, August 18, 2025 11:03:07 PM

Please review the following Service Request case and enter appropriate inspection notes.

Case #: 24COM-0194
Case Name: Vacant Property
Address: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Monitoring
File Date: 2/13/2024
Work Description: Property maintenance- Vacant property. Supplemental complaint on 7/11/25; possible construction work without a permit. The workers claim it is only a paint job, but cp says there is electrical work being done inside.

Record #: 25BLD-3016
Project Name: TI - Institutional
Addrees: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: In Review
File Date: 8/7/2025
Work Description: Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.

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From: DO_NOT_REPLY@smgov.net
To: William.Nathan@santamonica.gov
Subject: *** IMPORTANT: ISSUED/FINALED/APPROVED/DENIED PERMIT NOTIFICATION *****
Date: Tuesday, August 19, 2025 9:28:28 AM

Please review the following Service Request case and enter appropriate inspection notes.

Case #: 24COM-0194
Case Name: Vacant Property
Address: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Monitoring
File Date: 2/13/2024
Work Description: Property maintenance- Vacant property. Supplemental complaint on 7/11/25; possible construction work without a permit. The workers claim it is only a paint job, but cp says there is electrical work being done inside.

Record #: 25BLD-3016
Project Name: TI - Institutional
Addrees: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: In Review
File Date: 8/7/2025
Work Description: Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.

This is an automatically generated email. Do not hit reply button.

From:	Sharron Hillery
To:	William Nathan
Cc:	Briana Liera
Subject:	825 Ocean
Date:	Tuesday, August 19, 2025 11:05:34 AM
Attachments:	image001.png

Hello Will, I see you have a case for this address with supplemental for monitoring of WWOP. We
Are sending Briana out to investigate.

Thanks

City of Santa Monica
Sharron Hillery
Code Enforcement Specialist

(310) 458-4984 Ext. 5092
santamonica.gov
Facebook | Twitter | Instagram
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From: Adam Kent
To: boaz.chan@santamonica.gov
Cc: Jeff S. McConnell
Subject: 825 Ocean Ave permit -- can you speak to me about civil review, this is a plumbing leak
Date: Tuesday, August 19, 2025 11:28:22 AM

EXTERNAL

Boaz, I was forced to pull a permit for an emergency plumbing leak at 825 Ocean Avenue -- there were 2 leaks (1) we replaced a portion of existing iron pipe with ABS; (2) another we will replace a 6' section of iron pipe in the ceiling with ABS. Both are non-potable water gravity plumbing. The first repair is finished, the second is open still and pending for the permit. Nothing else is changed from the existing system. I'm not sure why civil is involved here, but it is with you to review. Can you discuss this with me please?

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: todd.weldon@santamonica.gov
Cc: Jeff S. McConnell
Subject: 825 Ocean Ave. permit -- emergency plumbing leak -- time to meet?
Date: Tuesday, August 19, 2025 11:38:08 AM

EXTERNAL

Todd, I'm not sure why civil has been assigned to this permit, do you have time to meet to discuss this permit? I was forced to pull a permit for 2 emergency plumbing leaks at 825 Ocean Avenue: (1) we replaced a portion of existing iron pipe with ABS; (2) another we will replace a 6' section of iron pipe in the ceiling with ABS. Both are non-potable water gravity plumbing. The first repair is finished, the second is open still and pending for the permit. Nothing else is changed from the existing system. I'm not sure why civil is involved here, but it is waiting for civil review and Building and Safety review with no one assigned. Can you discuss this with me please? Fire was assigned as well and I spoke with the inspector this morning and he said that it should not have been assigned to fire for replacement of sprinkler heads with no changes to the existing system and he approved it. I just want to make sure this is not taking more time than necessary given the scope of repairing the plumbing leaks on the existing system.

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: Everth Gonzalez
Subject: Re: 413 Ocean Avenue -- use and timing
Date: Tuesday, August 19, 2025 2:58:25 PM
Attachments: image001.png

EXTERNAL

Everth, St. Joseph Center is supposed to start at 413 Ocean on September 1, do you want to come visit on September 2 in the morning? That way it will be occupied. Otherwise, you can come by next week (Tuesday morning at 9am works), but the building will be vacant until Sept. 1 (and secured). Please let me know what works best for you.

I'm still under a stop work order at 825 Ocean -- any ideas about how I can get that project started again on the outdoor turf installation while the permit is being processed? That property is supposed to start on Sept 1 as well. The more time that property sits vacant the more time it is potentially subject to vandalism, etc.

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, Jul 22, 2025 at 5:35 PM Adam Kent <adam@hope4la.org> wrote:

> Thanks, Everth -- I'll share this and let you know if we want to file the trespass authorization, but likely, because we are so close, we won't at this time. I'll update you in a couple of weeks (hopefully) that we are ready to open.
>
> 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, Jul 22, 2025 at 5:01 PM Everth Gonzalez <Everth.Gonzalez@santamonica.gov> wrote:
>
> > Hey Adam,
> >
> > After consulting with upper management, we will keep the vacant property designation on

the parcel. This is solely precautionary and will be removed once the location opens. However, I will not be imposing the vacant property requirements at this time since you are set to open up soon. My supervisor mentioned it might be in your best interest to still file for the trespass authorization form as it can help operations even when the location is open for business. This would grant power to PD to remove individuals who are not welcome at the location once you're up and running.

Please let me know when the back gate is properly secured and additionally, let me know when it is open for business. I will swing by and take one last set of pictures and close out our case at that time.

Best,

City of Santa Monica

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: Adam Kent <adam@hope4la.org>
Sent: Tuesday, July 22, 2025 1:19 PM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: 413 Ocean Avenue -- use and timing

EXTERNAL

Everth, it was good talking with you today -- as we discussed, 413 Ocean should be opened mid-August 2025 (with painting wrapping up in a couple of weeks) by St. Joseph Center as a transitional housing facility. We had a previous meeting with Santa Monica planning in early May 2025 and I believe that we spoke with the following (at least they were on the email):

Cary Fukui

Jing Yeo

Heidi von Tongeln

Please let me know if you need anything else.

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: do_not_reply@smgov.net
To: neda.nekoui@santamonica.gov
Subject: BS-Arc and Struct Review Department Review cycle #1 Assignment for 25BLD-3016
Date: Wednesday, August 20, 2025 9:30:23 AM

BS-Arc and Struct Review Department Review cycle #1 Assignment

Attention Neda:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **9/16/2025 9:29:00 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Department Review**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: DO_NOT_REPLY@smgov.net
To: William.Nathan@santamonica.gov
Subject: *** IMPORTANT: ISSUED/FINALED/APPROVED/DENIED PERMIT NOTIFICATION *****
Date: Wednesday, August 20, 2025 5:33:21 PM

Please review the following Service Request case and enter appropriate inspection notes.

Case #: 24COM-0194
Case Name: Vacant Property
Address: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Monitoring
File Date: 2/13/2024
Work Description: Property maintenance- Vacant property. Supplemental complaint on 7/11/25; possible construction work without a permit. The workers claim it is only a paint job, but cp says there is electrical work being done inside.

Record #: 25BLD-3016
Project Name: TI - Institutional
Addrees: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: In Review
File Date: 8/7/2025
Work Description: Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.

This is an automatically generated email. Do not hit reply button.

From: Customer Service
To: Stephanie.Reich@santamonica.gov; Tony.Kim@santamonica.gov
Subject: A new case has been assigned to your team
Date: Wednesday, August 20, 2025 1:57:20 PM

City of Santa Monica Logo

Hello -

A new case has been assigned to CDD - City Planning and needs your attention.

Case Number: CS0189724
Case Type: Zoning and Property Development Standards
Description: QUESTION ABOUT ZONING:

WOULD LIKE TO KNOW PARKING REQUIREMENTS FOR 825 OCEAN AVE & 413 OCEAN AVE.
Location:

From: 311 Customer Service
To: Ana.Fernandez@santamonica.gov
Subject: A new case has been assigned to you
Date: Wednesday, August 20, 2025 5:11:34 PM

City of Santa Monica Logo

Hello -

A new case has been assigned to you and needs your attention.

Case Number: CS0189724
Case Type: Zoning and Property Development Standards
Description: QUESTION ABOUT ZONING:

WOULD LIKE TO KNOW PARKING REQUIREMENTS FOR 825 OCEAN AVE & 413 OCEAN AVE.
Location:

From: Adam Kent
To: Neda.Nekoui@santamonica.gov
Subject: 825 Ocean Avenue - pending "BS-Arc and Struct Review" last task for issuance
Date: Thursday, August 21, 2025 9:21:54 AM

EXTERNAL

Neda, you are assigned to the "BS-Arc and Struct Review" for the permit at 825 Ocean -- you are the last task pending before issuance. I wanted to provide some context and make myself available if you have questions. The reason for the permit was an emergency plumbing leak and we are replacing some sections of iron pipe with ABS pipe. Not related to the plumbing leak, we are replacing vinyl flooring on the second story in 4 units and a hallway with new vinyl flooring. I can provide pictures or information, please let me know if you need anything else, and I appreciate your attention to this matter.

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: DO_NOT_REPLY@smgov.net
To: William.Nathan@santamonica.gov
Subject: *** IMPORTANT: ISSUED/FINALED/APPROVED/DENIED PERMIT NOTIFICATION *****
Date: Monday, August 25, 2025 5:12:22 PM

Please review the following Service Request case and enter appropriate inspection notes.

Case #: 24COM-0194
Case Name: Vacant Property
Address: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Monitoring
File Date: 2/13/2024
Work Description: Property maintenance- Vacant property. Supplemental complaint on 7/11/25; possible construction work without a permit. The workers claim it is only a paint job, but cp says there is electrical work being done inside.

Record #: 25BLD-3016
Project Name: TI - Institutional
Addrees: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: In Review
File Date: 8/7/2025
Work Description: Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.

This is an automatically generated email. Do not hit reply button.

From: do_not_reply@smgov.net
To: todd.weldon@santamonica.gov
Subject: Review Complete Task Assignment for 25BLD-3016
Date: Monday, August 25, 2025 5:12:27 PM

Review Complete Task Assignment

Attention Todd:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **8/26/2025 5:12:16 PM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**Review Complete**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: Adam Kent
To: James Brewster
Cc: Jeff S. McConnell
Subject: Re: 825 Ocean Ave -- 25BLD-3016 -- permit application and program description
Date: Monday, August 25, 2025 5:07:29 PM
Attachments: image001.png

EXTERNAL

James, I'm following up on this request -- can we start to install the artificial turf in the outdoor courtyard at 825 Ocean?

We are through all approvals and waiting on the last approval from "BS-Arch and Struct Review" with Neda Nekoui (for 5 days 7.5 hrs).

Please let me know if this is possible.

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, Aug 19, 2025 at 2:41 PM Adam Kent <adam@hope4la.org> wrote:

> Thank you, James -- I spoke with Fire review this morning and he approved for the permit (but mentioned that there was no need to have fire included in the check) -- I just have civil and building and safety left, but I'd really like to start the outdoor flooring and first floor flooring on grade, if possible. I'm happy to re-walk the property. The first leak is fixed and the second is a 6' section of pipe in the ceiling that needs to be replaced with ABS pipe. I just don't want to get stuck in a process that is not necessary for the scope. I appreciate anything that you can do.
>
> 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, Aug 19, 2025 at 8:31 AM James Brewster <James.Brewster@santamonica.gov> wrote:
>
> > Thank you, Adam, for the information. I’m working on getting some answers.

Jim Brewster JB

Building & Safety

Inspection Supervisor

(310) 458-2201 ext. 8136

James.brewster@santamonica.gov

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From: Adam Kent <adam@hope4la.org>
Sent: Monday, August 18, 2025 2:39 PM
To: James Brewster <James.Brewster@santamonica.gov>
Subject: Re: 825 Ocean Ave -- 25BLD-3016 -- permit application and program description

EXTERNAL

James, I'm following up on my email -- on Friday I paid the permit fees and I understand that the permit is being reviewed. Please let me know if you need any additional information. Is there anything that can be done to expedite the release of the stop work order for the installation of the artificial grass and flooring on concrete?

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, Aug 12, 2025 at 6:16 PM Adam Kent <adam@hope4la.org> wrote:

> James, thanks for meeting at 825 Ocean with me today. Attached please find the application and means and methods that I emailed to Sheri Batalla last night--I met with her at the City earlier in the day to review the application. I was provided with this number: 25BLD-3016.
>
> I also attached the "plans" that I have for 825 Ocean. These are as of the prior operation -- we will not have a kitchen, everything else remains the same. These plans seemed to have satisfied the City and Coastal in our prior discussions, but please let me know if you need me to do more.
>
> **Program Generally**
>
> The property will be used as part of a LA County program, and we have coordinated with the City of Santa Monica and Coastal Commission already on the permitted use within the existing/prior use. St. Joseph Center will be the operator.
>
> **Description of Property**
>
> An existing and formerly operated care facility for the elderly. The layout is as a single room occupancy building: composed of guest rooms with bathrooms and communal kitchens and common areas. There was a central kitchen and a central dining area, along with a front desk. 825 Ocean has 20 guest rooms.

Attached are basic floor plans of the prior use.

Description of Former Use

The best description of the former use can be found in a settlement agreement between the former owner and the City. At some point in the past, there was litigation between the then-owner and the City as to whether the properties were subject to the City's rent control ordinance. The property was used as a facility serving the elderly. Residents were provided food and housekeeping services (including laundry and maid service), assistance with daily needs/personal care, assistance with transportation, entertainment, and other day-to-day help. It does not appear that any medical services were provided.

Description of Proposed Use

The proposed use is a virtually identical manner, the only difference being the age of the residents. Whereas the former use was for elderly persons only, the proposed supportive housing use would have no age limit. In accordance with the County grant guidelines (I can provide these if helpful), the following services would be provided:

- Case management
    - Connection to benefits, mental health, substance abuse and health services
    - Connection to employment development and job placement programs
    - Activity coordination
    - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries

The scope of work is limited: cleaning, painting, flooring, cameras, fixing broken window panes (but not replacement of the windows), removal of the items in the kitchen. No additional FAR, nor new exterior window or door opening. The guest rooms will remain as guest rooms (i.e. no addition of kitchens or expansion of the rooms). The number of rooms in each building will remain the

same, except for the non-use of the kitchen as a kitchen. We have had to replace toilets and there have been 2 emergency plumbing repairs.

The use is consistent with the City's definition for Single-Room Occupancy Housing in SMMC Sec. 9.51.020.B.11. As described in the Settlement Agreement, the buildings have individual rooms which have a bathroom, but do not have individual kitchens. The rooms exit into interior hallways, a central dining area, along with a front desk. There is no change to the layout.

The property will serve clients who are experiencing homelessness and who already receive services from the department of mental health with temporary safe and clean shelter, one client to each room, with 24-hour general oversight. The services to be provided, consistent with the program/grant and consistent with what was previously provided to the elderly population are as follows:

- Case management
    - Connection to benefits, mental health, substance abuse and health services
    - Connection to employment development and job placement programs
    - Activity coordination
    - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries
- Accommodations for service and emotional support animals
- Security

Per the program guidelines, the property offers non-congregate housing. The building must have separate rooms with a door that can be closed for privacy. That is what we are providing here.

We worked with a number of people at the City of Santa Monica, including Cary Fukui, Jing Yeo, and Heidi von Tongeln.

Please let me know what else I can do to get the project back on track.

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: Jeff S. McConnell
To: Elisa Paster
Cc: Cary Fukui
Subject: Re: 413 and 825 Ocean Ave Next Steps
Date: Tuesday, August 26, 2025 12:20:17 PM
Attachments: image001.png

EXTERNAL

Thanks Elisa for the introduction.

Hi Cary,

No request for a change of use but a request for information on entirety of project, even though the owner is only applying for a permit for a plumbing leak. I am concerned that the extent of the review is beyond what would normally be required for a plumbing repair. So I'm glad to be introduced to you in case there is any request for a planning review.

We have been speaking with the supervisor but to date have not been able to begin work on flooring and painting.

Any help moving this along is appreciated.

Sincerely,

Jeff McConnell
EKA
Partner
310.210.0806
www.ekapr.com

Please excuse any typos.

Sent from my iPhone

> On Aug 25, 2025, at 6:43 PM, Elisa Paster <Elisa@rpnllp.com> wrote:
>
> Hi Cary,
>
> Hope you're well! We got our Coastal Exemptions (attached FYI) for the supportive housing project on Ocean Avenue and work has commenced. If you recall, our client is only doing minor cosmetic improvements. Unfortunately, our client was issued a stop work order and is being told that he needs a change of use.
>
> Jeff McConnell, copied on this email, is working with the client on the permitting. He may reach out to you for assistance in helping Building and Safety understand that this

is an allowed use by right. I would appreciate it if you could be of assistance, if necessary.

Thanks!

Elisa

Elisa Paster
Managing Partner

<image001.png>

Phone: 213.557.7222 Direct: 213.557.7223

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Wednesday, April 30, 2025 11:49 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

Thank you for providing this additional background on the proposal. I had a chance to catch up with Jing and Heidi on this and we'd like to set up some more time to discuss our initial thoughts. Let me know if any of these times work for you to have a follow-up, thanks!

May 8th: 2PM – 3PM
May 9th: 1PM – 5PM
May 12th: 1PM – 3PM

Best,
Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Wednesday, April 23, 2025 9:02 PM
To: Cary Fukui <Cary.Fukui@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Cary,

Thanks so much for your time to discuss 413 and 825 Ocean Avenue.

The use is consistent with the City's definition for Single-Room Occupancy Housing in SMMC Sec. 9.51.020.B.11 or Transitional Housing in SMMC Sec. 9.51.020.B.. As described in the Settlement Agreement, the buildings have individual rooms which have a bathroom, but do not have individual kitchens (see page 4 of the pdf). The rooms exit into interior hallways. (*Id.*) Both buildings have a central kitchen and a central dining area, along with a front desk. Our client will be applying for tenant improvements to the existing building to improve the accommodations but will not be changing the layout.

The property will serve clients who are experiencing homelessness and who already receive services from the department of mental health with temporary safe and clean shelter, one client to each room, with 24-hour general oversight. The services to be provided, consistent with the RFP and consistent with what was previously provided to the elderly population are as follows:

- Case management
    - Connection to benefits, mental health, substance abuse and health services
    - Connection to employment development and job placement programs
    - Activity coordination
    - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries
- Accommodations for service and emotional support animals
- Security

Per the program guidelines, it is non-congregate housing. The building must have separate rooms with a door that can be closed for privacy. That is what we are providing here. The RFP refers to it as "interim housing" or "bridge housing" because it provides residents with a place to live with the idea that they transition to a more traditional apartment. However, there is no minimum or maximum stay limitation.

Note, per the title of that section (Residential Use Classifications), we think it's clear that SRO is a use, not just a building type. In particular, it is listed as a permitted use in the zone in Table 9.08.020.

Alternatively, the use would qualify as Transitional Housing under the City's definition:

"Transitional Housing. Housing which meets the definition of subdivision (i) of Section 50675.2 of the California Health and Safety Code with a limited length of stay that are operated under a program requiring the termination of assistance and recirculation to another program recipient at some future point in time, which shall be no less than six months. Transitional housing may be designated for individuals experiencing homelessness or individuals recently experiencing homelessness individuals or families transitioning to permanent housing. Facilities may be linked to on-site or off-site supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single unit dwelling)…" The target population under the County's program includes those experiencing homelessness or those receiving mental health services. As mentioned above, services will be provided on site to assist residents transition to independent living. Transitional Housing is listed as a permitted use in the zone in Table 9.08.020.

As memorialized by the attached Settlement Agreement and zoning letter, the City previously classified the use as a residential care facility for the elderly. The zoning letter indicates that it is a legally non-conforming use and a legally non-conforming building. The Settlement Agreement states that the former owner applied for and obtained a State of California Residential Care Facility License. I've consulted with my client, and they have informed me that no State license will be needed for its use. My understanding is that this is because medical services will not be provided and because it will not be operated pursuant to the Residential Care Facilities state law. Thus, the use would not meet the City's definition for a residential care facility, which is a facility licensed by the State. (See SMMC Sec. 9.51.020.B.10.) I've also attached the RFP, which makes no mention of a State license.

Based on all of the foregoing, we request that the City classify the use as SRO or Transitional Housing, both of which are permitted by the zoning. What are the next steps to effectuate the use?

Thanks for your help!

Elisa

Elisa Paster
Managing Partner

<image001.png>

Phone: 213.557.7222 Direct: 213.557.7223

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Monday, April 14, 2025 10:43 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>

Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

I am free Wednesday anytime after 1:15PM, feel free to send me a calendar invite. Thanks!

Best,
Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Sunday, April 13, 2025 7:54 PM
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Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
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Thanks!

Elisa Paster
Managing Partner

<image001.png>

Phone: 213.557.7222 Direct: 213.557.7223

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Sent: Friday, April 11, 2025 12:54 PM
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Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: 413 and 825 Ocean Ave Next Steps

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Managing Partner

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<5-25-0215-X.pdf>
<5-25-0208-X.pdf>

From: Jeff S. McConnell
To: Cary Fukui; Elisa Paster
Subject: Re: 413 and 825 Ocean Ave Next Steps
Date: Tuesday, August 26, 2025 3:29:28 PM
Attachments: image001.png

EXTERNAL

Thank you for the clarification.

Jeffrey McConnell
Partner
Englander Knabe & Allen
310-210-0806
www.ekapr.com

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Tuesday, August 26, 2025 3:25 PM
To: Jeff S. McConnell <jeff@ekapr.com>; Elisa Paster <Elisa@rpnllp.com>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Jeff,

That's correct, a business license is tied to a specific address so they will need to apply for one for each site.

Let me know if you have any other questions.

Best,
Cary

From: Jeff S. McConnell <jeff@ekapr.com>
Sent: Tuesday, August 26, 2025 2:31 PM
To: Cary Fukui <Cary.Fukui@santamonica.gov>; Elisa Paster <Elisa@rpnllp.com>
Subject: Re: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Thank you for flagging this.

St. Joseph's is the operator for this housing project. Given they are already a non-profit

operating in the City would they need a specific business license for this location? just trying to make sure we get the right thing.

Jeffrey McConnell
Partner
Englander Knabe & Allen
310-210-0806
www.ekapr.com

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Tuesday, August 26, 2025 2:18 PM
To: Jeff S. McConnell <jeff@ekapr.com>; Elisa Paster <Elisa@rpnllp.com>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi All,

Thanks for keeping me in the loop as this project moves forward.

Did the inspector provide any more information on what he wants you to apply for? It seems like this would be resolved with a business license approval, which includes a zoning conformance review by planning. I did a search of our records for both addresses and do not see an active application for a business license.

You can find more information on this process on finance's website:
https://finance.smgov.net/doing-business/business-license

Best,

City of Santa Monica
Cary Fukui
Senior Planner
Planning Resources Webpage
Facebook | Twitter | Instagram

Reach the City Planning team anytime at 311!

From: Jeff S. McConnell <jeff@ekapr.com>
Sent: Tuesday, August 26, 2025 12:20 PM
To: Elisa Paster <Elisa@rpnllp.com>
Cc: Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: Re: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Thanks Elisa for the introduction.

Hi Cary,

No request for a change of use but a request for information on entirety of project, even though the owner is only applying for a permit for a plumbing leak. I am concerned that the extent of the review is beyond what would normally be required for a plumbing repair. So I'm glad to be introduced to you in case there is any request for a planning review.

We have been speaking with the supervisor but to date have not been able to begin work on flooring and painting.

Any help moving this along is appreciated.

Sincerely,

Jeff McConnell
EKA
Partner
310.210.0806
www.ekapr.com

Please excuse any typos.

Sent from my iPhone

> On Aug 25, 2025, at 6:43 PM, Elisa Paster <Elisa@rpnllp.com> wrote:
>
> Hi Cary,

Hope you're well! We got our Coastal Exemptions (attached FYI) for the supportive housing project on Ocean Avenue and work has commenced. If you recall, our client is only doing minor cosmetic improvements. Unfortunately, our client was issued a stop work order and is being told that he needs a change of use.

Jeff McConnell, copied on this email, is working with the client on the permitting. He may reach out to you for assistance in helping Building and Safety understand that this is an allowed use by right. I would appreciate it if you could be of assistance, if necessary.

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Elisa

Elisa Paster
Managing Partner

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May 8th: 2PM – 3PM
May 9th: 1PM – 5PM
May 12th: 1PM – 3PM

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Hi Cary,

Thanks so much for your time to discuss 413 and 825 Ocean Avenue.

The use is consistent with the City's definition for Single-Room Occupancy Housing in SMMC Sec. 9.51.020.B.11 or Transitional Housing in SMMC Sec. 9.51.020.B.. As described in the Settlement Agreement, the buildings have individual rooms which have a bathroom, but do not have individual kitchens (see page 4 of the pdf). The rooms exit into interior hallways. (*Id.*) Both buildings have a central kitchen and a central dining area, along with a front desk. Our client will be applying for tenant improvements to the existing building to improve the accommodations but will not be changing the layout.

The property will serve clients who are experiencing homelessness and who already receive services from the department of mental health with temporary safe and clean shelter, one client to each room, with 24-hour general oversight. The services to be provided, consistent with the RFP and consistent with what was previously provided to the elderly population are as follows:

1. Case management
    1. Connection to benefits, mental health, substance abuse and health services
    2. Connection to employment development and job placement programs
    3. Activity coordination
    4. Transportation
2. Residential supervision
3. Laundry services
4. Three meals per day
5. Linens, hygiene products, and toiletries
6. Accommodations for service and emotional support animals
7. Security

Per the program guidelines, it is non-congregate housing. The building must have separate rooms with a door that can be closed for privacy. That is what we are providing here. The RFP refers to it as "interim housing" or "bridge housing" because it

provides residents with a place to live with the idea that they transition to a more traditional apartment. However, there is no minimum or maximum stay limitation.

Note, per the title of that section (Residential Use Classifications), we think it's clear that SRO is a use, not just a building type. In particular, it is listed as a permitted use in the zone in Table 9.08.020.

Alternatively, the use would qualify as Transitional Housing under the City's definition: "Transitional Housing. Housing which meets the definition of subdivision (i) of Section 50675.2 of the California Health and Safety Code with a limited length of stay that are operated under a program requiring the termination of assistance and recirculation to another program recipient at some future point in time, which shall be no less than six months. Transitional housing may be designated for individuals experiencing homelessness or individuals recently experiencing homelessness individuals or families transitioning to permanent housing. Facilities may be linked to on-site or off-site supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single unit dwelling)…" The target population under the County's program includes those experiencing homelessness or those receiving mental health services. As mentioned above, services will be provided on site to assist residents transition to independent living. Transitional Housing is listed as a permitted use in the zone in Table 9.08.020.

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Based on all of the foregoing, we request that the City classify the use as SRO or Transitional Housing, both of which are permitted by the zoning. What are the next steps to effectuate the use?

Thanks for your help!

Elisa

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<5-25-0215-X.pdf>
<5-25-0208-X.pdf>

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To: Cary Fukui; jeff@ekapr.com
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Monday, August 25, 2025 6:43:47 PM
Attachments: image001.png
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Managing Partner

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Phone: 213.557.7222 Direct: 213.557.7223

From:	William Nathan
To:	Daniel Mick
Cc:	Armine Chaparyan
Subject:	RE: Contact at Building and Safety Division
Date:	Tuesday, August 26, 2025 4:21:58 PM
Attachments:	image003.png image004.png

Thanks for sharing!

Best Regards,

William Nathan

Code Enforcement Officer II

(310) 458-4984 ext. 5793

Code Enforcement Division

Community Development

City of Santa Monica

https://www.santamonica.gov/

Facebook | Twitter | Instagram

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

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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: Daniel Mick <Daniel.Mick@santamonica.gov>
Sent: Tuesday, August 26, 2025 4:16 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Armine Chaparyan <Armine.Chaparyan@santamonica.gov>
Subject: FW: Contact at Building and Safety Division

Another FYI

Daniel Mick, CCEO, MPA, MUP
Code Enforcement Manager
City of Santa Monica
310-458-4984 x5367
daniel.mick@santamonica.gov

santamonica.gov
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From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Sent: Tuesday, August 26, 2025 4:15 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Armine Chaparyan <Armine.Chaparyan@santamonica.gov>
Cc: Daniel Mick <Daniel.Mick@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

[redacted] I'll let AC or Gabi reach back out to the consultant when there's an update to provide....or a request for additional info is needed.

Thank you, JT

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, August 26, 2025 4:09 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Armine Chaparyan <Armine.Chaparyan@santamonica.gov>
Cc: Daniel Mick <Daniel.Mick@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

Hi Jennifer,
Thanks for flagging and yes this is the County-funded bridge housing site. Jim Brewster conducted a courtesy inspection with Code Enforcement and noted some areas of concern. [redacted]

[redacted]

I briefed Arminé about this earlier this week and she is going to have Gabi organize a meeting with Code, B&S and HHS staff to make sure we're on the same page about how to proceed.
-Jing

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Tuesday, August 26, 2025 4:06 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Armine Chaparyan <Armine.Chaparyan@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Daniel Mick <Daniel.Mick@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

Good afternoon, Jennnifer,

May be Dan can help with "However, code enforcement is not allowing them to proceed with work (including work that does not require permits)."?

Thank you

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Sent: Tuesday, August 26, 2025 3:55 PM
To: Armine Chaparyan <Armine.Chaparyan@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: FW: Contact at Building and Safety Division

I believe this may pertain to Leo's housing building. It sounds like they may be trying to get a COO before works are completed?

Please let me know who is best from CDD to assist them. I've worked with the PR group for Nike Store events.

Thanks,
Jennifer

From: Gina Gribow <gina@ekapr.com>
Sent: Tuesday, August 26, 2025 3:37 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

EXTERNAL

Appreciate the quick response and apologies if that was not clear. In order to meet funding requirements, the building needs to open soon. However, code enforcement is not allowing them to proceed with work (including work that does not require permits). They would like to proceed with work that does not require permits, such as flooring. The project is located at 825 Ocean Ave.

Thank you for looking into this!

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Sent: Tuesday, August 26, 2025 1:30 PM
To: Gina Gribow <gina@ekapr.com>
Subject: RE: Contact at Building and Safety Division

HI Gina,
Sorry, I'm not quite clear of your ask? Can you let me know the name of the business/address so I can help work with Building Safety to see what the permit issue is?

Thanks,
Jennifer

From: Gina Gribow <gina@ekapr.com>
Sent: Monday, August 25, 2025 6:12 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Contact at Building and Safety Division

EXTERNAL

Jennifer,

Hope this email finds you well and that you have had a nice summer! I am hoping you may be able to point me in the right direction for a contact at the Building and Safety Division. Specifically, one of our clients is in the process of permitting a behavioral health project funded by the County, but code enforcement will not allow them to proceed with work that does not require a permit, such as flooring. In order to meet funding requirements, the building needs to open soon.

Is there someone at Building and Safety you would recommend I reach out to?

Thank you in advance!

All the best,

Gina

GOVERNMENT ADVOCACY & PUBLIC AFFAIRS

Gina Gribow
Senior Vice President
gina@ekapr.com
Office: 213.741.1500 x547
Cell: 925.999.5896
2335 E. Colorado Blvd., Suite 115
Pasadena, CA 91107
www.ekapr.com

From: Microsoft Outlook on behalf of Daniel Mick
To: Jing Yeo
Subject: Meeting Forward Notification: 825 Ocean Ave supportive housing
Date: Tuesday, August 26, 2025 4:33:49 PM

Your meeting was forwarded

Daniel Mick has forwarded your meeting request to additional recipients.

Meeting

825 Ocean Ave supportive housing

Meeting Time

Tuesday, September 2, 2025 4:00 PM-4:30 PM.

Recipients

William Nathan

All times listed are in the following time zone: (UTC-08:00) Pacific Time (US & Canada)

Sent by Microsoft Exchange Online

From: Daniel Mick
To: Jing Yeo
Subject: Accepted: 825 Ocean Ave supportive housing
Date: Tuesday, August 26, 2025 4:33:57 PM
Attachments: attachment.ics

From: Sia Poursabahian
To: Jing Yeo
Subject: Accepted: 825 Ocean Ave supportive housing
Date: Tuesday, August 26, 2025 4:34:43 PM
Attachments: attachment.ics

From: Daniel Mick on behalf of Jing Yeo
To: William Nathan
Subject: FW: 825 Ocean Ave supportive housing
Date: Tuesday, August 26, 2025 4:33:51 PM
Attachments: attachment.ics

-----Original Appointment-----
From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, August 26, 2025 4:33 PM
To: Jing Yeo; Sia Poursabahian; James Brewster; Natasha Guest Kingscote; Allyson Crosby; Daniel Mick; Armine Chaparyan
Subject: 825 Ocean Ave supportive housing
When: Tuesday, September 2, 2025 4:00 PM-4:30 PM (UTC-08:00) Pacific Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams Need help?

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Meeting ID: 245 762 079 154 2

Passcode: Hz9J6dA3

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+1 310-883-7522,,622968601# United States, Santa Monica

Find a local number

Phone conference ID: 622 968 601#

For organizers: Meeting options | Reset dial-in PIN

From: William Nathan
To: Jing Yeo
Subject: Accepted: 825 Ocean Ave supportive housing
Date: Tuesday, August 26, 2025 4:34:55 PM
Attachments: attachment.ics

From:	Sia Poursabahian
To:	James Brewster
Subject:	FW: Contact at Building and Safety Division
Date:	Tuesday, August 26, 2025 4:24:49 PM
Attachments:	image002.png RE Contact at Building and Safety Division.msg

FYI

From: Daniel Mick <Daniel.Mick@santamonica.gov>
Sent: Tuesday, August 26, 2025 4:15 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Armine Chaparyan <Armine.Chaparyan@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

After we issued a Stop Work Oder on 8/8/25, Adam Kent from Affordable Los Angeles requested the ability to continue work on minor issues. Officer Will Nathan offered to bring Brewster in to make the determination whether or not to allow it to happen.

This was a determination made by Jim Brewster on 8/12/25. Per the case notes:

[redacted]

Daniel Mick, CCEO, MPA, MUP
Code Enforcement Manager
City of Santa Monica
310-458-4984 x5367
daniel.mick@santamonica.gov

santamonica.gov
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From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Tuesday, August 26, 2025 4:06 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Armine Chaparyan <Armine.Chaparyan@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Daniel Mick <Daniel.Mick@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

Good afternoon, Jennnifer,

May be Dan can help with "However, code enforcement is not allowing them to proceed with work (including work that does not require permits)."?

Thank you

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Sent: Tuesday, August 26, 2025 3:55 PM
To: Armine Chaparyan <Armine.Chaparyan@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: FW: Contact at Building and Safety Division

I believe this may pertain to Leo's housing building. It sounds like they may be trying to get a COO before works are completed?

Please let me know who is best from CDD to assist them. I've worked with the PR group for Nike Store events.

Thanks,
Jennifer

From: Gina Gribow <gina@ekapr.com>
Sent: Tuesday, August 26, 2025 3:37 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

EXTERNAL

Appreciate the quick response and apologies if that was not clear. In order to meet funding requirements, the building needs to open soon. However, code enforcement is not allowing them to proceed with work (including work that does not require permits). They would like to

proceed with work that does not require permits, such as flooring. The project is located at 825 Ocean Ave.

Thank you for looking into this!

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Sent: Tuesday, August 26, 2025 1:30 PM
To: Gina Gribow <gina@ekapr.com>
Subject: RE: Contact at Building and Safety Division

HI Gina,
Sorry, I'm not quite clear of your ask? Can you let me know the name of the business/address so I can help work with Building Safety to see what the permit issue is?

Thanks,
Jennifer

From: Gina Gribow <gina@ekapr.com>
Sent: Monday, August 25, 2025 6:12 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Contact at Building and Safety Division

EXTERNAL

Jennifer,

Hope this email finds you well and that you have had a nice summer! I am hoping you may be able to point me in the right direction for a contact at the Building and Safety Division. Specifically, one of our clients is in the process of permitting a behavioral health project funded by the County, but code enforcement will not allow them to proceed with work that does not require a permit, such as flooring. In order to meet funding requirements, the building needs to open soon.

Is there someone at Building and Safety you would recommend I reach out to?

Thank you in advance!

All the best,

Gina

Gina Gribow

GOVERNMENT ADVOCACY
& PUBLIC AFFAIRS

Senior Vice President
gina@ekapr.com
Office: 213.741.1500 x547
Cell: 925.999.5896
2335 E. Colorado Blvd., Suite 115
Pasadena, CA 91107
www.ekapr.com

From: Jing Yeo
To: Sia Poursabahian; James Brewster; Natasha Guest Kingscote; Allyson Crosby; Daniel Mick; Armine Chaparyan
Subject: 825 Ocean Ave supportive housing
Date: Tuesday, August 26, 2025 4:32:57 PM
Attachments: attachment.ics

Microsoft Teams Need help?

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Passcode: Hz9J6dA3

Dial in by phone

+1 310-883-7522,,622968601# United States, Santa Monica

Find a local number

Phone conference ID: 622 968 601#

For organizers: Meeting options | Reset dial-in PIN

From: Natasha Guest Kingscote
To: Jing Yeo
Subject: Accepted: 825 Ocean Ave supportive housing
Date: Tuesday, August 26, 2025 5:04:57 PM
Attachments: attachment.ics

From: Gabrielle Maher on behalf of Armine Chaparyan
To: Jing Yeo
Subject: Accepted: 825 Ocean Ave supportive housing
Date: Tuesday, August 26, 2025 5:31:34 PM
Attachments: attachment.ics

From: Allyson Crosby
To: Jing Yeo
Subject: Accepted: 825 Ocean Ave supportive housing
Date: Wednesday, August 27, 2025 8:26:13 AM
Attachments: attachment.ics

From: James Brewster
To: Jing Yeo
Subject: Accepted: 825 Ocean Ave supportive housing
Date: Wednesday, August 27, 2025 5:58:03 AM
Attachments: attachment.ics

From: Gina Gribow
To: Jennifer Taylor
Subject: RE: Contact at Building and Safety Division
Date: Tuesday, August 26, 2025 5:07:35 PM

EXTERNAL

Thank you, Jennifer. I really appreciate it!

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Sent: Tuesday, August 26, 2025 4:16 PM
To: Gina Gribow <gina@ekapr.com>
Subject: RE: Contact at Building and Safety Division

Hi Gina,
Community Development staff are very aware of this project. Arminé will be meeting with Code Enforcement and Building Safety and circle back to you re. next steps.

Thanks,
Jennifer

From: Jennifer Taylor
Sent: Tuesday, August 26, 2025 3:56 PM
To: Gina Gribow <gina@ekapr.com>
Cc: Armine Chaparyan <Armine.Chaparyan@santamonica.gov>; Gabrielle Maher <Gabrielle.Maher@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

Hi Gina,
Let me see who in our CDD Team can assist. This looks to be a housing project. I'm looping in our CDD Director, who oversees both Building Safety and Code Enforcement.

Thanks,
Jennifer

From: Gina Gribow <gina@ekapr.com>
Sent: Tuesday, August 26, 2025 3:37 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

EXTERNAL

Appreciate the quick response and apologies if that was not clear. In order to meet funding requirements, the building needs to open soon. However, code enforcement is not allowing them to proceed with work (including work that does not require permits). They would like to proceed with work that does not require permits, such as flooring. The project is located at 825 Ocean Ave.

Thank you for looking into this!

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Sent: Tuesday, August 26, 2025 1:30 PM
To: Gina Gribow <gina@ekapr.com>
Subject: RE: Contact at Building and Safety Division

HI Gina,
Sorry, I'm not quite clear of your ask? Can you let me know the name of the business/address so I can help work with Building Safety to see what the permit issue is?

Thanks,
Jennifer

From: Gina Gribow <gina@ekapr.com>
Sent: Monday, August 25, 2025 6:12 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Contact at Building and Safety Division

EXTERNAL

Jennifer,

Hope this email finds you well and that you have had a nice summer! I am hoping you may be able to point me in the right direction for a contact at the Building and Safety Division. Specifically, one of our clients is in the process of permitting a behavioral health project funded by the County, but code enforcement will not allow them to proceed with work that does not require a permit, such as flooring. In order to meet funding requirements, the building needs to open soon.

Is there someone at Building and Safety you would recommend I reach out to?

Thank you in advance!

All the best,

Gina

GOVERNMENT ADVOCACY
& PUBLIC AFFAIRS

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Office: 213.741.1500 x547
Cell: 925.999.5896
2335 E. Colorado Blvd., Suite 115
Pasadena, CA 91107
www.ekapr.com

From: Natasha Guest Kingscote
To: Heather Averick
Subject: FW: 413 & 825 Ocean Ave project
Date: Wednesday, August 27, 2025 8:24:29 AM
Attachments: image001.png

FYI – Jing has set up a meeting so we can discuss.

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Monday, August 25, 2025 1:21 PM
To: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave project

Hi Natasha,
Sorry for delay in my reply as I'm continuing to work backwards on e-mails that came in while I was on vacation! Regarding your question, yes we had gotten a project description from the lessee who was Leo Pustilnikov. He was partnered with SJC and there were awarded a grant for bridge housing from the County. We reviewed what they were proposing and it sounded like supportive housing which is a permitted use in that zone and does not require a public hearing.

[redacted]

Thanks,
Jing

From: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Sent: Tuesday, July 29, 2025 5:07 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: 413 & 825 Ocean Ave project

Hi Jing,

As you may be aware, St. Joseph Center will open a Behavioral Health Bridge Housing Program (BHBH) early this fall that will serve people experiencing homelessness. The program will include 49 beds divided between the sites of two former Assisted Living Facilities in the City located at **413 Ocean Avenue** and **825 Ocean Avenue**. We are working closely with SJC and the Department of Mental Health (DMH is providing funding for these sites) to make sure the project is successful, which includes being good neighbors to residents and the surrounding business community.

In our most recent meeting with SJC and DMH about the project, they asked if there was a public hearing requirement. We expressed that the Planning Division would have informed them (SJC) if this was necessary, but I said we would check in to make sure. Would you be able to confirm, please, that this is **not** a requirement?

Also, we have a new manager for the Homeless Prevention and Intervention Division, Allyson Crosby – cc'd here. Happy to introduce you when you're back in the office.

Thanks much.

Natasha

City of Santa Monica

Natasha Kingscote
Human Services Division Manager
Housing and Human Services Department
(310) 458-8701 x 5204
santamonica.gov
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From: Jing Yeo
To: Natalie Verlinich; Marc Amaral
Cc: Beth Rolandson
Subject: FW: 413 and 825 Ocean Ave Next Steps
Date: Wednesday, June 4, 2025 3:09:22 PM
Attachments: image001.png

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Wednesday, April 30, 2025 11:49 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

Thank you for providing this additional background on the proposal. I had a chance to catch up with Jing and Heidi on this and we'd like to set up some more time to discuss our initial thoughts. Let me know if any of these times work for you to have a follow-up, thanks!

May 8th: 2PM – 3PM
May 9th: 1PM – 5PM
May 12th: 1PM – 3PM

Best,
Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Wednesday, April 23, 2025 9:02 PM
To: Cary Fukui <Cary.Fukui@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Cary,

Thanks so much for your time to discuss 413 and 825 Ocean Avenue.

The use is consistent with the City's definition for Single-Room Occupancy Housing in SMMC Sec. 9.51.020.B.11 or Transitional Housing in SMMC Sec. 9.51.020.B.. As described in the Settlement

Agreement, the buildings have individual rooms which have a bathroom, but do not have individual kitchens (see page 4 of the pdf). The rooms exit into interior hallways. (*Id.*) Both buildings have a central kitchen and a central dining area, along with a front desk. Our client will be applying for tenant improvements to the existing building to improve the accommodations but will not be changing the layout.

The property will serve clients who are experiencing homelessness and who already receive services from the department of mental health with temporary safe and clean shelter, one client to each room, with 24-hour general oversight. The services to be provided, consistent with the RFP and consistent with what was previously provided to the elderly population are as follows:

- Case management
    - Connection to benefits, mental health, substance abuse and health services
    - Connection to employment development and job placement programs
    - Activity coordination
    - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries
- Accommodations for service and emotional support animals
- Security

Per the program guidelines, it is non-congregate housing. The building must have separate rooms with a door that can be closed for privacy. That is what we are providing here. The RFP refers to it as "interim housing" or "bridge housing" because it provides residents with a place to live with the idea that they transition to a more traditional apartment. However, there is no minimum or maximum stay limitation.

Note, per the title of that section (Residential Use Classifications), we think it's clear that SRO is a use, not just a building type. In particular, it is listed as a permitted use in the zone in Table 9.08.020.

Alternatively, the use would qualify as Transitional Housing under the City's definition: "Transitional Housing. Housing which meets the definition of subdivision (i) of Section 50675.2 of the California Health and Safety Code with a limited length of stay that are operated under a program requiring the termination of assistance and recirculation to another program recipient at some future point in time, which shall be no less than six months. Transitional housing may be designated for individuals experiencing homelessness or individuals recently experiencing homelessness individuals or families transitioning to permanent housing. Facilities may be linked to on-site or off-site supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single unit dwelling)…" The target population under the County's program includes those experiencing homelessness or those receiving mental health services. As

mentioned above, services will be provided on site to assist residents transition to independent living. Transitional Housing is listed as a permitted use in the zone in Table 9.08.020.

As memorialized by the attached Settlement Agreement and zoning letter, the City previously classified the use as a residential care facility for the elderly. The zoning letter indicates that it is a legally non-conforming use and a legally non-conforming building. The Settlement Agreement states that the former owner applied for and obtained a State of California Residential Care Facility License. I've consulted with my client, and they have informed me that no State license will be needed for its use. My understanding is that this is because medical services will not be provided and because it will not be operated pursuant to the Residential Care Facilities state law. Thus, the use would not meet the City's definition for a residential care facility, which is a facility licensed by the State. (See SMMC Sec. 9.51.020.B.10.) I've also attached the RFP, which makes no mention of a State license.

Based on all of the foregoing, we request that the City classify the use as SRO or Transitional Housing, both of which are permitted by the zoning. What are the next steps to effectuate the use?

Thanks for your help!

Elisa

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Monday, April 14, 2025 10:43 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

I am free Wednesday anytime after 1:15PM, feel free to send me a calendar invite. Thanks!

Best,
Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Sunday, April 13, 2025 7:54 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Thanks, Jing.

Hi Cary-
Are you available to connect on Wednesday? I'm out Monday and swamped Tuesday. On Wednesday, I'm free **except** 9 to 10 am or 11:45 am to 1:15 pm. Is there a time that works for you?

Thanks!

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Friday, April 11, 2025 12:54 PM
To: Elisa Paster <Elisa@rpnllp.com>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa – I'm going to have you connect with Cary who handles all things Coastal but also is familiar with these properties. The land use issues have some complexity here so we might not be able to get back to you right away on questions.

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Monday, April 7, 2025 7:10 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Jing,

Hope you're well!

We are representing the owner of the buildings on 413 and 825 Ocean Avenue. As you likely know, these buildings are currently vacant. Our client is partnering with the St. Joseph Center to reopen the buildings for supportive housing uses. **I'm writing to ask who I should work with to confirm that re-opening the buildings as proposed would not constitute a change of use and would qualify for a Coastal Exemption (I'll subsequently also reach out to Coastal staff)**.

413 Ocean is zoned R4 and 825 Ocean is zoned R3.

At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City's rent control ordinance. Both properties were used as facilities serving the elderly. While the attached settlement agreement refers to it as "residential care facilities" my sense is that the SMMC did not differentiate between types of housing for special needs like the Code does today in Chapter 9.51. Both buildings are designed like SRO rooms with bathrooms, but no individual kitchens. Residents are fed and provided services in common The facilities were licensed by the state. The previous owner provided to residents food and housekeeping services (including laundry and maid service) and assistance with daily needs/personal care. It does not appear that any medical services were provided. Our client wants to reopen the buildings, do limited tenant improvements (which will not involve adding any kitchens), and provide services to residents in the same manner as had previously occurred, except that the population would not necessary be elderly. In this iteration, there would not be any age limit for the residents and residents must qualify as low-income.

Our thought is that the use is the same use as was previously operated at the site. It seems to fit into multiple categories in Chapter 9.51, including Congregate Housing or Single-Room Occupancy Housing, both of which are allowed by-right in the R3 and R4 zones.

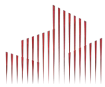
Based on the attached, it is our understanding that the 825 Ocean Avenue is a legally non-conforming building and that it was a legally non-conforming use (though now the use is permitted). We are not proposing any expansion of the building.

The owner and the St. Joseph Center are eager to get TI permits as quickly as possible and get the building reopened to the target population. We have been working with Heather Averick, along with Councilmember Torosis and Elaine Polachek on the funding and concept. We also just found out that the State funder has agreed to allocate 20 of the beds for Santa Monica folks, so that's exciting. I copied Heather here in case she wants to weigh in further.

Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner



R A N D | PASTER | NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From:	Chris West
To:	Everth Gonzalez
Subject:	Re: 413 Ocean Ave Update
Date:	Wednesday, June 4, 2025 10:18:32 AM
Attachments:	image001.png Outlook-Z

EXTERNAL

Hi Everth -

Quickly checking in. We are on the one-yard line on the lease. I wanted to update you that our lessee has started work on renovating 413.

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: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Sent: Tuesday, May 27, 2025 3:20 PM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 Ocean Ave Update

Unfortunately, I do not know who they would have contacted. Between the many departments and multiple employees, I don't know who they would have gotten in touch with. Additionally, our departments aren't that close and we lack a lot of communication. I don't see anything in our database either for any permit applications so I have no leads there either. Would be very helpful if you could assist.

Thanks,

City of Santa Monica

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: Chris West <chris.west@bournefg.com>
Sent: Tuesday, May 27, 2025 9:59 AM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 Ocean Ave Update

EXTERNAL

The information I have is that they've been in contact with the city of Santa Monica. I'm not sure how the departmental structure works there but is there someone you can reach out to on your side? I'm a few degrees removed from the lease process on my side so it might be easier make the connection on your end. If not I'm happy to reach out and see who our operating partner is talking with at the city.

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: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Sent: Tuesday, May 27, 2025 9:11 AM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 Ocean Ave Update

Good morning Chris,

It's possible that they reached out to other departments for operational purposes (not sure if this type of establishment needs special permitting), but they have not reached out to our department. Would you be able to put me in touch with them?

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: Chris West <chris.west@bournefg.com>
Sent: Thursday, May 22, 2025 10:42 AM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 Ocean Ave Update

EXTERNAL

Hi Everth -

I apologize; I was out of the office. We're working on a side letter agreement so that work can start on the physical plant while intermediate housing program finalizes details of the lease. I was told that the program and our lease partners had reached out to the city of Santa Monica and code enforcement to keep you in the loop. Have you heard anything from this?

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: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Sent: Tuesday, May 20, 2025 3:06 PM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 Ocean Ave Update

Good afternoon Chris,

Just following up to see if your team has finalized the contract. Please let me know.

Best,

City of Santa Monica

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: Everth Gonzalez
Sent: Tuesday, May 6, 2025 1:19 PM
To: Chris West <chris.west@bournefg.com>
Subject: RE: 413 Ocean Ave Update

Hi Chris,

Great to hear! Please keep me updated. In the meantime, I'll hold off enforcement for 2 weeks. Once the new tenant is established, we can work out the next steps. However, if the deal doesn't go through in 2 weeks, I do need you guys to properly secure the rear gate and take care of that fence.

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: Chris West <chris.west@bournefg.com>
Sent: Tuesday, May 6, 2025 9:55 AM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: 413 Ocean Ave Update

EXTERNAL

Hi Everth -

It was good talking to you yesterday. I heard back from my bosses, and we expect to get the lease deal across the finish line in the next two weeks. We're on the one-yard line and are just waiting to get back the signature on the final draft from our operating partners. I'll update you as soon as I hear more.

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: Jing Yeo
To: Armine Chaparyan
Subject: Re: 413 & 825 Ocean Ave Update
Date: Wednesday, June 4, 2025 9:54:45 PM
Attachments: image002.png
image003.png

[redacted]

From: Armine Chaparyan <Armine.Chaparyan@santamonica.gov>
Sent: Wednesday, June 4, 2025 8:16:20 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave Update

[redacted]

City of Santa Monica

Arminé Chaparyan (she/her)
Director, Community Development

armine.chaparyan@santamonica.gov
santamonica.gov
Facebook | Twitter | Instagram

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From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Wednesday, June 4, 2025 8:04 PM
To: Armine Chaparyan <Armine.Chaparyan@santamonica.gov>
Subject: 413 & 825 Ocean Ave Update

Hi Arminé,
At our CDD/HHS monthly, I just gave an update to Natalie Verlinich and Marc Amaral on a meeting we had with Leo Pustilnikov and Elisa Paster (his legal counsel) regarding a proposed bridge house facility at 413 and 825 Ocean Ave. Planning was contacted because we have been responding to questions regarding proposed use of properties at 413 and 825 Ocean Ave. These are properties where multiple 311 inquiries have been received usually indicating that they were perhaps on the market. They were both previously Senior Residential Care Facilities but both closed approximately 2-3 years ago and have been vacant ever since.

We understand that Leo is leasing both properties and partnering with Saint Joseph's Center to create bridge housing at both sites. From what we have been told, Saint Joseph's Center received a grant from the County to operate the bridge housing. Leo is leasing the property from the owner and then leasing the building to SJC. The agreement is between County and SJC with SJC as operator.

This is a summary of the proposal according to Leo:

- 49 rooms across both properties (note that each room will have own bathroom but will have shared kitchen facilities)
    - 413 Ocean Ave – 29 rooms
    - 825 Ocean Ave – 20 rooms
- Operations
    - Services on-site
    - No medical care
    - Length of stay could range – program is voluntary
    - Intended to stabilize homeless individuals
    - Almost half the beds (approx. 20 beds) will be reserved for local homeless individuals (in discussion with HHS, it's unclear how this commitment will be guaranteed if the city isn't funding this)
- Timing
    - Grant has already been award from the County
    - Funds must be disbursed by end of September meaning that need to have a CofO by end of September
    - Leo seemed to think that it's not a lot of work to re-open the buildings even though they have been vacant for years – he asserted that they would not need any plumbing, mechanical, electrical
    - County is required to inspect the property before funds are disbursed
    - Leo represented that part of the reason for the award is because they represented that they could open it quickly

[redacted]

[redacted]

[redacted]

Thanks,
Jing

Jing Yeo, AICP
Planning Manager
(310) 458-8203
santamonica.gov
Check out the Planning Resources page

Reach the City Planning team anytime at 311!

From:	Armine Chaparyan
To:	Elaine Polachek
Subject:	RE: 413 & 825 Ocean Ave Update
Date:	Wednesday, June 4, 2025 9:02:50 PM
Attachments:	image002.png image003.png

Great- that it's already on your radar.

Arminé Chaparyan (she/her)
Director, Community Development

armine.chaparyan@santamonica.gov
santamonica.gov
Facebook | Twitter | Instagram

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From: Elaine Polachek <Elaine.Polachek@santamonica.gov>
Sent: Wednesday, June 4, 2025 8:56 PM
To: Armine Chaparyan <Armine.Chaparyan@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave Update

I am aware of these projects and have told Councilmembers that they are SJC and not City project. [redacted]. We can discuss when we meet tomorrow.

From: Armine Chaparyan <Armine.Chaparyan@santamonica.gov>
Sent: Wednesday, June 4, 2025 8:42:04 PM
To: Elaine Polachek <Elaine.Polachek@santamonica.gov>
Subject: FW: 413 & 825 Ocean Ave Update

Helo-

I'm flagging this item for you.. we are continuing to discuss with HHS and they may need to do some follow-up.. [redacted].

Arminé Chaparyan (she/her)
Director, Community Development

armine.chaparyan@santamonica.gov
santamonica.gov
Facebook | Twitter | Instagram

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From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Wednesday, June 4, 2025 8:04 PM
To: Armine Chaparyan <Armine.Chaparyan@santamonica.gov>
Subject: 413 & 825 Ocean Ave Update

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    - County is required to inspect the property before funds are disbursed
    - Leo represented that part of the reason for the award is because they represented that they could open it quickly

[redacted]

[redacted]

[redacted]

[redacted]

Thanks,
Jing

Jing Yeo, AICP
Planning Manager
(310) 458-8203
santamonica.gov
Check out the Planning Resources page

Reach the City Planning team anytime at 311!

From:	Achee Stevenson
To:	Heather Averick
Cc:	Natasha Guest Kingscote
Subject:	St. Joseph Center- Behavioral Health Bridge Housing Summary
Date:	Friday, June 13, 2025 3:13:39 PM
Attachments:	image001.png

Hi Heather,

Below is the draft SJC BHBH Summary for Chief Batista. Sorry for the delay and have a great weekend!

[redacted]

Thanks,

Achée Stevenson, MPA (she/her)
Acting Administrator, Homelessness Prevention & Intervention (HPI) Team
Housing and Human Services Department
My work day may look different than your work day. Please do not feel obligated to respond outside of your normal working hours or expect a response from me outside of my normal working hours.

From: Roberto Villegas
To: Francisco Franco; Robert D"Andrea
Subject: FW: SJC Bridge Program
Date: Tuesday, June 17, 2025 9:41:46 AM
Attachments: image003.png
image004.png
image002.png

Stand by....

From: Ramon Batista <Ramon.Batista@santamonica.gov>
Sent: Monday, June 16, 2025 12:25 PM
To: Heather Averick <Heather.Averick@santamonica.gov>; Roberto Villegas <Roberto.Villegas@santamonica.gov>
Subject: RE: SJC Bridge Program

Hi Heather, thank you for the update and we will stay tuned for more information on how our personnel will have the ability to work through DMH for local utilization.
Best
Chief Batista

City of Santa Monica
Ramón Batista
Chief of Police
Police Department
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8401

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Monday, June 16, 2025 10:33 AM
To: Ramon Batista <Ramon.Batista@santamonica.gov>; Roberto Villegas <Roberto.Villegas@santamonica.gov>
Subject: SJC Bridge Program

Hi Chief and Cpt,

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what that referral process will look like once it is finalized.

I wanted to make sure you are both aware this resource will be coming to the City, and also to ensure we have open lines of communication about how to refer people there. It will be worthwhile as well to have coordination about whether PD is receiving an increase of CFS for the site and support working through any issues with SJC/DMH collectively.

Any questions, please let me know. Thanks,

City of Santa Monica

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From:	Roberto Villegas
To:	Heather Averick
Subject:	RE: SJC Bridge Program
Date:	Tuesday, June 17, 2025 10:06:22 AM
Attachments:	image001.png image004.png image002.png

Looks like we are playing tag.

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Tuesday, June 17, 2025 9:55 AM
To: Roberto Villegas <Roberto.Villegas@santamonica.gov>
Subject: RE: SJC Bridge Program

Call me back!

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
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From: Roberto Villegas <Roberto.Villegas@santamonica.gov>
Sent: Tuesday, June 17, 2025 9:41 AM
To: Heather Averick <Heather.Averick@santamonica.gov>
Subject: FW: SJC Bridge Program

Let me know when you have a minute to talk about this.

From: Ramon Batista <Ramon.Batista@santamonica.gov>
Sent: Monday, June 16, 2025 12:25 PM
To: Heather Averick <Heather.Averick@santamonica.gov>; Roberto Villegas <Roberto.Villegas@santamonica.gov>
Subject: RE: SJC Bridge Program

Hi Heather, thank you for the update and we will stay tuned for more information on how our personnel will have the ability to work through DMH for local utilization.
Best
Chief Batista

City of Santa Monica

Ramón Batista
Chief of Police
Police Department
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8401

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Monday, June 16, 2025 10:33 AM
To: Ramon Batista <Ramon.Batista@santamonica.gov>; Roberto Villegas <Roberto.Villegas@santamonica.gov>
Subject: SJC Bridge Program

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Any questions, please let me know. Thanks,

Heather Averick
Director of Housing and Human Services
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santamonica.gov
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From:	Heather Averick
To:	Ramon Batista
Subject:	RE: SJC Bridge Program
Date:	Tuesday, June 17, 2025 11:32:48 AM
Attachments:	image001.png image003.png image004.png

I remember Francisco well, I sat in on his interview! Thanks for the heads up, appreciate it, and hope all is well on your end. Wild times, hope you and your team have been hanging in there.

City of Santa Monica

Heather Averick

Director of Housing and Human Services

(310) 458-8310

santamonica.gov

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

From: Ramon Batista <Ramon.Batista@santamonica.gov>
Sent: Monday, June 16, 2025 12:29 PM
To: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: SJC Bridge Program

Hello my friend!
[redacted]

Please start enrolling Francisco Franco; he will be the next *acting* captain in special operations. I'm blessed to have Lt Bobby D'Andrea in his role leading the HLP team and the public service officers. Franco is up to the task; he is very, very good.

Be well!
Chief Batista

City of Santa Monica

Ramón Batista
Chief of Police
Police Department
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8401

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Monday, June 16, 2025 10:33 AM
To: Ramon Batista <Ramon.Batista@santamonica.gov>; Roberto Villegas <Roberto.Villegas@santamonica.gov>
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City of Santa Monica

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

santamonica.gov

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From:	Roberto Villegas
To:	Francisco Franco; Robert D"Andrea; Carlos Jaen; Adam Buus
Subject:	FW: SJC Bridge Program
Date:	Tuesday, June 17, 2025 2:24:10 PM
Attachments:	image001.png image005.png image003.png

Info only…

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Tuesday, June 17, 2025 9:55 AM
To: Roberto Villegas <Roberto.Villegas@santamonica.gov>
Subject: RE: SJC Bridge Program

Call me back!

Heather Averick
Director of Housing and Human Services
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Chief Batista

City of Santa Monica

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From: Evan Raleigh
To: Roberto Lucio
Subject: SOD Meeting notes
Date: Tuesday, June 17, 2025 2:55:40 PM
Attachments: image001.png

Lt. Lucio,

[redacted].

St. Joseph's Center will be standing up transitional/bridge housing at 413 and 825 Ocean Ave. It is billed at approximately 40 beds, with 15 reserved for city referrals.

[redacted]

Investigator Evan Raleigh #3922
Santa Monica Police Department,
Traffic Investigations

Phone: 310-458-8954
Email: evan.raleigh@santamonica.gov

333 Olympic Dr., Santa Monica CA 90401

From: Achee Stevenson
To: Robert D"Andrea; Andrew Leon
Subject: Vacant Property Outreach Plan Meeting
Date: Tuesday, June 24, 2025 1:10:46 PM
Attachments: attachment.ics

Hi Lt. D'Andrea,

Per your e-mail, I want to discuss how our Division's Outreach Teams can assist with outreach at the vacant properties and the plan for 413 Ocean. Hopefully, this time works for you.

Thanks,

~Achée

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 219 786 447 458 4

Passcode: 9Ke2o4Yd

Dial in by phone

+1 310-883-7522,,698381138# United States, Santa Monica

Find a local number

Phone conference ID: 698 381 138#

For organizers: Meeting options | Reset dial-in PIN

From: Jing Yeo
To: Natalie Verlinich; Marc Amaral
Subject: FW: 413 and 825 Ocean Ave Next Steps
Date: Wednesday, June 4, 2025 3:11:56 PM
Attachments: image001.png
Interim Housing RFP.pdf
Zoning Letter and Settlement Agreement.pdf

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Wednesday, April 23, 2025 9:02 PM
To: Cary Fukui <Cary.Fukui@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Cary,

Thanks so much for your time to discuss 413 and 825 Ocean Avenue.

The use is consistent with the City's definition for Single-Room Occupancy Housing in SMMC Sec. 9.51.020.B.11 or Transitional Housing in SMMC Sec. 9.51.020.B.. As described in the Settlement Agreement, the buildings have individual rooms which have a bathroom, but do not have individual kitchens (see page 4 of the pdf). The rooms exit into interior hallways. (*Id.*) Both buildings have a central kitchen and a central dining area, along with a front desk. Our client will be applying for tenant improvements to the existing building to improve the accommodations but will not be changing the layout.

The property will serve clients who are experiencing homelessness and who already receive services from the department of mental health with temporary safe and clean shelter, one client to each room, with 24-hour general oversight. The services to be provided, consistent with the RFP and consistent with what was previously provided to the elderly population are as follows:

- Case management
    - Connection to benefits, mental health, substance abuse and health services
    - Connection to employment development and job placement programs
    - Activity coordination
    - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries
- Accommodations for service and emotional support animals

- Security

Per the program guidelines, it is non-congregate housing. The building must have separate rooms with a door that can be closed for privacy. That is what we are providing here. The RFP refers to it as "interim housing" or "bridge housing" because it provides residents with a place to live with the idea that they transition to a more traditional apartment. However, there is no minimum or maximum stay limitation.

Note, per the title of that section (Residential Use Classifications), we think it's clear that SRO is a use, not just a building type. In particular, it is listed as a permitted use in the zone in Table 9.08.020.

Alternatively, the use would qualify as Transitional Housing under the City's definition: "Transitional Housing. Housing which meets the definition of subdivision (i) of Section 50675.2 of the California Health and Safety Code with a limited length of stay that are operated under a program requiring the termination of assistance and recirculation to another program recipient at some future point in time, which shall be no less than six months. Transitional housing may be designated for individuals experiencing homelessness or individuals recently experiencing homelessness individuals or families transitioning to permanent housing. Facilities may be linked to on-site or off-site supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single unit dwelling)…" The target population under the County's program includes those experiencing homelessness or those receiving mental health services. As mentioned above, services will be provided on site to assist residents transition to independent living. Transitional Housing is listed as a permitted use in the zone in Table 9.08.020.

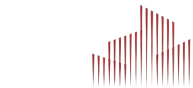
As memorialized by the attached Settlement Agreement and zoning letter, the City previously classified the use as a residential care facility for the elderly. The zoning letter indicates that it is a legally non-conforming use and a legally non-conforming building. The Settlement Agreement states that the former owner applied for and obtained a State of California Residential Care Facility License. I've consulted with my client, and they have informed me that no State license will be needed for its use. My understanding is that this is because medical services will not be provided and because it will not be operated pursuant to the Residential Care Facilities state law. Thus, the use would not meet the City's definition for a residential care facility, which is a facility licensed by the State. (See SMMC Sec. 9.51.020.B.10.) I've also attached the RFP, which makes no mention of a State license.

Based on all of the foregoing, we request that the City classify the use as SRO or Transitional Housing, both of which are permitted by the zoning. What are the next steps to effectuate the use?

Thanks for your help!

Elisa

Elisa Paster
Managing Partner



Phone: 213.557.7222 Direct: 213.557.7223

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Monday, April 14, 2025 10:43 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

I am free Wednesday anytime after 1:15PM, feel free to send me a calendar invite.
Thanks!

Best,
Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Sunday, April 13, 2025 7:54 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Thanks, Jing.

Hi Cary-
Are you available to connect on Wednesday? I'm out Monday and swamped Tuesday. On Wednesday, I'm free **except** 9 to 10 am or 11:45 am to 1:15 pm. Is there a time that works for you?

Thanks!

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Friday, April 11, 2025 12:54 PM
To: Elisa Paster <Elisa@rpnllp.com>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa – I'm going to have you connect with Cary who handles all things Coastal but also is familiar with these properties. The land use issues have some complexity here so we might not be able to get back to you right away on questions.

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Monday, April 7, 2025 7:10 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Jing,

Hope you're well!

We are representing the owner of the buildings on 413 and 825 Ocean Avenue. As you likely know, these buildings are currently vacant. Our client is partnering with the St. Joseph Center to reopen the buildings for supportive housing uses. **I'm writing to ask who I should work with to confirm that re-opening the buildings as proposed would not constitute a change of use and would qualify for a Coastal Exemption (I'll subsequently also reach out to Coastal staff)**.

413 Ocean is zoned R4 and 825 Ocean is zoned R3.

At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City's rent control ordinance. Both properties were used as facilities serving the elderly. While the attached settlement agreement refers to it as "residential care facilities" my sense is that the SMMC did not differentiate between types of housing for special needs like the Code does today in Chapter 9.51. Both buildings are designed like SRO rooms with bathrooms, but no individual kitchens. Residents are fed and provided services in common The facilities were licensed by the state. The previous owner provided to residents food and housekeeping services (including laundry and maid service) and assistance with daily needs/personal

care. It does not appear that any medical services were provided. Our client wants to reopen the buildings, do limited tenant improvements (which will not involve adding any kitchens), and provide services to residents in the same manner as had previously occurred, except that the population would not necessary be elderly. In this iteration, there would not be any age limit for the residents and residents must qualify as low-income.

Our thought is that the use is the same use as was previously operated at the site. It seems to fit into multiple categories in Chapter 9.51, including Congregate Housing or Single-Room Occupancy Housing, both of which are allowed by-right in the R3 and R4 zones.

Based on the attached, it is our understanding that the 825 Ocean Avenue is a legally non-conforming building and that it was a legally non-conforming use (though now the use is permitted). We are not proposing any expansion of the building.

The owner and the St. Joseph Center are eager to get TI permits as quickly as possible and get the building reopened to the target population. We have been working with Heather Averick, along with Councilmember Torosis and Elaine Polachek on the funding and concept. We also just found out that the State funder has agreed to allocate 20 of the beds for Santa Monica folks, so that's exciting. I copied Heather here in case she wants to weigh in further.

Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Customer Service
To: Daniel.Mick@santamonica.gov; Alicia.Huizar@santamonica.gov; Cheryl.Shavers@santamonica.gov; Armando.Rangel@santamonica.gov; Maurice.Cochee@santamonica.gov; Janet.Roman@santamonica.gov; Sharron.Hillery@santamonica.gov
Subject: A new case has been assigned to your team
Date: Friday, June 27, 2025 8:26:39 AM

City of Santa Monica Logo

Hello -

A new case has been assigned to CDD - Code Enforcement and needs your attention.

Case Number: CS0181719
Case Type: Code Enforcement - Regulatory Enforcement Service
Description: Construction next door. No permit

Hello,
We live at [redacted] There is construction next door at 413 Ocean and no permit is posted. This is an unoccupied property. We are concerned and hope someone will check this out. We would someone will look into this. Kindly do not mention who sent in this complaint.

Thank you for your time and attention.

[redacted]
Sent from my iPhone
Location:

From:	Customer Service
To:	Daniel.Mick@santamonica.gov; Alicia.Huizar@santamonica.gov; Cheryl.Shavers@santamonica.gov; Armando.Rangel@santamonica.gov; Maurice.Cochee@santamonica.gov; Janet.Roman@santamonica.gov; Sharron.Hillery@santamonica.gov
Subject:	A new case has been assigned to your team
Date:	Tuesday, July 8, 2025 4:01:19 PM

City of Santa Monica Logo

Hello -

A new case has been assigned to CDD - Code Enforcement and needs your attention.

Case Number: CS0183266
Case Type: Code Enforcement - Regulatory Enforcement Service
Description: 413 Ocean Ave., Santa Monica, CA 9040

Hello,

There is extensive construction going on at the building listed above. This was an assisted living facility but has been vacant for several years.

There are no visible permits posted and given the extent of the work, this seems odd.

I would appreciate it if someone could look into this.

Thank you,
Location:

From: [redacted]
To: 311@santamonica.gov
Subject: 413 Ocean Ave., Santa Monica, CA 9040
Date: Tuesday, July 8, 2025 3:22:32 PM

EXTERNAL

Hello,

There is extensive construction going on at the building listed above. This was an assisted living facility but has been vacant for several years.

There are no visible permits posted and given the extent of the work, this seems odd.

I would appreciate it if someone could look into this.

Thank you,

[redacted]

[redacted]

From: Janet Roman
To: Briana Liera
Subject: 413 Ocean Ave
Date: Wednesday, July 9, 2025 7:21:16 AM
Attachments: image001.png

Good morning,

There is possible work without permit at this vacant property. 25COM-1061

City of Santa Monica

Janet Roman

Code Enforcement Specialist

310 458-4984 ext. 5089

santamonica.gov

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From: Maurice Cochee
To: Everth Gonzalez
Subject: Accepted: 413 Ocean w/ Adam Kent
Date: Monday, July 14, 2025 10:00:28 AM
Attachments: attachment.ics

From: [redacted]
To: 311@santamonica.gov
Subject: Re: Construction next door. No permit
Date: Monday, July 14, 2025 9:30:35 AM

EXTERNAL

This is the 3rd time I am writing to you. The construction next door continues, even on the weekend. There is no permit and they are doing all the work from the alley so nothing is evident on the street. We have not idea who is doing the construction as house, at one time a senior residence, has been unoccupied for several years and very poorly maintained regarding grass and shrubs, all of which are dead.

Please kindly respond.

Thank you

[redacted]

From: [redacted]
Sent: Tuesday, July 1, 2025 10:01 AM
To: 311@santamonica.gov <311@santamonica.gov>
Subject: Re: Construction next door. No permit

Resending. Please respond
Sent from my iPhone

> On Jun 26, 2025, at 4:16 PM, [redacted] wrote:
>
> Hello,

> We live at [redacted] There is construction next door at 413 Ocean and no permit is posted. This is an unoccupied property. We are concerned and hope someone will check this out. We would someone will look into this. Kindly do not mention who sent in this complaint.
>
> Thank you for your time and attention.
>
[redacted]

From: William Nathan
To: Janet Roman
Subject: RE: 825 Ocean Ave
Date: Friday, July 11, 2025 2:43:49 PM
Attachments: image002.png
image003.png

I actually was just there today around 12:30pm. All I saw them doing was painting while I was there.

Best Regards,

William Nathan

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

City of Santa Monica
https://www.santamonica.gov/
Facebook | Twitter | Instagram
311@santamonica.gov | Submit a Request | 1 (866) 311-7266

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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: Janet Roman <Janet.Roman@santamonica.gov>
Sent: Friday, July 11, 2025 2:43 PM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: 825 Ocean Ave

Hi Will,

There is a supplemental complaint to 24COM-0194, possible work without a permit.

Thank you,

Janet Roman
Code Enforcement Specialist
310 458-4984 ext. 5089
santamonica.gov
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From: Customer Service
To: Daniel.Mick@santamonica.gov; Alicia.Huizar@santamonica.gov; Cheryl.Shavers@santamonica.gov; Armando.Rangel@santamonica.gov; Maurice.Cochee@santamonica.gov; Janet.Roman@santamonica.gov; Sharron.Hillery@santamonica.gov
Subject: A new case has been assigned to your team
Date: Monday, July 14, 2025 10:15:31 AM

City of Santa Monica Logo

Hello -

A new case has been assigned to CDD - Code Enforcement and needs your attention.

Case Number: CS0183965
Case Type: Code Enforcement - Regulatory Enforcement Service
Description: [redacted]

Re: Construction next door. No permit
This is the 3rd time I am writing to you. The construction next door continues, even on the weekend. There is no permit and they are doing all the work from the alley so nothing is evident on the street. We have not idea who is doing the construction as house, at one time a senior residence, has been unoccupied for several years and very poorly maintained regarding grass and shrubs, all of which are dead.

Please kindly respond.

Thank you

[redacted]

From: [redacted]
Sent: Tuesday, July 1, 2025 10:01 AM
To: 311@santamonica.gov <311@santamonica.gov>
Subject: Re: Construction next door. No permit

Resending. Please respond
Sent from my iPhone

> On Jun 26, 2025, at 4:16 PM, [redacted] <[redacted]> wrote:
>
> Hello,
> We live at [redacted] There is construction next door at 413 Ocean and no permit is posted. This is an unoccupied property. We are concerned and hope someone will check this out. We would someone will look into this. Kindly do not mention who sent in this complaint.
>
> Thank you for your time and attention.
>
> Vicky and Chip Goodman
> Sent from my iPhone
Location:

From: Everth Gonzalez
Cc: Maurice Cochee
Subject: 413 Ocean w/ Adam Kent
Date: Monday, July 14, 2025 9:57:51 AM
Attachments: attachment.ics

From: Everth Gonzalez
To: Adam Kent
Subject: RE: 413 Ocean Ave -- can we move meeting to next week
Date: Monday, July 14, 2025 9:56:13 AM
Attachments: image001.png

That works for me. I'll see you then.

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: Adam Kent <adam@hope4la.org>
Sent: Thursday, July 10, 2025 5:43 PM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 Ocean Ave -- can we move meeting to next week

EXTERNAL

Let's plan on the following Tuesday (7/22) morning at 9am, does that work?

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, Jul 10, 2025 at 7:57 AM Everth Gonzalez <Everth.Gonzalez@santamonica.gov> wrote:

> Hi Adam,
>
> Wednesday is a work from home day for me and Thursday our team is doing an enforcement detail from 8 am until 3:30. I can meet with you at 3:30 Thursday if that works for you. I'm off on Fridays. If Thursday doesn't work, then the following week works.
>
> *Everth R. Gonzalez*
> **Code Enforcement Officer**
> City of Santa Monica
> 310-458-4984 x2340
> everth.gonzalez@santamonica.gov
>
> santamonica.gov
> Facebook | Twitter | Instagram
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> ---
>
> **From:** Adam Kent <adam@hope4la.org>
> **Sent:** Wednesday, July 9, 2025 5:29 PM
> **To:** Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
> **Subject:** Re: 413 Ocean Ave -- can we move meeting to next week
>
> EXTERNAL
>
> Everth, the end of next week is best -- do you still not have availability? If not, what about the week of 7/21, any day is open other than Monday.
>
> 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, Jul 9, 2025 at 10:16 AM Everth Gonzalez <Everth.Gonzalez@santamonica.gov> wrote:

> Hey Adam,
>
> No worries, next week works. I additionally had this Thursday (tomorrow) morning open up if that works for you. Next week I only have Tuesday morning available. Please let me know if either dates work for you.
>
> Best,
>
> *Everth R. Gonzalez*
> **Code Enforcement Officer**
> City of Santa Monica
> 310-458-4984 x2340
> everth.gonzalez@santamonica.gov
>
> santamonica.gov
> Facebook | Twitter | Instagram
>
> **Subscribe to City of Santa Monica Email Updates**
>
> ---
>
> **From:** Adam Kent <adam@hope4la.org>
> **Sent:** Tuesday, July 8, 2025 5:01 PM
> **To:** Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
> **Subject:** 413 Ocean Ave -- can we move meeting to next week
>
> EXTERNAL
>
> Everth, sorry for the late notice -- I had something come up tomorrow -- can we meet

at the property next week? I'm available any morning from Tuesday - Friday, please let me know what 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

From: Janet Roman
To: Everth Gonzalez
Subject: 413 Ocean Ave
Date: Tuesday, July 15, 2025 8:50:40 AM
Attachments: image001.png

Hello,

There is a supplemental complaint to 25COM-1061, unpermitted construction continues.

City of Santa Monica

Janet Roman

Code Enforcement Specialist

310 458-4984 ext. 5089

santamonica.gov

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From: do_not_reply@smgov.net
To: todd.weldon@santamonica.gov
Subject: PS Update Permit Number Task Assignment for 25BLD-3016
Date: Wednesday, August 27, 2025 9:21:22 AM

PS Update Permit Number Task Assignment

Attention Todd:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **8/28/2025 9:21:10 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**PS Update Permit Number**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: do_not_reply@smgov.net
To: todd.weldon@santamonica.gov
Subject: PS Update Metadata Assignment for 25BLD-3016
Date: Wednesday, August 27, 2025 11:44:35 AM

PS Update Metadata Assignment

Attention Todd:

You have been assigned a task on Project: **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

The due date for this task is: **8/28/2025 11:44:21 AM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**
Task:	**PS Update Metadata**
Permit Specialist:	**Todd Weldon (todd.weldon@santamonica.gov, 3104582201)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: DO_NOT_REPLY@smgov.net
To: eplans@smgov.net
Subject: *** IMPORTANT: PAYMENT MADE FOR PROJECTDOX PLAN CHECK *****
Date: Wednesday, August 27, 2025 11:55:13 AM

Please review the following Building Permit as the APPLICANT has made the payment through Citizen Access.

Permit #: 25BLD-3016
Project Name: TI - Institutional
Address: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Ready to Issue
File Date: 8/7/2025
Work Description: Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.

This is an automatically generated email. Do not hit reply button.

From: Emily Chow
To: Katya@aggcg.com
Cc: adam@hope4la.org; Todd Weldon
Subject: PERMIT ISSUANCE INSTRUCTIONS: 825 Ocean Ave - 25BLD-3016 - TI - Institutional
Date: Wednesday, August 27, 2025 2:32:05 PM
Attachments: image001.png

Hello, Below find the email that adam@hope4la.org should have received for Ready to Issue instructions.

Congratulations! The review process is complete, and your building permit(s) are ready to issue. A Permit Specialist can facilitate permit issuance when fees are paid, and the contractor is ready to pull the building permit.

Step 1. Pay Fees
Please pay any outstanding fees by going to this website: https://epermit.smgov.net/CitizenAccess/.

- Under the Building section, please click on Search Applications and Make Payment
- Search for your project in the Record Number field using your project number (25BLD-25BLD-3016)
- Go to your record, click on the Payments tab
- Click Fees
- Click on the Pay Fees in blue to pay fees

Step 2. Schedule Appointment for Permit Issuance
Please follow instructions here to prepare documents and schedule a virtual appointment: https://www.smgov.net/Departments/PCD/Permits/Virtual-Permitting/Virtual-Permit-Issuance-Instructions/. You may also come into City Hall East at the Permit Services Center during operating hours without an appointment. We are open Mondays to Thursdays. Counter hours are 8:00 a.m. to 3:00 p.m. We strongly encourage you to come earlier in the day (before 2:30 p.m.).

DOCUMENT REQUIREMENTS FOR PERMIT ISSUANCE
Please note that the appointment will be canceled if any of the required documents are not provided during the 30-minute appointment in consideration of others. You will need to schedule another appointment to finish and pull the building permit.

1. Complete the Declaration of Liability online: https://declarations.smgov.net/. Please fill out the form completely by choosing the best answers that apply to how you will perform the work. (For Owner-Builder, please enter "HOMEOWNER" for License Class and "00000" for License Number in the LICENSED CONTRACTOR'S DECLARATION section.)
2. Driver's License or other government-issued ID
3. CSLB Card or Information
4. City of Santa Monica Business License (Click here to apply for one)

5. Worker's Compensation information
6. Letter of Authorization dated within last 12 months if you are an authorized agent for the contractor

Step 3. Permit Issuance
Once all documents are verified and received, the Permit Specialist will issue the building permit and send email with the Permit and related information.

Thank you,

City of Santa Monica

Emily Chow
Permit Specialist I
(310) 458-2201, x6294
Permit Services Center | Permit Issuance | Schedule Inspection
Plan Review and Building Permit Information

From: do_not_reply@smgov.net
To: adam@hope4la.org
Subject: ProjectName][Approved Plans Ready for Download
Date: Wednesday, August 27, 2025 5:00:19 PM

Approved Plans Ready for Download

Hello Adam:

Congratulations! Review of **25BLD-3016 - 825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.** is complete and the approved documents are available for download. You may download your plans by accessing the project in ProjectDox and downloading the files from the "Approved Plans and Docs" folder.

IMPORTANT: Payment of fees and formal issuance of a building permit are still required. You do NOT have a valid building permit until all following steps are completed.

Step 1 of 3 (PAY FEES)

- Pay fees. Instructions to pay fees can be found here
- Payment of construction and demolition security deposit, if applicable, is also required and is paid separately from the building permit fees. Instructions to pay C&D fees can be found here

Step 2 of 3 (DECLARATION OF LIABILITY)

The Declaration of Liability form must be completed prior to visiting with a Permit Specialist in Step 3 below for building permit issuance. Complete the Declaration form here. When completing the Declaration:

- Select the best answer that applies to how work will be performed
- Owner-Builder projects should enter â€œHOMEOWNERâ€ where it asks for License Class, and enter â€œ00000â€ for License Number in the Contractorâ€™s Declaration section of the form

Step 3 of 3 (PERMIT ISSUANCE)

Building permit issuance may be completed either IN-PERSON or ONLINE by visiting with a Permit Specialist: 1) in-person at the Permit Services Center; or 2) schedule an appointment for an online meeting via Microsoft Teams.

An overview of documents needed at time of permit issuance and instructions on how to proceed with permit issuance either in-person or online can be found here.

Project Access	
Project:	**25BLD-3016**
Description:	**825 OCEAN AVE - Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.**

NOTE FOR PERMIT REVISIONS: If this project is a revision to an existing building permit, only completion of Step 1 above is necessary. A printed set of approved/stamped revised plans are required at the job site for the inspector. No additional permit will be issued for revisions

Please do not reply to this email.

From:	Natasha Guest Kingscote
To:	Allyson Crosby; Jing Yeo
Cc:	Ross Fehrman; Heather Averick
Subject:	RE: 413 & 825 Ocean Ave project
Date:	Thursday, August 28, 2025 2:11:32 PM
Attachments:	image002.png image003.png

Hi Allyson,

Jing scheduled a meeting for next Tuesday afternoon called 825 Ocean; it's on your calendar.

Jing, thanks for pulling us together.

Natasha

From: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Sent: Thursday, August 28, 2025 1:58 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Ross Fehrman <Ross.Fehrman@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave project

Jing,

Thank you so much for this information. Given that funding for this project is contingent on operations beginning in September, it would be very helpful to schedule conversation next week. Could you share some openings you have in your schedule for discussion next week?

Thanks again!

With gratitude,

City of Santa Monica

Allyson Crosby
Homelessness Prevention and Intervention Manager
Housing and Human Services Department
(424) 660-3231
santamonica.gov

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From: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Sent: Monday, August 25, 2025 2:34 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave project

Thanks, Jing. A meeting to better understand the concerns would be great.

Best,
Natasha

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Monday, August 25, 2025 1:21 PM
To: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave project

Hi Natasha,
Sorry for delay in my reply as I'm continuing to work backwards on e-mails that came in while I was on vacation! Regarding your question, yes we had gotten a project description from the lessee who was Leo Pustilnikov. He was partnered with SJC and there were awarded a grant for bridge housing from the County. We reviewed what they were proposing and it sounded like supportive housing which is a permitted use in that zone and does not require a public hearing.

[redacted]

Thanks,
Jing

From: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Sent: Tuesday, July 29, 2025 5:07 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: 413 & 825 Ocean Ave project

Hi Jing,

As you may be aware, St. Joseph Center will open a Behavioral Health Bridge Housing Program (BHBH) early this fall that will serve people experiencing homelessness. The program will include 49 beds divided between the sites of two former Assisted Living Facilities in the City located at **413 Ocean Avenue** and **825 Ocean Avenue**. We are working closely with SJC and the Department of Mental Health (DMH is providing funding for these sites) to make sure the project is successful, which includes being good neighbors to residents and the surrounding business community.

In our most recent meeting with SJC and DMH about the project, they asked if there was a public hearing requirement. We expressed that the Planning Division would have informed them (SJC) if this was necessary, but I said we would check in to make sure. Would you be able to confirm, please, that this is **not** a requirement?

Also, we have a new manager for the Homeless Prevention and Intervention Division, Allyson Crosby – cc'd here. Happy to introduce you when you're back in the office.

Thanks much.

Natasha

City of Santa Monica

Natasha Kingscote
Human Services Division Manager

Housing and Human Services Department
(310) 458-8701 x 5204
santamonica.gov
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From: DO_NOT_REPLY@smgov.net
To: William.Nathan@santamonica.gov
Subject: *** IMPORTANT: ISSUED BUILDING PERMIT NOTIFICATION *****
Date: Thursday, August 28, 2025 3:18:57 PM

Please review the following Service Request case and enter appropriate inspection notes.

Case #: 24COM-0194
Case Name: Vacant Property
Address: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Monitoring
File Date: 2/13/2024
Work Description: Property maintenance- Vacant property. Supplemental complaint on 7/11/25; possible construction work without a permit. The workers claim it is only a paint job, but cp says there is electrical work being done inside.

Record #: 25BLD-3016
Project Name: TI - Institutional
Addrees: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Issued
File Date: 8/7/2025
Work Description: Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.

This is an automatically generated email. Do not hit reply button.

From: DO_NOT_REPLY@smgov.net
To: William.Nathan@santamonica.gov
Subject: *** IMPORTANT: ISSUED/FINALED/APPROVED/DENIED PERMIT NOTIFICATION *****
Date: Thursday, August 28, 2025 3:18:58 PM

Please review the following Service Request case and enter appropriate inspection notes.

Case #: 24COM-0194
Case Name: Vacant Property
Address: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Monitoring
File Date: 2/13/2024
Work Description: Property maintenance- Vacant property. Supplemental complaint on 7/11/25; possible construction work without a permit. The workers claim it is only a paint job, but cp says there is electrical work being done inside.

Record #: 25BLD-3016
Project Name: TI - Institutional
Addrees: "825 OCEAN AVE, SANTA MONICA, CA 90403"
Status: Issued
File Date: 8/7/2025
Work Description: Removal of front awning. Removal and replacement of 15 toilets and faucets(Units 5, 6, P1-P4, common bathroom). Repair of plumbing leak on second floor to first floor and drywall repair from water damage. Installation of upstairs flooring in 4 units(P1 P2 P3 P4). Repair of subfloor in left corner unit entry. Replacement of 8 fire sprinkler heads.

This is an automatically generated email. Do not hit reply button.

From: Billing Collections
To: Adam Kent
Subject: RE: Residential Service Request for trash
Date: Friday, August 29, 2025 9:30:45 AM
Attachments: image001.png
image002.png

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:	Shira Moch
To:	celeste@zoning-info.com
Subject:	825 Ocen Ave ZCL - 25ENT-0145
Date:	Thursday, August 28, 2025 7:13:57 PM
Attachments:	image001.png 25ENT-0145_825 Ocean Ave_ZCL.pdf

Hello Celeste,

Please see the completed Zoning Compliance Letter for 825 Ocean Avenue attached.

Please let me know if you have any questions.

Best,

Shira

Shira Moch

Associate Planner

santamonica.gov

Facebook | Twitter | Instagram

Reach the City Planning team anytime at 311!

https://www.santamonica.gov/process-explainers/santa-monica-311

From: Sheri Batalla
To: eddie@aggcg.com; katya@aggcg.com
Cc: Todd Weldon
Subject: RE: Permit 25BLD-3016/825 Ocean Ave.
Date: Thursday, August 28, 2025 3:20:56 PM
Attachments: 25BLD-3016-PERMIT.pdf
25BLD-3016-SIGN.pdf
PermitPacket_Final_23_0622.pdf

Good afternoon,

Your Permit 25BLD-3016/825 Ocean Ave. is ISSUED. Attached please find the Building Permits, Required Construction Signs, and Building Permit Packet.

Please print out the Required Construction Sign for your job site. We are moving to a paperless inspection process; inspectors will no longer sign inspection cards. To view inspection status history, please visit https://einspections.smgov.net

City of Santa Monica - WebPermits

You may schedule, cancel, and reschedule inspections as well as view inspection results using this system. Please enter your Permit Number and Street Number below to begin.

einspections.smgov.net

and enter your permit information. You may view inspection status records by selecting the “All Inspection History” link on top.

Please have your approved set of plans (City seal at the top) printed out and available for the inspector to view during the inspection. The approved plans are available from ProjectDox in the “Approved Plans and Docs” folder. An approved set of plans, with the City seal, must be available at the site after the permit has been issued.

Thank You

Sheri L. Batalla/Permit Specialist II
City of Santa Monica/Bldg. & Safety Div. Flr.#1
sheri.batalla@santamonica.gov

From: Customer Service
To: Stephanie.Reich@santamonica.gov; Tony.Kim@santamonica.gov
Subject: A new case has been assigned to your team
Date: Friday, August 29, 2025 10:12:06 AM

City of Santa Monica Logo

Hello -

A new case has been assigned to CDD - City Planning and needs your attention.

Case Number: CS0191028
Case Type: Zoning and Property Development Standards
Description: Torres, Edgar
etorres@partnerval.com

Zoning Questions
Hello -

I am working on an appraisal for 2 properties in Santa Monica. I have found their zoning codes on the zoning map, and their development restrictions as well, however, it appears they might be a part of a coastal zone overlay perhaps? I wanted to confirm if they are a part of that coastal zone, or anything else that would have additional restrictions on top of their assigned zoning codes (R4 and R3) and if so, what other development restrictions would apply.

The addresses are the following:

413 Ocean Ave - zoned R4

825 Ocean Ave - zoned R3

I also wanted to ask if these 2 sites have any current or recent applications for permits or entitlements.

Thank you in advance for your help!
Edgar

Edgar Torres
Valuation Analyst
Southern California
24 Executive Park, Irvine, California 92614

M: 626-606-0232 | M: 424-360-5994

PARTNER VALUATION ADVISORS | www.partnerval.com

Location:

From: Torres, Edgar
To: 311@santamonica.gov
Subject: Zoning Questions
Date: Friday, August 29, 2025 10:08:09 AM

EXTERNAL

Hello -

I am working on an appraisal for 2 properties in Santa Monica. I have found their zoning codes on the zoning map, and their development restrictions as well, however, it appears they might be a part of a coastal zone overlay perhaps? I wanted to confirm if they are a part of that coastal zone, or anything else that would have additional restrictions on top of their assigned zoning codes (R4 and R3) and if so, what other development restrictions would apply.

The addresses are the following:

413 Ocean Ave - zoned R4

825 Ocean Ave - zoned R3

I also wanted to ask if these 2 sites have any current or recent applications for permits or entitlements.

Thank you in advance for your help!
Edgar

Edgar Torres
Valuation Analyst
Southern California
24 Executive Park, Irvine, California 92614

M: 626-606-0232 | M: 424-360-5994

PARTNER VALUATION ADVISORS | www.partnerval.com

From: 311 Customer Service
To: Ana.Fernandez@santamonica.gov
Subject: A new case has been assigned to you
Date: Friday, August 29, 2025 1:52:57 PM

City of Santa Monica Logo

Hello -

A new case has been assigned to you and needs your attention.

Case Number: CS0191028
Case Type: Zoning and Property Development Standards
Description: Torres, Edgar
etorres@partnerval.com

Zoning Questions
Hello -

I am working on an appraisal for 2 properties in Santa Monica. I have found their zoning codes on the zoning map, and their development restrictions as well, however, it appears they might be a part of a coastal zone overlay perhaps? I wanted to confirm if they are a part of that coastal zone, or anything else that would have additional restrictions on top of their assigned zoning codes (R4 and R3) and if so, what other development restrictions would apply.

The addresses are the following:

413 Ocean Ave - zoned R4

825 Ocean Ave - zoned R3

I also wanted to ask if these 2 sites have any current or recent applications for permits or entitlements.

Thank you in advance for your help!
Edgar

Edgar Torres
Valuation Analyst
Southern California
24 Executive Park, Irvine, California 92614

M: 626-606-0232 | M: 424-360-5994

PARTNER VALUATION ADVISORS | www.partnerval.com

Location:

From:	William Nathan
To:	Jing Yeo; Daniel Mick
Cc:	Armando Rangel
Subject:	Re: Contact at Building and Safety Division
Date:	Friday, August 29, 2025 3:55:19 PM
Attachments:	image001.png image002.png

Sounds good to me.

Best Regards,

William Nathan

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

City of Santa Monica

https://www.santamonica.gov/
Facebook | Twitter | Instagram
311@santamonica.gov | Submit a Request | 1 (866) 311-7266

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Friday, August 29, 2025 2:51:02 PM
To: William Nathan <William.Nathan@santamonica.gov>; Daniel Mick <Daniel.Mick@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>
Subject: Re: Contact at Building and Safety Division

Hi Will,
I think we still want to meet largely to share and confirm information. [redacted]
Thanks!
Jing

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Thursday, August 28, 2025 5:25 PM
To: Daniel Mick <Daniel.Mick@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

Good afternoon,

Just FYI I verified that the building permit 25BLD-3016 - TI – Institutional at **825 Ocean Avenue** is now Issued. Not sure if we still need to have the meeting or not?

Best Regards,

William Nathan

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

City of Santa Monica
https://www.santamonica.gov/
Facebook | Twitter | Instagram
311@santamonica.gov | Submit a Request | 1 (866) 311-7266

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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: Daniel Mick <Daniel.Mick@santamonica.gov>
Sent: Tuesday, August 26, 2025 4:16 PM
To: William Nathan <William.Nathan@santamonica.gov>
Cc: Armando Rangel <Armando.Rangel@santamonica.gov>
Subject: FW: Contact at Building and Safety Division

FYI

Daniel Mick, CCEO, MPA, MUP
Code Enforcement Manager
City of Santa Monica
310-458-4984 x5367
daniel.mick@santamonica.gov

santamonica.gov
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From: Daniel Mick
Sent: Tuesday, August 26, 2025 4:15 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Armine Chaparyan <Armine.Chaparyan@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

After we issued a Stop Work Oder on 8/8/25, Adam Kent from Affordable Los Angeles requested the ability to continue work on minor issues. Officer Will Nathan offered to bring Brewster in to make the determination whether or not to allow it to happen.

[redacted]

Daniel Mick, CCEO, MPA, MUP
Code Enforcement Manager
City of Santa Monica
310-458-4984 x5367
daniel.mick@santamonica.gov

santamonica.gov
Facebook | Twitter | Instagram

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From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Tuesday, August 26, 2025 4:06 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>; Armine Chaparyan <Armine.Chaparyan@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Daniel Mick <Daniel.Mick@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

Good afternoon, Jennnifer,

May be Dan can help with "However, code enforcement is not allowing them to proceed with work (including work that does not require permits)."?

Thank you

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Sent: Tuesday, August 26, 2025 3:55 PM
To: Armine Chaparyan <Armine.Chaparyan@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: FW: Contact at Building and Safety Division

I believe this may pertain to Leo's housing building. It sounds like they may be trying to get a COO before works are completed?

Please let me know who is best from CDD to assist them. I've worked with the PR group for Nike Store events.

Thanks,

Jennifer

From: Gina Gribow <gina@ekapr.com>
Sent: Tuesday, August 26, 2025 3:37 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: RE: Contact at Building and Safety Division

EXTERNAL

Appreciate the quick response and apologies if that was not clear. In order to meet funding requirements, the building needs to open soon. However, code enforcement is not allowing them to proceed with work (including work that does not require permits). They would like to proceed with work that does not require permits, such as flooring. The project is located at 825 Ocean Ave.

Thank you for looking into this!

From: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Sent: Tuesday, August 26, 2025 1:30 PM
To: Gina Gribow <gina@ekapr.com>
Subject: RE: Contact at Building and Safety Division

HI Gina,
Sorry, I'm not quite clear of your ask? Can you let me know the name of the business/address so I can help work with Building Safety to see what the permit issue is?

Thanks,
Jennifer

From: Gina Gribow <gina@ekapr.com>
Sent: Monday, August 25, 2025 6:12 PM
To: Jennifer Taylor <Jennifer.Taylor@santamonica.gov>
Subject: Contact at Building and Safety Division

EXTERNAL

Jennifer,

Hope this email finds you well and that you have had a nice summer! I am hoping you may be able to point me in the right direction for a contact at the Building and Safety Division. Specifically, one of our clients is in the process of permitting a behavioral health project

funded by the County, but code enforcement will not allow them to proceed with work that does not require a permit, such as flooring. In order to meet funding requirements, the building needs to open soon.

Is there someone at Building and Safety you would recommend I reach out to?

Thank you in advance!

All the best,

Gina

EKA
GOVERNMENT ADVOCACY & PUBLIC AFFAIRS

Gina Gribow
Senior Vice President
gina@ekapr.com
Office: 213.741.1500 x547
Cell: 925.999.5896
2335 E. Colorado Blvd., Suite 115
Pasadena, CA 91107
www.ekapr.com

From:	Billing Collections
To:	Adam Kent
Cc:	Ron Mason
Subject:	RE: Residential Service Request for trash
Date:	Tuesday, September 2, 2025 7:44:06 AM
Attachments:	image001.png image002.png

Hi Adam,

Good Morning,

Please fill it up the forms above (one for each location) and send back as your earliest convinience to ww.billing.collections@santamonica.gov. No deposit will be require , just add one of your estabilish account. The account services are for water, sewer, and trash.

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: Celeste Cryer
To: Shira Moch
Subject: Re: 825 Ocen Ave ZCL - 25ENT-0145
Date: Tuesday, September 2, 2025 6:54:24 AM
Attachments: image001.png

EXTERNAL

Good Morning Shira
I have reviewed the Zoning Letter that was provided and noticed that the address you have for this letter is incorrect. My address is 825 Ocean Ave. The address on the Zoning Letter says 1401 Ocean Ave. Can you please review the document? Thank you

On Thu, Aug 28, 2025 at 9:14 PM Shira Moch <Shira.Moch@santamonica.gov> wrote:

> Hello Celeste,
>
> Please see the completed Zoning Compliance Letter for 825 Ocean Avenue attached.
>
> Please let me know if you have any questions.
>
> Best,
>
> Shira
>
> City of Santa Monica
>
> **Shira Moch**
>
> Associate Planner
>
> santamonica.gov
>
> Facebook | Twitter | Instagram
>
> Reach the City Planning team anytime at 311!
>
> https://www.santamonica.gov/process-explainers/santa-monica-311

--

Celeste Cryer
Research Specialist

(817) 886-8596 | 123 | Zoning-Info.com
celeste@zoning-info.com
2509 Scripture St. Ste 200 Denton, TX 76201

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: Adam Kent
To: Everth Gonzalez
Subject: Re: 413 Ocean Avenue -- use and timing
Date: Tuesday, September 2, 2025 8:40:29 AM

EXTERNAL

I'm going to check out 825 first, want to meet at 930 at 413?
Sent from my iPhone

> On Sep 2, 2025, at 8:07 AM, Everth Gonzalez <Everth.Gonzalez@santamonica.gov> wrote:
>
> Hey Adam,
> We can do today or tomorrow if you'd like. How long will you be at the property?
>
> *Everth R. Gonzalez*
> **Code Enforcement Officer**
> City of Santa Monica
> 310-458-4984 x2340
> everth.gonzalez@santamonica.gov
>
> santamonica.gov
> Facebook | Twitter | Instagram
>
> Subscribe to City of Santa Monica Email Updates
>
> ---
>
> **From:** Adam Kent <adam@hope4la.org>
> **Sent:** Tuesday, September 2, 2025 8:05:57 AM
> **To:** Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
> **Subject:** Re: 413 Ocean Avenue -- use and timing
>
> EXTERNAL
>
> Everth, sorry I didn't realize that I never responded to this -- I went to check the time that we had scheduled for today and see I never responded. Do you still want to look at the property this morning? I'm headed to the property after I drop my son off at daycare (around 9). Please let me know what 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 Wed, Aug 20, 2025 at 7:28 AM Everth Gonzalez <Everth.Gonzalez@santamonica.gov> wrote:

> Hi Adam,
>
> We can set up a visit for September 2nd. What time works best for you?
>
> For 825 Ocean, you won't be able to do any work until that permit is issued. Your best course of action is to be on top of the permit and make sure it gets issued in a timely manner. You'll also need to discuss this with Officer Nathan as this is his case to handle.
>
> Best,
>
> <image001.png>
>
> *Everth R. Gonzalez*
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> **Code Enforcement Officer**
>
> City of Santa Monica
>
> 310-458-4984 x2340
>
> everth.gonzalez@santamonica.gov
>
> santamonica.gov
>
> Facebook | Twitter | Instagram
>
> **Subscribe to City of Santa Monica Email Updates**

From: Adam Kent <adam@hope4la.org>
Sent: Tuesday, August 19, 2025 2:58 PM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 Ocean Avenue -- use and timing

EXTERNAL

Everth, St. Joseph Center is supposed to start at 413 Ocean on September 1, do you want to come visit on September 2 in the morning? That way it will be occupied. Otherwise, you can come by next week (Tuesday morning at 9am works), but the building will be vacant until Sept. 1 (and secured). Please let me know what works best for you.

I'm still under a stop work order at 825 Ocean -- any ideas about how I can get that project started again on the outdoor turf installation while the permit is being processed? That property is supposed to start on Sept 1 as well. The more time that property sits vacant the more time it is potentially subject to vandalism, etc.

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, Jul 22, 2025 at 5:35 PM Adam Kent <adam@hope4la.org> wrote:

Thanks, Everth -- I'll share this and let you know if we want to file the trespass authorization, but likely, because we are so close, we won't at this time. I'll update you in a couple of weeks (hopefully) that we are ready to open.

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, Jul 22, 2025 at 5:01 PM Everth Gonzalez <Everth.Gonzalez@santamonica.gov> wrote:

> Hey Adam,
>
> After consulting with upper management, we will keep the vacant property designation on the parcel. This is solely precautionary and will be removed once the location opens. However, I will not be imposing the vacant property requirements at this time since you are set to open up soon. My supervisor mentioned it might be in your best interest to still file for the trespass authorization form as it can help operations even when the location is open for business. This would grant power to PD to remove individuals who are not welcome at the location once you're up and running.
>
> Please let me know when the back gate is properly secured and additionally, let me know when it is open for business. I will swing by and take one last set of pictures and close out our case at that time.
>
> 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: Adam Kent <adam@hope4la.org>
Sent: Tuesday, July 22, 2025 1:19 PM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: 413 Ocean Avenue -- use and timing

EXTERNAL

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Cary Fukui

Jing Yeo

Heidi von Tongeln

Please let me know if you need anything else.

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: Everth Gonzalez
To: James Brewster; Laura Campos
Subject: 413 Ocean Walkthrough
Date: Tuesday, September 2, 2025 8:52:14 AM
Attachments: attachment.ics

From: Adam Kent
To: Everth Gonzalez
Subject: Re: 413 Ocean Avenue -- use and timing
Date: Tuesday, September 2, 2025 8:06:12 AM
Attachments: image001.png

EXTERNAL

Everth, sorry I didn't realize that I never responded to this -- I went to check the time that we had scheduled for today and see I never responded. Do you still want to look at the property this morning? I'm headed to the property after I drop my son off at daycare (around 9). Please let me know what works for you.

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>
> Best,
>
> City of Santa Monica

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: Adam Kent <adam@hope4la.org>
Sent: Tuesday, August 19, 2025 2:58 PM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 Ocean Avenue -- use and timing

EXTERNAL

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Thank you,

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Beverly Hills, CA 90212

adam@hope4la.org

(818) 298-5614

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>
> Thank you,
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>
> ***Hope for an Affordable LA***
>
> 9744 Wilshire Blvd., Suite 311
>
> Beverly Hills, CA 90212
>
> adam@hope4la.org
>
> (818) 298-5614
>
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> >
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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: Adam Kent <adam@hope4la.org>
Sent: Tuesday, July 22, 2025 1:19 PM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: 413 Ocean Avenue -- use and timing

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Jing Yeo

Heidi von Tongeln

Please let me know if you need anything else.

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: Everth Gonzalez
Subject: Re: 413 Ocean Avenue -- use and timing
Date: Tuesday, September 2, 2025 9:02:46 AM

EXTERNAL

Ok great let's plan on that—see you tomorrow.
Sent from my iPhone

> On Sep 2, 2025, at 8:50 AM, Everth Gonzalez <Everth.Gonzalez@santamonica.gov> wrote:
>
> 9 tomorrow works perfectly
> Thank you
>
> *Everth R. Gonzalez*
> **Code Enforcement Officer**
> City of Santa Monica
> 310-458-4984 x2340
> everth.gonzalez@santamonica.gov
>
> santamonica.gov
> Facebook | Twitter | Instagram
>
> Subscribe to City of Santa Monica Email Updates
>
> **From:** Adam Kent <adam@hope4la.org>
> **Sent:** Tuesday, September 2, 2025 8:48:15 AM
> **To:** Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
> **Subject:** Re: 413 Ocean Avenue -- use and timing
>
> EXTERNAL
>
> What about 9 or 930 tomorrow?
> Sent from my iPhone
>
> > On Sep 2, 2025, at 8:45 AM, Everth Gonzalez <Everth.Gonzalez@santamonica.gov> wrote:

Earliest I can meet you would be like 10, probably closer to 10:15. If that works for you I can meet you then.

Everth R. Gonzalez
Code Enforcement Officer
City of Santa Monica
310-458-4984 x2340
everth.gonzalez@santamonica.gov

santamonica.gov
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To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 Ocean Avenue -- use and timing

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>
> santamonica.gov
> Facebook | Twitter | Instagram

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To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 Ocean Avenue -- use and timing

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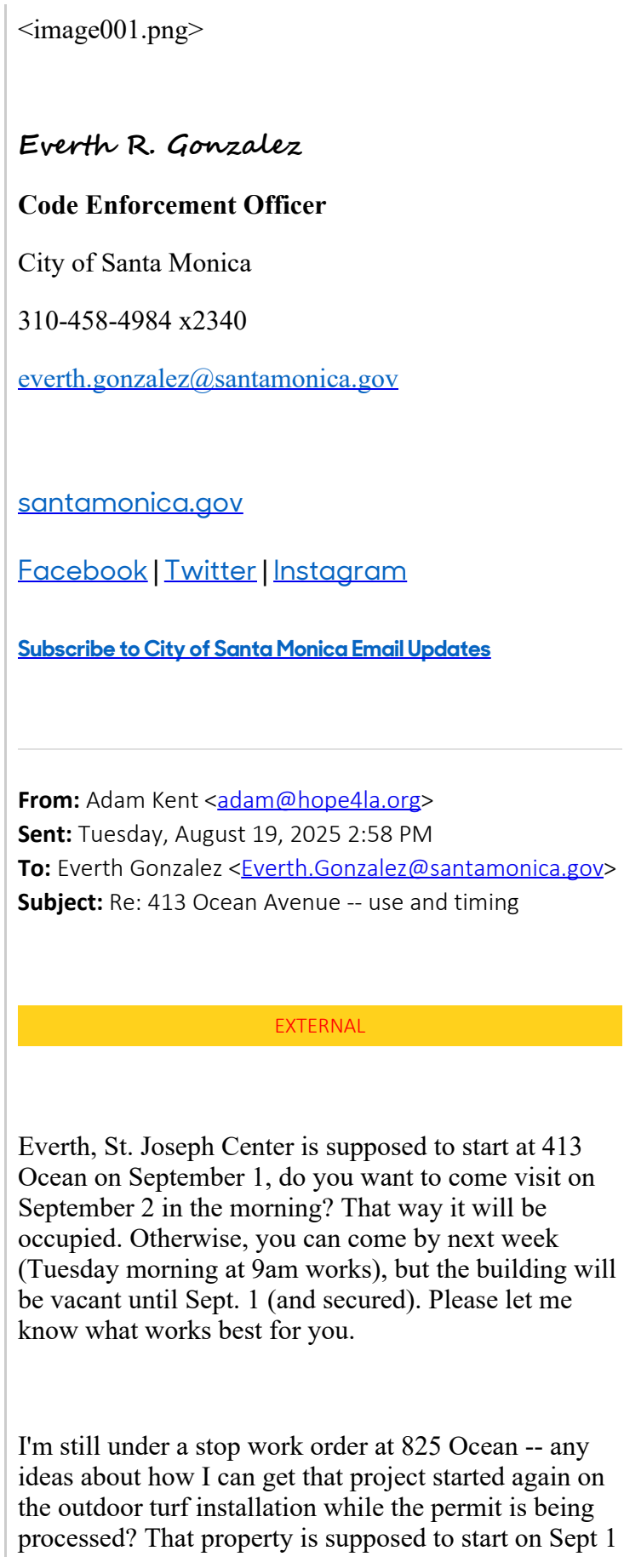

Everth R. Gonzalez

Code Enforcement Officer

City of Santa Monica

310-458-4984 x2340

everth.gonzalez@santamonica.gov

santamonica.gov

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Subscribe to City of Santa Monica Email Updates

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To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: Re: 413 Ocean Avenue -- use and timing

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

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> <image001.png>
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> **Code Enforcement Officer**
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> City of Santa Monica
>
> 310-458-4984 x2340
>
> everth.gonzalez@santamonica.gov

santamonica.gov

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From: Adam Kent <adam@hope4la.org>
Sent: Tuesday, July 22, 2025 1:19 PM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Subject: 413 Ocean Avenue -- use and timing

EXTERNAL

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Cary Fukui

Jing Yeo

Heidi von Tongeln

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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

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

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: Laura Campos
To: Everth Gonzalez
Subject: Accepted: 413 Ocean Walkthrough
Date: Tuesday, September 2, 2025 9:59:07 AM
Attachments: attachment.ics

From: Maurice Cochee
To: Everth Gonzalez
Subject: Accepted: 413 Ocean Walkthrough
Date: Tuesday, September 2, 2025 11:58:57 AM
Attachments: attachment.ics

From: Everth Gonzalez
To: Maurice Cochee
Subject: 413 Ocean Walkthrough
Date: Tuesday, September 2, 2025 10:00:54 AM
Attachments: attachment.ics

From:	Shira Moch
To:	celeste@zoning-info.com
Subject:	RE: 825 Ocen Ave ZCL - 25ENT-0145
Date:	Tuesday, September 2, 2025 9:17:40 AM
Attachments:	image001.png 25ENT-0145_825 Ocean Ave_ZCL.pdf

Hi Celeste,
Thank you for reaching back out and apologies. The information in the letter is unchanged and correct, and the address has now been corrected.

Best,
Shira

From: Shira Moch
Sent: Thursday, August 28, 2025 7:14 PM
To: celeste@zoning-info.com
Subject: 825 Ocen Ave ZCL - 25ENT-0145

Hello Celeste,
Please see the completed Zoning Compliance Letter for 825 Ocean Avenue attached.

Please let me know if you have any questions.

Best,
Shira

Shira Moch
Associate Planner
santamonica.gov
Facebook | Twitter | Instagram

Reach the City Planning team anytime at 311!
https://www.santamonica.gov/process-explainers/santa-monica-311

From: James Brewster on behalf of Jing Yeo
To: Everth Gonzalez
Subject: FW: 825 Ocean Ave supportive housing
Date: Tuesday, September 2, 2025 3:34:53 PM
Attachments: attachment.ics

FYI. It would be a good thing if you're available to join this meeting. Let's bring up 413 Ocean.
Thank you in advance for your time.

-----Original Appointment-----
From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, August 26, 2025 4:33 PM
To: Jing Yeo; Sia Poursabahian; James Brewster; Natasha Guest Kingscote; Allyson Crosby; Daniel Mick; Armine Chaparyan
Cc: William Nathan
Subject: 825 Ocean Ave supportive housing
When: Tuesday, September 2, 2025 4:00 PM-4:30 PM (UTC-08:00) Pacific Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 245 762 079 154 2
Passcode: Hz9J6dA3

Dial in by phone

+1 310-883-7522,,622968601# United States, Santa Monica
Find a local number
Phone conference ID: 622 968 601#

For organizers: Meeting options | Reset dial-in PIN

From: Ron Mason
To: Quinetta Taylor
Subject: FW: Residential Service Request for trash
Date: Tuesday, September 2, 2025 1:18:46 PM
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

Can you follow-up on this?

From: Billing Collections <billing.collections@santamonica.gov>
Sent: Tuesday, September 2, 2025 7:46 AM
To: Adam Kent <adam@hope4la.org>
Cc: Ron Mason <Ron.Mason@santamonica.gov>
Subject: RE: Residential Service Request for trash

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

City of Santa Monica

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

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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: Everth Gonzalez
To: Jing Yeo
Subject: Accepted: 825 Ocean Ave supportive housing
Date: Tuesday, September 2, 2025 3:35:46 PM
Attachments: attachment.ics

From: Microsoft Outlook on behalf of James Brewster
To: Jing Yeo
Subject: Meeting Forward Notification: 825 Ocean Ave supportive housing
Date: Tuesday, September 2, 2025 3:34:52 PM

Your meeting was forwarded

James Brewster has forwarded your meeting request to additional recipients.

Meeting

825 Ocean Ave supportive housing

Meeting Time

Tuesday, September 2, 2025 4:00 PM-4:30 PM.

Recipients

Everth Gonzalez

All times listed are in the following time zone: (UTC-08:00) Pacific Time (US & Canada)

Sent by Microsoft Exchange Online

From: Jing Yeo
To: Sia Poursabahian; James Brewster
Cc: Joe Cavin; William Nathan
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Tuesday, September 2, 2025 11:18:10 PM
Attachments: image001.png
image002.png
image003.png

Hi Sia,
Thanks for the quick read on this and what's needed. For clarity, because the supportive housing is voluntary; occupants could be there for as little as 1 day or as long as a few months. I don't think changes your assessment below but let me know if it does.

Allyson connected us with Saint Joseph Center contact. It sounds like it would be helpful for us to have a brief call with her just to make sure that this information is communicated and she is able to confirm the operations are consistent with your understanding below. I'll work on getting a bit of time set up with her.

Thanks!
Jing

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Tuesday, September 2, 2025 6:25 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>
Cc: Joe Cavin <Joe.Cavin@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Good evening, Jing,

The building code does not include a definition for "Supportive Housing" and the closest classification for "Supportive Housing" is a "Boarding House".

Since the occupants will occupy the units for more than 30-day, nontransient, the proposed "Boarding house" will be classified a "R-1" occupancy which is the same as an "Apartment House".

If the existing use is permitted as "Residential Care Facility" per permit records, then its occupancy is "R-2.1".

Based on the above, a permit will be required for Change of Occupancy from R-2.1 to R-2.

Note: The building code requirements for R-2.1 occupancy are more restrictive (Section 435) than for R-2 occupancy.

Fire Sprinkler throughout

Per SMMC, a Change of Occupancy triggers sprinkler throughout. Based on the pictures provided by William, the building could be sprinklered throughout already.

Smoke Alarms & Fire Alarm

Each room used for sleeping will need to be provided with the smoke detector and the windows will need to comply with the emergency escape requirements. The building should have a fire alaram.

Accessibility

The building was built prior to 1991 and therefore, not subject to Chapter 11A of the building code.

Kitchen

The central kitchen serving all units is considered as commercial kitchen and could be subject to LA County Health Department, unless it is existing with a building permit.

Thank you

Zoning for a Variety of Housing Types | California Department of Housing and Community Development

santamonica.gov - Addressing Homelessness: Who is eligible for Santa Monica's Permanent Supportive Housing (PSH)?

Zoning for a Variety of Housing Types

Government Code Section 65583 and 65583.2 require the housing element to provide for a variety of housing types including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

Sample Programs

Sample Program 1: Amend Zoning for Transitional and Supportive Housing

- The zoning ordinance will be amended to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone.
- For example, transitional housing located in an apartment building is permitted in the same manner as an apartment building in the same zone or supportive housing located in a single family home is permitted in the same manner as a single family home in the same zone.
- In addition, definitions of "transitional housing" and "supportive housing" will be added to the zoning ordinance consistent with Government Code Section 65582.

Objective: To encourage the development of transitional and supportive housing
Responsible Agency: Community Development Department
Timeline: Within one year of adoption of the housing element
Funding Source(s): Department budget

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, September 2, 2025 4:33 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>
Subject: FW: 413 and 825 Ocean Ave Next Steps

FYI this is the information I received from the property owner's attorney describing the prior use and her thoughts about how it compares to what they are doing (Zoning Letter and Settlement Agreement PDF).

I've attached an e-mail update that I sent to Arminé as well describing the meeting we had with the lessee (not the operator) of the property. Happy to discuss further once you've had a chance to review.

From: Jing Yeo
Sent: Wednesday, June 4, 2025 3:12 PM
To: Natalie Verlinich <Natalie.Verlinich@santamonica.gov>; Marc Amaral <Marc.Amaral@santamonica.gov>
Subject: FW: 413 and 825 Ocean Ave Next Steps

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Wednesday, April 23, 2025 9:02 PM
To: Cary Fukui <Cary.Fukui@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Cary,

Thanks so much for your time to discuss 413 and 825 Ocean Avenue.

The use is consistent with the City's definition for Single-Room Occupancy Housing in SMMC Sec. 9.51.020.B.11 or Transitional Housing in SMMC Sec. 9.51.020.B.. As described in the Settlement Agreement, the buildings have individual rooms which have a bathroom, but do not have individual kitchens (see page 4 of the pdf). The rooms exit into interior hallways. (*Id.*) Both buildings have a central kitchen and a central dining area, along with a front desk. Our client will be applying for tenant improvements to the existing building to improve the accommodations but will not be changing the layout.

The property will serve clients who are experiencing homelessness and who already receive services from the department of mental health with temporary safe and clean shelter, one client to each room, with 24-hour general oversight. The services to be provided, consistent with the RFP and consistent with what was previously provided to the elderly population are as follows:

- Case management
  - Connection to benefits, mental health, substance abuse and health services
  - Connection to employment development and job placement programs
  - Activity coordination
  - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries
- Accommodations for service and emotional support animals
- Security

Per the program guidelines, it is non-congregate housing. The building must have separate rooms with a door that can be closed for privacy. That is what we are providing here. The RFP refers to it as "interim housing" or "bridge housing" because it provides residents with a place to live with the idea that they transition to a more traditional apartment. However, there is no minimum or maximum stay limitation.

Note, per the title of that section (Residential Use Classifications), we think it's clear that SRO is a use, not just a building type. In particular, it is listed as a permitted use in the zone in Table 9.08.020.

Alternatively, the use would qualify as Transitional Housing under the City's definition: "Transitional Housing. Housing which meets the definition of subdivision (i) of Section 50675.2 of the California Health and Safety Code with a limited length of stay that are operated under a program requiring the termination of assistance and recirculation to another program recipient at some future point in time, which shall be no less than six months. Transitional housing may be designated for individuals experiencing homelessness or individuals recently experiencing homelessness individuals or families transitioning to permanent housing. Facilities may be linked to on-site or off-site supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single unit dwelling)..." The target population under the County's program includes those experiencing homelessness or those receiving mental health services. As mentioned above, services will be provided on site to assist residents transition to independent living. Transitional Housing is listed as a permitted use in the zone in Table 9.08.020.

As memorialized by the attached Settlement Agreement and zoning letter, the City previously classified the use as a residential care facility for the elderly. The zoning letter indicates that it is a legally non-conforming use and a legally non-conforming building. The Settlement Agreement states that the former owner applied for and obtained a State of California Residential Care Facility License. I've consulted with my client, and they have informed me that no State license will be needed for its use. My understanding is that this is because medical services will not be provided and because it will not be operated pursuant to the Residential Care Facilities state law. Thus, the use would not meet the City's definition for a residential care facility, which is a facility licensed by the State. (See SMMC Sec. 9.51.020.B.10.) I've also attached the RFP, which makes no mention of a State license.

Based on all of the foregoing, we request that the City classify the use as SRO or Transitional Housing, both of which are permitted by the zoning. What are the next steps to effectuate the use?

Thanks for your help!

Elisa

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Monday, April 14, 2025 10:43 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

I am free Wednesday anytime after 1:15PM, feel free to send me a calendar invite. Thanks!

Best,
Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Sunday, April 13, 2025 7:54 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Thanks, Jing.

Hi Cary-
Are you available to connect on Wednesday? I'm out Monday and swamped Tuesday. On Wednesday, I'm free **except** 9 to 10 am or 11:45 am to 1:15 pm. Is there a time that works for you?

Thanks!

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Friday, April 11, 2025 12:54 PM
To: Elisa Paster <Elisa@rpnllp.com>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa – I'm going to have you connect with Cary who handles all things Coastal but also is familiar with these properties. The land use issues have some complexity here so we might not be able to get back to you right away on questions.

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Monday, April 7, 2025 7:10 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Jing,

Hope you're well!

We are representing the owner of the buildings on 413 and 825 Ocean Avenue. As you likely know, these buildings are currently vacant. Our client is partnering with the St. Joseph Center to reopen the buildings for supportive housing uses. **I'm writing to ask who I should work with to confirm that re-opening the buildings as proposed would not constitute a change of use and would qualify for a Coastal Exemption (I'll subsequently also reach out to Coastal staff)**.

413 Ocean is zoned R4 and 825 Ocean is zoned R3.

At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City's rent control ordinance. Both properties were used as facilities serving the elderly. While the attached settlement agreement refers to it as "residential care facilities" my sense is that the SMMC did not differentiate between types of housing for special needs like the Code does today in Chapter 9.51. Both buildings are designed like SRO rooms with bathrooms, but no individual kitchens. Residents are fed and provided services in common The facilities were licensed by the state. The previous owner provided to residents food and housekeeping services (including laundry and maid service) and assistance with daily needs/personal care. It does not appear that any medical services were provided. Our client wants to reopen the buildings, do limited tenant improvements (which will not involve adding any kitchens), and provide services to residents in the same manner as had previously occurred, except that the population would not necessary be elderly. In this iteration, there would not be any age limit for the residents and residents must qualify as low-income.

Our thought is that the use is the same use as was previously operated at the site. It seems to fit into multiple categories in Chapter 9.51, including Congregate Housing or Single-Room Occupancy Housing, both of which are allowed by-right in the R3 and R4 zones.

Based on the attached, it is our understanding that the 825 Ocean Avenue is a legally non-conforming building and that it was a legally non-conforming use (though now the use is permitted). We are not proposing any expansion of the building.

The owner and the St. Joseph Center are eager to get TI permits as quickly as possible and get the building reopened to the target population. We have been working with Heather Averick, along with Councilmember Torosis and Elaine Polachek on the funding and concept. We also just found out that the State funder has agreed to allocate 20 of the beds for Santa Monica folks, so that's exciting. I copied Heather here in case she wants to weigh in further.

Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From:	Quinetta Taylor
To:	Ron Mason
Subject:	RE: Residential Service Request for trash
Date:	Wednesday, September 3, 2025 7:51:30 AM
Attachments:	image001.png image002.png

Hey,
These are what Daniele sent to them-I don't believe they have sent back since still in the owners name.

From: Ron Mason <Ron.Mason@santamonica.gov>
Sent: Tuesday, September 2, 2025 1:19 PM
To: Quinetta Taylor <Quinetta.Taylor@santamonica.gov>
Subject: FW: Residential Service Request for trash

Can you follow-up on this?

From: Billing Collections <billing.collections@santamonica.gov>
Sent: Tuesday, September 2, 2025 7:46 AM
To: Adam Kent <adam@hope4la.org>
Cc: Ron Mason <Ron.Mason@santamonica.gov>
Subject: RE: Residential Service Request for trash

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

City of Santa Monica

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: Laurie Craft
To: Jing Yeo; Allyson Crosby; Sia Poursabahian
Subject: RE: Introduction: St. Joseph Center, 825 & 413 Ocean
Date: Wednesday, September 3, 2025 8:31:31 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

EXTERNAL

Great! Talk to you then.

Sincerely,

Laurie Craft, MPA
Chief Program Officer| St. Joseph Center
lcraft@stjosephctr.org | o: 310-396-6468 x 330 | c: 818-322-6244
204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Wednesday, September 3, 2025 8:30 AM
To: Laurie Craft <lcraft@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: Introduction: St. Joseph Center, 825 & 413 Ocean

Hi Laurie I will send you the invite thanks!

From: Laurie Craft <lcraft@stjosephctr.org>
Sent: Wednesday, September 3, 2025 7:04:00 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: Introduction: St. Joseph Center, 825 & 413 Ocean

EXTERNAL

Thank you, Jing. I am happy to jump on a call at 1:30pm. Please let me know if you would like me to set up a Teams meeting.

Sincerely,

Laurie Craft, MPA
Chief Program Officer
St. Joseph Center
lcraft@stjosephctr.org
O: 310–396–6468 x 330
C: 818-322-6244
www.stjosephctr.org

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, September 2, 2025 11:24 PM
To: Laurie Craft <lcraft@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: RE: Introduction: St. Joseph Center, 825 & 413 Ocean

Hi Laurie,
Nice to meet you. I had shared with Sia some of the background information I had received from the property owner and the lessee but it would be helpful for us to connect just to make sure we all have the same information. Would you be available to hop on a brief call tomorrow 9/3 at 1:30?
Thanks,
Jing

From: Laurie Craft <lcraft@stjosephctr.org>
Sent: Tuesday, September 2, 2025 5:30 PM
To: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: RE: Introduction: St. Joseph Center, 825 & 413 Ocean

EXTERNAL

Thank you for the introduction, Allyson!

Hello Jing and Sia, it's a pleasure to e-meet you. Please let me know if you would like to jump on a quick Teams call to discuss these two properties. Alternatively, I am happy to answer your questions via email as well.

I look forward to speaking with you.

Sincerely,

Laurie Craft, MPA
Chief Program Officer| St. Joseph Center
lcraft@stjosephctr.org | o: 310-396-6468 x 330 | c: 818-322-6244
204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Sent: Tuesday, September 2, 2025 5:07 PM
To: Laurie Craft <lcraft@stjosephctr.org>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Introduction: St. Joseph Center, 825 & 413 Ocean

Jing and Sia,
I wanted to take a moment after our conversation this afternoon to introduce you to Laurie Craft, the Chief Program Officer for St. Joseph Center. I was able to brief Laurie on the general themes of our conversation this afternoon and she is available to provide any needed information for clarification for your teams regarding the 825 & 413 Ocean sites.

Thank you all so much for your partnership and support!

With gratitude,

Allyson Crosby
Homelessness Prevention and Intervention Manager
Housing and Human Services Department
(424) 660-3231
santamonica.gov
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content is safe.

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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: Kevin Purcell
To: Sia Poursabahian
Cc: Susan Umeda; James Brewster
Subject: RE: Introduction: St. Joseph Center, 825 & 413 Ocean
Date: Wednesday, September 3, 2025 9:04:12 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
B24676.pdf
ORD-0526 (4).pdf
B9444 (2).pdf
B34440.pdf

Good morning Sia,

We don't have any real plans in our files for either property. I'm attaching the original permit for 825 Ocean Ave. (B9444), along with a permit for some minor alterations that includes a hand-drawn sketch on the back, showing the general layout of the building. That's all we have.

I'm also attaching the original permit for 413 Ocean Ave. (B24676). We don't have a full set of plans for that building, but there is a two-sheet set of plans for a Soft Story retrofit that at least shows a plot plan. That's the best we have.

413 is identified as a property for "well aged people." 825 is identified as a "Guest House," but is later identified as a "Rest Home," which I think is what was meant by "Guest House" back in the 50s.

Kevin

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Wednesday, September 3, 2025 8:25 AM
To: Kevin Purcell <Kevin.Purcell@santamonica.gov>
Cc: Susan Umeda <Susan.Umeda@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>
Subject: FW: Introduction: St. Joseph Center, 825 & 413 Ocean

Good morning, Kevin,

Could you please see if you can find permits and plans for 825 & 413 Ocean Ave?

I am looking for the permits to establish the permitted use for the buildings and the floor

plans.

Thank you

From: Laurie Craft <lcraft@stjosephctr.org>
Sent: Wednesday, September 3, 2025 7:04 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: Introduction: St. Joseph Center, 825 & 413 Ocean

EXTERNAL

Thank you, Jing. I am happy to jump on a call at 1:30pm. Please let me know if you would like me to set up a Teams meeting.

Sincerely,

Laurie Craft, MPA
Chief Program Officer
St. Joseph Center
lcraft@stjosephctr.org
O: 310–396–6468 x 330
C: 818-322-6244
www.stjosephctr.org

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, September 2, 2025 11:24 PM
To: Laurie Craft <lcraft@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: RE: Introduction: St. Joseph Center, 825 & 413 Ocean

Hi Laurie,
Nice to meet you. I had shared with Sia some of the background information I had received from the property owner and the lessee but it would be helpful for us to connect just to make sure we all have the same information. Would you be available to hop on a brief call tomorrow 9/3 at 1:30?
Thanks,
Jing

From: Laurie Craft <lcraft@stjosephctr.org>

Sent: Tuesday, September 2, 2025 5:30 PM
To: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: RE: Introduction: St. Joseph Center, 825 & 413 Ocean

EXTERNAL

Thank you for the introduction, Allyson!

Hello Jing and Sia, it's a pleasure to e-meet you. Please let me know if you would like to jump on a quick Teams call to discuss these two properties. Alternatively, I am happy to answer your questions via email as well.

I look forward to speaking with you.

Sincerely,

Laurie Craft, MPA
Chief Program Officer| St. Joseph Center
lcraft@stjosephctr.org | o: 310-396-6468 x 330 | c: 818-322-6244
204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Sent: Tuesday, September 2, 2025 5:07 PM
To: Laurie Craft <lcraft@stjosephctr.org>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
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Thank you all so much for your partnership and support!

With gratitude,

Allyson Crosby
Homelessness Prevention and Intervention Manager
Housing and Human Services Department
(424) 660-3231
santamonica.gov
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From: Sia Poursabahian
To: Kevin Purcell
Cc: Jing Yeo; William Nathan
Subject: FW: Introduction: St. Joseph Center, 825 & 413 Ocean
Date: Wednesday, September 3, 2025 9:14:24 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
B24676.pdf
ORD-0526 (4).pdf
B9444 (2).pdf
B34440.pdf

Hi, Kevin,

Thank you for the information!

They are very useful.

From: Kevin Purcell <Kevin.Purcell@santamonica.gov>
Sent: Wednesday, September 3, 2025 9:04 AM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Susan Umeda <Susan.Umeda@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>
Subject: RE: Introduction: St. Joseph Center, 825 & 413 Ocean

Good morning Sia,

We don't have any real plans in our files for either property. I'm attaching the original permit for 825 Ocean Ave. (B9444), along with a permit for some minor alterations that includes a hand-drawn sketch on the back, showing the general layout of the building. That's all we have.

I'm also attaching the original permit for 413 Ocean Ave. (B24676). We don't have a full set of plans for that building, but there is a two-sheet set of plans for a Soft Story retrofit that at least shows a plot plan. That's the best we have.

413 is identified as a property for "well aged people." 825 is identified as a "Guest House," but is later identified as a "Rest Home," which I think is what was meant by "Guest House" back in the 50s.

Kevin

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Wednesday, September 3, 2025 8:25 AM
To: Kevin Purcell <Kevin.Purcell@santamonica.gov>
Cc: Susan Umeda <Susan.Umeda@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>
Subject: FW: Introduction: St. Joseph Center, 825 & 413 Ocean

Good morning, Kevin,

Could you please see if you can find permits and plans for 825 & 413 Ocean Ave?

I am looking for the permits to establish the permitted use for the buildings and the floor plans.

Thank you

From: Laurie Craft <lcraft@stjosephctr.org>
Sent: Wednesday, September 3, 2025 7:04 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: Introduction: St. Joseph Center, 825 & 413 Ocean

EXTERNAL

Thank you, Jing. I am happy to jump on a call at 1:30pm. Please let me know if you would like me to set up a Teams meeting.

Sincerely,

Laurie Craft, MPA
Chief Program Officer
St. Joseph Center
lcraft@stjosephctr.org
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Sent: Tuesday, September 2, 2025 11:24 PM
To: Laurie Craft <lcraft@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>;

Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: RE: Introduction: St. Joseph Center, 825 & 413 Ocean

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From: Jing Yeo
To: Sia Poursabahian; James Brewster
Subject: FW: 413 and 825 Ocean Ave Next Steps
Date: Tuesday, September 2, 2025 4:32:45 PM
Attachments: image001.png
Interim Housing RFP.pdf
Zoning Letter and Settlement Agreement.pdf
413 825 Ocean Ave Update.msg

FYI this is the information I received from the property owner's attorney describing the prior use and her thoughts about how it compares to what they are doing (Zoning Letter and Settlement Agreement PDF).

I've attached an e-mail update that I sent to Arminé as well describing the meeting we had with the lessee (not the operator) of the property. Happy to discuss further once you've had a chance to review.

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Sent: Wednesday, June 4, 2025 3:12 PM
To: Natalie Verlinich <Natalie.Verlinich@santamonica.gov>; Marc Amaral <Marc.Amaral@santamonica.gov>
Subject: FW: 413 and 825 Ocean Ave Next Steps

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Wednesday, April 23, 2025 9:02 PM
To: Cary Fukui <Cary.Fukui@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Cary,

Thanks so much for your time to discuss 413 and 825 Ocean Avenue.

The use is consistent with the City's definition for Single-Room Occupancy Housing in SMMC Sec. 9.51.020.B.11 or Transitional Housing in SMMC Sec. 9.51.020.B.. As described in the Settlement Agreement, the buildings have individual rooms which have a bathroom, but do not have individual kitchens (see page 4 of the pdf). The rooms exit into interior hallways. (*Id.*) Both buildings have a central kitchen and a central dining area, along with a front desk. Our client will be applying for tenant improvements to the existing building to improve the accommodations but will not be changing the layout.

The property will serve clients who are experiencing homelessness and who already receive services from the department of mental health with temporary safe and clean shelter, one client to each room, with 24-hour general oversight. The services to be provided, consistent with the RFP and consistent with what was previously provided to the elderly population are as follows:

- Case management
    - Connection to benefits, mental health, substance abuse and health services
    - Connection to employment development and job placement programs
    - Activity coordination
    - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries
- Accommodations for service and emotional support animals
- Security

Per the program guidelines, it is non-congregate housing. The building must have separate rooms with a door that can be closed for privacy. That is what we are providing here. The RFP refers to it as "interim housing" or "bridge housing" because it provides residents with a place to live with the idea that they transition to a more traditional apartment. However, there is no minimum or maximum stay limitation.

Note, per the title of that section (Residential Use Classifications), we think it's clear that SRO is a use, not just a building type. In particular, it is listed as a permitted use in the zone in Table 9.08.020.

Alternatively, the use would qualify as Transitional Housing under the City's definition: "Transitional Housing. Housing which meets the definition of subdivision (i) of Section 50675.2 of the California Health and Safety Code with a limited length of stay that are operated under a program requiring the termination of assistance and recirculation to another program recipient at some future point in time, which shall be no less than six months. Transitional housing may be designated for individuals experiencing homelessness or individuals recently experiencing homelessness individuals or families transitioning to permanent housing. Facilities may be linked to on-site or off-site supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single unit dwelling)…" The target population under the County's program includes those experiencing homelessness or those receiving mental health services. As mentioned above, services will be provided on site to assist residents transition to independent living. Transitional Housing is listed as a permitted use in the zone in Table 9.08.020.

As memorialized by the attached Settlement Agreement and zoning letter, the City previously classified the use as a residential care facility for the elderly. The zoning letter indicates that it is a legally non-conforming use and a legally non-conforming building. The Settlement Agreement states

that the former owner applied for and obtained a State of California Residential Care Facility License. I've consulted with my client, and they have informed me that no State license will be needed for its use. My understanding is that this is because medical services will not be provided and because it will not be operated pursuant to the Residential Care Facilities state law. Thus, the use would not meet the City's definition for a residential care facility, which is a facility licensed by the State. (See SMMC Sec. 9.51.020.B.10.) I've also attached the RFP, which makes no mention of a State license.

Based on all of the foregoing, we request that the City classify the use as SRO or Transitional Housing, both of which are permitted by the zoning. What are the next steps to effectuate the use?

Thanks for your help!

Elisa

Elisa Paster
Managing Partner

Phone: 213.557.7222 Direct: 213.557.7223

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Monday, April 14, 2025 10:43 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

I am free Wednesday anytime after 1:15PM, feel free to send me a calendar invite. Thanks!

Best,
Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Sunday, April 13, 2025 7:54 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

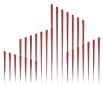
EXTERNAL

Thanks, Jing.

Hi Cary-
Are you available to connect on Wednesday? I'm out Monday and swamped Tuesday. On Wednesday, I'm free **except** 9 to 10 am or 11:45 am to 1:15 pm. Is there a time that works for you?

Thanks!

Elisa Paster
Managing Partner



R A N D | PASTER | NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Friday, April 11, 2025 12:54 PM
To: Elisa Paster <Elisa@rpnllp.com>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa – I'm going to have you connect with Cary who handles all things Coastal but also is familiar with these properties. The land use issues have some complexity here so we might not be able to get back to you right away on questions.

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Monday, April 7, 2025 7:10 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Jing,

Hope you're well!

We are representing the owner of the buildings on 413 and 825 Ocean Avenue. As you likely know, these buildings are currently vacant. Our client is partnering with the St. Joseph Center to reopen

the buildings for supportive housing uses. **I'm writing to ask who I should work with to confirm that re-opening the buildings as proposed would not constitute a change of use and would qualify for a Coastal Exemption (I'll subsequently also reach out to Coastal staff)**.

413 Ocean is zoned R4 and 825 Ocean is zoned R3.

At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City's rent control ordinance. Both properties were used as facilities serving the elderly. While the attached settlement agreement refers to it as "residential care facilities" my sense is that the SMMC did not differentiate between types of housing for special needs like the Code does today in Chapter 9.51. Both buildings are designed like SRO rooms with bathrooms, but no individual kitchens. Residents are fed and provided services in common The facilities were licensed by the state. The previous owner provided to residents food and housekeeping services (including laundry and maid service) and assistance with daily needs/personal care. It does not appear that any medical services were provided. Our client wants to reopen the buildings, do limited tenant improvements (which will not involve adding any kitchens), and provide services to residents in the same manner as had previously occurred, except that the population would not necessary be elderly. In this iteration, there would not be any age limit for the residents and residents must qualify as low-income.

Our thought is that the use is the same use as was previously operated at the site. It seems to fit into multiple categories in Chapter 9.51, including Congregate Housing or Single-Room Occupancy Housing, both of which are allowed by-right in the R3 and R4 zones.

Based on the attached, it is our understanding that the 825 Ocean Avenue is a legally non-conforming building and that it was a legally non-conforming use (though now the use is permitted). We are not proposing any expansion of the building.

The owner and the St. Joseph Center are eager to get TI permits as quickly as possible and get the building reopened to the target population. We have been working with Heather Averick, along with Councilmember Torosis and Elaine Polachek on the funding and concept. We also just found out that the State funder has agreed to allocate 20 of the beds for Santa Monica folks, so that's exciting. I copied Heather here in case she wants to weigh in further.

Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner

RAND|PASTER|NELSON

Phone: 213.557.7222 Direct: 213.557.7223

From: Sia Poursabahian
To: Jing Yeo; James Brewster
Cc: Joe Cavin; William Nathan
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Tuesday, September 2, 2025 6:25:00 PM
Attachments: image002.png
image003.png
image004.png
Interim Housing RFP.pdf
Zoning Letter and Settlement Agreement.pdf
413 825 Ocean Ave Update.msg

Good evening, Jing,

The building code does not include a definition for “Supportive Housing” and the closest classification for “Supportive Housing” is a “Boarding House”.

Since the occupants will occupy the units for more than 30-day, nontransient, the proposed “Boarding house” will be classified a “R-1” occupancy which is the same as an “Apartment House”.

If the existing use is permitted as “Residential Care Facility” per permit records, then its occupancy is “R-2.1”.

Based on the above, a permit will be required for Change of Occupancy from R-2.1 to R-2.

Note: The building code requirements for R-2.1 occupancy are more restrictive (Section 435) than for R-2 occupancy.

Fire Sprinkler throughout

Per SMMC, a Change of Occupancy triggers sprinkler throughout. Based on the pictures provided by William, the building could be sprinklered throughout already.

Smoke Alarms & Fire Alarm

Each room used for sleeping will need to be provided with the smoke detector and the windows will need to comply with the emergency escape requirements. The building should have a fire alaram.

Accessibility

The building was built prior to 1991 and therefore, not subject to Chapter 11A of the building code.

Kitchen

The central kitchen serving all units is considered as commercial kitchen and could be subject to LA County Health Department, unless it is existing with a building permit.

Thank you

Zoning for a Variety of Housing Types | California Department of Housing and Community Development

santamonica.gov - Addressing Homelessness: Who is eligible for Santa Monica’s Permanent Supportive Housing (PSH)?

Zoning for a Variety of Housing Types

Government Code Section 65583 and 65583.2 require the housing element to provide for a variety of housing types including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

Sample Programs

Sample Program 1: Amend Zoning for Transitional and Supportive Housing

- The zoning ordinance will be amended to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone.
- For example, transitional housing located in an apartment building is permitted in the same manner as an apartment building in the same zone or supportive housing located in a single family home is permitted in the same manner as a single family home in the same zone.
- In addition, definitions of "transitional housing" and "supportive housing" will be added to the zoning ordinance consistent with Government Code Section 65582.

Objective: To encourage the development of transitional and supportive housing
Responsible Agency: Community Development Department
Timeline: Within one year of adoption of the housing element
Funding Source(s): Department budget

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, September 2, 2025 4:33 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>
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Elisa

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Managing Partner

RAND|PASTER|NELSON
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To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
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Best,
Cary

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We are representing the owner of the buildings on 413 and 825 Ocean Avenue. As you likely know, these buildings are currently vacant. Our client is partnering with the St. Joseph Center to reopen the buildings for supportive housing uses. **I'm writing to ask who I should work with to confirm that re-opening the buildings as proposed would not constitute a change of use and would qualify for a Coastal Exemption (I'll subsequently also reach out to Coastal staff)**.

413 Ocean is zoned R4 and 825 Ocean is zoned R3.

At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City's rent control ordinance. Both properties were used as facilities serving the elderly. While the attached settlement agreement refers to it as "residential care facilities" my sense is that the SMMC did not differentiate between types of housing for special needs like the Code does today in Chapter 9.51. Both buildings are designed like SRO rooms with bathrooms, but no individual kitchens. Residents are fed and provided services in common The facilities were licensed by the state. The previous owner provided to residents food and housekeeping services (including laundry and maid service) and assistance with daily needs/personal care. It does not appear that any medical services were provided. Our client wants to reopen the buildings, do limited tenant improvements (which will not involve adding any kitchens), and provide services to residents in the same manner as had previously occurred, except that the population would not necessary be elderly. In this iteration, there would not be any age limit for the residents and residents must qualify as low-income.

Our thought is that the use is the same use as was previously operated at the site. It seems to fit into multiple categories in Chapter 9.51, including Congregate Housing or Single-Room Occupancy Housing, both of which are allowed by-right in the R3 and R4 zones.

Based on the attached, it is our understanding that the 825 Ocean Avenue is a legally non-conforming building and that it was a legally non-conforming use (though now the use is permitted). We are not proposing any expansion of the building.

The owner and the St. Joseph Center are eager to get TI permits as quickly as possible and get the building reopened to the target population. We have been working with Heather Averick, along with Councilmember Torosis and Elaine Polachek on the funding and concept. We also just found out that the State funder has agreed to allocate 20 of the beds for Santa Monica folks, so that's exciting. I copied Heather here in case she wants to weigh in further.

Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Laurie Craft
To: Jing Yeo; Allyson Crosby; Sia Poursabahian
Subject: Re: Introduction: St. Joseph Center, 825 & 413 Ocean
Date: Wednesday, September 3, 2025 9:43:55 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

EXTERNAL

Hello again! SM code enforcement is currently at the 413 Ocean Ave. property. They are suggesting that the developer (Adam, one of his team members is currently at the property with code enforcement) attend the 1:30 PM meeting.

Would you like me to forward the invite to Adam?

Sincerely,

Laurie Craft, MPA
Chief Program Officer
St. Joseph Center
lcraft@stjosephctr.org
O: 310–396–6468 x 330
C: 818-322-6244
www.stjosephctr.org

From: Laurie Craft
Sent: Wednesday, September 3, 2025 8:31:22 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: RE: Introduction: St. Joseph Center, 825 & 413 Ocean

Great! Talk to you then.

Sincerely,

Laurie Craft, MPA
Chief Program Officer| St. Joseph Center
lcraft@stjosephctr.org | o: 310-396-6468 x 330 | c: 818-322-6244
204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Wednesday, September 3, 2025 8:30 AM
To: Laurie Craft <lcraft@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: Introduction: St. Joseph Center, 825 & 413 Ocean

Hi Laurie I will send you the invite thanks!

From: Laurie Craft <lcraft@stjosephctr.org>
Sent: Wednesday, September 3, 2025 7:04:00 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: Introduction: St. Joseph Center, 825 & 413 Ocean

EXTERNAL

Thank you, Jing. I am happy to jump on a call at 1:30pm. Please let me know if you would like me to set up a Teams meeting.

Sincerely,

Laurie Craft, MPA
Chief Program Officer
St. Joseph Center
lcraft@stjosephctr.org
O: 310–396–6468 x 330
C: 818-322-6244
www.stjosephctr.org

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, September 2, 2025 11:24 PM
To: Laurie Craft <lcraft@stjosephctr.org>; Allyson Crosby <Allyson.Crosby@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: RE: Introduction: St. Joseph Center, 825 & 413 Ocean

Hi Laurie,
Nice to meet you. I had shared with Sia some of the background information I had received from the property owner and the lessee but it would be helpful for us to connect

just to make sure we all have the same information. Would you be available to hop on a brief call tomorrow 9/3 at 1:30?
Thanks,
Jing

From: Laurie Craft <lcraft@stjosephctr.org>
Sent: Tuesday, September 2, 2025 5:30 PM
To: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: RE: Introduction: St. Joseph Center, 825 & 413 Ocean

EXTERNAL

Thank you for the introduction, Allyson!

Hello Jing and Sia, it's a pleasure to e-meet you. Please let me know if you would like to jump on a quick Teams call to discuss these two properties. Alternatively, I am happy to answer your questions via email as well.

I look forward to speaking with you.

Sincerely,

Laurie Craft, MPA
Chief Program Officer| St. Joseph Center
lcraft@stjosephctr.org | o: 310-396-6468 x 330 | c: 818-322-6244
204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Sent: Tuesday, September 2, 2025 5:07 PM
To: Laurie Craft <lcraft@stjosephctr.org>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Introduction: St. Joseph Center, 825 & 413 Ocean

Jing and Sia,
I wanted to take a moment after our conversation this afternoon to introduce you to Laurie Craft, the Chief Program Officer for St. Joseph Center. I was able to brief Laurie on the general themes of our conversation this afternoon and she is available to provide any needed

information for clarification for your teams regarding the 825 & 413 Ocean sites.

Thank you all so much for your partnership and support!

With gratitude,

Allyson Crosby
Homelessness Prevention and Intervention Manager
Housing and Human Services Department
(424) 660-3231
santamonica.gov
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From: Sia Poursabahian
To: Jing Yeo
Subject: RE: 413 and 825 Ocean Ave Next Steps
Date: Wednesday, September 3, 2025 3:16:21 PM
Attachments: image002.png
image003.png
image001.png

Good afternoon, Jing,

825 Ocean Ave

- The Zoning letter states that the **Residential Care Facility for the Elderly** is a legal use.
- The permit# B34440 indicates the use as “Rest Home” & “Home for aged” with the **“D-3”** as occupancy designation which is the same as “Residential Care Facility for Elderly” under the current code with the “R-2.1” occupancy designation.
- The “Residential Care Facility” is also classified as “R-2.1” occupancy. 2022 CBC, Section 310.3.1.

Based on the above information, in my opinion the permitted use is “Residential Care Facility” and therefore, no permit is required for a change of occupancy.

413 Ocean Ave

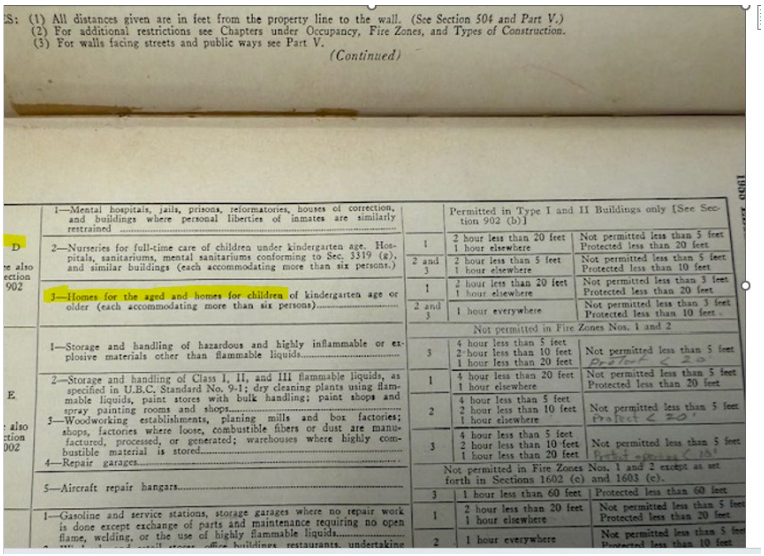
- The permit# B24676 indicates the use of the building a “Hotel for well-aged” with the occupancy designation of **“D-3”** similar to 815 Ocean Ave (Permit# B34440”.
- The current code classifies “Residential Care Facility for the elderly” as “R-2.1” occupancy.
- The “Residential Care Facility” is also classified as “R-2.1” occupancy. 2022 CBC, Section 310.3.1.

Based on the above information, in my opinion the permitted use is “Residential Care Facility” and therefore, no permit is required for a change of occupancy.

However, the applicant will need to obtain a permit for the kitchen which is considered as commercial kitchen unless it is removed.

Thank you

1953 Building Code:



S: (1) All distances given are in feet from the property line to the wall. *(See Section 504 and Part V.)*
(2) For additional restrictions see Chapters under Occupancy, Fire Zones, and Types of Construction.
(3) For walls facing streets and public ways see Part V.
(Continued)

	1—Mental hospitals, jails, prisons, reformatories, houses of correction, and buildings where personal liberties of inmates are similarly restrained	Permitted in Type I and II Buildings only [See Section 902 (b)]	
D	2—Nurseries for full-time care of children under kindergarten age. Hospitals, sanitariums, mental sanitariums conforming to Sec. 3319 (g), and similar buildings (each accommodating more than six persons.)	1	2 hour less than 20 feet 1 hour elsewhere — Not permitted less than 5 feet Protected less than 20 feet
		2 and 3	2 hour less than 5 feet 1 hour elsewhere — Not permitted less than 5 feet Protected less than 10 feet
	3—Homes for the aged and homes for children of kindergarten age or older (each accommodating more than six persons)	1	2 hour less than 20 feet 1 hour elsewhere — Not permitted less than 5 feet Protected less than 20 feet
		2 and 3	1 hour everywhere — Not permitted less than 5 feet Protected less than 10 feet
	1—Storage and handling of hazardous and highly inflammable or explosive materials other than flammable liquids	Not permitted in Fire Zones Nos. 1 and 2	
		3	4 hour less than 5 feet 2 hour less than 10 feet 1 hour less than 20 feet — Not permitted less than 5 feet Protect < 20
E	2—Storage and handling of Class I, II, and III flammable liquids, as specified in U.B.C. Standard No. 9-1; dry cleaning plants using flammable liquids, paint stores with bulk handling; paint shops and spray painting rooms and shops	1	4 hour less than 20 feet 1 hour elsewhere — Not permitted less than 5 feet Protected less than 20 feet
	3—Woodworking establishments, planing mills and box factories; shops, factories where loose, combustible fibers or dust are manufactured, processed, or generated; warehouses where highly combustible material is stored	2	4 hour less than 5 feet 2 hour less than 10 feet 1 hour elsewhere — Not permitted less than 5 feet Protect < 20'
	4—Repair garages	3	4 hour less than 5 feet 2 hour less than 10 feet 1 hour less than 20 feet — Not permitted less than 5 feet Protect approx < 15'
	5—Aircraft repair hangars	Not permitted in Fire Zones Nos. 1 and 2 except as set forth in Sections 1602 (c) and 1603 (c).	
		3	1 hour less than 60 feet — Protected less than 60 feet
	1—Gasoline and service stations, storage garages where no repair work is done except exchange of parts and maintenance requiring no open flame, welding, or the use of highly flammable liquids	1	2 hour less than 20 feet 1 hour elsewhere — Not permitted less than 5 feet Protected less than 20 feet
		2	1 hour everywhere — Not permitted less than 5 feet Protected less than 10 feet

Planning and Community Development Department
City Planning Division
http://www01.smgov.net/planning/
1685 Main Street PO Box 2200
Santa Monica, CA 90407-2200

December 12, 2013

Attn: Ken Kutcher
Harding Larmore Kutcher & Kozal, LLP
1250 Sixth Street, Suite 200
Santa Monica, CA 90401

RE: Zoning Conformance Letter – 825 Ocean Avenue, Santa Monica, CA

To Whom It May Concern:

Pursuant to your September 30, 2013, request, the property located at 825 Ocean Avenue is zoned Medium Density Multiple Family Residential District (R3). The Santa Monica Municipal Code (SMMC) requirements regarding permitted uses and property development standards for the R3 zone can be found online at:
http://www.smgov.net/Departments/PCD/Zoning/Zoning-Districts-and-Uses/

The City does not have any open code violations or open permits on the subject property
.
According to City records including Zoning Administrator Variance (No. 717-Y) and the Downey Trust Settlement Agreement, the residential care facility for the elderly is a legal, nonconforming use (Attachment A.).

Pursuant to Subchapter 9.04.18.020 of the SMMC, a legal, nonconforming building is a structure which lawfully existed on the effective date of this Chapter but which does not comply with one or more of the property development standards for the district in which it is located.

Pursuant to Subchapter 9.04.18.030 of the SMMC, a legal, nonconforming use is a use which lawfully existed on the effective date of the ordinance codified in the SMMC, but which is either: (a) not now permitted in the district in which it is located; or (b) now permitted by a performance standards permit, use permit or conditional use permit but no such permits have been obtained.

The SMMC Subchapter regarding nonconforming buildings and uses can be found at:
http://www.qcode.us/codes/santamonica/view.php?topic=9-9_04-9_04_18&frames=on

If you have any questions, please contact me by phone at (310) 458-8341 or by email at russell.bunim@smgov.net.

Sincerely,

Russell Bunim, Associate Planner

Attachment A:
Zoning Administrator Variance (No. 717-Y) and Downey Trust Settlement Agreement.

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, September 2, 2025 4:33 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>
Subject: FW: 413 and 825 Ocean Ave Next Steps

FYI this is the information I received from the property owner's attorney describing the prior use and her thoughts about how it compares to what they are doing (Zoning Letter and Settlement Agreement PDF).

I've attached an e-mail update that I sent to Arminé as well describing the meeting we had with the lessee (not the operator) of the property. Happy to discuss further once you've had a chance to review.

From: Jing Yeo
Sent: Wednesday, June 4, 2025 3:12 PM
To: Natalie Verlinich <Natalie.Verlinich@santamonica.gov>; Marc Amaral <Marc.Amaral@santamonica.gov>
Subject: FW: 413 and 825 Ocean Ave Next Steps

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Wednesday, April 23, 2025 9:02 PM
To: Cary Fukui <Cary.Fukui@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Cary,

Thanks so much for your time to discuss 413 and 825 Ocean Avenue.

The use is consistent with the City's definition for Single-Room Occupancy Housing in SMMC Sec. 9.51.020.B.11 or Transitional Housing in SMMC Sec. 9.51.020.B.. As described in the Settlement Agreement, the buildings have individual rooms which have a bathroom, but do not have individual kitchens (see page 4 of the pdf). The rooms exit into interior hallways. (*Id.*) Both buildings have a central kitchen and a central dining area, along with a front desk. Our client will be applying for tenant improvements to the existing building to improve the accommodations but will not be changing the layout.

The property will serve clients who are experiencing homelessness and who already receive services from the department of mental health with temporary safe and clean shelter, one client to each room, with 24-hour general oversight. The services to be provided, consistent with the RFP and consistent with what was previously provided to the elderly population are as follows:

- Case management
  - Connection to benefits, mental health, substance abuse and health services
  - Connection to employment development and job placement programs
  - Activity coordination
  - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries
- Accommodations for service and emotional support animals
- Security

Per the program guidelines, it is non-congregate housing. The building must have separate rooms with a door that can be closed for privacy. That is what we are providing here. The RFP refers to it as "interim housing" or "bridge housing" because it provides residents with a place to live with the idea that they transition to a more traditional apartment. However, there is no minimum or maximum stay limitation.

Note, per the title of that section (Residential Use Classifications), we think it's clear that SRO is a use, not just a building type. In particular, it is listed as a permitted use in the zone in Table 9.08.020.

Alternatively, the use would qualify as Transitional Housing under the City's definition: "Transitional Housing. Housing which meets the definition of subdivision (i) of Section 50675.2 of the California Health and Safety Code with a limited length of stay that are operated under a program requiring the termination of assistance and recirculation to another program recipient at some future point in time, which shall be no less than six months. Transitional housing may be designated for individuals experiencing homelessness or individuals recently experiencing homelessness individuals or families transitioning to permanent housing. Facilities may be linked to on-site or off-site supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single unit dwelling)…" The target population under the County's program includes those experiencing homelessness or those receiving mental health services. As mentioned above, services will be provided on site to assist residents transition to independent living. Transitional Housing is listed as a permitted use in the zone in Table 9.08.020.

As memorialized by the attached Settlement Agreement and zoning letter, the City previously classified the use as a residential care facility for the elderly. The zoning letter indicates that it is a legally non-conforming use and a legally non-conforming building. The Settlement Agreement states that the former owner applied for and obtained a State of California Residential Care Facility License. I've consulted with my client, and they have informed me that no State license will be needed for its use. My understanding is that this is because medical services will not be provided and because it will not be operated pursuant to the Residential Care Facilities state law. Thus, the use would not meet the City's definition for a residential care facility, which is a facility licensed by the State. (See SMMC Sec. 9.51.020.B.10.) I've also attached the RFP, which makes no mention of a State license.

Based on all of the foregoing, we request that the City classify the use as SRO or Transitional Housing, both of which are permitted by the zoning. What are the next steps to effectuate the use?

Thanks for your help!

Elisa

Elisa Paster
Managing Partner

R A N D | PASTER | NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Monday, April 14, 2025 10:43 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

I am free Wednesday anytime after 1:15PM, feel free to send me a calendar invite. Thanks!

Best,
Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Sunday, April 13, 2025 7:54 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Thanks, Jing.

Hi Cary-
Are you available to connect on Wednesday? I'm out Monday and swamped Tuesday. On Wednesday, I'm free **except** 9 to 10 am or 11:45 am to 1:15 pm. Is there a time that works for you?

Thanks!

Elisa Paster
Managing Partner

R A N D | PASTER | NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Friday, April 11, 2025 12:54 PM
To: Elisa Paster <Elisa@rpnllp.com>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa – I'm going to have you connect with Cary who handles all things Coastal but also is familiar with these properties. The land use issues have some complexity here so we might not be able to get back to you right away on questions.

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Monday, April 7, 2025 7:10 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Jing,

Hope you're well!

We are representing the owner of the buildings on 413 and 825 Ocean Avenue. As you likely know, these buildings are currently vacant. Our client is partnering with the St. Joseph Center to reopen the buildings for supportive housing uses. **I'm writing to ask who I should work with to confirm that re-opening the buildings as proposed would not constitute a change of use and would qualify for a Coastal Exemption (I'll subsequently also reach out to Coastal staff)**.

413 Ocean is zoned R4 and 825 Ocean is zoned R3.

At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City's rent control ordinance. Both properties were used as facilities serving the elderly. While the attached settlement agreement refers to it as "residential care facilities" my sense is that the SMMC did not differentiate between types of housing for special needs like the Code does today in Chapter 9.51. Both buildings are designed like SRO rooms with bathrooms, but no individual kitchens. Residents are fed and provided services in common The facilities were licensed by the state. The previous owner provided to residents food and housekeeping services (including laundry and maid service) and assistance with daily needs/personal care. It does not appear that any medical services were provided. Our client wants to reopen the buildings, do limited tenant improvements (which will not involve adding any kitchens), and provide services to residents in the same manner as had previously occurred, except that the population would not necessary be elderly. In this iteration, there would not be any age limit for the residents and residents must qualify as low-income.

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Based on the attached, it is our understanding that the 825 Ocean Avenue is a legally non-conforming building and that it was a legally non-conforming use (though now the use is permitted). We are not proposing any expansion of the building.

The owner and the St. Joseph Center are eager to get TI permits as quickly as possible and get the building reopened to the target population. We have been working with Heather Averick, along with Councilmember Torosis and Elaine Polachek on the funding and concept. We also just found out that the State funder has agreed to allocate 20 of the beds for Santa Monica folks, so that's exciting. I copied Heather here in case she wants to weigh in further.

Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner

R A N D | PASTER | NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: William Nathan
To: David Wang
Subject: RE: Halfway homes in Bt 4
Date: Wednesday, September 3, 2025 4:11:37 PM
Attachments: image001.png
image002.png

You're welcome.

Best Regards,

William Nathan

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

City of Santa Monica
https://www.santamonica.gov/
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311@santamonica.gov | Submit a Request | 1 (866) 311-7266

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From: David Wang <David.Wang@santamonica.gov>
Sent: Wednesday, September 3, 2025 3:47 PM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: RE: Halfway homes in Bt 4

Thank you!

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Wednesday, September 3, 2025 3:46 PM
To: David Wang <David.Wang@santamonica.gov>
Subject: RE: Halfway homes in Bt 4

So, theres two supportive housing locations that will be opening soon at 413 Ocean Avenue and 825 Ocean Avenue. Those were those two formally vacant properties that used to be Senior Living Facilities. I don't know of any others offhand, but I assume we have some. I would reach out to our HHS Dept for more information.

Best Regards,

William Nathan

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

City of Santa Monica
https://www.santamonica.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: David Wang <David.Wang@santamonica.gov>
Sent: Wednesday, September 3, 2025 3:43 PM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: RE: Halfway homes in Bt 4

adults

From: William Nathan <William.Nathan@santamonica.gov>
Sent: Wednesday, September 3, 2025 3:35 PM
To: David Wang <David.Wang@santamonica.gov>
Subject: RE: Halfway homes in Bt 4

Hey David,

Are you talking about halfway homes for minors or adults?

Best Regards,

William Nathan

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

City of Santa Monica
https://www.santamonica.gov/
Facebook | Twitter | Instagram
311@santamonica.gov | Submit a Request | 1 (866) 311-7266

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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: David Wang <David.Wang@santamonica.gov>
Sent: Wednesday, September 3, 2025 3:32 PM
To: William Nathan <William.Nathan@santamonica.gov>
Subject: Halfway homes in Bt 4

Hey Will,

Would it be possible for you to find any halfway homes in beat 4?

City of Santa Monica

David Wang
Neighborhood Resource Officer Beat 4
Police Department
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-2201 x 4132

From: Jing Yeo
To: Sia Poursabahian
Subject: Draft e-mail
Date: Thursday, September 4, 2025 5:15:21 PM
Attachments: image001.png

[redacted]

[redacted]

[redacted]

- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

-

Jing Yeo, AICP
Planning Manager
(310) 458-8203
santamonica.gov
Check out the Planning Resources page

Reach the City Planning team anytime at 311!

From:	Billing Collections
To:	Adam Kent
Cc:	Ron Mason
Subject:	RE: Residential Service Request for trash
Date:	Monday, September 8, 2025 4:46:33 PM
Attachments:	image001.png image002.png W-9 customer copy fillable.pdf W-9 customer copy fillable.pdf

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
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.

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9744 Wilshire Blvd., Suite 311
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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
> **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

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Thank you,

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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.

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> 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
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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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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

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>
> 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

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Santamonica.gov

Facebook |Twitter| Instagram

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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

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>
> City of Santa Monica
>
> **City of Santa Monica**

1685 Main Street

Santa Monica, CA 90401

(310) 458-8411

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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
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9744 Wilshire Blvd., Suite 311
Beverly Hills, CA 90212
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(818) 298-5614

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adam@hope4la.org

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

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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

From: Laurie Craft
To: Sia Poursabahian
Cc: Jing Yeo; James Brewster; Steve Ghobrial; Jeff Nespor; William Nathan; Joe Cavin; Leo Pustilnikov; Adam Kent; Ramtin Rafiee
Subject: RE: 413 & 825 Ocean Avenue
Date: Monday, September 8, 2025 11:13:57 PM
Attachments: image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png

EXTERNAL

Hello Sia,

Thank you for your message and for following up with me.

I have included Leo and his team so they can address any infrastructure, zoning, code, or permitting issues that relate to either of these properties.

Thank you for your assistance.

Sincerely,

Laurie Craft, MPA
Chief Program Officer| St. Joseph Center
lcraft@stjosephctr.org | o: 310-396-6468 x 330 | c: 818-322-6244
204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Monday, September 8, 2025 6:03 PM
To: Laurie Craft <lcraft@stjosephctr.org>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Steve Ghobrial <Steve.Ghobrial@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>
Subject: 413 & 825 Ocean Avenue

Good evening, Laura,

We are following up on our conversation regarding the proposed bridge housing at 413 and 825 Ocean Ave.

As we discussed on September 3, the prior use was a residential care facility for the elderly which is a R-2.1 occupancy per the current California Building Code (CBC) which corresponds to the “D-3” occupancy per 1953 California Building Code. See below.

On our call, you described the proposed use to generally include the following:

- Stays of anywhere from a couple of day to a few months
- Private bath and sleeping quarters
- No kitchen on-site (packaged food only)
- Non-medical care provided on-site (counseling and therapy to connect to services)
- Facility is **unlicensed** by State of California

Note: A state license is required for a “Residential facility (RF)” per Section 1502 of the Health and Safety Code. See below.

Based on what is being proposed and my reading of the building code, the proposed use is a R-2 occupancy. Therefore, there is a change of occupancy proposed on both properties and a building permit is required for the change in occupancy.

A Change of Occupancy in an existing building is subject to Section 506 of the current California Existing Building Code.

Fire Sprinkler throughout

Per SMMC, a Change of Occupancy triggers sprinkler throughout. Based on the pictures provided by the Code Enforcement, the building could be sprinklered throughout already. This will be subject to SMFD inspection.

Smoke Alarms & Fire Alarm

Each room used for sleeping will need to be provided with the smoke detector and the windows will need to comply with the emergency escape requirements. The building should have a fire alaram.

Accessibility

The building was built prior to 1991 and therefore, not subject to Chapter 11A of the building code.

Kitchen

The central kitchen serving all units is considered as commercial kitchen and could be subject to LA County Health Department, unless it is existing with a building permit.

Please note that the attached Zoning letter, dated Dember 12, 2013, addresses the zoning requirements and not the building code requirements. In addition to the required building permit for change of occupancy, any alteration to the existing buildings are required a building permit. A separate building permit will be required for each building on a parcel.

To obtain a building permit, you will need to have a licensed architect to prepare plans for submittal.

Please let me know if you have any questions.

Thank you

Section 1502 of the Health and Safety Code:

Codes Display Text

1502. As used in this chapter:

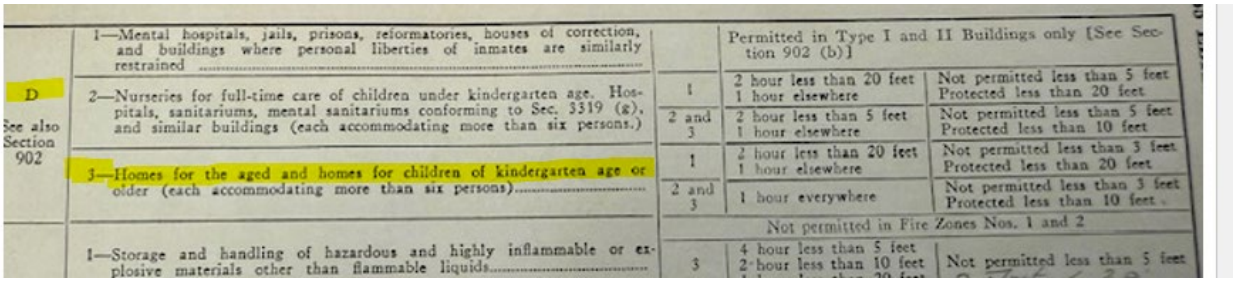
(a) "Community care facility" means any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes the following:

(1) "Residential facility" means any family home, group care facility, or similar facility determined by the department, for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

(2) "Adult day program" means any community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis.

(3) "Therapeutic day services facility" means any facility that provides nonmedical care, counseling, educational or vocational support, or social rehabilitation services on less than a 24-hour basis to persons under 18 years of age who would otherwise be placed in foster care or who are

1953 California Building Code "D-3" occupancy:



D See also Section 902	1—Mental hospitals, jails, prisons, reformatories, houses of correction, and buildings where personal liberties of inmates are similarly restrained	Permitted in Type I and II Buildings only [See Section 902 (b)]		
	2—Nurseries for full-time care of children under kindergarten age. Hospitals, sanitariums, mental sanitariums conforming to Sec. 3319 (g), and similar buildings (each accommodating more than six persons.)	1	2 hour less than 20 feet 1 hour elsewhere	Not permitted less than 5 feet Protected less than 20 feet
		2 and 3	2 hour less than 5 feet 1 hour elsewhere	Not permitted less than 5 feet Protected less than 10 feet
	3—Homes for the aged and homes for children of kindergarten age or older (each accommodating more than six persons)	1	2 hour less than 20 feet 1 hour elsewhere	Not permitted less than 3 feet Protected less than 20 feet
		2 and 3	1 hour everywhere	Not permitted less than 3 feet Protected less than 10 feet
		Not permitted in Fire Zones Nos. 1 and 2		
	1—Storage and handling of hazardous and highly inflammable or explosive materials other than flammable liquids	3	4 hour less than 5 feet 2 hour less than 10 feet	Not permitted less than 5 feet

City of Santa Monica

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

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: Celeste Cryer
To: Shira Moch
Cc: Ivan Lai
Subject: Re: 825 Ocen Ave ZCL - 25ENT-0145
Date: Tuesday, September 9, 2025 5:51:40 AM
Attachments: image001.png

EXTERNAL

Thank you for your assistance.

On Mon, Sep 8, 2025 at 6:43 PM Shira Moch <Shira.Moch@santamonica.gov> wrote:

> Hi Celeste,
>
> I was not assigned to that project. I have copied Ivan, who will be handling it, on this email so he is aware.
>
> Best,
>
> Shira
>
> ---
>
> **From:** Celeste Cryer <celeste@zoning-info.com>
> **Sent:** Friday, September 5, 2025 11:09 AM
> **To:** Shira Moch <Shira.Moch@santamonica.gov>
> **Subject:** Re: 825 Ocen Ave ZCL - 25ENT-0145
>
> EXTERNAL
>
> Hello Shira
>
> I am looking to see if you are handling the zoning letter for a 413 Ocean Ave-
>
> # Record 25ENT-0153
>
> If so can we make sure the zoning letter is being sent to me at celeste@zoning-info.com and not gage@zoning-info.com due to email not longer available.
>
> On Tue, Sep 2, 2025 at 11:26 AM Celeste Cryer <celeste@zoning-info.com> wrote:

Ok thank you!

On Tue, Sep 2, 2025 at 11:25 AM Shira Moch <Shira.Moch@santamonica.gov> wrote:

> You will need to go through the same application and payment process for a different address.
>
> Best,
>
> Shira
>
> ---
>
> **From:** Celeste Cryer <celeste@zoning-info.com>
> **Sent:** Tuesday, September 2, 2025 9:24 AM
> **To:** Shira Moch <Shira.Moch@santamonica.gov>
> **Subject:** Re: 825 Ocen Ave ZCL - 25ENT-0145
>
> EXTERNAL
>
> Thank you very much. Also I have another property on the same street for 413 Ocean Ave. Is there a way that I can make the payment for this property to get the ZL taken care of?
>
> On Tue, Sep 2, 2025 at 11:17 AM Shira Moch <Shira.Moch@santamonica.gov> wrote:
>
> > Hi Celeste,
> >
> > Thank you for reaching back out and apologies. The information in the letter is unchanged and correct, and the address has now been corrected.
> >
> > Best,
> >
> > Shira
> >
> > ---

From: Shira Moch
Sent: Thursday, August 28, 2025 7:14 PM
To: celeste@zoning-info.com
Subject: 825 Ocen Ave ZCL - 25ENT-0145

Hello Celeste,

Please see the completed Zoning Compliance Letter for 825 Ocean Avenue attached.

Please let me know if you have any questions.

Best,

Shira

Shira Moch

Associate Planner

santamonica.gov

Facebook | Twitter | Instagram

Reach the City Planning team anytime at 311!

https://www.santamonica.gov/process-explainers/santa-monica-311

--

Celeste Cryer
Research Specialist

(817) 886-8596 | 123 | Zoning-Info.com
celeste@zoning-info.com
2509 Scripture St. Ste 200 Denton, TX 76201

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

--

Celeste Cryer
Research Specialist

(817) 886-8596 | 123 | Zoning-Info.com
celeste@zoning-info.com
2509 Scripture St. Ste 200 Denton, TX 76201

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photo

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From:	Everth Gonzalez
To:	adam@hope4la.org
Subject:	413 Ocean NOV
Date:	Tuesday, September 9, 2025 1:40:11 PM
Attachments:	image001.png 413 Ocean WWOP NOV.pdf

Good afternoon Adam,

Please see the NOV attached for the work that took place inside of 413 Ocean. I also included the maintenance requirement of the elevator. You'll have to have it back in operation in order to close this case out. Please make sure to obtain the required permits to avoid further enforcement action.

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:	Everth Gonzalez
To:	James Brewster
Subject:	FW: 413 Ocean NOV
Date:	Tuesday, September 9, 2025 4:35:14 PM
Attachments:	image001.png 413 Ocean WWOP NOV.pdf

Hey JB,

Please see below regarding 413 Ocean. I have attached the NOV for your reference.

Best,

Everth R. Gonzalez
Code Enforcement Officer
City of Santa Monica
310-458-4984 x2340
everth.gonzalez@santamonica.gov

santamonica.gov
Facebook | Twitter | Instagram

Subscribe to City of Santa Monica Email Updates

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, September 9, 2025 3:21 PM
To: Adam Kent <adam@hope4la.org>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: Re: 413 Ocean NOV

EXTERNAL

Everth,

Who do we speak to about this as it is beyond absurd. This is borderline harassment.

The fact that the heaters, recess lighting, hvac, plumbing and bathroom tile is 25-50 years old but not 75 years old and the city can't find a record of the work being done has

nothing to do with us. You can see it's not work done in the last 12 months or even 12 years during which ownership has changed multiple times and with no issues.

We can pull a low voltage permit for the cameras but I am told this has absolutely never been flagged on any other project for cameras in santa monica so it is quite clear we are being singled out.

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Please let me know who to discuss this with as we cannot pull permits for work we did not do.

leo

> ---------- Forwarded message ---------
> From: **Everth Gonzalez** <Everth.Gonzalez@santamonica.gov>
> Date: Tue, Sep 9, 2025 at 1:40 PM
> Subject: 413 Ocean NOV
> To: adam@hope4la.org <adam@hope4la.org>
>
> Good afternoon Adam,
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>
> City of Santa Monica
>
> *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:	James Brewster
To:	Sia Poursabahian
Subject:	FW: 413 Ocean NOV
Date:	Wednesday, September 10, 2025 6:06:18 AM
Attachments:	image001.png image001.png 413 Ocean WWOP NOV.pdf

---

FYI- 413 Ocean NOV

Jim Brewster JB
Building & Safety
Inspection Supervisor
(310) 458-2201 ext. 8136

James.brewster@santamonica.gov
Facebook | Twitter | Instagram

Subscribe to City of Santa Monica Email Updates

From: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Sent: Tuesday, September 9, 2025 4:35 PM
To: James Brewster <James.Brewster@santamonica.gov>
Subject: FW: 413 Ocean NOV

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Everth R. Gonzalez
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everth.gonzalez@santamonica.gov

santamonica.gov
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From:	James Brewster
To:	Everth Gonzalez
Subject:	RE: 413 Ocean NOV
Date:	Wednesday, September 10, 2025 6:07:24 AM
Attachments:	image001.png image002.png

I passed this on to Sia, As directed. Thank you for the information.
Have a great day.

Jim Brewster JB
Building & Safety
Inspection Supervisor
(310) 458-2201 ext. 8136

James.brewster@santamonica.gov
Facebook | Twitter | Instagram

Subscribe to City of Santa Monica Email Updates

From: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Sent: Tuesday, September 9, 2025 4:35 PM
To: James Brewster <James.Brewster@santamonica.gov>
Subject: FW: 413 Ocean NOV

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City of Santa Monica
310-458-4984 x2340
everth.gonzalez@santamonica.gov

santamonica.gov
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From: Everth Gonzalez
To: Maurice Cochee
Subject: Fw: 413 Ocean NOV
Date: Wednesday, September 10, 2025 8:15:05 AM
Attachments: image001.png

Please see below

Everth R. Gonzalez
Code Enforcement Officer
City of Santa Monica
310-458-4984 x2340
everth.gonzalez@santamonica.gov

santamonica.gov
Facebook | Twitter | Instagram

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From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, September 9, 2025 15:21
To: Adam Kent <adam@hope4la.org>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: Re: 413 Ocean NOV

EXTERNAL

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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: Sia Poursabahian
To: lcraft@stjosephctr.org
Cc: Jing Yeo; James Brewster; Steve Ghobrial; Jeff Nespor; William Nathan; Joe Cavin
Subject: 413 & 825 Ocean Avenue
Date: Monday, September 8, 2025 6:02:56 PM
Attachments: image001.png
image002.png
image003.png
413 Ocean Avenue- Permit No. B24676.pdf
825 Ocean Avenue- Permit no. B34440.pdf
Zoning Letter and Settlement Agreement.pdf
Interim Housing RFP.pdf

Good evening, Laura,

We are following up on our conversation regarding the proposed bridge housing at 413 and 825 Ocean Ave.

As we discussed on September 3, the prior use was a residential care facility for the elderly which is a R-2.1 occupancy per the current California Building Code (CBC) which corresponds to the "D-3" occupancy per 1953 California Building Code. See below.

On our call, you described the proposed use to generally include the following:

- Stays of anywhere from a couple of day to a few months
- Private bath and sleeping quarters
- No kitchen on-site (packaged food only)
- Non-medical care provided on-site (counseling and therapy to connect to services)
- Facility is **unlicensed** by State of California

Note: A state license is required for a "Residential facility (RF)" per Section 1502 of the Health and Safety Code. See below.

Based on what is being proposed and my reading of the building code, the proposed use is a R-2 occupancy. Therefore, there is a change of occupancy proposed on both properties and a building permit is required for the change in occupancy.

A Change of Occupancy in an existing building is subject to Section 506 of the current California Existing Building Code.

Fire Sprinkler throughout

Per SMMC, a Change of Occupancy triggers sprinkler throughout. Based on the pictures provided by the Code Enforcement, the building could be sprinklered throughout already. This will be subject to SMFD inspection.

Smoke Alarms & Fire Alarm

Each room used for sleeping will need to be provided with the smoke detector and the windows will need to comply with the emergency escape requirements. The building should have a fire alaram.

Accessibility

The building was built prior to 1991 and therefore, not subject to Chapter 11A of the building code.

Kitchen

The central kitchen serving all units is considered as commercial kitchen and could be subject to LA County Health Department, unless it is existing with a building permit.

Please note that the attached Zoning letter, dated Dember 12, 2013, addresses the zoning requirements and not the building code requirements. In addition to the required building permit for change of occupancy, any alteration to the existing buildings are required a building permit. A separate building permit will be required for each building on a parcel.

To obtain a building permit, you will need to have a licensed architect to prepare plans for submittal.

Please let me know if you have any questions.

Thank you

Section 1502 of the Health and Safety Code:

Codes Display Text

1502. As used in this chapter:

(a) "Community care facility" means any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes the following:

(1) "Residential facility" means any family home, group care facility, or similar facility determined by the department, for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

(2) "Adult day program" means any community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis.

(3) "Therapeutic day services facility" means any facility that provides nonmedical care, counseling, educational or vocational support, or social rehabilitation services on less than a 24-hour basis to persons under 18 years of age who would otherwise be placed in foster care or who are

1953 California Building Code "D-3" occupancy:

		Permitted in Type I and II Buildings only [See Section 902 (b)]	
D See also Section 902	1—Mental hospitals, jails, prisons, reformatories, houses of correction, and buildings where personal liberties of inmates are similarly restrained	1	2 hour less than 20 feet 1 hour elsewhere	Not permitted less than 5 feet Protected less than 20 feet
	2—Nurseries for full-time care of children under kindergarten age. Hospitals, sanitariums, mental sanitariums conforming to Sec. 3319 (g), and similar buildings (each accommodating more than six persons.)	2 and 3	2 hour less than 5 feet 1 hour elsewhere	Not permitted less than 5 feet Protected less than 10 feet
	3—Homes for the aged and homes for children of kindergarten age or older (each accommodating more than six persons)	1	2 hour less than 20 feet 1 hour elsewhere	Not permitted less than 3 feet Protected less than 20 feet
		2 and 3	1 hour everywhere	Not permitted less than 3 feet Protected less than 10 feet.
		Not permitted in Fire Zones Nos. 1 and 2		
	1—Storage and handling of hazardous and highly inflammable or explosive materials other than flammable liquids	3	4 hour less than 5 feet 2 hour less than 10 feet	Not permitted less than 5 feet

City of Santa Monica

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: Leo Pustilnikov
To: Sia Poursabahian
Cc: Adam Kent; James Brewster; Jing Yeo; Joe Cavin; William Nathan; Jeff Nespor; Laurie Craft; Jeff S. McConnell; Dave Rand
Subject: Re: Fw: 413 & 825 Ocean Avenue
Date: Wednesday, September 10, 2025 7:17:38 AM

EXTERNAL

Sia,

Again, you are jumping to the idea that the proposed use is a "residential facility" but i don't see the connection for the actual use and a "residential facility".

CBC 310.3.1 lists uses but says "include but not limited to." This type of use doesn't really match anything in the code but it more closely matches "housing clients, on a 24 hour basis" which is R-2.1 than CBC 310.3 where "the occupants are primarily permanent in nature" or R-2.

That part is very clear as the main distinction is permanency (R-2) versus transience (R-2.1). The goal of the program as noted in the RFP is to 'bring people off the streets to provide temporary shelter where they can stabilize and then move into permanent housing' so again, the use is transient and not permanent. There is absolutely no basis to argue its permanence or R2 occupancy.

This is a new program funded by the state and county to address an existing crisis/need. Please confirm the proposed use is R-2.1 so we can be done with this back and forth over a non existent issue.

leo

On Tue, Sep 9, 2025 at 5:39 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

> Good afternoon, Leo,
>
> For the Occupancy to be classified as R-2.1 occupancy per Section 310.3.1 of the California Building Code, you will need a license from the State Department of Social Services per Section 1502 of the health and Safety Code, see the attachment.
>
> Without the required state license, the occupancy will be R-2, Section 310.3, and could be any of the uses listed.

Any nontransient occupancy (> 30 days) will be considered as permanent.

We will need to issue a building permit for the Change of Occupancy from R-2.1 to R-2.

Also, any alterations to the existing buildings need a building permit regardless of the occupancy type of the building(s).

Thank you

Health and Safety Code:

RFP:

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, September 8, 2025 10:22 PM
To: Adam Kent <adam@hope4la.org>; James Brewster <James.Brewster@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: Fw: 413 & 825 Ocean Avenue

EXTERNAL

Sia,

I was forwarded your email.

You acknowledge the prior occupancy was R-2.1 per the CBC. R-2.1 is to house clients, on a 24-hour basis (this refers to occupancy, not care per CBC 202), who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. (CBC 310.3.1).

The RFP clearly states this is interim housing to assist with those suffering from mental illness which seems to closely align with the above. The facilities have Public Health permits from LA County which is a "governmental agency" and further aligns with R-2.1 as further regulated by CBC 435 (for 24 hour facilities).

In fact, it can't be R-2 occupancy (CBC 310.3) because that requires the housing be "primarily permanent in nature".

Please confirm in light of the above, we do not require a change of use per the above and this issue can be closed out.

James,

It was nice to meet you earlier. I do agree that the bathroom vanity in the middle unit upstairs at 825 needs to be replaced with a stand alone sink and some bathrooms (likely about 2 per building but as many as 5 per) require a threshold. What kind of permit are we required for those items?

best,

leo

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Monday, September 8, 2025 6:02:56 PM
To: Laurie Craft <lcraft@stjosephctr.org>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Steve Ghobrial <Steve.Ghobrial@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>
Subject: 413 & 825 Ocean Avenue

Good evening, Laura,

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Please let me know if you have any questions.

Thank you

Section 1502 of the Health and Safety Code:

Codes Display Text

<image001.png>

1953 California Building Code “D-3” occupancy:

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

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:	Jing Yeo
Cc:	James Brewster
Subject:	FW: 413 Ocean NOV
Date:	Wednesday, September 10, 2025 9:25:28 AM
Attachments:	image001.png image001.png 413 Ocean WWOP NOV.pdf

---

Good morning, Jing,

Please see the following email from Leo.

Thank you

From: James Brewster <James.Brewster@santamonica.gov>
Sent: Wednesday, September 10, 2025 6:06 AM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: FW: 413 Ocean NOV

FYI- 413 Ocean NOV

City of Santa Monica

Jim Brewster JB
Building & Safety
Inspection Supervisor
(310) 458-2201 ext. 8136

James.brewster@santamonica.gov
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From: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Sent: Tuesday, September 9, 2025 4:35 PM
To: James Brewster <James.Brewster@santamonica.gov>
Subject: FW: 413 Ocean NOV

Hey JB,

Please see below regarding 413 Ocean. I have attached the NOV for your reference.

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: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, September 9, 2025 3:21 PM
To: Adam Kent <adam@hope4la.org>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: Re: 413 Ocean NOV

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leo

---------- Forwarded message ---------
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Date: Tue, Sep 9, 2025 at 1:40 PM
Subject: 413 Ocean NOV
To: adam@hope4la.org <adam@hope4la.org>

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City of Santa Monica
310-458-4984 x2340
everth.gonzalez@santamonica.gov

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From: Microsoft Outlook on behalf of Sia Poursabahian
To: Michelle M. Hugard
Subject: Meeting Forward Notification: 413 & 825 Ocean Ave (Check-In)
Date: Wednesday, September 10, 2025 11:46:38 AM

Your meeting was forwarded

Sia Poursabahian has forwarded your meeting request to additional recipients.

Meeting

413 & 825 Ocean Ave (Check-In)

Meeting Time

Thursday, September 11, 2025 10:00 AM-10:30 AM.

Recipients

William Nathan

James Brewster

All times listed are in the following time zone: (UTC-08:00) Pacific Time (US & Canada)

Sent by Microsoft Exchange Online

From: Microsoft Outlook on behalf of William Nathan
To: Michelle M. Hugard
Subject: Meeting Forward Notification: 413 & 825 Ocean Ave (Check-In)
Date: Wednesday, September 10, 2025 1:26:12 PM

Your meeting was forwarded

William Nathan has forwarded your meeting request to additional recipients.

Meeting

413 & 825 Ocean Ave (Check-In)

Meeting Time

Thursday, September 11, 2025 10:00 AM-10:30 AM.

Recipients

Everth Gonzalez

All times listed are in the following time zone: (UTC-08:00) Pacific Time (US & Canada)

Sent by Microsoft Exchange Online

From: Microsoft Outlook on behalf of Joe Cavin
To: Michelle M. Hugard
Subject: Meeting Forward Notification: 413 & 825 Ocean Ave (Check-In)
Date: Thursday, September 11, 2025 8:26:09 AM

Your meeting was forwarded

Joe Cavin has forwarded your meeting request to additional recipients.

Meeting

413 & 825 Ocean Ave (Check-In)

Meeting Time

Thursday, September 11, 2025 10:00 AM-10:30 AM.

Recipients

Daniel Galvan

All times listed are in the following time zone: (UTC-08:00) Pacific Time (US & Canada)

Sent by Microsoft Exchange Online

From: Sia Poursabahian
To: Leo Pustilnikov; Adam Kent; James Brewster; Jing Yeo
Cc: Joe Cavin; William Nathan; Jeff Nespor
Subject: RE: Fw: 413 & 825 Ocean Avenue
Date: Tuesday, September 9, 2025 5:38:45 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
Section 1502 of the Health and Safety Code.pdf
Residential Care facility Definition per CBC.pdf
Interim Housing RFP.pdf
CBC Section 310.3.pdf

Good afternoon, Leo,

For the Occupancy to be classified as R-2.1 occupancy per Section 310.3.1 of the California Building Code, you will need a license from the State Department of Social Services per Section 1502 of the health and Safety Code, see the attachment.

Without the required state license, the occupancy will be R-2, Section 310.3, and could be any of the uses listed.

Any nontransient occupancy (> 30 days) will be considered as permanent.

We will need to issue a building permit for the Change of Occupancy from R-2.1 to R-2.

Also, any alterations to the existing buildings need a building permit regardless of the occupancy type of the building(s).

Thank you

Health and Safety Code:

1502. As used in this chapter:

(a) "Community care facility" means any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes the following:

(1) "Residential facility" means any family home, group care facility, or similar facility determined by the department, for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

(2) "Adult day program" means any community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis.

(3) "Therapeutic day services facility" means any facility that provides nonmedical care, counseling, educational or vocational support, or social rehabilitation services on less than a 24-hour basis to persons under 18 years of age who would otherwise be placed in foster care or who are

RFP:

1. INTRODUCTION AND PURPOSE

SHINE BC LA is issuing this Request for Applications (RFA), in conjunction with the Los Angeles County (County) Department of Mental Health (DMH). The goal is to expand and enhance interim housing settings and services managed by the DMH Interim Housing Program (IHP) using funds provided through the State of California's Behavioral Health Bridge Housing (BHBH) Program and the Mental Health Services Act (MHSA). Through this RFA, DMH aims to increase the number of interim housing beds available in the County for people experiencing homelessness who have a serious mental illness (SMI), including those with co-occurring substance use disorders (SUD), and to fill resource and service gaps in the interim housing system.

Any applicant, regardless of whether they are an existing or prospective DMH IHP provider, must attest and provide proof as needed that they meet the below minimum mandatory requirements at the time of application submission.

1. Applicant must be a legally established entity authorized to conduct business in the State of California.

1. **On-site Mental Health Clinical Services**

   On-site Mental Health Clinical Services shall be provided by a licensed or license eligible Mental Health Clinician, (LCSW/MSW, LMFT/MFT, LPCC, PsyD, or PhD). In smaller programs, a program manager may also provide these services in addition to their other job duties. The on-site Mental Health Clinician is not intended to provide individual or group therapy or to serve as a client's mental health provider.

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, September 8, 2025 10:22 PM
To: Adam Kent <adam@hope4la.org>; James Brewster <James.Brewster@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: Fw: 413 & 825 Ocean Avenue

EXTERNAL

Sia,

I was forwarded your email.

You acknowledge the prior occupancy was R-2.1 per the CBC. R-2.1 is to house clients, on a 24-hour basis (this refers to occupancy, not care per CBC 202), who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. (CBC 310.3.1).

The RFP clearly states this is interim housing to assist with those suffering from mental illness which seems to closely align with the above. The facilities have Public Health permits from LA County which is a "governmental agency" and further aligns with R-2.1 as further regulated by CBC 435 (for 24 hour facilities).

In fact, it can't be R-2 occupancy (CBC 310.3) because that requires the housing be "primarily permanent in nature".

Please confirm in light of the above, we do not require a change of use per the above and this issue can be closed out.

James,

It was nice to meet you earlier. I do agree that the bathroom vanity in the middle unit upstairs at 825 needs to be replaced with a stand alone sink and some bathrooms (likely about 2 per building but as many as 5 per) require a threshold. What kind of permit are we required for those items?

best,
leo

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

Sent: Monday, September 8, 2025 6:02:56 PM
To: Laurie Craft <lcraft@stjosephctr.org>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Steve Ghobrial <Steve.Ghobrial@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>
Subject: 413 & 825 Ocean Avenue

Good evening, Laura,

We are following up on our conversation regarding the proposed bridge housing at 413 and 825 Ocean Ave.

As we discussed on September 3, the prior use was a residential care facility for the elderly which is a R-2.1 occupancy per the current California Building Code (CBC) which corresponds to the "D-3" occupancy per 1953 California Building Code. See below.

On our call, you described the proposed use to generally include the following:

- Stays of anywhere from a couple of day to a few months
- Private bath and sleeping quarters
- No kitchen on-site (packaged food only)
- Non-medical care provided on-site (counseling and therapy to connect to services)
- Facility is **unlicensed** by State of California

Note: A state license is required for a "Residential facility (RF)" per Section 1502 of the Health and Safety Code. See below.

Based on what is being proposed and my reading of the building code, the proposed use is a R-2 occupancy. Therefore, there is a change of occupancy proposed on both properties and a building permit is required for the change in occupancy.

A Change of Occupancy in an existing building is subject to Section 506 of the current California Existing Building Code.

Fire Sprinkler throughout

Per SMMC, a Change of Occupancy triggers sprinkler throughout. Based on the pictures provided by the Code Enforcement, the building could be sprinklered throughout already. This will be subject to SMFD inspection.

Smoke Alarms & Fire Alarm

Each room used for sleeping will need to be provided with the smoke detector and the windows will need to comply with the emergency escape requirements. The building should have a fire alaram.

Accessibility

The building was built prior to 1991 and therefore, not subject to Chapter 11A of the building code.

Kitchen

The central kitchen serving all units is considered as commercial kitchen and could be subject to LA County Health Department, unless it is existing with a building permit.

Please note that the attached Zoning letter, dated Dember 12, 2013, addresses the zoning requirements and not the building code requirements. In addition to the required building permit for change of occupancy, any alteration to the existing buildings are required a building permit. A separate building permit will be required for each building on a parcel.

To obtain a building permit, you will need to have a licensed architect to prepare plans for submittal.

Please let me know if you have any questions.

Thank you

Section 1502 of the Health and Safety Code:

Codes Display Text

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1953 California Building Code "D-3" occupancy:

			Permitted in Type I and II Buildings only [See Section 902 (b)]	
D See also Section 902	1—Mental hospitals, jails, prisons, reformatories, houses of correction, and buildings where personal liberties of inmates are similarly restrained	1	2 hour less than 20 feet 1 hour elsewhere	Not permitted less than 5 feet Protected less than 20 feet
	2—Nurseries for full-time care of children under kindergarten age. Hospitals, sanitariums, mental sanitariums conforming to Sec. 3319 (g), and similar buildings (each accommodating more than six persons.)	2 and 3	2 hour less than 5 feet 1 hour elsewhere	Not permitted less than 5 feet Protected less than 10 feet
	3—Homes for the aged and homes for children of kindergarten age or older (each accommodating more than six persons)	1	2 hour less than 20 feet 1 hour elsewhere	Not permitted less than 3 feet Protected less than 20 feet
		2 and 3	1 hour everywhere	Not permitted less than 3 feet Protected less than 10 feet
	1—Storage and handling of hazardous and highly inflammable or explosive materials other than flammable liquids	Not permitted in Fire Zones Nos. 1 and 2		
		3	4 hour less than 5 feet 2 hour less than 10 feet	Not permitted less than 5 feet

City of Santa Monica

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

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: Ryan Demirdjian
To: James Brewster
Subject: RE: 413 Ocean Ave
Date: Thursday, September 11, 2025 9:28:10 AM
Attachments: image001.png
image002.png

I'll take a look sir! Thank you!

From: James Brewster <James.Brewster@santamonica.gov>
Sent: Thursday, September 11, 2025 6:08 AM
To: Ryan Demirdjian <Ryan.Demirdjian@santamonica.gov>
Subject: 413 Ocean Ave

Good morning, Ryan.
I hope you're doing well. Just wanted to check with you on a sprinkler head change out. Permit or no permit?
Thank you for the info. Be safe, and have an Awesome day.
Jim

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Tuesday, September 9, 2025 3:21 PM
To: Adam Kent <adam@hope4la.org>; Everth Gonzalez <Everth.Gonzalez@santamonica.gov>; Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: Re: 413 Ocean NOV

EXTERNAL

Everth,

Who do we speak to about this as it is beyond absurd. This is borderline harassment.

The fact that the heaters, recess lighting, hvac, plumbing and bathroom tile is 25-50 years old but not 75 years old and the city can't find a record of the work being done has nothing to do with us. You can see it's not work done in the last 12 months or even 12 years during which ownership has changed multiple times and with no issues.

We can pull a low voltage permit for the cameras but I am told this has absolutely never been flagged on any other project for cameras in santa monica so it is quite clear we are being singled out.

Also, we spoke to the fire inspector (Ryan Demirdjian) who said sprinkler head replacements don't require a permit and the elevator vendor has ordered the required part to fix the elevator.

Please let me know who to discuss this with as we cannot pull permits for work we did not do.

leo

City of Santa Monica
Jim Brewster JB
Building & Safety
Inspection Supervisor
(310) 458-2201 ext. 8136

James.brewster@**santamonica.gov**
Facebook | Twitter | Instagram

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From:	Sia Poursabahian
To:	Leo Pustilnikov
Cc:	Adam Kent; James Brewster; Jing Yeo; Joe Cavin; William Nathan; Jeff Nespor; Laurie Craft; Jeff S. McConnell; Dave Rand
Subject:	RE: Fw: 413 & 825 Ocean Avenue
Date:	Thursday, September 11, 2025 12:39:12 PM

Good afternoon, Leo,

We are discussing these projects internally and I will get back to you as soon as possible.

Have you applied for the city business licenses for the proposed uses for the buildings?

Thank you

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, September 10, 2025 7:17 AM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Adam Kent <adam@hope4la.org>; James Brewster <James.Brewster@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; Laurie Craft <lcraft@stjosephctr.org>; Jeff S. McConnell <jeff@ekapr.com>; Dave Rand <Dave@rpnllp.com>
Subject: Re: Fw: 413 & 825 Ocean Avenue

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Sia,

Again, you are jumping to the idea that the proposed use is a "residential facility" but i don’t see the connection for the actual use and a "residential facility".

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That part is very clear as the main distinction is permanency (R-2) versus transience (R-2.1). The goal of the program as noted in the RFP is to 'bring people off the streets to provide temporary shelter where they can stabilize and then move into permanent housing' so again, the use is transient and not permanent. There is absolutely no basis to argue its permanence or R2 occupancy.

This is a new program funded by the state and county to address an existing crisis/need. Please confirm the proposed use is R-2.1 so we can be done with this back and forth over a non existent issue.

leo

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> Health and Safety Code:
>
>
>
> RFP:
>

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To: Adam Kent <adam@hope4la.org>; James Brewster <James.Brewster@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
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Sent: Monday, September 8, 2025 6:02:56 PM
To: Laurie Craft <lcraft@stjosephctr.org>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Steve Ghobrial <Steve.Ghobrial@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>
Subject: 413 & 825 Ocean Avenue

Good evening, Laura,

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The building was built prior to 1991 and therefore, not subject to Chapter 11A of the building code.

Kitchen

The central kitchen serving all units is considered as commercial kitchen and could be subject to LA County Health Department, unless it is existing with a building permit.

Please note that the attached Zoning letter, dated Dember 12, 2013, addresses the zoning requirements and not the building code requirements. In addition to the required building

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To obtain a building permit, you will need to have a licensed architect to prepare plans for submittal.

Please let me know if you have any questions.

Thank you

Section 1502 of the Health and Safety Code:

Codes Display Text

<image001.png>

1953 California Building Code “D-3” occupancy:

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

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.

[redacted]

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Thursday, September 11, 2025 11:57 AM
To: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Cc: Ross Fehrman <Ross.Fehrman@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave project

Hi Allyson,
Thank you for connecting us with Saint Joseph Center. We were able to have a conversation with Laurie Craft to talk about their operations and it appears that there might be a change in occupancy type that would necessitate a permit but the lessee Leo Pustilnikov does not agree. It's not a big process but it feels like we're going in circles and we're trying to move things forward and ensure that the units are safe for occupany.

I'm wondering if you can help us connect with whomever at the County is overseeing this so that we can have a conversation about what the expectation was and if we can get more information about how this sort of change in occupancy has been handled in other cities where this grant was awarded?

Thanks!
Jing

From: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Sent: Thursday, August 28, 2025 1:58 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Ross Fehrman <Ross.Fehrman@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave project

Jing,

Thank you so much for this information. Given that funding for this project is contingent on operations beginning in September, it would be very helpful to schedule conversation next week. Could you share some openings you have in your schedule for discussion next week?

Thanks again!

With gratitude,

City of Santa Monica

Allyson Crosby
Homelessness Prevention and Intervention Manager
Housing and Human Services Department
(424) 660-3231

santamonica.gov
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From: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Sent: Monday, August 25, 2025 2:34 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave project

Thanks, Jing. A meeting to better understand the concerns would be great.

Best,
Natasha

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Monday, August 25, 2025 1:21 PM
To: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave project

Hi Natasha,
Sorry for delay in my reply as I'm continuing to work backwards on e-mails that came in while I was on vacation! Regarding your question, yes we had gotten a project description from the lessee who was Leo Pustilnikov. He was partnered with SJC and there were awarded a grant for bridge housing from the County. We reviewed what they were proposing and it sounded like supportive housing which is a permitted use in that zone and does not require a public hearing.

That being said, we did have concerns about what they were representing in terms of timeline to opening as they indicated that no permits were needed and they could just open the building. Given that the prior use was a residential care facility for the elderly, we weren't sure it would translate over to their proposal for supportive housing. Building & Safety staff visited the property as a courtesy and are concerned about what they are seeing as aspects of the property don't meet current Code. We are going to coordinate a meeting with HHS and CDD staff (inspections, Code Enforcement) just to make sure that we are all on the same page with what the lessee & operator have represented and process.

Thanks,
Jing

From: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Sent: Tuesday, July 29, 2025 5:07 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: 413 & 825 Ocean Ave project

Hi Jing,

As you may be aware, St. Joseph Center will open a Behavioral Health Bridge Housing Program (BHBH) early this fall that will serve people experiencing homelessness. The program will include 49 beds divided between the sites of two former Assisted Living Facilities in the City located at **413 Ocean Avenue** and **825 Ocean Avenue**. We are working closely with SJC and the Department of Mental Health (DMH is providing funding for these sites) to make sure the project is successful, which includes being good neighbors to residents and the surrounding business community.

In our most recent meeting with SJC and DMH about the project, they asked if there was a public hearing requirement. We expressed that the Planning Division would have informed them (SJC) if this was necessary, but I said we would check in to make sure. Would you be able to confirm, please, that this is **not** a requirement?

Also, we have a new manager for the Homeless Prevention and Intervention Division, Allyson Crosby – cc'd here. Happy to introduce you when you're back in the office.

Thanks much.

Natasha

City of Santa Monica

Natasha Kingscote
Human Services Division Manager

Housing and Human Services Department
(310) 458-8701 x 5204
santamonica.gov
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From: Adam Kent
To: Leo Pustilnikov; Sia Poursabahian
Cc: James Brewster; Jing Yeo; Joe Cavin; William Nathan; Jeff Nespor; Laurie Craft; Jeff S. McConnell; Dave Rand
Subject: Re: 413 & 825 Ocean Avenue
Date: Thursday, September 11, 2025 5:18:55 PM

EXTERNAL

Yes, I've confirmed with SJC that they have applied for the business license for the proposed use of the building.

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 11, 2025 at 4:45 PM Leo Pustilnikov <leo@slhinvestments.com> wrote:

> Sia,
>
> Thank you! Much appreciated.
>
> I defer to Adam re business license but i believe at Joseph is applying for the use.
>
> Adam,
>
> Plz confirm we have one and discuss w Laurie.
>
> Best,
> Leo
> Sent from my iPhone
>
> > On Sep 11, 2025, at 12:39 PM, Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:
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Health and Safety Code:

RFP:

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, September 8, 2025 10:22 PM
To: Adam Kent <adam@hope4la.org>; James Brewster <James.Brewster@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: Fw: 413 & 825 Ocean Avenue

EXTERNAL

Sia,

I was forwarded your email.

You acknowledge the prior occupancy was R-2.1 per the CBC. R-2.1 is to house clients, on a 24-hour basis (this refers to occupancy, not care per CBC 202), who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. (CBC 310.3.1).

The RFP clearly states this is interim housing to assist with those suffering from mental illness which seems to closely align with the above. The facilities have Public Health permits from LA County which is a "governmental agency" and further aligns with R-2.1 as further regulated by CBC 435 (for 24 hour facilities).

In fact, it can't be R-2 occupancy (CBC 310.3) because that requires the housing be "primarily permanent in nature".

Please confirm in light of the above, we do not require a change of use per the above and this issue can be closed out.

James,

It was nice to meet you earlier. I do agree that the bathroom vanity in the middle unit upstairs at 825 needs to be replaced with a stand alone sink and some bathrooms (likely about 2 per building but as many as 5 per) require a threshold. What kind of permit are we required for those items?

best,

leo

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Monday, September 8, 2025 6:02:56 PM
To: Laurie Craft <lcraft@stjosephctr.org>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster

<James.Brewster@santamonica.gov>; Steve Ghobrial <Steve.Ghobrial@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>
Subject: 413 & 825 Ocean Avenue

Good evening, Laura,

We are following up on our conversation regarding the proposed bridge housing at 413 and 825 Ocean Ave.

As we discussed on September 3, the prior use was a residential care facility for the elderly which is a R-2.1 occupancy per the current California Building Code (CBC) which corresponds to the "D-3" occupancy per 1953 California Building Code. See below.

On our call, you described the proposed use to generally include the following:

- Stays of anywhere from a couple of day to a few months
- Private bath and sleeping quarters
- No kitchen on-site (packaged food only)
- Non-medical care provided on-site (counseling and therapy to connect to services)
- Facility is **unlicensed** by State of California

Note: A state license is required for a "Residential facility (RF)" per Section 1502 of the Health and Safety Code. See below.

Based on what is being proposed and my reading of the building code, the proposed use is a R-2 occupancy. Therefore, there is a change of occupancy proposed on both properties and a building permit is required for the change in occupancy.

A Change of Occupancy in an existing building is subject to Section 506 of the current California Existing Building Code.

Fire Sprinkler throughout

Per SMMC, a Change of Occupancy triggers sprinkler throughout. Based on the pictures provided by the Code Enforcement, the building could be sprinklered throughout already. This will be subject to SMFD inspection.

Smoke Alarms & Fire Alarm

Each room used for sleeping will need to be provided with the smoke detector and the windows will need to comply with the emergency escape requirements. The building should have a fire alaram.

Accessibility

The building was built prior to 1991 and therefore, not subject to Chapter 11A of the building code.

Kitchen

The central kitchen serving all units is considered as commercial kitchen and could be subject to LA County Health Department, unless it is existing with a building permit.

Please note that the attached Zoning letter, dated Dember 12, 2013, addresses the zoning requirements and not the building code requirements. In addition to the required building permit for change of occupancy, any alteration to the existing buildings are required a building permit. A separate building permit will be required for each building on a parcel.

To obtain a building permit, you will need to have a licensed architect to prepare plans for submittal.

Please let me know if you have any questions.

Thank you

Section 1502 of the Health and Safety Code:

Codes Display Text

<image001.png>

1953 California Building Code “D-3” occupancy:

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

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: Jeff Nespor; James Brewster; William Nathan
Subject: FW: Fw: 413 & 825 Ocean Avenue
Date: Thursday, September 11, 2025 9:54:26 AM
Attachments: image001.png
RCFE Power Point Update January 2025 Student Copy.pdf

FYI

[redacted]

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, September 10, 2025 7:17 AM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Adam Kent <adam@hope4la.org>; James Brewster <James.Brewster@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; Laurie Craft <lcraft@stjosephctr.org>; Jeff S. McConnell <jeff@ekapr.com>; Dave Rand <Dave@rpnllp.com>
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That part is very clear as the main distinction is permanency (R-2) versus transience (R-2.1). The goal of the program as noted in the RFP is to 'bring people off the streets to provide temporary shelter where they can stabilize and then move into permanent housing' so again, the use is transient and not permanent. There is absolutely no basis to argue its permanence or R2 occupancy.

This is a new program funded by the state and county to address an existing crisis/need. Please confirm the proposed use is R-2.1 so we can be done with this back and forth over a non existent issue.

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> Good afternoon, Leo,
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>
> Without the required state license, the occupancy will be R-2, Section 310.3, and could be any of the uses listed.
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> Any nontransient occupancy (> 30 days) will be considered as permanent.
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To obtain a building permit, you will need to have a licensed architect to prepare plans for submittal.

Please let me know if you have any questions.

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Codes Display Text

<image001.png>

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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

SJC Warning!

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From: Celeste Cryer
To: Ivan Lai
Subject: 87985 413 Ocean Ave
Date: Friday, September 12, 2025 9:56:04 AM

EXTERNAL

Good Morning Ivan
The payment for the Zoning Letter was made on 9/5. Can I have an ETA on when it will be available?

--

photo

Celeste Cryer
Research Specialist

(817) 886-8596 | 123 | Zoning-Info.com
celeste@zoning-info.com
2509 Scripture St. Ste 200 Denton, TX 76201

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: Celeste Cryer
To: Ivan Lai
Subject: Re: Zoning Compliance Letter for 413 Ocean Avenue
Date: Friday, September 12, 2025 10:05:46 AM
Attachments: image001.png

EXTERNAL

Sounds good, thank you.

On Fri, Sep 12, 2025 at 12:03 PM Ivan Lai <Ivan.Lai@santamonica.gov> wrote:

> Celeste,
>
> Good morning. Thanks for the email. I will have it completed by Monday, September 15th. I will email you once it is completed. Have a good day.
>
>
>
>
> **Ivan Lai**
>
> Assistant Planner
>
> santamonica.gov
>
> Facebook | Twitter | Instagram
>
> Frequently requested City Planning information / contact the City Planning team!
>
> ---
>
> **From:** Celeste Cryer <celeste@zoning-info.com>
> **Sent:** Friday, September 12, 2025 9:56 AM
> **To:** Ivan Lai <Ivan.Lai@santamonica.gov>
> **Subject:** 87985 413 Ocean Ave

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photo

Celeste Cryer
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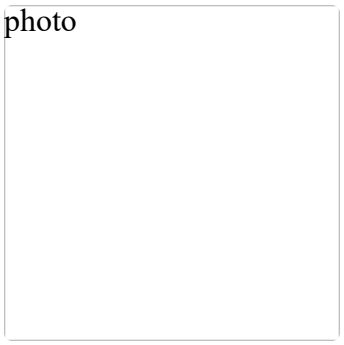
Celeste Cryer
Research Specialist

(817) 886-8596 | 123 | Zoning-Info.com
celeste@zoning-info.com



2509 Scripture St. Ste 200 Denton, TX 76201

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From:	Heather Averick
To:	Natasha Guest Kingscote; Allyson Crosby
Subject:	RE: 413 & 825 Ocean Ave project
Date:	Friday, September 12, 2025 11:32:28 AM
Attachments:	image001.png image005.png image002.png

No worries, appreciate you trying to be supportive!

For this item, Allyson and I have had ample meetings at this point with the County, etc. Happy to have you take this off your plate

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Sent: Friday, September 12, 2025 11:31 AM
To: Heather Averick <Heather.Averick@santamonica.gov>; Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave project

Got it. Thanks. Sorry for jumping the gun on that; I just didn't want to leave Jing hanging. Will happen less as I continue to bow out of these discussions!

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Friday, September 12, 2025 11:29 AM
To: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>; Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave project

Hi Natasha,

I know you and Allyson are at the HSGP event together, wanted to close the loop on this. I've

reached out to Jing. To me this is an internal issue we need to discuss, not something we need to get the County/DMH involved in at this point.

Hoping to help bridge the gap for CDD on the type of housing this is. Jing didn't answer and neither did Ross, so I've asked Lupe to make sure there is time scheduled Monday to connect with them both directly to be safe.

Thanks,

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
Facebook | Twitter | Instagram **Subscribe to City of Santa Monica Email Updates**
My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Sent: Friday, September 12, 2025 6:05 AM
To: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: FW: 413 & 825 Ocean Ave project

Hi Allyson,

Sorry for stepping in here but wanted to get back to Jing. I think the contact is Dr. Funk at DMH. If you agree, can you please provide Jing with her contact info and give Dr. Funk a heads up that Planning will be reaching out? Happy to discuss after this am's HSGP event.

Looping in Heather in case she has input on best POC.

Best,
Natasha

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Thursday, September 11, 2025 11:57 AM
To: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Cc: Ross Fehrman <Ross.Fehrman@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave project

Hi Allyson,
Thank you for connecting us with Saint Joseph Center. We were able to have a conversation with Laurie Craft to talk about their operations and it appears that there might be a change in occupancy type that would necessitate a permit but the lessee Leo Pustilnikov does not agree. It's not a big process but it feels like we're going in circles and we're trying to move things forward and ensure that the units are safe for occupany.

I'm wondering if you can help us connect with whomever at the County is overseeing this so that we can have a conversation about what the expectation was and if we can get more information about how this sort of change in occupancy has been handled in other cities where this grant was awarded?

Thanks!
Jing

From: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Sent: Thursday, August 28, 2025 1:58 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Ross Fehrman <Ross.Fehrman@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Subject: Re: 413 & 825 Ocean Ave project

Jing,

Thank you so much for this information. Given that funding for this project is contingent on operations beginning in September, it would be very helpful to schedule conversation next week. Could you share some openings you have in your schedule for discussion next week?

Thanks again!

With gratitude,

Allyson Crosby
Homelessness Prevention and Intervention Manager
Housing and Human Services Department
(424) 660-3231
santamonica.gov
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From: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Sent: Monday, August 25, 2025 2:34 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave project

Thanks, Jing. A meeting to better understand the concerns would be great.

Best,
Natasha

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Monday, August 25, 2025 1:21 PM
To: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: RE: 413 & 825 Ocean Ave project

Hi Natasha,
Sorry for delay in my reply as I'm continuing to work backwards on e-mails that came in while I was on vacation! Regarding your question, yes we had gotten a project description from the lessee who was Leo Pustilnikov. He was partnered with SJC and there were awarded a grant for bridge housing from the County. We reviewed what they were proposing and it sounded like supportive housing which is a permitted use in that zone and does not require a public hearing.

That being said, we did have concerns about what they were representing in terms of timeline to opening as they indicated that no permits were needed and they could just

open the building. Given that the prior use was a residential care facility for the elderly, we weren't sure it would translate over to their proposal for supportive housing. Building & Safety staff visited the property as a courtesy and are concerned about what they are seeing as aspects of the property don't meet current Code. We are going to coordinate a meeting with HHS and CDD staff (inspections, Code Enforcement) just to make sure that we are all on the same page with what the lessee & operator have represented and process.

Thanks,
Jing

From: Natasha Guest Kingscote <Natasha.Kingscote@santamonica.gov>
Sent: Tuesday, July 29, 2025 5:07 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: 413 & 825 Ocean Ave project

Hi Jing,

As you may be aware, St. Joseph Center will open a Behavioral Health Bridge Housing Program (BHBH) early this fall that will serve people experiencing homelessness. The program will include 49 beds divided between the sites of two former Assisted Living Facilities in the City located at **413 Ocean Avenue** and **825 Ocean Avenue**. We are working closely with SJC and the Department of Mental Health (DMH is providing funding for these sites) to make sure the project is successful, which includes being good neighbors to residents and the surrounding business community.

In our most recent meeting with SJC and DMH about the project, they asked if there was a public hearing requirement. We expressed that the Planning Division would have informed them (SJC) if this was necessary, but I said we would check in to make sure. Would you be able to confirm, please, that this is **not** a requirement?

Also, we have a new manager for the Homeless Prevention and Intervention Division, Allyson Crosby – cc'd here. Happy to introduce you when you're back in the office.

Thanks much.

Natasha

Natasha Kingscote
Human Services Division Manager
Housing and Human Services Department
(310) 458-8701 x 5204
santamonica.gov
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From: Sia Poursabahian
To: Jing Yeo
Subject: Accepted: 413 & 825 Ocean
Date: Tuesday, September 16, 2025 12:52:53 PM
Attachments: attachment.ics

From: Jing Yeo
To: Heather Averick
Subject: FW: Fw: 413 & 825 Ocean Avenue
Date: Monday, September 15, 2025 12:49:46 PM

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
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Subject: RE: Fw: 413 & 825 Ocean Avenue

Good afternoon, Leo,

We are discussing these projects internally and I will get back to you as soon as possible.

Have you applied for the city business licenses for the proposed uses for the buildings?

Thank you

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I was forwarded your email.

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The RFP clearly states this is interim housing to assist with those suffering from mental illness which seems to closely align with the above. The facilities have Public Health permits from LA County which is a "governmental agency" and further aligns with R-2.1 as further regulated by CBC 435 (for 24 hour facilities).

In fact, it can't be R-2 occupancy (CBC 310.3) because that requires the housing be "primarily permanent in nature".

Please confirm in light of the above, we do not require a change of use per the above and this issue can be closed out.

James,

It was nice to meet you earlier. I do agree that the bathroom vanity in the middle unit upstairs at 825 needs to be replaced with a stand alone sink and some bathrooms (likely about 2 per building but as many as 5 per) require a threshold. What kind of permit are we required for those items?

best,
leo

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Monday, September 8, 2025 6:02:56 PM
To: Laurie Craft <lcraft@stjosephctr.org>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Steve Ghobrial <Steve.Ghobrial@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>
Subject: 413 & 825 Ocean Avenue

Good evening, Laura,

We are following up on our conversation regarding the proposed bridge housing at 413 and 825 Ocean Ave.

As we discussed on September 3, the prior use was a residential care facility for the elderly which is a R-2.1 occupancy per the current California Building Code (CBC) which corresponds to the “D-3” occupancy per 1953 California Building Code. See below.

On our call, you described the proposed use to generally include the following:

- Stays of anywhere from a couple of day to a few months
- Private bath and sleeping quarters

- No kitchen on-site (packaged food only)
- Non-medical care provided on-site (counseling and therapy to connect to services)
- Facility is **unlicensed** by State of California

Note: A state license is required for a "Residential facility (RF)" per Section 1502 of the Health and Safety Code. See below.

Based on what is being proposed and my reading of the building code, the proposed use is a R-2 occupancy. Therefore, there is a change of occupancy proposed on both properties and a building permit is required for the change in occupancy.

A Change of Occupancy in an existing building is subject to Section 506 of the current California Existing Building Code.

Fire Sprinkler throughout

Per SMMC, a Change of Occupancy triggers sprinkler throughout. Based on the pictures provided by the Code Enforcement, the building could be sprinklered throughout already. This will be subject to SMFD inspection.

Smoke Alarms & Fire Alarm

Each room used for sleeping will need to be provided with the smoke detector and the windows will need to comply with the emergency escape requirements. The building should have a fire alaram.

Accessibility

The building was built prior to 1991 and therefore, not subject to Chapter 11A of the building code.

Kitchen

The central kitchen serving all units is considered as commercial kitchen and could be subject to LA County Health Department, unless it is existing with a building permit.

Please note that the attached Zoning letter, dated Dember 12, 2013, addresses the zoning requirements and not the building code requirements. In addition to the required building permit for change of occupancy, any alteration to the existing buildings are required a building permit. A separate building permit will be required for each building on a parcel.

To obtain a building permit, you will need to have a licensed architect to prepare plans for submittal.

Please let me know if you have any questions.

Thank you

Section 1502 of the Health and Safety Code:

Codes Display Text

<image001.png>

1953 California Building Code “D-3” occupancy:

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

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:	Heather Averick
To:	Ryan Smith
Cc:	Allyson Crosby
Subject:	RE: Timeline of BHBH Conversations with City
Date:	Monday, September 15, 2025 2:24:16 PM
Attachments:	image001.png image002.png FW Fw 413 825 Ocean Avenue.msg

---

Hi Dr. Smith, thank you for sending this.

I spoke with Jing, Director of CDD this afternoon, and was able to get a little clarity. Everyone understands this is interim/bridge housing, and that there is not a license (on the planning side) required, as this is not the same use as before.

However, what is needed that CDD staff have tried to reiterate to Leo, is a building permit for the Change of Occupancy. It sounds like CDD expressed concerns about needing this building permit back in June to Leo in a call and he dismissed these concerns, however that is the discussion at this point that is causing delays. I've attached an email thread about this issue which CDD shared.

Planning has assured me the change of use is a form that is straightforward, but does require someone to go through and compare building occupancy requirements with what is provided at the site.

At this point, in addition to working with DMH to get an extension like we discussed, I would suggest coordinating a meeting with Leo, SJC, HHS, and CDD so we can hopefully clarify the misunderstanding collectively.

Please let us know how we can support with facilitating that meeting. Thanks,

City of Santa Monica

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
Facebook | Twitter | Instagram **Subscribe to City of Santa Monica Email Updates**
My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Ryan Smith <rsmith@stjosephctr.org>
Sent: Monday, September 15, 2025 10:39 AM
To: Heather Averick <Heather.Averick@santamonica.gov>
Subject: Timeline of BHBH Conversations with City
Importance: High

EXTERNAL

Dear Heather,

Thank you for your engagement on this matter. Please find attached a brief summary of key timeline milestones and supporting correspondence. I'm happy to provide any additional detail you may need.

In short: the discussions with the City began in March/April. Following multiple emails and calls with our developer's land use attorney and Senior Planner, Cary Fuki, the City convened a call on May 6 with Senior Planner Cary Fuki, Planning Manager Jing Yeo, and Deputy City Attorney Heidi von Tongln. On that call, the City determined there was no change of use. At no point were our developers advised of outstanding risk or additional steps required.

Consistent with the City's determination, we then contacted the California Coastal Commission to seek the same conclusion. After further discussion—and with Mr. Fuki copied—the Coastal Commission issued an exemption on July 22 based on the same no-change-of-use reasoning.

For your reference, we have attached:

- Our May 6 email to the Coastal Commission confirming the City's determination, and
- The Coastal Commission exemption dated July 22.

We also want to note that the planning committee appears to be having difficulty understanding the nature and coding of interim housing.

Thank you again for your time and partnership. Please let me know if any further information would be helpful.

Onward,

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:	Ryan Smith
To:	Heather Averick
Subject:	Timeline of BHBH Conversations with City
Date:	Monday, September 15, 2025 10:41:17 AM
Attachments:	5-25-0215-X.pdf Timeline.docx
Importance:	High

EXTERNAL

Dear Heather,

Thank you for your engagement on this matter. Please find attached a brief summary of key timeline milestones and supporting correspondence. I'm happy to provide any additional detail you may need.

In short: the discussions with the City began in March/April. Following multiple emails and calls with our developer's land use attorney and Senior Planner, Cary Fuki, the City convened a call on May 6 with Senior Planner Cary Fuki, Planning Manager Jing Yeo, and Deputy City Attorney Heidi von Tongln. On that call, the City determined there was no change of use. At no point were our developers advised of outstanding risk or additional steps required.

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Onward,

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
To: James Brewster
Cc: Leo Pustilnikov
Subject: 825 Ocean Ave - front office ceiling
Date: Tuesday, September 16, 2025 4:01:22 PM

EXTERNAL

Jim, as requested, we opened the ceiling of the office at 825 Ocean and removed the metal pans (no idea why they were there from before, but it did not seem like they served any purpose); we added bracing connecting the ceiling joists to the 2nd floor joists above. I've completed an air test for mold. Can I send you pictures and can we close the ceiling back up? Or are you available to come take a look any time this week?

Also, we added the metal straps to the exterior plumbing repair and painted the exposed pipe; and removed the paneling section from the 2nd floor corner room that you identified and replaced it with drywall.

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

From: Everth Gonzalez
To: Maurice Cochee
Subject: FW: 413 Ocean NOV
Date: Wednesday, September 17, 2025 8:04:47 AM
Attachments: image001.png

FYI

Everth R. Gonzalez
Code Enforcement Officer
City of Santa Monica
310-458-4984 x2340
everth.gonzalez@santamonica.gov

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From: Adam Kent <adam@hope4la.org>
Sent: Tuesday, September 16, 2025 5:03 PM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Cc: Lana Negrete <Lana.Negrete@santamonica.gov>; Dave Rand <dave@rpnllp.com>; Elisa Paster <elisa@rpnllp.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: 413 Ocean NOV

EXTERNAL

Everth, following up on this:

We were not involved in any light installation, bathroom remodels, or the installation of heating/HVAC units from years ago -- why do we need a permit for work we did not complete?

I spoke with Fire Inspector Ryan Demirdjian about fire sprinkler heads and he told me that so long as sprinkler configuration is not changed, changing corroded heads does not require a permit; confirmed by my licensed contractor who did the corroded head replacement. You can speak with him as well. What permit is needed?

As I explained when you and the team of officers were at the property, there was a small section of the drywall ceiling that we repaired -- it was purely cosmetic and not structural or impactful to any systems. I have pictures. We were told no permit was needed for this. What permit is needed?

The security cameras that we installed at the property are not over 12V, and 8.08.050(f)(13) provides that "Electrical wiring, devices, appliances, apparatus or equipment operating at less than twenty-five volts and not capable of supplying more than fifty watts of energy" are exempt from an electrical permit. Why did you list this in your notice?

As explained, the elevator is operational (i.e., it works), it has been unplugged by our technician as he has ordered parts (a light and a sensor) and we are following up daily.

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 9, 2025 at 3:20 PM Leo Pustilnikov <leo@slhinvestments.com> wrote:

> Everth,
>
> Who do we speak to about this as it is beyond absurd. This is borderline harassment.
>
> The fact that the heaters, recess lighting, hvac, plumbing and bathroom tile is 25-50 years old but not 75 years old and the city can't find a record of the work being done has nothing to do with us. You can see it's not work done in the last 12 months or even 12 years during which ownership has changed multiple times and with no issues.
>
> We can pull a low voltage permit for the cameras but I am told this has absolutely never been flagged on any other project for cameras in santa monica so it is quite clear we are being singled out.

Also, we spoke to the fire inspector (Ryan Demirdjian) who said sprinkler head replacements don't require a permit and the elevator vendor has ordered the required part to fix the elevator.

Please let me know who to discuss this with as we cannot pull permits for work we did not do.

leo

---------- Forwarded message ---------
From: **Everth Gonzalez** <Everth.Gonzalez@santamonica.gov>
Date: Tue, Sep 9, 2025 at 1:40 PM
Subject: 413 Ocean NOV
To: adam@hope4la.org <adam@hope4la.org>

Good afternoon Adam,

Please see the NOV attached for the work that took place inside of 413 Ocean. I also included the maintenance requirement of the elevator. You'll have to have it back in operation in order to close this case out. Please make sure to obtain the required permits to avoid further enforcement action.

Best,

Everth R. Gonzalez
Code Enforcement Officer
City of Santa Monica
310-458-4984 x2340
everth.gonzalez@santamonica.gov

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From: Sia Poursabahian
To: Joe Cavin
Subject: FW: 413 Ocean NOV
Date: Wednesday, September 17, 2025 2:44:26 PM
Attachments: image001.png

Good afternoon, Joe,

FYI

2. Fire sprinkler head replacement: what permit is required for replacement of corroded sprinkler heads when the Fire Inspector has stated no permit is required?

From: Adam Kent <adam@hope4la.org>
Sent: Wednesday, September 17, 2025 1:36 PM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>; Dave Rand <Dave@rpnllp.com>; Elisa Paster <Elisa@rpnllp.com>; Chris West <chris.west@bournefg.com>
Cc: Leo Pustilnikov <leo@slhinvestments.com>; Maurice Cochee <Maurice.Cochee@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: 413 Ocean NOV

EXTERNAL

Everth, you were the officer that issued this notice demanding a permit or correction -- you offered to answer questions, but you did not address the points that we made about your notice and offered inspection or the building official instead -- are you able to address the reasons for the notice:

1. BFG did not do the work either, when I say we I'm referring to them as well. How do we get permits for work that we did not complete?
2. Fire sprinkler head replacement: what permit is required for replacement of corroded sprinkler heads when the Fire Inspector has stated no permit is required?
3. Ceiling: no permit is required for a patching drywall that is not structural or impacting systems, I have pictures. What permit is needed for this?
4. Cameras: I cited the code where no permit is needed -- what are you referring to here, what is the violation? Do you just issue notices of violation when you see cameras and it is up to the owner to prove that there is no violation? That seems like an abuse and incredibly inefficient.

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, Sep 17, 2025 at 9:36 AM Everth Gonzalez <Everth.Gonzalez@santamonica.gov> wrote:

> Good morning Adam,
>
> As you may have noticed, the Notice of Violation was made out to the property owners, BFG Santa Monica Propco LLC. They are ultimately responsible for all of these violations noted on the Notice and any noncompliance on this Notice would direct us to take enforcement action against them. It does not matter **WHO** did the work, what matters is that it was not permitted and has not been inspected to ensure safety and that it was done correctly. We are not holding **YOU** responsible for the work that you did not do. Please note that we are holding you responsible for the work that you performed.
> You can discuss this with BFG to see how you guys can work together to get this sorted out, but it will need to be permitted and corrected.
>
> If you have any issues regarding what you believe does not need a permit, you are welcome to reach out to James Brewster and Sia Poursabahian in building and safety. They can provide further clarification on why certain things need a permit, as they are the department that follows the building code and require said permits. I have CC'd them in this email for ease of contact.
>
> Lastly, the elevator was not functional at the time of inspection. Once your replacement parts come in, are installed and the elevator is plugged in, I will conduct a follow up to ensure that it is operational.
>
> Our job is to ensure that the building is safe and does not pose any hazards to both employees and the people you will be housing.
>
> Best,

Everth R. Gonzalez
Code Enforcement Officer
City of Santa Monica
310-458-4984 x2340
everth.gonzalez@santamonica.gov

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From: Adam Kent <adam@hope4la.org>
Sent: Tuesday, September 16, 2025 5:03 PM
To: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>
Cc: Lana Negrete <Lana.Negrete@santamonica.gov>; Dave Rand <dave@rpnllp.com>; Elisa Paster <elisa@rpnllp.com>; Leo Pustilnikov <leo@slhinvestments.com>
Subject: Re: 413 Ocean NOV

EXTERNAL

Everth, following up on this:

We were not involved in any light installation, bathroom remodels, or the installation of heating/HVAC units from years ago -- why do we need a permit for work we did not complete?

I spoke with Fire Inspector Ryan Demirdjian about fire sprinkler heads and he told me that so long as sprinkler configuration is not changed, changing corroded heads does not require a permit; confirmed by my licensed contractor who did the corroded head replacement. You can speak with him as well. What permit is needed?

As I explained when you and the team of officers were at the property, there was a small section of the drywall ceiling that we repaired -- it was purely cosmetic and not structural or impactful to any systems. I have pictures. We were told no permit was needed for this. What permit is needed?

The security cameras that we installed at the property are not over 12V, and 8.08.050(f)(13) provides that "Electrical wiring, devices, appliances, apparatus or equipment operating at less than twenty-five volts and not capable of supplying more than fifty watts of energy" are exempt from an electrical permit. Why did you list this in your notice?

As explained, the elevator is operational (i.e., it works), it has been unplugged by our technician as he has ordered parts (a light and a sensor) and we are following up daily.

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 9, 2025 at 3:20 PM Leo Pustilnikov <leo@slhinvestments.com> wrote:

> Everth,
>
> Who do we speak to about this as it is beyond absurd. This is borderline harassment.
>
> The fact that the heaters, recess lighting, hvac, plumbing and bathroom tile is 25-50 years old but not 75 years old and the city can't find a record of the work being done has nothing to do with us. You can see it's not work done in the last 12 months or even 12 years during which ownership has changed multiple times and with no issues.
>
> We can pull a low voltage permit for the cameras but I am told this has absolutely never been flagged on any other project for cameras in santa monica so it is quite clear we are being singled out.
>
> Also, we spoke to the fire inspector (Ryan Demirdjian) who said sprinkler head replacements don't require a permit and the elevator vendor has ordered the required part to fix the elevator.

Please let me know who to discuss this with as we cannot pull permits for work we did not do.

leo

---------- Forwarded message ---------
From: **Everth Gonzalez** <Everth.Gonzalez@santamonica.gov>
Date: Tue, Sep 9, 2025 at 1:40 PM
Subject: 413 Ocean NOV
To: adam@hope4la.org <adam@hope4la.org>

Good afternoon Adam,

Please see the NOV attached for the work that took place inside of 413 Ocean. I also included the maintenance requirement of the elevator. You'll have to have it back in operation in order to close this case out. Please make sure to obtain the required permits to avoid further enforcement action.

Best,

Everth R. Gonzalez
Code Enforcement Officer
City of Santa Monica
310-458-4984 x2340
everth.gonzalez@santamonica.gov

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From: Jing Yeo
To: Cary Fukui
Subject: RE: 413 & 825 Ocean Avenue
Date: Wednesday, September 17, 2025 9:52:05 PM
Attachments: image001.png

HI Cary,
I meant to follow up on Elisa's statement below that their Coastal Exemption was based on no change of use or occupancy. I'm wondering if you know if that was a claim they made or whether it was something we provided to them? I don't think we ever said it wasn't a change of use. We determined that supportive housing as a permitted use but it was for sure a change of use from the former residential care facility.
Thanks for any insight that you have!
-Jing

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Tuesday, September 16, 2025 6:12 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 & 825 Ocean Avenue

EXTERNAL

Excellent.

Our Coastal Exemption is based on no change of use or occupancy, so we need to tread carefully here. Hopefully, we can get this quickly resolved on Thursday.

Appreciate your quick response.

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, September 16, 2025 6:09 PM
To: Elisa Paster <Elisa@rpnllp.com>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 & 825 Ocean Avenue

Hi Elisa,

Thank you for the kind note!

I've actually been working with Sia and the CAO on this issue which is actually a technical building code issue. We have been in communications with Leo Pustilnikov and also Saint Joseph Center. I understand that a meeting has been scheduled for this Thursday to bring everyone together and Sia will be sending an e-mail to Leo ahead of the meeting.
Thanks,
Jing

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Tuesday, September 16, 2025 9:53 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: FW: 413 & 825 Ocean Avenue

EXTERNAL

Hi Jing and Cary,

First, congratulations to Jing! That's a well deserved and long overdue promotion.

I know Jing is likely swamped, but we really need help with getting 413 and 825 Ocean Avenue open. There's been a disconnect since our discussions and what is now being required by the building department. It was my understanding that there was no change of use, so we're very confused. We are trying to get everyone on a call to finalize this issue so we can get open. Who is the best person to assist?

Thanks.

Elisa

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, September 10, 2025 7:17:23 AM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>

Cc: Adam Kent <adam@hope4la.org>; James Brewster <James.Brewster@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; Laurie Craft <lcraft@stjosephctr.org>; Jeff S. McConnell <jeff@ekapr.com>; Dave Rand <Dave@rpnllp.com>
Subject: Re: Fw: 413 & 825 Ocean Avenue

Sia,

Again, you are jumping to the idea that the proposed use is a "residential facility" but i don't see the connection for the actual use and a "residential facility".

CBC 310.3.1 lists uses but says "include but not limited to." This type of use doesn't really match anything in the code but it more closely matches "housing clients, on a 24 hour basis" which is R-2.1 than CBC 310.3 where "the occupants are primarily permanent in nature" or R-2.

That part is very clear as the main distinction is permanency (R-2) versus transience (R-2.1). The goal of the program as noted in the RFP is to 'bring people off the streets to provide temporary shelter where they can stabilize and then move into permanent housing' so again, the use is transient and not permanent. There is absolutely no basis to argue its permanence or R2 occupancy.

This is a new program funded by the state and county to address an existing crisis/need. Please confirm the proposed use is R-2.1 so we can be done with this back and forth over a non existent issue.

leo

On Tue, Sep 9, 2025 at 5:39 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

> Good afternoon, Leo,
>
> For the Occupancy to be classified as R-2.1 occupancy per Section 310.3.1 of the California Building Code, you will need a license from the State Department of Social Services per Section 1502 of the health and Safety Code, see the attachment.

Without the required state license, the occupancy will be R-2, Section 310.3, and could be any of the uses listed.

Any nontransient occupancy (> 30 days) will be considered as permanent.

We will need to issue a building permit for the Change of Occupancy from R-2.1 to R-2.

Also, any alterations to the existing buildings need a building permit regardless of the occupancy type of the building(s).

Thank you

Health and Safety Code:

RFP:

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Monday, September 8, 2025 10:22 PM
To: Adam Kent <adam@hope4la.org>; James Brewster <James.Brewster@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: Re: Fw: 413 & 825 Ocean Avenue

EXTERNAL

Sia,

I was forwarded your email.

You acknowledge the prior occupancy was R-2.1 per the CBC. R-2.1 is to house clients, on a 24-hour basis (this refers to occupancy, not care per CBC 202), who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. (CBC 310.3.1).

The RFP clearly states this is interim housing to assist with those suffering from mental illness which seems to closely align with the above. The facilities have Public Health permits from LA County which is a "governmental agency" and further aligns with R-2.1 as further regulated by CBC 435 (for 24 hour facilities).

In fact, it can't be R-2 occupancy (CBC 310.3) because that requires the housing be

"primarily permanent in nature".

Please confirm in light of the above, we do not require a change of use per the above and this issue can be closed out.

James,

It was nice to meet you earlier. I do agree that the bathroom vanity in the middle unit upstairs at 825 needs to be replaced with a stand alone sink and some bathrooms (likely about 2 per building but as many as 5 per) require a threshold. What kind of permit are we required for those items?

best,

leo

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Monday, September 8, 2025 6:02:56 PM
To: Laurie Craft <lcraft@stjosephctr.org>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Steve Ghobrial <Steve.Ghobrial@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>
Subject: 413 & 825 Ocean Avenue

Good evening, Laura,

We are following up on our conversation regarding the proposed bridge housing at 413 and 825 Ocean Ave.

As we discussed on September 3, the prior use was a residential care facility for the elderly which is a R-2.1 occupancy per the current California Building Code (CBC) which corresponds to the "D-3" occupancy per 1953 California Building Code. See below.

On our call, you described the proposed use to generally include the following:

- Stays of anywhere from a couple of day to a few months
- Private bath and sleeping quarters
- No kitchen on-site (packaged food only)
- Non-medical care provided on-site (counseling and therapy to connect to services)
- Facility is **unlicensed** by State of California

Note: A state license is required for a "Residential facility (RF)" per Section 1502 of the Health and Safety Code. See below.

Based on what is being proposed and my reading of the building code, the proposed use is a R-2 occupancy. Therefore, there is a change of occupancy proposed on both properties and a building permit is required for the change in occupancy.

A Change of Occupancy in an existing building is subject to Section 506 of the current California Existing Building Code.

Fire Sprinkler throughout

Per SMMC, a Change of Occupancy triggers sprinkler throughout. Based on the pictures provided by the Code Enforcement, the building could be sprinklered throughout already. This will be subject to SMFD inspection.

Smoke Alarms & Fire Alarm

Each room used for sleeping will need to be provided with the smoke detector and the

windows will need to comply with the emergency escape requirements. The building should have a fire alaram.

Accessibility

The building was built prior to 1991 and therefore, not subject to Chapter 11A of the building code.

Kitchen

The central kitchen serving all units is considered as commercial kitchen and could be subject to LA County Health Department, unless it is existing with a building permit.

Please note that the attached Zoning letter, dated Dember 12, 2013, addresses the zoning requirements and not the building code requirements. In addition to the required building permit for change of occupancy, any alteration to the existing buildings are required a building permit. A separate building permit will be required for each building on a parcel.

To obtain a building permit, you will need to have a licensed architect to prepare plans for submittal.

Please let me know if you have any questions.

Thank you

Section 1502 of the Health and Safety Code:

Codes Display Text

<image001.png>

1953 California Building Code “D-3” occupancy:

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

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: Leo Pustilnikov
To: Sia Poursabahian; Elisa Paster; Jeff S. McConnell
Cc: Michelle M. Hugard; Jing Yeo; Joe Cavin; Jeff Nespor; William Nathan; Dave Rand; Adam
Subject: Re: 413 & 825 Ocean Avenue
Date: Thursday, September 18, 2025 8:59:40 AM
Attachments: image001.png

EXTERNAL

Sia,

Thank you for this. It appears we are much closer than when we started but i believe the program that the properties will be used for only requires a county health permit which SJC is securing. Adding Elisa, Jeff and Dave to reply re your DSS and occupancy comments below.

With regards to the permits for work we have done, we agree. We are requesting to see if we can go under our existing 825 permit for putting back the drywall and inspector asked us to remove because of concerns with mold (which we did an air clearance for) and to replace a cabinet in a bathroom and install thresholds in some of the units. Can we please resolve those asap so that we open the facilities to the public and hopefully see improvement on the streets?

Separately, we received a NOV for new low voltage (which we did install but my understanding was a permit is not required), for replaced sprinkler heads (which the fire inspector unequivocally told us required no permits), and for bathrooms and heaters that are not original but are decades old. Can we hope on a call and resolve these things. If the city's concern is safety, we have no problem with inspections and corrections that may be necessary but we can't pull permits to replace 1950's heathers that don't exist with 1980's heaters we didn't install. We can test them, confirm they work and move forward.

We are eager to open these facilities for the community and hopefully see marked improvement on the streets as a result.

Thanks,
Leo

Sent from my iPhone

> On Sep 18, 2025, at 8:48 AM, Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:
>
> Good morning, Leo,
>
> Based on our permit records, the permitted use for the buildings at 413 & 825 Ocean Avenue are "Hotel for well-aged people" and "Rest Home" which could correspond to the "Residential care Facilities for Elderly" per Section 310.3.1 of the current California Building Code (CBC) provided you have the required licenses from the Department of Social Services (DSS).
>
> The City Planning Zoning Conformance Letter, dated December 12, 2013, indicates that *"…, the residential care facility for the elderly is a legal, nonconforming use…"*
>
> If the existing buildings are used as Residential Care Facility for Elderly (RCFE) with the required licenses by DSS, the occupancy for the buildings will be classified as R-2.1 per Section 310.3.1 of the CBC and you only need to apply for a building permit for the work done without permit, if any.
>
> Based on the information we have received, the buildings will not be used as "Residential Care Facility for elderly" and there is a question of whether a state license will be required for the proposed use(s) for either building. The Section 1505 of the Health and Safety Code lists the uses for which no license will be required as determined by the Department of Social Services (DSS) such as:
>
> (h) A house, institution, hotel, homeless shelter, or other similar place that supplies board and room only, or room only, or board only, provided that no resident thereof requires any element of care, as determined by the department.
>
> and/or
>
> (x) Any similar facility determined by the department.
>
> Based on the above information, we recommend that you contact DSS for a determination based on the proposed use(s) for the buildings and whether a state license is required. Based on the DSS determination, we will determine what the next action should be to assist you with these projects.
>
> If DSS determines that the proposed uses for the buildings are still classified as "Residential Group R2.1 Occupancy" and no licenses are required, then we will issue a permit for Change of Use from "Residential Care Facility for Elderly" to the proposed use. We will need the following information to be submitted along with the permit application:
>
> - Site Plan
> - Floor plan for each story showing the uses for each of the spaces.
>
> Please let me know if you have any questions.
>
> Thank you
>
> **From:** Leo Pustilnikov <leo@slhinvestments.com>
> **Sent:** Thursday, September 11, 2025 4:45 PM
> **To:** Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
> **Cc:** Adam Kent <adam@hope4la.org>; James Brewster <James.Brewster@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; Laurie Craft <lcraft@stjosephctr.org>; Jeff S. McConnell <jeff@ekapr.com>; Dave Rand <dave@rpnllp.com>
> **Subject:** Re: 413 & 825 Ocean Avenue
>
> EXTERNAL
>
> Sia,
>
> Thank you! Much appreciated.
>
> I defer to Adam re business license but i believe at Joseph is applying for the use.
>
> Adam,
>
> Plz confirm we have one and discuss w Laurie.
>
> Best,
> Leo
> Sent from my iPhone
>
> > On Sep 11, 2025, at 12:39 PM, Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:
> >
> > Good afternoon, Leo,
> >
> > We are discussing these projects internally and I will get back to you as soon as possible.

Have you applied for the city business licenses for the proposed uses for the buildings?

Thank you

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Wednesday, September 10, 2025 7:17 AM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Adam Kent <adam@hope4la.org>; James Brewster <James.Brewster@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; Laurie Craft <lcraft@stjosephctr.org>; Jeff S. McConnell <jeff@ekapr.com>; Dave Rand <Dave@rpnllp.com>
Subject: Re: Fw: 413 & 825 Ocean Avenue

EXTERNAL

Sia,

Again, you are jumping to the idea that the proposed use is a "residential facility" but i don't see the connection for the actual use and a "residential facility".

CBC 310.3.1 lists uses but says "include but not limited to." This type of use doesn't really match anything in the code but it more closely matches "housing clients, on a 24 hour basis" which is R-2.1 than CBC 310.3 where "the occupants are primarily permanent in nature" or R-2.

That part is very clear as the main distinction is permanency (R-2) versus transience (R-2.1). The goal of the program as noted in the RFP is to 'bring people off the streets to provide temporary shelter where they can stabilize and then move into permanent housing' so again, the use is transient and not permanent. There is absolutely no basis to argue its permanence or R2 occupancy.

This is a new program funded by the state and county to address an existing crisis/need. Please confirm the proposed use is R-2.1 so we can be done with this back and forth over a non existent issue.

leo

On Tue, Sep 9, 2025 at 5:39 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

> Good afternoon, Leo,
>
> For the Occupancy to be classified as R-2.1 occupancy per Section 310.3.1 of the California Building Code, you will need a license from the State Department of Social Services per Section 1502 of the health and Safety Code, see the attachment.
>
> Without the required state license, the occupancy will be R-2, Section 310.3, and could be any of the uses listed.
>
> Any nontransient occupancy (> 30 days) will be considered as permanent.
>
> We will need to issue a building permit for the Change of Occupancy from R-2.1 to R-2.
>
> Also, any alterations to the existing buildings need a building permit regardless of the occupancy type of the building(s).
>
> Thank you
>
> Health and Safety Code:
>
> RFP:
>
> ---
>
> **From:** Leo Pustilnikov <leo@slhinvestments.com>
> **Sent:** Monday, September 8, 2025 10:22 PM
> **To:** Adam Kent <adam@hope4la.org>; James Brewster <James.Brewster@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
> **Subject:** Re: Fw: 413 & 825 Ocean Avenue
>
> EXTERNAL
>
> Sia,
>
> I was forwarded your email.
>
> You acknowledge the prior occupancy was R-2.1 per the CBC. R-2.1 is to house clients, on a 24-hour basis (this refers to occupancy, not care per CBC 202), who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. (CBC 310.3.1).
>
> The RFP clearly states this is interim housing to assist with those suffering from mental illness which seems to closely align with the above. The facilities have Public Health permits from LA County which is a "governmental agency" and further aligns with R-2.1 as further regulated by CBC 435 (for 24 hour facilities).
>
> In fact, it can't be R-2 occupancy (CBC 310.3) because that requires the housing be "primarily permanent in nature".
>
> Please confirm in light of the above, we do not require a change of use per the above and this issue can be closed out.
>
> James,
>
> It was nice to meet you earlier. I do agree that the bathroom vanity in the middle unit upstairs at 825 needs to be replaced with a stand alone sink and some bathrooms (likely about 2 per building but as many as 5 per) require a threshold. What kind of permit are we required for those items?
>
> best,
> leo
>
> ---
>
> **From:** Sia Poursabahian <Sia.Poursabahian@santamonica.gov>

Sent: Monday, September 8, 2025 6:02:56 PM
To: Laurie Craft <lcraft@stjosephctr.org>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>; Steve Ghobrial <Steve.Ghobrial@santamonica.gov>; Jeff Nespor <Jeff.Nespor@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>
Subject: 413 & 825 Ocean Avenue

Good evening, Laura,

We are following up on our conversation regarding the proposed bridge housing at 413 and 825 Ocean Ave.

As we discussed on September 3, the prior use was a residential care facility for the elderly which is a R-2.1 occupancy per the current California Building Code (CBC) which corresponds to the "D-3" occupancy per 1953 California Building Code. See below.

On our call, you described the proposed use to generally include the following:

1. Stays of anywhere from a couple of day to a few months
2. Private bath and sleeping quarters
3. No kitchen on-site (packaged food only)
4. Non-medical care provided on-site (counseling and therapy to connect to services)
5. Facility is **unlicensed** by State of California

Note: A state license is required for a "Residential facility (RF)" per Section 1502 of the Health and Safety Code. See below.

Based on what is being proposed and my reading of the building code, the proposed use is a R-2 occupancy. Therefore, there is a change of occupancy proposed on both properties and a building permit is required for the change in occupancy.

A Change of Occupancy in an existing building is subject to Section 506 of the current California Existing Building Code.

Fire Sprinkler throughout

Per SMMC, a Change of Occupancy triggers sprinkler throughout. Based on the pictures provided by the Code Enforcement, the building could be sprinklered throughout already. This will be subject to SMFD inspection.

Smoke Alarms & Fire Alarm

Each room used for sleeping will need to be provided with the smoke detector and the windows will need to comply with the emergency escape requirements. The building should have a fire alaram.

Accessibility

The building was built prior to 1991 and therefore, not subject to Chapter 11A of the building code.

Kitchen

The central kitchen serving all units is considered as commercial kitchen and could be subject to LA County Health Department, unless it is existing with a building permit.

Please note that the attached Zoning letter, dated Dember 12, 2013, addresses the zoning requirements and not the building code requirements. In addition to the required building permit for change of occupancy, any alteration to the existing buildings are required a building permit. A separate building permit will be required for each building on a parcel.

To obtain a building permit, you will need to have a licensed architect to prepare plans for submittal.

Please let me know if you have any questions.

Thank you

Section 1502 of the Health and Safety Code:

Codes Display Text

<image001.png>

1953 California Building Code "D-3" occupancy:

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

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: Joe Cavin
Subject: 413 & 825 Ocean Aveneue
Date: Thursday, September 18, 2025 9:08:57 AM
Attachments: image001.png

Good morning, Joe,

Is the following statement correct?

"…. for replaced sprinkler heads (which the fire inspector unequivocally told us required no permits),"

Thank you

City of Santa Monica

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: Cary Fukui
To: Jing Yeo
Subject: FW: 413 and 825 Ocean Ave Next Steps
Date: Thursday, September 18, 2025 9:07:47 AM
Attachments: image001.png
5-25-0215-X.pdf
5-25-0208-X.pdf

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Monday, August 25, 2025 6:44 PM
To: Cary Fukui <Cary.Fukui@santamonica.gov>; jeff@ekapr.com
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Cary,

Hope you're well! We got our Coastal Exemptions (attached FYI) for the supportive housing project on Ocean Avenue and work has commenced. If you recall, our client is only doing minor cosmetic improvements. Unfortunately, our client was issued a stop work order and is being told that he needs a change of use.

Jeff McConnell, copied on this email, is working with the client on the permitting. He may reach out to you for assistance in helping Building and Safety understand that this is an allowed use by right. I would appreciate it if you could be of assistance, if necessary.

Thanks!

Elisa

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Wednesday, April 30, 2025 11:49 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

Thank you for providing this additional background on the proposal. I had a chance to catch up with Jing and Heidi on this and we'd like to set up some more time to discuss our initial thoughts. Let me know if any of these times work for you to have a follow-up, thanks!

May 8th: 2PM – 3PM
May 9th: 1PM – 5PM
May 12th: 1PM – 3PM

Best,
Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Wednesday, April 23, 2025 9:02 PM
To: Cary Fukui <Cary.Fukui@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Cary,

Thanks so much for your time to discuss 413 and 825 Ocean Avenue.

The use is consistent with the City's definition for Single-Room Occupancy Housing in SMMC Sec. 9.51.020.B.11 or Transitional Housing in SMMC Sec. 9.51.020.B.. As described in the Settlement Agreement, the buildings have individual rooms which have a bathroom, but do not have individual kitchens (see page 4 of the pdf). The rooms exit into interior hallways. (*Id.*) Both buildings have a central kitchen and a central dining area, along with a front desk. Our client will be applying for tenant improvements to the existing building to improve the accommodations but will not be changing the layout.

The property will serve clients who are experiencing homelessness and who already receive services from the department of mental health with temporary safe and clean shelter, one client to each room, with 24-hour general oversight. The services to be provided, consistent with the RFP and consistent with what was previously provided to the elderly population are as follows:

- Case management
    - Connection to benefits, mental health, substance abuse and health services
    - Connection to employment development and job placement programs

    - Activity coordination
    - Transportation
- Residential supervision
- Laundry services
- Three meals per day
- Linens, hygiene products, and toiletries
- Accommodations for service and emotional support animals
- Security

Per the program guidelines, it is non-congregate housing. The building must have separate rooms with a door that can be closed for privacy. That is what we are providing here. The RFP refers to it as "interim housing" or "bridge housing" because it provides residents with a place to live with the idea that they transition to a more traditional apartment. However, there is no minimum or maximum stay limitation.

Note, per the title of that section (Residential Use Classifications), we think it's clear that SRO is a use, not just a building type. In particular, it is listed as a permitted use in the zone in Table 9.08.020.

Alternatively, the use would qualify as Transitional Housing under the City's definition: "Transitional Housing. Housing which meets the definition of subdivision (i) of Section 50675.2 of the California Health and Safety Code with a limited length of stay that are operated under a program requiring the termination of assistance and recirculation to another program recipient at some future point in time, which shall be no less than six months. Transitional housing may be designated for individuals experiencing homelessness or individuals recently experiencing homelessness individuals or families transitioning to permanent housing. Facilities may be linked to on-site or off-site supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single unit dwelling)…" The target population under the County's program includes those experiencing homelessness or those receiving mental health services. As mentioned above, services will be provided on site to assist residents transition to independent living. Transitional Housing is listed as a permitted use in the zone in Table 9.08.020.

As memorialized by the attached Settlement Agreement and zoning letter, the City previously classified the use as a residential care facility for the elderly. The zoning letter indicates that it is a legally non-conforming use and a legally non-conforming building. The Settlement Agreement states that the former owner applied for and obtained a State of California Residential Care Facility License. I've consulted with my client, and they have informed me that no State license will be needed for its use. My understanding is that this is because medical services will not be provided and because it will not be operated pursuant to the Residential Care Facilities state law. Thus, the use would not meet the City's definition for a residential care facility, which is a facility licensed by the State. (See SMMC Sec. 9.51.020.B.10.) I've also attached the RFP, which makes no mention of a State license.

Based on all of the foregoing, we request that the City classify the use as SRO or Transitional Housing, both of which are permitted by the zoning. What are the next steps to effectuate the use?

Thanks for your help!

Elisa

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Cary Fukui <Cary.Fukui@santamonica.gov>
Sent: Monday, April 14, 2025 10:43 AM
To: Elisa Paster <Elisa@rpnllp.com>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa,

I am free Wednesday anytime after 1:15PM, feel free to send me a calendar invite. Thanks!

Best,
Cary

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Sunday, April 13, 2025 7:54 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Thanks, Jing.

Hi Cary-
Are you available to connect on Wednesday? I'm out Monday and swamped Tuesday. On Wednesday, I'm free **except** 9 to 10 am or 11:45 am to 1:15 pm. Is there a time that works for you?

Thanks!

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Friday, April 11, 2025 12:54 PM
To: Elisa Paster <Elisa@rpnllp.com>
Cc: Heather Averick <Heather.Averick@santamonica.gov>; Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: 413 and 825 Ocean Ave Next Steps

Hi Elisa – I'm going to have you connect with Cary who handles all things Coastal but also is familiar with these properties. The land use issues have some complexity here so we might not be able to get back to you right away on questions.

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Monday, April 7, 2025 7:10 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Heather Averick <Heather.Averick@santamonica.gov>
Subject: 413 and 825 Ocean Ave Next Steps

EXTERNAL

Hi Jing,

Hope you're well!

We are representing the owner of the buildings on 413 and 825 Ocean Avenue. As you likely know, these buildings are currently vacant. Our client is partnering with the St. Joseph Center to reopen the buildings for supportive housing uses. **I'm writing to ask who I should work with to confirm that re-opening the buildings as proposed would not constitute a change of use and would qualify for a Coastal Exemption (I'll subsequently also reach out to Coastal staff)**.

413 Ocean is zoned R4 and 825 Ocean is zoned R3.

At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City's rent control ordinance. Both properties were used as

facilities serving the elderly. While the attached settlement agreement refers to it as "residential care facilities" my sense is that the SMMC did not differentiate between types of housing for special needs like the Code does today in Chapter 9.51. Both buildings are designed like SRO rooms with bathrooms, but no individual kitchens. Residents are fed and provided services in common The facilities were licensed by the state. The previous owner provided to residents food and housekeeping services (including laundry and maid service) and assistance with daily needs/personal care. It does not appear that any medical services were provided. Our client wants to reopen the buildings, do limited tenant improvements (which will not involve adding any kitchens), and provide services to residents in the same manner as had previously occurred, except that the population would not necessary be elderly. In this iteration, there would not be any age limit for the residents and residents must qualify as low-income.

Our thought is that the use is the same use as was previously operated at the site. It seems to fit into multiple categories in Chapter 9.51, including Congregate Housing or Single-Room Occupancy Housing, both of which are allowed by-right in the R3 and R4 zones.

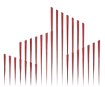
Based on the attached, it is our understanding that the 825 Ocean Avenue is a legally non-conforming building and that it was a legally non-conforming use (though now the use is permitted). We are not proposing any expansion of the building.

The owner and the St. Joseph Center are eager to get TI permits as quickly as possible and get the building reopened to the target population. We have been working with Heather Averick, along with Councilmember Torosis and Elaine Polachek on the funding and concept. We also just found out that the State funder has agreed to allocate 20 of the beds for Santa Monica folks, so that's exciting. I copied Heather here in case she wants to weigh in further.

Thanks in advance for your help! Let me know what else you need from us to get this moving.

Elisa

Elisa Paster
Managing Partner



R A N D | PASTER | NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Sia Poursabahian
To: Leo Pustilnikov; Adam
Cc: Everth Gonzalez; Joe Cavin; James Brewster
Subject: RE: 413 & 825 Ocean Avenue
Date: Thursday, September 18, 2025 12:13:20 PM

Hi, Leo,

No building or electrical permit is required for the cameras.

Thank you

From: Leo Pustilnikov <leo@slhinvestments.com>
Sent: Thursday, September 18, 2025 10:06 AM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Adam <adam@hope4la.org>
Cc: Everth Gonzalez <Everth.Gonzalez@santamonica.gov>; Joe Cavin <Joe.Cavin@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>
Subject: Re: 413 & 825 Ocean Avenue

EXTERNAL

Sia,

Do you agree to permit for cameras?

There was no electrical work as far as i know.

Bathrooms were not remodeled and hvac was not installed. Adam, am i incorrect?

Thanks,
Leo
Sent from my iPhone

> On Sep 18, 2025, at 9:34 AM, Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:
>
> Good morning, Leo,
>
> The Code Enforcement will send you an updated NOV indicating that no permit will be required for the cameras, but an electrical permit will be

required for any other electrical work (e.g., “electrical work done in the bathroom remodels and the hvac that was installed.”).

I just received confirmation from the Fire Department that *“… for replaced sprinkler heads (which the fire inspector unequivocally told us required no permits),…”.*

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:	Sia Poursabahian
To:	Heather Averick; Jing Yeo
Cc:	Allyson Crosby
Subject:	RE: Agenda for 10am
Date:	Thursday, September 18, 2025 9:39:59 AM
Attachments:	image001.png image002.png Re 413 825 Ocean Avenue.msg

---

Good morning, Heather,

Please see the attached email for the latest communication with the applicant.

Thank you

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, September 18, 2025 7:15 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: Agenda for 10am
Importance: High

Good Morning Jing and Sia, happy "Friday!"

@Sia Poursabahian, after talking with Jing earlier this week, we agreed it could be beneficial to get all parties together for a meeting to discuss a pathway forward.

I'm happy to kick off the meeting with a broad where we are at: in the absence of the Change of Occupancy permit, a license would be required based on the prior type of occupancy.
Confirming this is correct

Questions I have heard:

1. How long does that Change of Occupancy permit usually take?
2. Could the service provider start to move individuals in while the Change of Occupancy permit is completed?
3. Reference to a pre-existing lawsuit: not sure if anyone has talked with CAO about the suit and whether it has any impact here?

Please let me know if there's anything else you think would be beneficial to make sure we discuss, or if any of the above is not accurate.

Thanks in advance,

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
Facebook | Twitter | Instagram **Subscribe to City of Santa Monica Email Updates**
My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From:	Heather Averick
To:	Glickman, Jonah
Cc:	Allyson Crosby
Subject:	RE: BHBH Sites
Date:	Thursday, September 18, 2025 2:15:37 PM
Attachments:	image001.png image004.png image005.png image006.png image003.png

---

Thank you Jonah, appreciate this information.

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
Facebook | Twitter | Instagram **Subscribe to City of Santa Monica Email Updates**
My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Glickman, Jonah <JGlickman@bos.lacounty.gov>
Sent: Thursday, September 18, 2025 1:18 PM
To: Heather Averick <Heather.Averick@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: Re: BHBH Sites

EXTERNAL

Hi Heather,

Thank you for bumping this to the top of my inbox. County DPH inspects all interim housing sites but that does not need to occur prior to opening. Since the lease is with providers, and not the County (where we would have sovereignty), it does fall on local jurisdictions.

One new site in SPA 3 is Open Arms Temporary Housing in Pasadena - 1450 N. Fair Oaks Ave.

FYI - many of the BHBH awards were to sites that were already serving as DMH IHP, or some other type of shelter.

My understanding is 413 Ocean is ready to open but DMH will be requesting an extension for 825.

Glad to discuss further if you'd like.

Jonah Glickman

Housing and Homelessness Liaison

he/him

P: 310.231.1170 | Lindseyhorvath.lacounty.gov

@LindseyPHorvath

LOS ANGELES COUNTY SUPERVISOR
LINDSEY Horvath
THIRD DISTRICT

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, September 18, 2025 11:01 AM
To: Glickman, Jonah <JGlickman@bos.lacounty.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: RE: BHBH Sites

Hi Jonah, I wanted to float this to the top of your email again. Could you share another site that got BHBH funding and is opening? Even an address would be helpful.

Thanks!

City of Santa Monica

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Heather Averick
Sent: Monday, September 15, 2025 2:17 PM
To: Glickman, Jonah <jglickman@bos.lacounty.gov> <jglickman@bos.lacounty.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: BHBH Sites
Importance: High

Hi Jonah,

Hope you're doing well! Quick question – my understanding is that the county is not approving/inspecting BHBH sites, and they are instead relying on each local jurisdiction to do the building inspections. Can you please confirm?

Appreciate any insight you can share on other sites. Thanks in advance,

City of Santa Monica

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
Facebook | Twitter | Instagram **Subscribe to City of Santa Monica Email Updates**
My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: business.license@santamonica.gov
To: llewis@stjosephctr.org
Subject: Business License Application - Payment Due 253201
Date: Thursday, September 18, 2025 3:20:27 PM

Business License#: 253201
St. Joseph Center
825 OCEAN AVE
SANTA MONICA, CA 90403

Dear Applicant,

The Business License unit has processed your business license application for St. Joseph Center. The tax, assessment and fees have been calculated and are awaiting payment. Attached is the business license tax invoice which details the amount due. Please remit payment in the amount below within ten (10) days to complete the application.

Total Balance Due: 113.23

You may pay the balance due online using a credit card or an eCheck. Please click the link below and log in using the following information:

Account Number: 253201
Web PIN: 725272

Make a Payment

Once payment is received, the application will be routed the to the appropriate City departments (if applicable) for review. After the City department reviews are completed and the required approvals are received by the Business License office, a business license certificate will be issued.

IMPORTANT NOTICE: Acceptance of payment does not constitute approval of a business license. Authorization to conduct business is not granted until the business license is issued.

Please note:

All Santa Monica Business Licenses expire on June 30th of each fiscal year. Renewal notice emails will be sent out in June with the online renewal link for your convenience. If you do not receive a notice to renew, please contact our office via email (business.license@santamonica.gov) or phone (310-458-8745) and we will give you the information you need to renew online without the notice. If you will cease operations prior to July 1st, please close your license once your Santa Monica operations have completed. The online closure process will also be included in the renewal email sent in June.

Welcome to the City of Santa Monica Business Community. We wish you the best of luck.

Business License Unit
City of Santa Monica
Ph: (310) 458-8745
Fx: (310) 451-3283
Business.License@santamonica.gov

Our office is open Monday - Thursday, from 8:00 am to 5:00 pm, and alternate Fridays from 8:30 am to 4:30 pm.

From: business.license@santamonica.gov
To: lcraft@stjosephctr.org
Subject: Business License Application - Payment Due 253200
Date: Thursday, September 18, 2025 3:14:58 PM
Attachments: LTR-Balance Due Notice_132.pdf

Business License#: 253200
St. Joseph Center
413 OCEAN AVE
SANTA MONICA, CA 90402

Dear Applicant,

The Business License unit has processed your business license application for St. Joseph Center. The tax, assessment and fees have been calculated and are awaiting payment. Attached is the business license tax invoice which details the amount due. Please remit payment in the amount below within ten (10) days to complete the application.

Total Balance Due: 113.23

You may pay the balance due online using a credit card or an eCheck. Please click the link below and log in using the following information:

Account Number: 253200
Web PIN: 725271

Make a Payment

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Ph: (310) 458-8745
Fx: (310) 451-3283
Business.License@santamonica.gov

Our office is open Monday - Thursday, from 8:00 am to 5:00 pm, and alternate Fridays from 8:30 am to 4:30 pm.

From: business.license@santamonica.gov
To: llewis@stjosephctr.org
Subject: Business License Payment Received 253201
Date: Thursday, September 18, 2025 4:34:05 PM

Business License#: 253201
St. Joseph Center
825 OCEAN AVE
SANTA MONICA, CA 90403

Thank you for your payment. The application/renewal will be routed to the appropriate City departments (if applicable) for review. After the City department reviews are completed and if the required approvals are received by the Business License office, a business license certificate will be issued.

We wish you much success with your business. Thank you for doing business in the City of Santa Monica.

Business License Unit
City of Santa Monica

From:	Adam Kent
To:	Ryan Smith; Sia Poursabahian; Michelle M. Hugard
Cc:	Heather Averick; Leo Pustilnikov; Maia Eaglin; Allyson Crosby; Jing Yeo; Dave Rand
Subject:	Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date:	Thursday, September 18, 2025 1:03:56 PM
Attachments:	image001.png image002.png BHBH-Interim-Housing-Program-RFA.pdf

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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-----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.

From: Achee Stevenson
To: Adam Buus; Andrew Leon
Subject: RE: Ocean Ave facilities
Date: Friday, September 19, 2025 1:45:15 PM
Attachments: image001.png

@Adam Buus: you have a great weekend too!

@Andrew Leon: please share the BHBH Program Referral Form as soon as you can so we can share with our referring partners (including the HLP Team) so they can complete/submit them.

Thanks,

Achée Stevenson, MPA (she/her)

From: Adam Buus <Adam.Buus@santamonica.gov>
Sent: Friday, September 19, 2025 1:38 PM
To: Achee Stevenson <Achee.Stevenson@santamonica.gov>
Cc: Andrew Leon <Andrew.Leon@santamonica.gov>
Subject: RE: Ocean Ave facilities

Thank you Achee! I will wait for Andrew.

Have a great weekend!

From: Achee Stevenson <Achee.Stevenson@santamonica.gov>
Sent: Friday, September 19, 2025 1:11 PM
To: Adam Buus <Adam.Buus@santamonica.gov>
Cc: Andrew Leon <Andrew.Leon@santamonica.gov>
Subject: RE: Ocean Ave facilities

Hi Adam,

I am doing well for an "off" Friday! Andrew is the current Project Lead for the Behavioral Health Bridge Housing (BHBH) Program and is off today, so I will defer to him for more details, but below is what I know:

- Buildings: 413 Ocean Avenue and 825 Ocean Avenue
- Beds: 49 beds split between the two buildings
- Usage: 15 of the beds are allocated to the City of Santa Monica. The other 34 beds are allocated to the LA County Department of Mental Health (DMH). To be eligible for the

bed, the person must be homeless and have a Serious Mental Illness (SMI).

- Start Date: Both buildings were supposed to open in September but there are some Code Enforcement related issues with 1 of the buildings so the opening date for at least that building has been extended to November.

Thanks,

Achée Stevenson, MPA (she/her)

From: Adam Buus <Adam.Buus@santamonica.gov>
Sent: Friday, September 19, 2025 8:01 AM
To: Achee Stevenson <Achee.Stevenson@santamonica.gov>; Andrew Leon <Andrew.Leon@santamonica.gov>
Subject: Ocean Ave facilities

Good morning!!
How are you guys doing on this Friday?

Capt. Franco requested I push something out to the PD related to the housing going in 800 and 400 Ocean. Can you provide me a short write up about the buildings, beds and usage and dates it might start.

I know just enough about it but not to the extent I could write anything remotely articulate.

Much appreciated,

Sergeant Adam Buus #3665
Santa Monica Police Dept.
Homeless Liaison Program
Office: 310-458-8943
Cell: 310-569-6237

SANTA MONICA
POLICE
DEPT.

From: Maia Eaglin
To: Ryan Smith; Heather Averick
Cc: Allyson Crosby
Subject: RE: Operation Plan
Date: Thursday, September 18, 2025 3:07:26 PM
Attachments: image001.png
image002.png
413 BHBH WELLNESS EVAC Plan Updated 8.22.25.docx
825 BHBH WELLNESS EVAC Plan Updated 8.22.25.docx
PN 19C7 St. Joseph Center Updated 8.28.25 413 and 825 -GH_LL.docx

---

EXTERNAL

Hello Heather and Allyson,

Please find attached our Operations Maintenance Plan and Emergency Evacuation Plans.

We have a 24-hour security service. Did you want to see the agreement that we have with them?

Please let me know if you need anything else.

Thanks so much,

Maia Eaglin, MSW
AVP of Programs
St Joseph Center
Cell: [redacted]

From: Ryan Smith <rsmith@stjosephctr.org>
Sent: Thursday, September 18, 2025 1:55 PM
To: Heather Averick <Heather.Averick@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Maia Eaglin <MEaglin@stjosephctr.org>
Subject: Re: Operation Plan

Hi Heather and Allyson,

Yes. I'm copying Maia, who will send that right away to you. Thank you!

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: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, September 18, 2025 1:46 PM
To: Ryan Smith <rsmith@stjosephctr.org>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: Operation Plan

Hi Dr. Smith,

Could you share with the City any operations plan, etc that you've provided to the County for us to have on record as it relates to the program here? Any documentation you can share (security plan, etc) that would be very helpful.

Appreciate it,

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
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[redacted]

From: Maia Eaglin <MEaglin@stjosephctr.org>
Sent: Thursday, September 18, 2025 4:27 PM
To: Heather Averick <Heather.Averick@santamonica.gov>; Ryan Smith <rsmith@stjosephctr.org>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: RE: Operation Plan

EXTERNAL

Hi Heather,

Please find a copy of security provider contract.
They will be providing 24-7 coverage.

Thank you,

Maia Eaglin, MSW
AVP of Programs
St Joseph Center
Cell: [redacted]

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, September 18, 2025 3:10 PM
To: Maia Eaglin <MEaglin@stjosephctr.org>; Ryan Smith <rsmith@stjosephctr.org>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: RE: Operation Plan

Thanks so much Maia. The security agreement you have as well if you're willing to share it would be helpful too.

Many thanks again,

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
Facebook | Twitter | Instagram **Subscribe to City of Santa Monica Email Updates**
My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From: Maia Eaglin <MEaglin@stjosephctr.org>
Sent: Thursday, September 18, 2025 3:05 PM
To: Ryan Smith <rsmith@stjosephctr.org>; Heather Averick <Heather.Averick@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: RE: Operation Plan

EXTERNAL

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AVP of Programs
St Joseph Center
Cell: [redacted]

From: Ryan Smith <rsmith@stjosephctr.org>
Sent: Thursday, September 18, 2025 1:55 PM
To: Heather Averick <Heather.Averick@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>; Maia Eaglin <MEaglin@stjosephctr.org>
Subject: Re: Operation Plan

Hi Heather and Allyson,

Yes. I'm copying Maia, who will send that right away to you. Thank you!

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: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, September 18, 2025 1:46 PM
To: Ryan Smith <rsmith@stjosephctr.org>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: Operation Plan

Hi Dr. Smith,

Could you share with the City any operations plan, etc that you've provided to the County for us to have on record as it relates to the program here? Any documentation you can share (security plan, etc) that would be very helpful.

Appreciate it,

Heather Averick

Director of Housing and Human Services
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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: Francisco Franco
To: Darrick Jacob
Cc: William Heric
Subject: Re: SJC BHBH Documents
Date: Friday, September 19, 2025 9:53:42 PM
Attachments: image001.png
image004.png
image003.png
image002.png

Thank you, Chief. Ill make sure our personnel are informed. We will also coordinate with SJ staff to facilitate walk throughs for situational awareness.

VR,

Capt. Franco

From: Darrick Jacob <Darrick.Jacob@santamonica.gov>
Sent: Friday, September 19, 2025 9:43:42 PM
To: Francisco Franco <Francisco.Franco@santamonica.gov>
Cc: William Heric <William.Heric@santamonica.gov>
Subject: FW: SJC BHBH Documents

Capt. Franco,
Please see the wellness evacuation plan for the two new mental illness and serious behavior home located at 825 Ocean and 413 Ocean. Perhaps an information bulletin to patrol is warranted. It looks like they will have on-site security, but unknown.

City of Santa Monica
Darrick Jacob
Interim Chief of Police
Police Department
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8401

[redacted]

[redacted]

From: Maia Eaglin <MEaglin@stjosephctr.org>
Sent: Thursday, September 18, 2025 4:27 PM
To: Heather Averick <Heather.Averick@santamonica.gov>; Ryan Smith <rsmith@stjosephctr.org>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
Subject: RE: Operation Plan

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St Joseph Center
Cell: [redacted]

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, September 18, 2025 3:10 PM
To: Maia Eaglin <MEaglin@stjosephctr.org>; Ryan Smith <rsmith@stjosephctr.org>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
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Sent: Thursday, September 18, 2025 3:05 PM
To: Ryan Smith <rsmith@stjosephctr.org>; Heather Averick <Heather.Averick@santamonica.gov>
Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>
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St Joseph Center
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Dr. Ryan J. Smith

President and CEO

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rsmith@stjosephctr.org |he/him/his
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Cc: Allyson Crosby <Allyson.Crosby@santamonica.gov>

Subject: Operation Plan

Hi Dr. Smith,

Could you share with the City any operations plan, etc that you've provided to the County for us to have on record as it relates to the program here? Any documentation you can share (security plan, etc) that would be very helpful.

Appreciate it,

Heather Averick

Director of Housing and Human Services
(310) 458-8310
santamonica.gov
Facebook | Twitter | Instagram **Subscribe to City of Santa Monica Email Updates**

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

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:	Darrick Jacob
To:	Heather Averick
Cc:	Oliver Chi
Subject:	RE: SJC Bridge Program
Date:	Friday, September 19, 2025 10:11:40 PM
Attachments:	image003.png image004.png image001.png

Thanks Heather!

Darrick Jacob
Interim Chief of Police
Police Department
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8401

From: Heather Averick <Heather.Averick@santamonica.gov>
Sent: Thursday, September 18, 2025 3:12 PM
To: Darrick Jacob <Darrick.Jacob@santamonica.gov>
Cc: Oliver Chi <Oliver.Chi@santamonica.gov>
Subject: FW: SJC Bridge Program

Hi DJ,

Forwarded an email about the program which I had sent Ramon previously. I'll make sure you're included on the distro email when we get the ops and security plan from the service provider (St. Joseph's Center) as well.

Thanks!

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
Facebook | Twitter | Instagram **Subscribe to City of Santa Monica Email Updates**

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outside of your normal business hours. Our offices are closed every other Friday.

From: Heather Averick
Sent: Monday, June 16, 2025 10:33 AM
To: Ramon Batista <Ramon.Batista@santamonica.gov>; Roberto Villegas <Roberto.Villegas@santamonica.gov>
Subject: SJC Bridge Program

Hi Chief and Cpt,

I wanted to give you an update on a new program scheduled to open in September 2025. It is called the Behavioral Health Bridge Housing Program and will be operated by SJC and fully funded by DMH. It will serve people experiencing homelessness with a Serious Mental Illness. The Program will include 49 beds divided between the sites of two former Assisted Living Facilities in the City -413 Ocean Avenue and 825 Ocean Avenue. HHS asked for an allocation of up to 15 beds (31% of the total beds) exclusively for City referrals, and DMH has agreed. We plan to meet with them later this summer to formalize the agreement and determine the referral process. I will share the details of what that referral process will look like once it is finalized.

I wanted to make sure you are both aware this resource will be coming to the City, and also to ensure we have open lines of communication about how to refer people there. It will be worthwhile as well to have coordination about whether PD is receiving an increase of CFS for the site and support working through any issues with SJC/DMH collectively.

Any questions, please let me know. Thanks,

City of Santa Monica

Heather Averick
Director of Housing and Human Services
(310) 458-8310
santamonica.gov
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My working hours may look different than your working hours, there is no expectation for a response outside of your normal business hours. Our offices are closed every other Friday.

From:	Adam Kent
To:	Jing Yeo
Cc:	Ryan Smith; Sia Poursabahian; Michelle M. Hugard; Heather Averick; Leo Pustilnikov; Maia Eaglin; Allyson Crosby; Dave Rand
Subject:	Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date:	Friday, September 19, 2025 3:46:55 PM
Attachments:	image001.png image002.png 413 Ocean Plan .pdf 413 Ocean Plans.pdf 825 Ocean Plans.pdf DMH IHP New Site Checklist.docx 413 BHBH WELLNESS EVAC Plan Updated 8.22.25.docx 825 BHBH WELLNESS EVAC Plan Updated 8.22.25.docx BHBH Project Plan.docx PN 19C7 St. Joseph Center Updated 8.28.25 413 and 825 -GH_LL.docx Bionic Security 825 and 413 Ocean Avenue.pdf

---

EXTERNAL

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,

City of Santa Monica

Heather Averick

Director of Housing and Human Services

(310) 458-8310

santamonica.gov

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-----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!

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From: business.license@santamonica.gov
To: llewis@stjosephctr.org
Subject: Business License Payment Received 253200
Date: Monday, September 22, 2025 11:10:52 AM

Business License#: 253200
St. Joseph Center
413 OCEAN AVE
SANTA MONICA, CA 90402

Thank you for your payment. The application/renewal will be routed to the appropriate City departments (if applicable) for review. After the City department reviews are completed and if the required approvals are received by the Business License office, a business license certificate will be issued.

We wish you much success with your business. Thank you for doing business in the City of Santa Monica.

Business License Unit
City of Santa Monica

[redacted]

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@rpnllp.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

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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@rpnllp.com>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION 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

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Sent: Thursday, September 18, 2025 12:59 PM
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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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4. We will seek/obtain an extension on 825 Ocean, but look to open that site once DSS confirms no license is required.

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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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> Thanks for the update! Please reach out if you need anything.
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> RJS
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> **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
>
> ---
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> **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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-----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!

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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:	Jing Yeo
To:	Ryan Smith; Adam Kent
Cc:	Sia Poursabahian; Michelle M. Hugard; Heather Averick; Leo Pustilnikov; Maia Eaglin; Allyson Crosby; Dave Rand; Laurie Craft
Subject:	RE: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date:	Tuesday, September 23, 2025 10:49:13 AM
Attachments:	image001.png image002.png Assumption of Risk - Transitional Housing_9-23-25.pdf EPR_Application_Packet.pdf

---

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@rpnllp.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@rpnllp.com>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

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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

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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>
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Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

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4. We will seek/obtain an extension on 825 Ocean, but look to open that site once DSS confirms no license is required.

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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 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.
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> RJS
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> **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!

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the content is safe.

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From:	Todd Weldon
To:	Jing Yeo
Cc:	Sia Poursabahian
Subject:	RE: 413 Ocean Ave
Date:	Tuesday, September 23, 2025 10:27:26 AM
Attachments:	image001.png EPR_Application_Packet.pdf

Hi There,

Attached is the application.

Thank You!

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: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Tuesday, September 23, 2025 10:20 AM
To: Todd Weldon <Todd.Weldon@santamonica.gov>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: 413 Ocean Ave
Importance: High

Hi, Todd,

The applicant for 413 Ocean Ave will need to apply for a building permit for change of use.

Could you please forward a copy of the building permit application to Jing?

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: Sia Poursabahian
To: James Brewster; Daniel Galvan
Cc: Joe Cavin
Subject: FW: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date: Tuesday, September 23, 2025 10:54:33 AM
Attachments: image001.png
image002.png
Assumption of Risk - Transitional Housing_9-23-25.pdf
EPR_Application_Packet.pdf

Hi, Jim, Daniel,

Could you please schedule the joint inspection this week?

Thank you

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, September 23, 2025 10:49 AM
To: Ryan Smith <rsmith@stjosephctr.org>; Adam Kent <adam@hope4la.org>
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@rpnllp.com>; Laurie Craft <lcraft@stjosephctr.org>
Subject: RE: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

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@rpnllp.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.

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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.

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RJS

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Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

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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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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.

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Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

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adam@hope4la.org

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> rsmith@stjosephctr.org |he/him/his
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> 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,

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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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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

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From: Sia Poursabahian
To: Adam Kent
Cc: Jing Yeo; Heather Averick; rsmith@stjosephctr.org
Subject: RE: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date: Tuesday, September 23, 2025 12:12:24 PM
Attachments: image001.png
image002.png
RE 413 825 Ocean Avenue.msg

Good afternoon, Adam,

Please see the attached email I sent to Leo on 9/18/25 where I have clearly stated that a Change of Use permit will be required if the proposed use for the building is still classified as “R-2.1” occupancy by DSS.

The permit will be for Change of Use from “Residential care facilities for Elderly” to “Transitional Housing” under the same “R-2.1” Occupancy Type.

Thank you

From: Adam Kent <adam@hope4la.org>
Sent: Tuesday, September 23, 2025 11:48 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Elisa Paster <Elisa@rpnllp.com>
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@rpnllp.com>; Laurie Craft <lcraft@stjosephctr.org>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Jing, on the call, Sia mentioned a potential change of occupancy from R2.1 to R2, but indicated that a solution was to get DSS to confirm that there was no license needed which would indicate no change of occupancy and keep the property as R2.1. We have reached out to DSS and are trying to get that confirmation as it is our understanding that there is no license needed. However, you also reference a change of use, and a permit application and plans for that change of use -- this is something that we (you, me, Elisa, Cary, and Heidi) discussed in the spring and confirmed that there was no change of use. You've acknowledged this on the recent calls--and said that you warned us about building permit issues--but now it seems like you are denying that we obtained confirmation that there was no change of use permit needed at the start of this process.

I've copied Elisa here as well as she was leading the discussions that we had at the start of this process with you, Cary, and Heidi regarding use. Maybe we should try and have a call to discuss this specific issue.

Thank you,

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

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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,
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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@rpnllp.com>; Laurie Craft <lcraft@stjosephctr.org>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

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RJS

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President and CEO

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

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Adam Kent
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> 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.
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4. We will seek/obtain an extension on 825 Ocean, but look to open that site once DSS confirms no license is required.

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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.

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> St. Joseph Center | Hope Through Empowerment
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> rsmith@stjosephctr.org |he/him/his
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> 204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org
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> **Sent:** Thursday, September 18, 2025 11:43 AM
> **To:** Leo Pustilnikov <leo@slhinvestments.com>; Adam Kent <adam@hope4la.org>
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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:	Jing Yeo; Elisa Paster
Cc:	Ryan Smith; Sia Poursabahian; Michelle M. Hugard; Heather Averick; Leo Pustilnikov; Maia Eaglin; Allyson Crosby; Dave Rand; Laurie Craft
Subject:	Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date:	Tuesday, September 23, 2025 11:47:54 AM
Attachments:	image001.png image002.png

EXTERNAL

Jing, on the call, Sia mentioned a potential change of occupancy from R2.1 to R2, but indicated that a solution was to get DSS to confirm that there was no license needed which would indicate no change of occupancy and keep the property as R2.1. We have reached out to DSS and are trying to get that confirmation as it is our understanding that there is no license needed. However, you also reference a change of use, and a permit application and plans for that change of use -- this is something that we (you, me, Elisa, Cary, and Heidi) discussed in the spring and confirmed that there was no change of use. You've acknowledged this on the recent calls--and said that you warned us about building permit issues--but now it seems like you are denying that we obtained confirmation that there was no change of use permit needed at the start of this process.

I've copied Elisa here as well as she was leading the discussions that we had at the start of this process with you, Cary, and Heidi regarding use. Maybe we should try and have a call to discuss this specific issue.

Thank you,

Adam Kent
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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

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From:	Sia Poursabahian
To:	Daniel Galvan; James Brewster
Cc:	Jing Yeo
Subject:	413 Ocean Ave, Joint inspection
Date:	Tuesday, September 23, 2025 10:17:48 AM
Attachments:	image001.png 413 Ocean Plan .pdf 413 Ocean Plans.pdf 825 Ocean Plans.pdf
Importance:	High

Good morning, Daniel, Jim,

Could you please schedule a joint inspection of 413 Ocean Ave today, preferably this morning?

The applicant is anxious to occupy the building this Wednesday while we are in process of reviewing the proposed Change of Use from Elderly care to Transitional Housing. We are asking to submit plans and complete the required Assumption of Risk in addition to apply for a permit for any unpermitted work.

The goal of inspection is to make sure all exist are available, Fire sprinkler and fire alarm are operational, Emergency Rescue and Escape are provided for each sleeping rooms, and the exit signs are operational.

The applicant has provided the attached floor plans which you can use to verify the uses specified on the plans.

Based on your site visit results and your recommendation, we will determine whether the building can be occupied tomorrow. Any partial occupancy of the building could be considered.

Please let me know if you have any questions.

Thank you

City of Santa Monica

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
To:	Elisa Paster; Dave Rand; Leo Pustilnikov; Sia Poursabahian
Cc:	Jing Yeo; Heather Averick; Ryan Smith
Subject:	Fwd: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date:	Tuesday, September 23, 2025 12:23:40 PM
Attachments:	image001.png image002.png RE 413 825 Ocean Avenue.eml.msg

---

EXTERNAL

Sia, thanks for passing along your 9/18 email for context -- I'm also including Elisa, Dave, and Leo on this email for visibility.

Thank you,

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

---------- Forwarded message ---------
From: **Sia Poursabahian** <Sia.Poursabahian@santamonica.gov>
Date: Tue, Sep 23, 2025 at 12:12 PM
Subject: RE: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
To: Adam Kent <adam@hope4la.org>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>, Heather Averick <Heather.Averick@santamonica.gov>, rsmith@stjosephctr.org <rsmith@stjosephctr.org>

Good afternoon, Adam,

Please see the attached email I sent to Leo on 9/18/25 where I have clearly stated that a Change of Use permit will be required if the proposed use for the building is still classified as “R-2.1” occupancy by DSS.

The permit will be for Change of Use from “Residential care facilities for Elderly” to “Transitional Housing” under the same “R-2.1” Occupancy Type.

Thank you

From: Adam Kent <adam@hope4la.org>
Sent: Tuesday, September 23, 2025 11:48 AM
To: Jing Yeo <Jing.Yeo@santamonica.gov>; Elisa Paster <Elisa@rpnllp.com>
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@rpnllp.com>; Laurie Craft <lcraft@stjosephctr.org>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Jing, on the call, Sia mentioned a potential change of occupancy from R2.1 to R2, but indicated that a solution was to get DSS to confirm that there was no license needed which would indicate no change of occupancy and keep the property as R2.1. We have reached out to DSS and are trying to get that confirmation as it is our understanding that there is no license needed. However, you also reference a change of use, and a permit application and plans for that change of use -- this is something that we (you, me, Elisa, Cary, and Heidi) discussed in the spring and confirmed that there was no change of use. You've acknowledged this on the recent calls--and said that you warned us about building permit issues--but now it seems like you are denying that we obtained confirmation that there was no change of use permit needed at the start of this process.

I've copied Elisa here as well as she was leading the discussions that we had at the start of this process with you, Cary, and Heidi regarding use. Maybe we should try and have a call to discuss this specific issue.

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
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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@rpnllp.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@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,

City of Santa Monica

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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you recognize the sender, are expecting the email, and are confident the content is safe.

From: Adam Kent
To: James Brewster
Subject: Re: 43 ocean Ave.
Date: Tuesday, September 23, 2025 4:27:19 PM
Attachments: image001.png

EXTERNAL

I'll make that work -- I'll see you tomorrow morning 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 Tue, Sep 23, 2025 at 3:31 PM James Brewster <James.Brewster@santamonica.gov> wrote:

> Good afternoon, Adam.
>
> Fire and I are planning an inspection tomorrow morning at 9:30 AM 413 ocean Ave. Let me know if this does not work for you if it does we will see you around 9:30 .
>
> Thank you
>
> City of Santa Monica
>
> **Jim Brewster JB**
>
> **Building & Safety**
>
> Inspection Supervisor
>
> (310) 458-2201 ext. 8136
>
> James.brewster@santamonica.gov
>
> Facebook | Twitter | Instagram

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From:	James Brewster
To:	Jing Yeo; Sia Poursabahian
Subject:	RE: 413 Ocean Ave
Date:	Tuesday, September 23, 2025 4:27:17 PM
Attachments:	image001.png

Thank you, Jing.
Always want to be able to say we've all made every effort for the applicant.
Have a great evening.

City of Santa Monica

Jim Brewster JB
Building & Safety
Inspection Supervisor
(310) 458-2201 ext. 8136

James.brewster@santamonica.gov
Facebook | Twitter | Instagram

Subscribe to City of Santa Monica Email Updates

From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, September 23, 2025 2:55 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; James Brewster <James.Brewster@santamonica.gov>
Subject: RE: 413 Ocean Ave

Thank you Jim for being so responsive to this request!

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Tuesday, September 23, 2025 2:54 PM
To: James Brewster <James.Brewster@santamonica.gov>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: RE: 413 Ocean Ave

Thank you, Jim!

From: James Brewster <James.Brewster@santamonica.gov>
Sent: Tuesday, September 23, 2025 2:52 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Subject: 413 Ocean Ave

Good afternoon, Sia
Adam was In Beverly Hills and unable to meet over there today fire and I will meet him tomorrow 9:30 AM.

From: Sia Poursabahian
To: Adam Kent
Subject: RE: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date: Tuesday, September 23, 2025 4:35:13 PM
Attachments: image001.png
image002.png

Hi, Adam,

They will be there at 9:30 am.

Thank you

From: Adam Kent <adam@hope4la.org>
Sent: Tuesday, September 23, 2025 4:29 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Elisa Paster <Elisa@rpnllp.com>; Dave Rand <Dave@rpnllp.com>; Leo Pustilnikov <leo@slhinvestments.com>; Jing Yeo <Jing.Yeo@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Ryan Smith <rsmith@stjosephctr.org>; James Brewster <James.Brewster@santamonica.gov>; Daniel Galvan <Daniel.Galvan@santamonica.gov>; William Nathan <William.Nathan@santamonica.gov>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

EXTERNAL

Sia, apologies but I was away from my desk for a bit this afternoon -- Jim did call me, but I was not close to the property -- I understand that Jim and Fire will be at 413 Ocean tomorrow morning at 930a and I plan to meet them then.

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 2:07 PM Sia Poursabahian <Sia.Poursabahian@santamonica.gov> wrote:

> Good afternoon, Adam,

FYI

Jim (Building) and Daniel (Fire) are planning to visit 413 Ocean Ave at 2:30 pm today to do a joint inspection.

Thank you

From: Adam Kent <adam@hope4la.org>
Sent: Tuesday, September 23, 2025 12:23 PM
To: Elisa Paster <Elisa@rpnllp.com>; Dave Rand <Dave@rpnllp.com>; Leo Pustilnikov <leo@slhinvestments.com>; Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Ryan Smith <rsmith@stjosephctr.org>
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To: Adam Kent <adam@hope4la.org>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>, Heather Averick <Heather.Averick@santamonica.gov>, rsmith@stjosephctr.org <rsmith@stjosephctr.org>

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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@rpnllp.com>; Laurie Craft <lcraft@stjosephctr.org>
Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

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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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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.

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Jing

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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@rpnllp.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@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,

City of Santa Monica

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: Daniel Islas
To: OEM Communications
Subject: RE: Behavioral Health Bridge Housing Program
Date: Wednesday, September 24, 2025 6:40:26 AM
Attachments: image001.png

Good morning,
These two locations have been added into CAD under the name Behavioral Health Bridge Housing. Location flags for officer safety are visible for PD/FD CADs.

Respectfully,

Daniel

From: Francisco Franco <Francisco.Franco@santamonica.gov>
Sent: Tuesday, September 23, 2025 5:42 PM
To: Police Group <PoliceGroup@santamonica.gov>; OEM Communications <OEM.Communications@santamonica.gov>; Fire Admin <Fire.Admin@santamonica.gov>
Subject: Behavioral Health Bridge Housing Program

Team,

I want to make you aware of the upcoming launch of the **Behavioral Health Bridge Housing Program**, which will be operated by Saint John's Community (SJC) and fully funded by the Department of Mental Health (DMH).

This program is designed for individuals experiencing homelessness with a Serious Mental Illness. It will provide 49 beds, divided between 413 Ocean Avenue and 825 Ocean Avenue. Importantly, 15 of those beds (31%) have been allocated exclusively for City referrals.

We anticipate that one of the two sites may open as early as tomorrow and will be fully operational, with the second location set to open later this fall.

The purpose of this message is to ensure all personnel is aware of these locations when responding to calls for service. Please keep in mind that these facilities are dedicated to supporting some of our most vulnerable community members, and your awareness and approach will be key to the success of this partnership.

Please reach out if you have any questions.

VR,

Francisco Franco

Acting Captain
Special Operations Division
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8406 Cell: (310) 606-1382

From: Francisco Franco
To: Daniel Islas
Cc: Letictia Elder; Lindsay B. Call
Subject: Re: Behavioral Health Bridge Housing Program
Date: Tuesday, September 23, 2025 7:41:09 PM
Attachments: image001.png
image.png

Thank you, Daniel. Good heads up thinking.

From: Daniel Islas <Daniel.Islas@santamonica.gov>
Sent: Tuesday, September 23, 2025 7:37:35 PM
To: Francisco Franco <Francisco.Franco@santamonica.gov>
Cc: Letictia Elder <Letictia.Elder@santamonica.gov>; Lindsay B. Call <Lindsay.Call@santamonica.gov>
Subject: Re: Behavioral Health Bridge Housing Program

Hi Captain Franco,

Thank you for providing this information. I have added both locations to CAD with the placename: Behavioral Health Bridge Housing. A location flag was also placed in CAD to remind PD, FD, and OEM. Please let me know if you would like to modify or add anything else.

Daniel Islas
CAD Administrator

From: Francisco Franco <Francisco.Franco@santamonica.gov>
Sent: Tuesday, September 23, 2025 17:41
To: Police Group <PoliceGroup@santamonica.gov>; OEM Communications

<OEM.Communications@santamonica.gov>; Fire Admin <Fire.Admin@santamonica.gov>
Subject: Behavioral Health Bridge Housing Program

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City of Santa Monica

Francisco Franco
Acting Captain
Special Operations Division
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8406 Cell: (310) 606-1382

From: Lindsay B. Call
To: Daniel Islas; Francisco Franco
Cc: Leticia Elder
Subject: RE: Behavioral Health Bridge Housing Program
Date: Wednesday, September 24, 2025 10:13:43 AM
Attachments: image002.png
image004.png

Thank you all for the information and completing this step. – Lindsay

From: Daniel Islas <Daniel.Islas@santamonica.gov>
Sent: Tuesday, September 23, 2025 7:38 PM
To: Francisco Franco <Francisco.Franco@santamonica.gov>
Cc: Leticia Elder <Leticia.Elder@santamonica.gov>; Lindsay B. Call <Lindsay.Call@santamonica.gov>
Subject: Re: Behavioral Health Bridge Housing Program

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City of Santa Monica

Francisco Franco
Acting Captain
Special Operations Division
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8406 Cell: (310) 606-1382

From: James Brewster
To: Sia Poursabahian
Cc: Jeff Nespor; Jing Yeo
Subject: Re: 413 ocean Ave. Building and safety walk with fire
Date: Wednesday, September 24, 2025 10:16:32 PM
Attachments: image001.png

Sorry, there was a lot of people and a lot going on. I told him I would be reporting back to you. I didn't go over the list in this detail. I let him know a brief summary of units and common area.

From: James Brewster
Sent: Wednesday, September 24, 2025 7:17:23 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Jeff Nespor <Jeff.Nespor@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: RE: 413 ocean Ave. Building and safety walk with fire

Hi Sia.
I don't think this group have done the bathroom remodels. They probably have done a couple wall furnaces and ceiling fans throughout in every unit, but the bathrooms have definitely been remodeled , probably by previous owner.

City of Santa Monica

Jim Brewster JB
Building & Safety
Inspection Supervisor
(310) 458-2201 ext. 8136

James.brewster@santamonica.gov
Facebook | Twitter | Instagram

Subscribe to City of Santa Monica Email Updates

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Wednesday, September 24, 2025 5:53 PM
To: James Brewster <James.Brewster@santamonica.gov>
Cc: Jeff Nespor <Jeff.Nespor@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: RE: 413 ocean Ave. Building and safety walk with fire

Hi, Jim,

Thank you for the list!

They have done a lot of work without permit.

Does Adam accept that he needs to obtain a permit for the listed work done without a permit?

From: James Brewster <James.Brewster@santamonica.gov>
Sent: Wednesday, September 24, 2025 1:47 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Cc: Jeff Nespor <Jeff.Nespor@santamonica.gov>
Subject: 413 ocean Ave. Building and safety walk with fire

[redacted]

Jim Brewster JB
Building & Safety
Inspection Supervisor
(310) 458-2201 ext. 8136

James.brewster@santamonica.gov
Facebook | Twitter | Instagram

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From:	Everth Gonzalez
To:	William Nathan
Subject:	FW: BHBH Conversation: TIME SENSITIVE ACTION ITEMS
Date:	Tuesday, September 23, 2025 3:39:49 PM
Attachments:	image001.png image002.png image003.png Assumption of Risk - Transitional Housing_9-23-25.pdf EPR_Application_Packet.pdf

FYI

Everth R. Gonzalez
Code Enforcement Officer
City of Santa Monica
310-458-4984 x2340
everth.gonzalez@santamonica.gov

santamonica.gov
Facebook | Twitter | Instagram

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From: Jing Yeo <Jing.Yeo@santamonica.gov>
Sent: Tuesday, September 23, 2025 10:49 AM
To: Ryan Smith <rsmith@stjosephctr.org>; Adam Kent <adam@hope4la.org>
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@rpnllp.com>; Laurie Craft <lcraft@stjosephctr.org>
Subject: RE: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

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@rpnllp.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.

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Sincerely,

RJS

Dr. Ryan J. Smith

President and CEO

St. Joseph Center | Hope Through Empowerment

rsmith@stjosephctr.org |he/him/his
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Subject: Re: BHBH Conversation: TIME SENSITIVE ACTION ITEMS

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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.
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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!

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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: Patrick Nulty
To: jnulty@torranceca.gov; Jennifer Nulty (TF)
Subject: Fw: Savant Notes
Date: Friday, September 26, 2025 9:16:05 AM
Attachments: Outlook-ezh1nwcj.png

From: Patrick Nulty <Patrick.Nulty@santamonica.gov>
Sent: Thursday, September 25, 2025 10:05:44 AM
To: EMS Division <FireEMS@santamonica.gov>; MarcAnthony Rizzo <MarcAnthony.Rizzo@santamonica.gov>
Subject: Re: Savant Notes

Big thanks to Catherine for taking great notes yesterday! I am attaching a link to the ERC program. I am kind of shocked that we weren't aware of this prior. I think we need to bring this up to the Ombudsmen just hear her thoughts on this and give us advice on what to look out for. https://dmh.lacounty.gov/our-services/housing/enriched-residential-care-program/

Also, I received another very interesting email yesterday from PD, please read:

Team,

I want to make you aware of the upcoming launch of the **Behavioral Health Bridge Housing Program**, which will be operated by Saint John's Community (SJC) and fully funded by the Department of Mental Health (DMH).

This program is designed for individuals experiencing homelessness with a Serious Mental Illness. It will provide 49 beds, divided between 413 Ocean Avenue and 825 Ocean Avenue. Importantly, 15 of those beds (31%) have been allocated exclusively for City referrals.

We anticipate that one of the two sites may open as early as tomorrow and will be fully operational, with the second location set to open later this fall.

The purpose of this message is to ensure all personnel is aware of these locations when responding to calls for service. Please keep in mind that these facilities are dedicated to supporting some of our most vulnerable community members, and your awareness and approach will be key to the success of this partnership.

Please reach out if you have any questions.

https://bridgehousing.buildingcalhhs.com/

I will get this information out to our members for their situational awareness.

Patrick Nulty
Battalion Chief
Emergency Medical Services Division
(424) 581-5622
Visit our website | Facebook | Instagram
Learn about the SMFD Community Response Unit

The information contained in this transmission may contain privileged and confidential information, including patient information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Catherine Borman <Catherine.Borman@santamonica.gov>
Sent: Thursday, September 25, 2025 9:30 AM
To: Patrick Nulty <Patrick.Nulty@santamonica.gov>
Subject: RE: Savant Notes

[redacted]

[redacted]

Catherine Borman RN, BSN
EMS Coordinator
Santa Monica Fire Department
2500 Michigan Ave. Building G. Santa Monica
310.458.4929
CELL 805 630 0434

The information contained in this message may contain privileged and confidential information that is protected from disclosure under various laws, including the Health Insurance Portability and Accountability Act (HIPAA). If you are not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited and may subject you to criminal or civil penalties. If you have received this communication in error, please notify the sender by reply email and delete any copies. Thank you.

From: Patrick Nulty <Patrick.Nulty@santamonica.gov>
Sent: Thursday, September 25, 2025 8:59 AM
To: Catherine Borman <Catherine.Borman@santamonica.gov>
Subject: Savant Notes

Can you send me your notes from yesterday? Thanks.

[redacted]

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.

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. 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@rpnllp.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@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).

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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.

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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

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> 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,

City of Santa Monica

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!

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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: [redacted]
To: lana.negrete@santamonica.gov
Subject: 413 Ocean Avenue
Date: Tuesday, September 30, 2025 3:29:29 PM

EXTERNAL

I live right around the corner from 413 Ocean Avenue, previously know as Meridian At Ocean Villa (assisted living for seniors). It's been closed for a number of years now.

Today we learned that that this property will be used to house mentally ill persons and St. Josephs Center will be a part of this. The Los Angeles County Assessor shows that there are 29 units. That's a lot of mentally ill people in one place.

I tried reaching out to St. Joseph Center but haven't heard back (not surprised).

I don't think any of us will feel safe if this goes forward and I'm pretty sure property values may drop (I'm a renter so that doesn't impact me).

[redacted]

From: Tee Martin
To: Dorothy Berndt
Subject: Re: good morning
Date: Monday, September 29, 2025 12:17:10 PM

In Santa Monica! That's why we are getting 15 beds allocation (and a bunch of complaints from residents)

Feel free to call me today if there is anything you need to bother me about (or just want to chat!)

From: Dorothy Berndt <Dorothy.Berndt@santamonica.gov>
Sent: Monday, September 29, 2025 12:15 PM
To: Tee Martin <Tee.Martin@santamonica.gov>
Subject: RE: good morning

Thank you. in santa Monica? Someone suggested they were in Venice.

DOROTHY J BERNDT LCSW BCD
CLINICAL CONSULTANT
HOUSING AUTHORITY
CITY OF SANTA MONICA

From: Tee Martin <Tee.Martin@santamonica.gov>
Sent: Monday, September 29, 2025 11:35 AM
To: Dorothy Berndt <Dorothy.Berndt@santamonica.gov>
Subject: Re: good morning

Good morning!

Sorry to hear I won't see you tomorrow why even come in at that point?

There are two sites next to each other — smaller one is 825 Ocean Avenue and larger one is 413 Ocean Avenue.

From: Dorothy Berndt <Dorothy.Berndt@santamonica.gov>
Sent: Monday, September 29, 2025 11:12 AM
To: Tee Martin <Tee.Martin@santamonica.gov>
Subject: FW: good morning

Good morning

I will not be in today or tomorrow.
Could you please let me know the address of the new SJC interim housing units.

Thank you

DOROTHY J BERNDT LCSW BCD
CLINICAL CONSULTANT
HOUSING AUTHORITY
CITY OF SANTA MONICA

From: Dorothy Berndt
Sent: Thursday, September 25, 2025 11:30 AM
To: Tee Martin <Tee.Martin@santamonica.gov>
Subject: good morning

Are you curing everyone that I cannot? OMG. So many folks dangling. What is the SJC program address?
See you at one

DOROTHY J BERNDT LCSW BCD
CLINICAL CONSULTANT
HOUSING AUTHORITY
CITY OF SANTA MONICA

From: [redacted]
To: 311@santamonica.gov
Subject: 413 Ocean Avenue
Date: Tuesday, September 30, 2025 9:36:47 AM

EXTERNAL

We have been told that 413 Ocean Avenue will be turned into a mental illness facility and that it might be connected to St. Joseph Center? Will this be transitional housing? Will this housing have people of all ages?

Is it appropriate to have such a facility near so many other apartment buildings and single family homes? People are scared.

[redacted]

From: [redacted]
To: councilmtgitems@santamonica.gov
Subject: 413 Ocean Avenue
Date: Wednesday, October 1, 2025 9:16:32 AM

EXTERNAL

Can someone please send me the date of the Council Item regarding **413 Ocean Avenue**? That way I can look up the agenda/minutes to see if this had been approved.

From: Customer Service
To: Stephanie.Reich@santamonica.gov; Tony.Kim@santamonica.gov
Subject: A new case has been assigned to your team
Date: Tuesday, September 30, 2025 10:58:51 AM

City of Santa Monica Logo

Hello -

A new case has been assigned to CDD - City Planning and needs your attention.

Case Number: CS0195737
Case Type: Zoning and Property Development Standards
Description: RE: 413 Ocean Avenue

We have been told that 413 Ocean Avenue will be turned into a mental illness facility and that it might be connected to St. Joseph Center? Will this be transitional housing? Will this housing have people of all ages?

Is it appropriate to have such a facility near so many other apartment buildings and single family homes? People are scared.

[redacted]

Location:

From: [redacted]
To: lana.negrete@santamonica.gov
Subject: 413 Ocean Ave
Date: Friday, October 3, 2025 11:26:58 AM

EXTERNAL

Will this be a lockdown facility? Or, will the residents be free to roam around our residential neighborhood?

From: do_not_reply@smgov.net
To: amin@twlayman.com
Subject: Applicant Upload Task Task for 25BLD-3764
Date: Friday, October 3, 2025 4:02:21 PM

Applicant Upload Task

Hello Amin:

Project: **25BLD-3764 - 413 OCEAN AVE - CHANGE OF USE OF EXISTING RESIDENTIAL CARE FACILITY FOR ELDERLY R2.1 TO A TRANSITIONAL HOUSING FACILITY R2.1.** has been created and is ready for documents to be uploaded.

To complete your Applicant Upload Task:

1. Login to ProjectDox using link below
2. Select the project from Dashboard (if you do not see it listed, click the "View All Projects" button)
3. Upload files to project, consistent with upload and submittal standards, as follows:
    - Upload plan sheets to the "Plans" folder;
    - Upload building permit application and other document to "Supporting Docs" folder;

You will receive an email confirmation once you successfully complete this task.

View upload and submittal standards, including how PDF files should be named.

To begin uploading files, login to ProjectDox below.

Login to ProjectDox	
User Login:	**Your email address**

Please do not reply to this automated email.

From: Ryan Smith
To: Heather Averick
Subject: Fwd: Community Monitoring Support for Wellness Center at 413 Ocean
Date: Thursday, October 2, 2025 8:19:04 AM
Attachments: image001.png
image002.png
image003.png
image004.png

EXTERNAL

Sent from my iPhone

Begin forwarded message:

> **From:** Joi Richardson <jrichardson@stjosephctr.org>
> **Date:** October 1, 2025 at 5:36:35 PM PDT
> **To:** Ryan Smith <rsmith@stjosephctr.org>, Laurie Craft <lcraft@stjosephctr.org>
> **Subject: FW: Community Monitoring Support for Wellness Center at 413 Ocean**
>
> Hi,
>
> I wanted to provide you both with a quick update regarding recent community feedback on the Santa Monica project.
>
> Natalie connected me via text to Greg Morena, who immediately gave me a call. Greg is a former member of the Santa Monica City Council and works closely with Natalia on gang reform efforts. While it's unclear whether he is a member of the North of Montana Homeowners Association, he indicated that the concerns we're hearing are coming from that group.
>
> Greg mentioned that Mayor Negrete included the project in her newsletter, which took the community by surprise. He expressed that they felt they should have been informed beforehand.
>
> As a next step, Greg suggested we meet with Bruce Leddy, who sits on the City of Santa Monica's Human Services Commission. Greg also expressed an interest in supporting the community in embracing the project, rather than opposing it.
>
> For reference, I've included below the NextDoor post from the individual who contacted us via email yesterday.
>
> I will send an email with us, Greg and Bruce and set up a meeting, hopefully soon.
>
> Please let me know how you'd like to proceed or if you'd like me to set up a meeting with Bruce.
>
> https://www.mygovtools.org/newsletters/santa-monica/mayor-lana-negrete-newsletter-september-29-2025-2025-09-29
>
> Best,

JOI RICHARDSON
VP of External Affairs & Communication
jrichardson@stjosephctr.org | p: (310) 396-6468
204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Alexis Tanner <atanner@stjosephctr.org>
Sent: Wednesday, October 1, 2025 4:22 PM
To: Joi Richardson <jrichardson@stjosephctr.org>
Subject: Re: Community Monitoring Support for Wellness Center at 413 Ocean

Good afternoon Joi,

I recently changed my Nextdoor address information to the Santa Monica area, and this was the first message that came across my feed. It was posted about an hour ago. I was unaware if you've seen this already. I'll keep an eye on any communication about the sites on the platform.

Warmly,

ALEXIS HUNTER
Project Manager | Administration | St. Joseph Center
atanner@stjosephctr.org | c: 323-712-0941
333 S. Central Ave., Los Angeles,CA 90013 | www.stjosephctr.org

From: Joi Richardson <jrichardson@stjosephctr.org>
Sent: Wednesday, October 1, 2025 3:30:34 PM
To: Dante Harrington <dharrington@stjosephctr.org>; Rebecca Bijur <rbijur@stjosephctr.org>
Cc: Reuben Vicente <RVicente@stjosephctr.org>; Sonya Grey <sgrey@stjosephctr.org>; Laurie Craft <lcraft@stjosephctr.org>; Ryan Smith <rsmith@stjosephctr.org>; Ty Andrews <tandrews@stjosephctr.org>; Alexis Tanner <atanner@stjosephctr.org>
Subject: Community Monitoring Support for Wellness Center at 413 Ocean

Good afternoon,

I hope this message finds you well.

It has come to our attention that some neighbors are organizing in opposition to our Wellness Center located at 413 Ocean. At

this time, we are asking for your support in staying informed and helping us monitor any community conversations or activities that may be developing in response.

Specifically, we are looking for assistance in keeping an eye on platforms like Nextdoor, local social media groups, and neighborhood organizations or council meetings. If you come across any discussions, concerns, or opposition related to the Wellness Center or St. Joseph Center more broadly, please share that information with us.

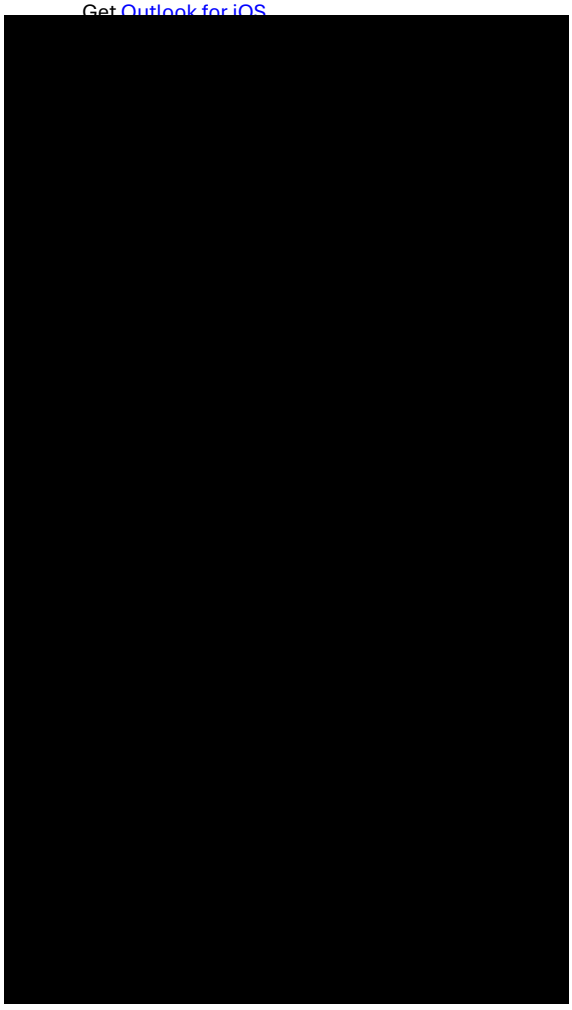
Your awareness and engagement as Santa Monica residents are incredibly valuable, and your help in this effort is greatly appreciated.

Thank you for your continued support.

Warm regards,

Joi

Get Outlook for iOS



From: do_not_reply@smgov.net
To: amin@twlayman.com
Subject: Upload confirmation for 25BLD-3764
Date: Friday, October 3, 2025 8:50:33 PM

UPLOAD COMPLETED

Hello Amin,

The following files have been received for project - **25BLD-3764 : 413 OCEAN AVE - CHANGE OF USE OF EXISTING RESIDENTIAL CARE FACILITY FOR ELDERLY R2.1 TO A TRANSITIONAL HOUSING FACILITY R2.1.**

Files received:

1. 0-TITLE.pdf
2. A1.0.pdf
3. Application_1.pdf
4. Questionaire_1.pdf

Please do not reply to this email.

From: Stanley H Epstein
To: Lana Negrete
Cc: Bruce Leddy; Nancy Coleman; Greg Willsey; Richard Landers; Epstein HP; John Alle; Phil Brock; Victor Fresco
Subject: Fwd: another worry 413 Ocean Avenue situation
Date: Sunday, October 5, 2025 11:51:24 AM

EXTERNAL

Dear Lana. I believe it is your duty, as our Mayor, to provide in a press release and letter to neighboring residents tomorrow stating in detail everything the City knows about the proposed use of 413 Ocean Avenue, and what City action is being contemplated

Your previous statement about calls by you and the City Manager to the County , State officials and St. Joseph contained not one word of substance about the proposal.What did the City say? What were the responses of the people called?

Thanks.

Sincerely, Stan Epstein. [redacted]
Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: October 5, 2025 at 11:26:44 AM PDT
To: Stanley H Epstein <stanatty@yahoo.com>
Subject: another worry

City approved housing "serious mental health persons in 413 Ocean Ave.

[redacted]

[redacted]
3 days ago
.

I live right around the corner from 413 Ocean Avenue, previously know as Meridian At Ocean Villa (assisted living for seniors). It's been closed for a number of years now. On Monday, we learned (from a random person) that that this property will be used to house mentally ill persons and St. Josephs Center will be a part of this. The Los Angeles County Assessor shows that there are 29 units. That's a lot of mentally ill people in one place. I tried reaching out to St. Joseph Center but haven't heard back (not surprised). I don't think any of us will feel safe if this goes forward and I'm pretty sure property values will drop. I suspect that the City Council made the decision (closed door session) to move forward. We never received any notice that from the City Council that this was even a possibility. Zero

transparency.
83

Nagrete statement

On that note, I want to highlight that 47 new supportive housing units on Ocean Avenue —funded by the County and State and operated by St. Joseph's—are set to open this month. These units will serve residents struggling with serious mental illness. Yesterday, I spoke directly with the County, alongside our City Manager, and today with St. Joseph's and the Department of Mental Health about this program. We raised concerns about communication, and I've requested that an FAQ and a public meeting be provided so residents can ask questions and get clarity. I will post the meeting date as soon as I have it, and I encourage everyone to learn about the program before coming with questions.

A

From:	Jon Schotz
To:	lana.negrete@santamonica.gov
Subject:	Los Angeles Times: New owner cuts security, janitors at Skid Row homeless housing as tenants fear worsening conditions
Date:	Sunday, October 5, 2025 10:52:59 AM

EXTERNAL

Good morning Lana,

We have not met, but our family has lived around the corner from 413 Ocean Ave on Georgina Ave for 29 years. Shari Davis, a good friend, suggested that we reach out to you about the facility at 413 Ocean Ave.

Late last week we learned about the new project for interim housing for around 45 severely mentally ill or drug addicted residents. This was done without any communication to the neighborhood. As we understand things as of today, there is NO security plan to supervise the residents. The only planned security is to keep others out of the facility. This facility is in a neighborhood near 5 schools and a park across the street on Ocean Ave that is always filled with kids and seniors. This sort of negligence is what the City's permitting and governance responsibilities are supposed to protect us from.

The attached article describes some of the new property owner's track record with security issues…it is not good.

Your video addressing the project basically says that the City's hands are tied and we should wait until there is a problem. That cannot be the best way forward since any problem will likely involve a neighborhood resident. We can see there will be problems at this facility from a long way off due to an inadequate security plan. Failing to have an acceptable security plan invites a tragedy.

We further understand that the facility's planned community meeting does not include residents from the neighborhood. Thus far, there is ZERO assurance for neighborhood security much less an operating plan.

Please let me know what I missed or should know about to address this issue. We also understand the County's role and we will engage with Lindsay Horvath as well, but I fully expect nothing but lip service since the County seemed to expect to just slide this project in without any notice, input or discussion with the neighborhood.

Thanks for reading this email.

Jon

New owner cuts security, janitors at Skid Row homeless housing as tenants fear worsening conditions
https://urldefense.com/v3/__https://www.latimes.com/homeless-housing/story/2024-11-05/new-owner-cuts-security-janitors-at-skid-row-homeless-housing-as-tenants-fear-worsening-conditions__;!!OfuUnHCITYtmmjM!prk6lRZQMciLkCHNIjgdwKU7a-uLJCEqPyN0o9E38Y5i47krKzcSy6S_eRpZCyEKOGsHFsL35te8aEbQEH4e52ZOs_riYXTXNnhv$

Jon Schotz
Co-Managing Partner
Saybrook Fund Advisors
[redacted]

Saybrook Fund Advisors Email Disclaimer

This communication, including attachments, is intended only for the exclusive use of addressee and may contain proprietary, confidential, or privileged information. Any use, review, duplication, disclosure, dissemination, or distribution is strictly prohibited. If you are not the intended recipient, you have received this communication in error. Please notify sender immediately by return e-mail, delete this communication, and destroy any copies.

Electronic mail sent through the Internet is not secure and could be intercepted by a third party. Please do not e-mail transaction orders, fund transfers, or send time sensitive instructions. The Firm cannot be held responsible for carrying out such orders or instructions.

E-mail messages are not private. It is subject to review by the Firm, its officers, employees, and governmental regulatory agencies.

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 9:23:58 AM
Attachments: image001.png
image002.png
image003.png

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

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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
>
> City of Santa Monica

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

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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:	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 9:21:58 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.

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> Visit https://311.santamonica.gov/csp and go to the Trash and Recycling section under Services.
>
> City of Santa Monica

Nikkia Tate, (she/her)

RRR Business Supervisor

(310) 458-8507

Visit our website at santamonica.gov/r3

Book time to meet with me

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Have a nice day

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Thank you

Daniele Pereira

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adam@hope4la.org

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adam@hope4la.org

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>
> Best Regards,
>
> Thank you
>
> City of Santa Monica
>
> **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

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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

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>
> Good morning,
>
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>
> 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
>
> City of Santa Monica
>
> **Daniele Pereira**
>
> **Billing Specialist - Finance**

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Santamonica.gov

Facebook |Twitter| Instagram

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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: Customer Service
To: Stephanie.Reich@santamonica.gov; Tony.Kim@santamonica.gov
Subject: A new case has been assigned to your team
Date: Monday, October 6, 2025 9:40:22 AM

City of Santa Monica Logo

Hello -

A new case has been assigned to CDD - City Planning and needs your attention.

Case Number: CS0196505
Case Type: Zoning and Property Development Standards
Description: ATTN: City Planning - 413 Ocean Ave / 425 Ocean Ave
****

Given the recent news on the mental illness Housing center that is replacing the senior living complex on Ocean Avenue, I am curious to know which division within the city of Santa Monica has ability to approve and deny such permits to operate within city limits.

I understand this project to be operated by a nonprofit But I would hope the city has some level of his ability and oversight into business activities and just would like to know which department reviewed and approve this.

Thank you in advance for the help!
Location:

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-ify0baiq.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
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.
> >
> > City of Santa Monica
> >
> > 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
>
> City of Santa Monica
>
> **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: [redacted]
To: Lana Negrete
Subject: Story about the landlord at 413 Ocean Ave. - FYI
Date: Monday, October 6, 2025 10:43:32 AM

EXTERNAL

https://beverlyhillscourier.com/2025/09/08/courier-exclusive-leo-pustilnikov-on-the-record/

[redacted]
[redacted]
Santa Monica, CA 90401

[redacted]
[redacted]

From: Oliver Chi
Subject: City Council Update - Week of September 29
Date: Monday, October 6, 2025 12:28:08 AM
Attachments: image003.png
image004.png
image005.png
image006.png
image008.png
image010.png
image011.png
image012.png
image013.png
image015.png
image017.png
image020.png
image022.png
image023.png
1 - St. Joseph - BHBH Communications Plan.pdf
2 - August 2025 City Monthly Cash Investment Report.pdf

Happy Sunday Mayor and City Council!

I hope that this note finds everyone having had a terrific weekend break!

Included below is the weekly update report for your review and reference! Of course, please don't hesitate to let me know if you have any questions regarding any of the matters outlined below, and I'm looking forward to engaging with everyone this upcoming week!

Best,
Oliver

[redacted]

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SAMO PD SET TO BE RECOGNIZED AS PART OF ZOOTOPIA 2!

Now here's a really cool story to share with the team! Our very own Police Captain Rudy Flores has been collaborating with Disney by providing technical advice for the making of… Zootopia 2!

The original Zootopia film was a massive hit, and the sequel promises to be just as big a cinema experience! Given Captain Flores' role in helping develop the film, Disney plans on recognizing him and the Santa Monica Police Department in the credits for the movie, which we've been told will read as follows:

"*The production thanks Captain Rudy Flores of the Santa Monica Police Department for providing his expertise."*

Additional details regarding the Zootopia 2 can be found at the link below! And while I was most likely going to see the movie before I learned about Captain Flores and SMPD's involvement with the film, you better believe that my family and I will certainly be seeing the movie now! Kudos to Captain Flores and SMPD for their work on this internationally relevant movie, and I hope that everyone takes the time to see the film when it comes out!

https://movies.disney.com/zootopia-2

PARKING STRUCTURE 5 TEMPORARILY CLOSED TO FACILITATE EMERGENCY REPAIRS, FACILITY LIKELY TO REOPEN WITHIN THE NEXT 3-4 WEEKS

This past week, on September 29, DOT's Parking Division received a Condition Assessment Report for Parking Structure 5 (PS5) prepared by Walter P Moore Engineering, identifying that serious structural damage exists in an area of PS5. Upon further discussion with Walter P Moore, it was determined by staff on September 30 that until temporary shoring can be installed underneath the damaged area, to project public safety, the parking structure should be temporarily closed.

To that end, our spectacular City staff collaborated to rapidly and successfully implement the urgent, temporary closure of Parking Structure 5 for immediate repairs on October 1. While not a welcome development, the decision was essential to execute quickly to protect the public and City. City staff and our contractor team at SP+ coordinated the following:

- Installed signage to notify the public of the closure by Tuesday evening, Sept. 30; Vehicle entrance was fenced off at 4pm on Oct. 1, with a full time attendant present to direct monthly passholders to PS4 and PS6; all cars were out of the structure as of 9:30pm, and the vehicle exit lane was closed off.

- Elevators were shut down to avoid break-ins / vandalism; SMPD and Good Guard were notified to step up patrols of vacant structure.

- DTSM was notified to clear out their materials from storage area.

- Temporary fencing was ordered to block stairwells, and should be installed this weekend; Fire was notified for coordination on access through temporary fences.

- Staff requested a power washing / scrubbing from Promenade Maintenance while vehicles are gone.

- CSI Scaffolding given the go ahead to begin engineering design of scaffolding; work should begin as early as next week.

- WP Moore Engineering verified that the GoSamo Center and adjacent public restroom are perfectly safe for staff, public, and pedestrians, and also verified that the ADA parking ground level adjacent to the alley is safe for parking.

Great work by our team to coordinate the requisite processes to facilitate the shut down and repair of PS5. We'll have more to share on this front in the next few weeks as the necessary work is finalized, and of course, please don't hesitate to let me know if you have any questions in the interim!

THIRD ROUND RECIPIENTS OF THE SAMO 150TH ANNIVERSARY MICROGRANTS PROGRAM ANNOUNCED!

We're thrilled to announce the third round of microgrant recipients! These community-driven projects will continue to bring Santa Monica's 150th Anniversary to life through events and programs that honor our shared history, elevate underrepresented voices, and celebrate creativity, resilience, and connection.

Across the first three rounds, a total of 25 projects have been funded with $46,600 in support. Now, the most recent 13 approved projects for Round 3 include:

- **Douglas Day 2025 (September 21, 2025)** – A community fair–style event honoring LA Wildfire First Responders and celebrating the future of mobility and the history of the Santa Monica Airport.

- **That's So Santa Monica (September 22–December 19, 2025) by Wise & Healthy Aging** – A series of creative arts and writing workshops fostering connection, celebrating community, and highlighting the vibrant spirit of Santa Monica.

- **"Summer Plein/Air" & "(be) Still, Life Workshops" (September 25–27, 2025) by Dorado 806 Projects** – An exhibition of paintings created by the community at Santa Monica's cultural

landmarks.

- **Tech St Santa Monica | Official 150th Anniversary Celebration (October 13, 2025) by THESYNDICATECOMPANY, INC** – A gathering during LA Tech Week to foster collaboration among residents, city departments, entrepreneurs, and business leaders.

- **Mueve Tu Cuerpo (October 13, 2025)** – A community dance festival celebrating movement as medicine for the body and mind, while honoring the richness of Latino culture through dance classes, DJ battles, and community performances.

- **Heritage Weekends at the Pascual Marquez Family Cemetery (October–December 2025) by Del Vaz Projects** – A rare opportunity to experience one of the region's most historic and seldom-accessible sites.

- **Visual Beyond Words: A Tribute Through Art Honoring Veterans (November 2025) by The Veterans Art Venue** – An event honoring Veterans Day and showcasing the voices and talents of veterans through art, poetry, and music.

- **Celebration of Santa Monica: Art, Culture, Stories, and Community (November 22, 2025)** – A community event featuring storytelling and collaborative artmaking.

- **HerStory Santa Monica: Women of Resilience & Impact (December 11, 2025) by Santa Monica History Museum** – A public celebration honoring the untold stories and achievements of women of color who have shaped Santa Monica's history, culture, and economy.

- **The Care Cafe (December 13 & 20, 2025)** – A pop-up space for connection, dialogue, and collective well-being featuring diverse traditional healing practices.

- **Celebrate Santa Monica! Citywide Game Jam (December 13, 2025) presented by IndieCade** – A collaborative event inviting game creators and game-curious Santa Monicans to design games inspired by the city's culture, history, and future.

- **Winter Solstice (December 21, 2025) by All One Thing** – A community gathering marking the longest night of the year through music, storytelling, and reflection. The evening will feature *150 Lanterns for 150 Years*—a community ritual of lantern-lighting that honors Santa Monica's past, present, and future.

- **Santa Monica Recognizes Latinx, Afro, Asian, White, and Indigenous Queer Heritage (December 2025) by THESTYLEGUYDE** – A celebratory art exhibit and public program that honors the diverse histories and contributions of queer communities in the City of Santa Monica.

CITY MITIGATING IMPACTS ON OUR RENTAL ASSISTANCE PROGRAM GIVEN FEDERAL GOVERNMENT SHUTDOWN

Staff in our Housing Division are closely monitoring the recent Federal government shutdown and its potential impact on HUD funding that supports the Santa Monica Housing Authority's rental assistance programs, including the Housing Choice Voucher and Project-Based Voucher programs. Taken together, those programs serve more than 1,800 households in Santa Monica.

Despite the October 1st Federal government shutdown, rental assistance for October will be paid as scheduled, and staff are reaching out to tenants and landlords to provide updates. Staff will continue to track the situation closely and will certainly keep everyone informed of any impacts on Santa Monica's federally funded housing programs moving ahead.

AGING & DISABILITY ACTION PLAN BEING COORDINATED FOR IMPLEMENTATION IN SANTA MONICA!

With the City Council's unanimous approval of our citywide Aging and Disability Action Plan last month, the Housing and Human Services Department will be hosting a series of presentations so the community can learn more about the Plan and how to get involved. Those events are scheduled to take place as follows:

- **October 8, 3pm**: Human Services Commission
- **October 8, 6:30pm**: Disabilities Commission
- **October 14, 6:15pm**: Housing Commission
- **October 22, 12pm:** Virtual Community Presentation

The Santa Monica Aging and Disability Action Plan marks the beginning of a three-year effort to make the community even more age- and disability-friendly. With strategic goals in place, the next steps

focus on partnership, implementation, and progress tracking. Implementation will kick off in early 2026.

For more information, please visit santamonica.gov - Aging and Disability Action Plan.

SUSTAINABLE SEPTEMBER – PUBLIC TOUR OF SWIP PROJECT COORDINATED BY STAFF!

On Tuesday, September 30, Sustainable September continued with a public tour of the Sustainable Water Infrastructure Project (SWIP), led by Water Utilities Manager Sunny Wang and staff member Breanne Padilla.

Fifteen community members joined to learn how this state-of-the-art facility is helping Santa Monica move toward water self-sufficiency. The tour highlighted SWIP's innovative approach: capturing stormwater, dry weather runoff, and wastewater, then treating it with advanced membrane filtration, reverse osmosis, and UV disinfection to produce millions of gallons of high-quality recycled water each year.

Participants also heard about the challenges of building the facility during COVID and the critical role it plays in reducing ocean pollution and conserving groundwater. At the end of the tour, attendees had the unique experience of tasting the purified water themselves, toasting Sustainable September 2025 and the City's ongoing efforts toward a sustainable and resilient water future!

CITY PLANNING STAFF TOUR A LOCAL LANDMARK AT 518 ADELAIDE DRIVE!

On September 26, members of City Planning were the guests of Kerry and Jill Samovar, the owners of 518 Adelaide Drive, which is a local Santa Monica landmark that has a recorded Mills Act contract. Recently the property was completely renovated, including major structural work and paid for in part by the property tax savings afforded by Mills Act contract holders. These contracts provide on-going maintenance and restoration of these important Santa Monica resources.

The City currently has 104 Mills Act contracts and will recommend the Council approve three additional Mills Act contracts in the coming months.

The staff outing included two Big Blue Bus rides to and from City Hall (via #9 and #43) with a picnic lunch in Palisades Park! A great experience for the team, and a terrific opportunity for staff to see how our preservation work makes real world impacts!

HOUSING STAFF SET TO HOST OFFICE HOURS FOR BELOW MARKET HOUSING & PRESERVING

OUR DIVERSITY PROGRAMS AT VIRGINIA AVENUE PARK ON OCTOBER 15!

We wanted to let everyone know that our terrific housing staff will be holding their next Office Hours at Virginia Avenue Park (VAP) on October 15 from 4 pm to 6 pm. These sessions are open to the public and allow community members to discuss their questions about Below Market Housing (BMH), Preserving our Diversity (POD), and other housing programs with City staff in a one-on-one setting.

Staff will be available to answer questions and provide application assistance for these programs in both English and Spanish. The goal of this effort is to better support community members that may not be able to meet with Housing staff at City Hall during normal business hours. No advanced appointments are necessary as staff will meet with community members on a first-come basis.

SAMO LIBRARY HELPS COORDINATE DIGITAL LITERACY PROGRAMS TO SUPPORT LOCAL ECONOMIC GROWTH EFFORTS!

In today's world, digital literacy is an increasingly essential component of economic development, empowering individuals to access jobs, services, and entrepreneurial opportunities. The Library's LEAF (Literacy Education for Adults & Families) program supports this need by providing digital literacy services for adults.

One key offering is Tech & Tasks, a weekly drop-in service where volunteer tutors provide one-on-one assistance. Patrons can receive help with tasks such as navigating government websites, reading important documents, completing online applications, and more.

The library recently received this message from a patron about Tech & Tasks:

"Alyssa was my tutor today in Tech and Tasks. She was outstanding – patient, attentive, supportive! She helped me so much, and I accomplished many tasks and continued to make progress in my technology journey. This program should be talked about, written about, and replicated. It offers valuable community support. Please continue it and do not cut it!!!"

Staff is looking into ways to accelerate the reopening of our library services in the months ahead to help bolster our local economic growth efforts. More to come in short order, and kudos to our tremendous library services teams for the positive impact they make on our community!

AIRPORT ARTS CENTER STUDIOS SET TO HOST OPEN STUDIOS EVENT ON OCTOBER 11!

This Saturday, October 11, the artists at the Airport Arts Center Studios (3026 Airport Avenue) are opening their doors to the public with an Open Studios event from 12pm – 5pm.

Over 30 artists will showcase their incredible work. At the Airport Arts Center's Propeller Gallery 12pm – 3pm, join artist Debra Scacco for the Opening Reception for Laboratory for the Future with an exhibition walkthrough that starts around 1pm.

Scacco's multiyear project researched, illuminated, and celebrated the often-unseen labor and

natural and created systems of the city and region during her tenure as the first Artist in Residence at City Yards with the Public Works Department Water and Resource Recovery & Recycling Divisions.

CELEBRATE HISPANIC HERITAGE MONTH WITH CULTURAL AFFAIRS & MAYOR NEGRETE ON SUNDAY, OCTOBER 12, FROM 10AM – 2PM, AT CAMERA OBSCURA BUILDING!

On Sunday, October 12 at Palisades Park, from 10am – 2pm, the City is set to help facilitate *Vamos Al Parque*, an Art of Recovery-supported program surrounding the Camera Obscura building. The event is being coordinated in honor of Hispanic Heritage Month.

The event aims to bring arts and culture to the public space, featuring lounging areas, all-ages art-making, Aztec dance performance, Native music, vendors, fresh fruit, and more.

Special guest Mayor Lana Negrete will call rounds of lotería in a segment called **Lotería Con Lana**. Prizes to include gift certificates to Latino-owned local businesses.

We hope you will join us for this free family-friendly program to celebrate Latine culture in Santa Monica!

UPCOMING KEY COMMUNITY EVENTS IN OCTOBER!

We have several upcoming special community events in October that we wanted to share with everyone!

- **Dia de Los Muertos – Saturday, October 18**
  - Celebrate Día de los Muertos on Third Street Promenade!
  - Live music, alebrijes, performances, community altars, and fun for all ages!
  - The 6th annual Día de los Muertos Celebration on Third Street Promenade will feature live entertainment, large-scale art, a Latinx pop-up market, community altars, kids' art and crafts, face painting and games for all ages.

- **2025 Main Street Block Party - Day of the Dog – Sunday, October 19**
  - Fall's Biggest Celebration on Main Street!
  - The Day of the Dog, Howl-O-Ween, Live Music! All ages are welcome, and the admission is FREE!

- **OFF THE HOOK Seafood Festival – Sunday, October 19**
  - The 7th Annual OFF THE HOOK Santa Monica Seafood Festival is making a splash on the iconic Santa Monica Pier to celebrate the sea AND the City of Santa Monica's 150th Anniversary! The event takes place on 10/19, from 3pm – 7pm.
  - A (sea) foodie's dream, this beloved fundraising festival features the city's best chefs and restaurants showcasing their favorite under-water ingredients.
  - Our mission is to raise funds and awareness for our charity partner, Heal the Bay, and support their efforts in keeping our local ocean and coastline clean, all while bringing seafood lovers together for a day of eating, drinking, and community with the Pacific Ocean as the backdrop.
  - The best part: OFF THE HOOK is 100% free of single-use plastics to help preserve our local beaches for future generations.

A FEW INFORMATIONAL NOTES & DEPARTMENTAL UPDATES!

Included below are a few informational items of note that we wanted to share!

- ***Landmarks Commission Continues to Make Progress on Committee for Racial Justice (CRJ) Recommendations!***
  - The Commission Subcommittee continues to work with the CRJ to plan a community meeting to present their work and get additional input.
  - Staff is currently reviewing options on how to best provide unconscious bias training for the Commissioners.
  - We look forward to sharing more soon!

- ***Architectural Review Board Scheduled to Review Three Projects – Monday, October 6!***
  - The Architectural Review Board meeting on October 6 will involve a review of the following three projects:
    - 1437 Lincoln Boulevard: Review of the design, colors, materials, landscape and sign program for an eight-story, 85-foot tall, 76,896 square foot residential housing project consisting of 90 units (80 market rate units; 10 affordable units), above three levels of subterranean – the project was continued with comments on July 21,

2025.

- 2901 Santa Monica Boulevard: Review of the design, colors materials and landscape plans for the construction of an eight-story, 85' tall, 98,189 SF housing project consisting of 129 units and three levels of subterranean parking – the project was continued with comments on July 21, 2025.
- 1399 Olympic Boulevard (25ARB-0189): Review of the design, colors materials and landscape plans for the construction of an 8-story, 81' tall, 192,381 square feet mixed-use housing project consisting of 222 residential units (197 market rate units; 25 affordable units), 9,982 square feet of commercial floor area, and 214 vehicle parking spaces.

- ***August 2025 Investment Portfolio Report Identifies ~$779.6 Million In City's Portfolio Value!***
  - Included as an attachment to this email is our August 2025 investment portfolio report.
  - The report highlights that Santa Monica currently maintains a strong cash position, with our pooled investment and cash portfolio containing a market value balance of ~$779.6 million through August 31, 2025.
  - Take a look at the attached report, and don't hesitate to let me know if you have any questions!

- ***New Business News Is Now Really News In Santa Monica!***
  - There's some really great news on the new business front in Santa Monica that we wanted to share with everyone!
    - Tex Mex food lovers rejoice! Economic Development and DTSM staff held a meet and greet with the owners of **HomeState, who are planning to open their doors at 720 Wilshire Boulevard in late November**. Founder Briana Valdez shared: "*We feel so supported by the City – from ARB to planning approvals. The City is making a concerted effort to be business-friendly and it's really been felt.*"
    - Plans are in for a tenant improvement at **1203 Montana Avenue to welcome an optometry practice** that was affected by the Palisades fire.
    - The City received an application for a tenant improvement to a warehouse at 1737 Stanford Street. The applicant appears to be **Baby2Baby, a non-profit providing essentials for children such as diapers, clothes, and food, nationwide.**
    - Italian Food and Wine Importer and Distributor **Guidi Marcello has filed an application to improve part of their existing warehouse** – they also have a retail space at their 1649 10th Street.
    - **McDonald's is planning an upgrade of their 2902 Pico Boulevard location**; the Santa Monica Boulevard location is currently undergoing renovations.
    - **Santa Monica Veterinary Group is moving forward with plans to expand their location at 1708 17th Street** by converting an existing building on the adjacent parcel (1624 Olympic Boulevard) for use as part of the clinic.
  - There certainly lots of terrific news and developments happening on the business front here in SaMo!

Fire Department Dedicates New Sauna At Fire Station 7!

- Firefighters from Fire Station #7, Mayor Negrete and members of our local Rotary International met at Fire Station #7 to dedicate a new sauna for the Santa Monica Fire Department.
- Saunas have been proven as a key mitigation measure for the cancer-causing chemicals found in toxic smoke.
- This incredible donation to SMFD illustrates the amazing generosity of Rotarians and SMFD's ongoing commitment to Firefighter health and wellness.

- ***SaMo Public Library At The Montana Avenue Art Walk!***
  - Santa Monica Public Library participated in the annual Montana Avenue Art Walk, a lively community event filled with local vendors and artists.
  - Library staff engaged with more than 100 visitors, sharing information about upcoming library events, selling limited-edition Trader Joe's-inspired tote bags (which sold out that afternoon), and leading creative activities such as scarecrow crafts and magnetic squirrels.
  - Many community members stopped by the table to express their enthusiasm and appreciation for the library, reinforcing its vital role as a valued resource and gathering place.

- ***SaMo's New EMS A/O Program Continues To Shine!***
    - Our Ambulance Operator program continues on as BLS1 and BLS 2 and responded to over 60 calls for service this past week!
    - The EMS Division conducted a series of in-service continuing education sessions this week for our EMTs and Paramedics. Topics included trauma patient assessments, childbirth field procedures, and skills review such as needle thoracostomy and TXA administration.

- ***Main Street Farmers Market – The Great Pumpkin Patch Pumpkin Adoption Set To Take Place October 12!***
    - Check out kids' activities, crafts, live music, photo ops and Main Street artisans on Sunday morning October 12!
    - Kids 12 and under can 'adopt' a mini pumpkin to take home from 9am to1pm while supplies last!

- ***Roots & Wellness: A Cultural Blending Experience Held At The Main Library On September 27!***
    - On Saturday, September 27, over 100 community members joined the Cultural Affairs Division and Library team at the Main Library for an interactive art and aroma installation designed by artist Parisa Parnian to engage in a multi-sensory exploration of scent and connection.
    - The community used scent and their intuition to guide the development of their own personalized aroma bag.

- ***Net Zero Conference 2025 Coordinated As Part Of Sustainable September!***
    - On Wednesday, October 1, Sustainable September continued with an inspiring second staff event focused on education, networking, and professional growth in sustainability.
    - The Office of Sustainability and the Environment (OSE) brought together 21 staff from across City departments to attend the Net Zero Conference at the Los Angeles Convention Center.
    - The Net Zero Conference convenes climate leaders to collaborate on global solutions for change in the built environment. The event is a hub for people in the sustainability industry to gather, bridge knowledge gaps, and inspire a net zero future.
    - This year, the City of Santa Monica was proudly represented by three staff members who presented at the conference:
        - OSE's Sustainability Analyst Nico Predock presented as part of *Discussion About Building Performance Standards Compliance Pathways*
        - Facilities Services' Building Systems Technician Patrick Acosta, along with CMO's Principal Design and Planning Manager Amber Richane, led a dynamic case study session on the development and building of City Hall East entitled: *Santa Monica City Hall Case Study: The World's First Municipal Living Building*.
    - Our broader staff team had the opportunity to support their colleagues, participate in thought-provoking seminars, listen to inspiring speeches by young leaders and environmental activists, and explore the vibrant EXPO Hall showcasing cutting-edge innovations in sustainable products, technology, and engineering.
    - Together, the experience strengthened our City team spirit, our collective expertise and reinforced Santa Monica's commitment to leading in sustainability.

- ***Santa Monica Fire Department Continues To Engage In Community Outreach!***
    - The Santa Monica Fire Department continued its strong community presence through several events this past week:
        - *September 27*: We participated in the Big Blue Bus Annual Cars and Coffee event, engaging with residents and highlighting fire safety while supporting a valued city partner.
        - *September 28:* An engine crew joined neighbors at the Georgina Avenue Block Party, providing safety information and connecting with the community in a casual, family-friendly setting.
        - *September 30:* The City issued a Fire Prevention Week Proclamation, underscoring this year's theme of lithium-ion battery safety and inviting the community to upcoming events:
            - *Sunday, October 5:* Fire Prevention Week kickoff at the Main Street Farmers Market.
            - *Saturday, October 11:* Fire Station 1 Open House, offering residents a chance to tour the station, meet firefighters, and learn lifesaving safety tips.
    - These efforts help strengthen relationships across the community while reinforcing Santa Monica's commitment to safety, education, and preparedness.

- ***SaMo Library Community Mapping Survey Draws 1,100+ Responses!***
    - Santa Monica Public Library's Community Mapping initiative is designed to better align

library programs and services with the needs of the community, strengthening the library's role as an inclusive and accessible space while fostering sustainable partnerships.

- As part of this effort, the library conducted a Community Mapping survey, which received more than 1,100 responses!
- In addition, the library hosted three Community Conversations at the Montana Branch, Pico Branch, and Main Library; shared information at community events such as National Night Out and State of the City; and offered interactive activities to share feedback across all five locations.
- Feedback gathered through these efforts will be evaluated to help inform future programs and services, ensuring the library continues to serve the diverse needs of the Santa Monica community.

- ***Fire Department Training On Aerial Apparatus At Texas A&M!***
  - Two members are attending a unique Aerial Apparatus (Physics) class at the University of Texas A&M (TEEX).
  - This class is designed to teach firefighters theory and safe techniques for alternate uses of the aerial ladder. In addition to roof access and rescue, the aerial ladder has other applications that can be applied for technical rescue. This comes with an operator who understands the capabilities based on the physics of the intended operation.
  - The Santa Monica Fire Department has its own in-house driver operator cadre that is capable of facilitating NFPA and state fire training courses in all of the driver operator

disciplines.

- ***Swim Center's Sharks Swim Team Receives Commendation from Recreation and Arts Commission!***
    - On September 25, the Recreation and Parks Commission honored Swim Center's Sharks Swim Team for an exceptional year, highlighted by first-place finishes at the Regional BASE Swim Qualifier and the Southern California Municipal Athletic Foundation Championship.
    - Special recognition went to Coaches Ken Fujimori (joined City staff in 2004) and William Bently (2006), who began leading the Sharks within their first year of service and have since built a program that has trained several thousands of young athletes.
    - Many former swimmers have returned to work at the Swim Center alongside them, reflecting the lasting impact of their mentorship.
    - The celebration began with a community pizza party in the City Hall Courtyard, followed by a formal commendation at the RPC meeting. The Sharks were recognized not only as champions in competition, but as leaders in water safety, youth development, and community building.

- ***Weekly Data Reports!***
    - Included below are various data sets produced by our Fire Department and Police Department!

<u>Building & Safety Data</u>

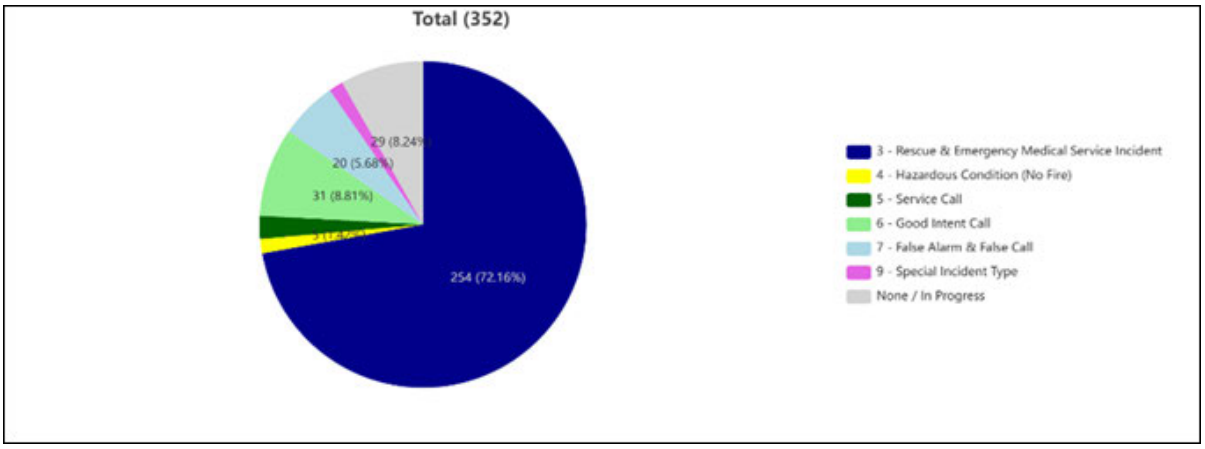
	Monthly New Plan Submittals in 2025										
Project Type	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Trend
Single-Family Dwelling (New)	5	17	13	19	6	17	5	1	6	89	
Apartment Building (New)	2	3	2	15	9	2	1	1	1	36	
Structure other than Building	4	7	2	7	10	11	9	7	4	61	
Residential Addition/Alteration	38	35	63	58	56	48	44	35	35	412	
Commercial Tenant Improvement	48	33	48	70	38	35	26	37	31	366	
Duplex	--	4	--	--	--	--	--			4	
Amusement & Recreation Building	--	--	--	--	--	--	--			0	
Church/Religious Building	--	--	--	--	--	--	--			0	
Office Building	--	--	--	--	--	--	--			0	
Retail store	--	--	--	--	--	--	--			0	
Non-Residential Building	--	--	3	--	--	--	--	1		4	
Residential garage & Carport	1	--	--	--	--	--	--			1	
Total	98	99	131	169	119	113	85	82	77	973	

Fire Department Weekly Data Sets

During the past week, the Santa Monica Fire Department responded to a total of 352 incidents. The majority of responses were Rescue & Emergency Medical Service (EMS) incidents, accounting for over 70% of total call volume. Other incident types included:

- Rescue & EMS Incidents: 254 (72.2%)
- Good Intent Calls: 31 (8.8%)
- Special Incident Type: 29 (8.2%)
- False Alarms & False Calls: 20 (5.7%)
- Service Calls: 13 (3.7%)
- Hazardous Conditions (No Fire): 5 (1.4%)

A breakdown of all calls graphically is included via the chart below.



Fire Prevention Data

Prevention Activities	Number Completed
Annual Fire Inspections	93
Alarm/Sprinkler Plan Check & Inspections	19
New Construction Plan Reviews/Meetings	14
Special Event Plan Reviews/Meetings	8

Police Department Weekly Update

During the week of 9/21 – 9/27, SMPD continued to focus on our four key public safety priority areas addressing crime & engaging in proactive enforcement; enhancing traffic safety; tackling issues connected to homelessness; and coordinating community engagement work.

Focused crime suppression successfully resulted in **multiple arrests.** Cases included warrant and parole-violation arrests in parks and downtown, weapons recoveries, and targeted retail theft enforcement. Periodic checks were also conducted at faith-based locations for Rosh Hashanah.

In addition, officers logged over **100 proactive contacts with the homeless population**, cleared **eight encampments**, and made multiple felony and misdemeanor arrests while securing shelter placements with SaMoBridge and treatment referrals.

With over **160 traffic stops, 90 citations, 4 arrests, and almost 60 advisals / warnings,** SMPD maintained a strong traffic safety presence this week. Grant-supported efforts included two **"Know Your Limits"** campaigns and a **DUI checkpoint** that screened **400+ vehicles**.

Additional details related to our team's terrific efforts on this front are outlined below.

Addressing Crime & Engaging Proactive Enforcement

During the week, SMPD made a total of **82 arrests** across a range of investigations – encompassing felony warrants, narcotics possession, municipal code violations, and parole or registration violations. These arrests reflect a concerted emphasis on removing high-risk individuals, addressing chronic public-safety concerns, and reinforcing deterrence in hot-spot areas.

Crime – Major Incidents & Arrests

Incident	Summary
Copper Wire Theft	800–1000 Berkeley St. Nine city light poles disabled, wires cut/removed, manhole covers disturbed. Public Works notified. Blog Post with FAQs
Pedestrian stops with outstanding warrants	A pedestrian was stopped in Palisades Park and found to hold a **no-bail felony warrant for resisting a police officer resulting in injury** and was arrested. An additional stop for a municipal code violation led to the arrest of a subject with

	a **$30,000 SMPD warrant**.
Beach & Pier enforcement yielding multiple warrant arrests	Chronic pier trespassers were arrested for municipal code violations and possession of drug paraphernalia.
High Visibility Operation Downtown	During a two-hour high visibility operation in the Downtown area, officers conducted 8 pedestrian stops in addition to two traffic stops resulting in 2 arrests and 3 citations. One arrest was for an outstanding **rape suspect**.

Traffic Safety Efforts

Traffic Enforcement remains a priority, with the combined efforts of all units resulting in **over 160 traffic stops.** Enforcement operations focused on high-risk behaviors, including a Saturation Patrol that made 1 DUI arrest, and targeted San Vicente enforcement that resulted in **12 speeding citations**. A "Know Your Limits" education campaign engaged **85 community members** in the downtown area.

-

Traffic Enforcement Highlights

Incident	Summary
Felony Stop	Utilizing SMART Center resources, officers identified a vehicle wanted by the Kern Co. Sheriff's for Attempted Murder. A felony stop was conducted, and the suspect was taken into custody.
Warrant Arrest	Officers conducted a **vehicle-related stop**, and discovered the suspect had **two No Bail Warrants** for crimes against persons from Sacramento PD. He was arrested.

Traffic Enforcement Results

Addressing Homelessness Issues

The HLP Team led outreach, service connections, and enforcement of quality-of-life violations, while patrol officers also provided information to unhoused individuals about programs such as Project Homecoming and SaMo Bridge. Officers participated in a "good neighbor" meeting with the TPC Access Center and SamoShel to address livability concerns, including sidewalk blockages, overnight sleeping, and community cleanliness and safety. In addition, supervision met with SMFD to discuss

the launch of an Advanced Provider Unit (APU), a paramedic-nurse team designed to reduce hospital burdens and potentially manage jail medical clearances.

Engagement & Youth

The Community Engagement Team (CET) remained active in meetings with the neighborhood groups. Officers also attended Douglas Day 2025, partnered with local businesses like Target and Roku to address security concerns, and collaborated with Reddit's security team for future planning. Youth and school outreach continued through station tours, safety planning, and Pizza with the Police promotion. CET also joined Command Staff in honoring the Forensics Unit during National Forensics Science Week. Animal Shelter outreach featured adoptable pets to increase visibility of shelter resources.

Community Engagement Highlights

Event / Activity	Locations/Groups
Neighborhood Meetings	Virigina Ave Park Board, Ocean Park Association, Mid-City Neighbors
Community Events	Douglas Day, Gather & Grow
Business Engagement	Roku, Reddit, Target, SGI, RAND, Walgreens & Lululemon

That's it for the update items this week! Please let me know if you have any questions about anything contained in this overview, and I do hope that everyone has a terrific rest of the weekend!

Best,
Oliver

OLIVER CHI | CITY MANAGER | CITY OF SANTA MONICA
1685 main street, santa monica, ca 90401 | cell - (310) 663-9837 | office - (310) 458-8301 | oliver.chi@santamonica.gov

From: [redacted]
To: tahara@realcitizensmonica.gov
Subject: 413 Ocean Avenue homeless housing
Date: Monday, October 6, 2025 1:22:51 PM
Attachments: PastedGraphic-2.png

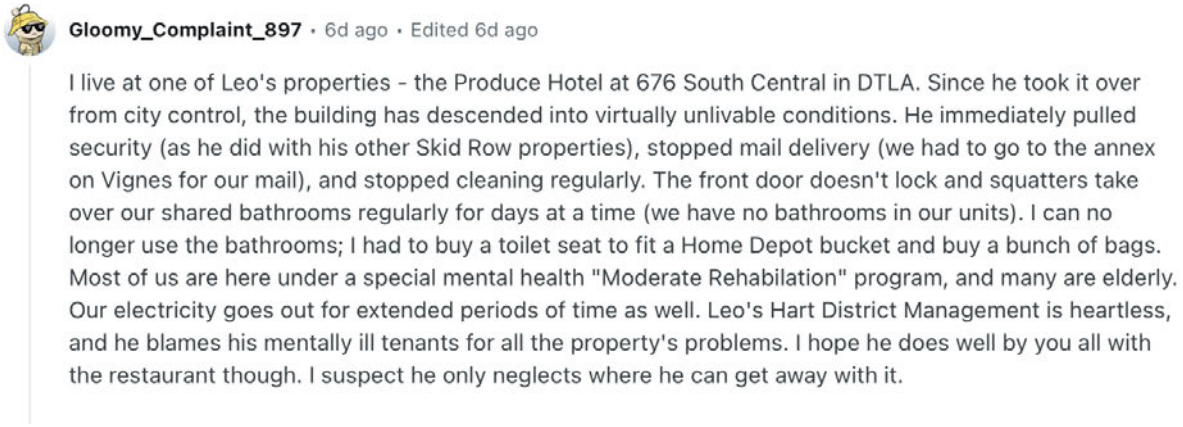
EXTERNAL

Dear Mayor Negrete,

I found the message below on Reddit, from a resident of one of Leo Pustilnikov's Skid Row properties. Is that what Santa Monica can expect from his latest business venture? Who is Leo Pustilnikov, how did he get all this money, and why in the world is he being allowed—at taxpayer expense—to foist these dangerous people on such prime real estate in Santa Monica?

Please stop this!

[redacted]



Gloomy_Complaint_897 • 6d ago • Edited 6d ago

I live at one of Leo's properties - the Produce Hotel at 676 South Central in DTLA. Since he took it over from city control, the building has descended into virtually unlivable conditions. He immediately pulled security (as he did with his other Skid Row properties), stopped mail delivery (we had to go to the annex on Vignes for our mail), and stopped cleaning regularly. The front door doesn't lock and squatters take over our shared bathrooms regularly for days at a time (we have no bathrooms in our units). I can no longer use the bathrooms; I had to buy a toilet seat to fit a Home Depot bucket and buy a bunch of bags. Most of us are here under a special mental health "Moderate Rehabilation" program, and many are elderly. Our electricity goes out for extended periods of time as well. Leo's Hart District Management is heartless, and he blames his mentally ill tenants for all the property's problems. I hope he does well by you all with the restaurant though. I suspect he only neglects where he can get away with it.

From:	City of Santa Monica
To:	Nikkia Tate
Cc:	Ron Mason; Billing Collections; Adam Kent
Subject:	Re: Residential Service Request for trash
Date:	Monday, October 6, 2025 11:39:14 AM
Attachments:	image001.png image002.png image003.png Outlook-jafkvvy3.png

---

Hi Nikkia,

Customer submitted ticket CS0196537 for this request.

Thanks!

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: Monday, October 6, 2025 10:49 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

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.
>
> City of Santa Monica
>
> 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

City of Santa Monica

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, 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

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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

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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
>
> City of Santa Monica

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: Customer Service
To: recycling@smgov.net
Subject: A new case has been assigned to your team
Date: Monday, October 6, 2025 10:47:02 AM
Attachments: 413 - Utility Service Application - rev. 4-2025.pdf
825 - Utility Service Application - rev. 4-2025.pdf

City of Santa Monica Logo

Hello -

A new case has been assigned to PW - Trash & Recycling and needs your attention.

Case Number: CS0196537
Case Type: Container Requests
Description: Request for trash cans at the property located at 825 Ocean Avenue and 413 Ocean Avenue.
Location: 825 Ocean Ave, Santa Monica, CA, 90403, USA

From: Greg Sadoian
To: Lana Negrete
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402
Date: Monday, October 6, 2025 2:00:10 PM

EXTERNAL

It's 413 and 825. Both were senior facilities run by meridian.
Sent from my iPhone

> On Oct 6, 2025, at 1:24 PM, Lana Negrete <Lana.Negrete@santamonica.gov> wrote:
>
> Thank you for pointing that out. It's been confusing because the city has told us it's 825 and 425 and 413. I'm not now exactly sure so I will be driving by and actually have requested a tour with Saint Joseph center of the building, but I'm getting ready now for a meeting with the city manager.
>
> ---
>
> **From:** Greg Sadoian <[redacted]
> **Sent:** Monday, October 6, 2025 6:45:12 AM
> **To:** Lana Negrete <Lana.Negrete@santamonica.gov>
> **Subject:** Re: 413 Ocean Avenue., Santa Monica, CA 90402
>
> EXTERNAL
>
> Good Morning,
>
> Your Insta video was really good. I did want to point out that the building you pictured is not the actual building for this project.
>
> I'm not sure if you have ever seen the building up close. I live next door so if you want to make a site visit, I'll make you a coffee!
>
> Thanks for your commitment to this!
>
> Greg Sadoian
> [redacted]
> Santa Monica, CA 90401
>
> [redacted]
>
> ---
>
> **From:** Lana Negrete <Lana.Negrete@santamonica.gov>

Sent: Monday, October 6, 2025 4:40 AM
To: Greg Sadoian <[redacted]
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

I don't think we can stop this one but I think we can demand some things as far as security and curfew and I'm hopeful it's short lived - I don't understand the owner of the building . He was complaining about the promenade and homeless when I met him as he owns the AMC and other buildings in downtown SM and yet he actively went after the provider and helped them to get funded ! He's done this in downtown LA too.
Pressure on the county and DMH as well as the service providers will be key. When we do this town hall everyone needs to be directing their concerns to DMH and county. And letting them know they feel slighted alongside the city for being forced into these projects and not even consulted or warned .

From: Greg Sadoian <[redacted]
Sent: Sunday, October 5, 2025 9:29:58 PM
To: Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

EXTERNAL

Do you think there is any way we can stop this project? The location and facility are not at all suited for this type of housing.

Greg Sadoian
[redacted]
Santa Monica, CA 90401

[redacted]

From: Lana Negrete <Lana.Negrete@santamonica.gov>
Sent: Monday, October 6, 2025 12:50 AM
To: Greg Sadoian <[redacted]
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

Thank you for engaging Greg. I have been working with the residence for the past two weeks. I am bringing to light this issue today. I was just with the county supervisor and her comms team asking what the date of the Townhall is I know we were going to have a meeting with the north of Montana Association and our city manager on Thursday this week and I will be attending that, but I want you to know that these are the same concerns I

have that you listed above in fact it's why I ran to begin with. More importantly, our city manager has been very supportive of my concerns and we are demanding everything you listed above. I don't know if my message that you listen to cut off, but I list out that we are asking for those very things we wanna know all the details of the program how it will be rolled out how it will be managed. What is the security? How will the sheriffs department step in if needed and if we are going to be entitled to any funds as this will put pressure on our police department as well I will be getting back to you soon. I am with my family today trying to do family photos.

From: Greg Sadoian <[redacted]
Sent: Sunday, October 5, 2025 2:19:55 PM
To: Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

EXTERNAL

Hi Mayor Negrete,

I appreciate your quick response! Frankly, I'm surprised that I got any response at all. So, thank you.

I've been a resident of Santa Monica for nearly 40 years so I'm aware of how the city's charter works. You chose to run for office, and I am clear that it is a really tough job. Just so you know, I voted for you.

I watched the video. I'm not raising my voice and my correspondence, while pointed, was and is civil. You need to be clear that Santa Monica residents are really fatigued when it comes to issues involving unhoused people. While I am sympathetic to the issue and support multiple organizations that serve homelessness, I am very tired of my voice being dismissed.

All residents have the right to a clean and safe environment where we can use and enjoy all public spaces and facilities.

That said, I am absolutely willing to raise my concerns and work with you. St Joseph's Center is a 501C-3 that is largely funded by tax dollars, so they must and can be held accountable. I would like to see in-depth documentation about the nature and scope of the services being offered. Some specific things I would like to see addressed are as follows:

I believe this facility only has about 15 rooms, so an occupancy rate of 47 seems excessive and suggests that people are being warehoused.

- Out-patient services seem particularly out of place since this is a residential neighborhood with a public park across the street.
- What types and levels of mental illness are being treated? Will violent offenders be housed here?
- The building has no parking, which will further exacerbate the existing parking situation.
- Review the city's vetting process for facilities such as this. ie: permits, business licenses and protocols for working with outside agencies. The city needs to work at not being blindsided by situations like this.
- Security plans. Is this a lockdown facility? How will neighbors be kept safe? Is there an emergency plan? Is there a plan in place for fire and/or natural disaster? Will the community have the ability to contact St Joseph's directly with concerns?
- How will St. Joseph's communicate with the neighbors, city agencies and the community as a whole.
- Maintenance of the facility.
- Conduct standards for residents, patients and staff.

In closing it appears that St Joseph's center is operating without any concern for the surrounding community. This organization has a long history of degrading neighborhoods in both Santa Monica and Venice. In fact, the operators of this facility are already exhibiting bad behavior:

- The grounds in front of the facility are overgrown and are a safety hazard.
- While extensive renovations have taken place, there have never been permits of any kind displayed.
- Work has been conducted at all hours, 7 days per week.
- A mountain of trash and debris has formed at the rear of the building as there are no trash receptacles and there appears to be no trash disposal service.
- The facility is unlit at night and is a magnet for unhoused people.
- It is apparent that individuals are currently living in the building. There are late night pizza deliveries, music and the frequent smell of marijuana.

I thank you for listening and hope you can understand my deep concern and frustration.

Best regards,

Greg Sadoian
[redacted]
Santa Monica, CA 90401

[redacted]

From: Lana Negrete <Lana.Negrete@santamonica.gov>
Sent: Sunday, October 5, 2025 2:55 PM
To: Greg Sadoian <[redacted]
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

Hi Greg,

To clarify: Santa Monica is a charter city, and the Mayor is appointed by the City Council from among seven members, not elected citywide. I act as one of seven votes, not as a full-time executive mayor.

While the role is often perceived to be equal to mayors in cities where they're full-time, that is not the case here—we do not have independent staff or authority to act alone. I'm one of 7 votes. That said I've chosen to give full time effort and time while trying to run my own family business here in the city.

I'm not just passing information along—I called for the town hall, I am meeting directly with our City Manager and County agencies, and I am pushing for all the documentation and public transparency. That was stated clearly in the video. Not sure you actually listened to the whole video as it is right there

I need you—and all engaged residents—to raise your voice with me, not at me. Together we can direct pressure where it counts: to the County, the building owner, and the agencies involved.

Lana Negrete

Mayor

From: Greg Sadoian <[redacted]
Sent: Saturday, October 4, 2025 5:01:18 PM
To: Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: 413 Ocean Avenue., Santa Monica, CA 90402

EXTERNAL

Dear Mayor Negrete,

I recently watched your video posted to Instagram. Your statement essentially capitulates to county and state agencies claiming that we don't have any control over what comes into our city. I'd like to remind you that you are the elected Mayor of Santa Monica and not just an information officer.

As an elected official, it is your responsibility to provide leadership and take action. We need you to demand documentation about the size, scope and nature of services that are planned for this project. This information needs to be brought to a public forum where Santa Monicans can have a voice in ensuring our safety and that zoning and appropriate use laws are being followed. At the very least, conditions of use and related parameters can be established. Without them, how else can St. Joseph's and LA County be held accountable?

Transparency from an elected official is a given. We need to hear about action and please be clear that relaying information from a position of powerlessness is NOT action.

What action are you going to take?

Greg Sadoian
[redacted]
Santa Monica, CA 90401

[redacted]

[redacted]

From: Billing Collections
To: Nikkia Tate; Adam Kent
Cc: Ron Mason; City of Santa Monica; Quinetta Taylor
Subject: RE: Residential Service Request for trash
Date: Monday, October 6, 2025 1:42:37 PM
Attachments: image002.png
image004.png
image006.png

Hi Nikkia,

The account for 413 Ocean Ave. is set up is not in the system yet. The final bill from the previous tenant was not generate yet. We still working on.

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: Nikkia Tate <Nikkia.Tate@santamonica.gov>
Sent: Monday, October 6, 2025 9:32 AM
To: Adam Kent <adam@hope4la.org>
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

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
>
> City of Santa Monica
>
> **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
>
> City of Santa Monica

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: Customer Service
To: chelsea.bagnard@santamonica.gov
Subject: A new case has been assigned to your team
Date: Monday, October 6, 2025 3:35:12 PM

City of Santa Monica Logo

Hello -

A new case has been assigned to CMO - All Services and needs your attention.

Case Number: CS0195737
Case Type:
Description: RE: 413 Ocean Avenue

We have been told that 413 Ocean Avenue will be turned into a mental illness facility and that it might be connected to St. Joseph Center? Will this be transitional housing? Will this housing have people of all ages?

Is it appropriate to have such a facility near so many other apartment buildings and single family homes? People are scared.

[redacted]

Location:

From: Billing Collections
To: Adam Kent
Cc: Nikkia Tate
Subject: RE: Residential Service Request for trash
Date: Monday, October 6, 2025 2:56:12 PM
Attachments: image001.png
image002.png
image004.png

Hi Adam,

The account is added to the system your acct# is 00016501-06

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: Monday, October 6, 2025 10:49 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

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.
>
> City of Santa Monica
>
> Nikkia Tate, (she/her)
> RRR Business Supervisor
> (310) 458-8507
>
> Visit our website at santamonica.gov/r3
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> Book time to meet with me
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> **Subject:** Re: Residential Service Request for trash
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9744 Wilshire Blvd., Suite 311
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adam@hope4la.org
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>
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> Visit https://311.santamonica.gov/csp and go to the Trash and Recycling section under Services.
>
> City of Santa Monica
>
> 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
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To: Billing Collections <billing.collections@santamonica.gov>
Cc: Ron Mason <Ron.Mason@santamonica.gov>
Subject: Re: Residential Service Request for trash

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Beverly Hills, CA 90212
adam@hope4la.org
(818) 298-5614

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> Please see the W9 attached.
>
> Copies of the leases are attached. They are both dated effective September 1, 2025.
>
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>
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> ***Hope for an Affordable LA***
> 9744 Wilshire Blvd., Suite 311
> Beverly Hills, CA 90212
> adam@hope4la.org
> (818) 298-5614
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>
> > Hi Adam,
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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
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

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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

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> 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
>
> City of Santa Monica
>
> **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: Laurie Craft
To: Sia Poursabahian; Jing Yeo
Cc: Ryan Smith
Subject: Change of Use Permit - 413 Ocean Ave.
Date: Monday, October 6, 2025 4:26:47 PM
Attachments: image001.png
image002.png
image003.png
image004.png

EXTERNAL

Hello Sia and Jing,

I hope my message finds you doing well. I am reaching out because I can confirm that Adam Kent has submitted an application for the change of use permit for 413 Ocean Ave. and we are hoping that the process can be expedited. The application number is **25BLD-3764.**

Can you please let us know approximately how long it might take to have a new permit issued?

Thank you for your ongoing support with this project, we appreciate your assistance.

Sincerely,

Laurie Craft, MPA
Chief Program Officer| St. Joseph Center
lcraft@stjosephctr.org | o: 310-396-6468 x 330 | c: 818-322-6244
204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

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 413 (551620-05) 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.
> >
> > City of Santa Monica

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.
>
> City of Santa Monica
>
> 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

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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

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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

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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

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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: Customer Service
To: recycling@smgov.net
Subject: A new case has been assigned to your team
Date: Monday, October 6, 2025 5:52:13 PM
Attachments: 413 - Utility Service Application - rev. 4-2025.pdf

---

City of Santa Monica Logo

Hello -

A new case has been assigned to PW - Trash & Recycling and needs your attention.

Case Number: CS0196673
Case Type: Container Requests
Description: Request for trash cans
Location: 413 Ocean Ave, Santa Monica, CA, 90402, USA

From: do_not_reply@smgov.net
To: Katie.Seaman@santamonica.gov
Subject: Assign PS Assignment for 25BLD-3764
Date: Monday, October 6, 2025 6:55:00 PM

Assign PS Assignment

Attention Katie:

You have been assigned a task on Project: **25BLD-3764 - 413 OCEAN AVE - CHANGE OF USE OF EXISTING RESIDENTIAL CARE FACILITY FOR ELDERLY R2.1 TO A TRANSITIONAL HOUSING FACILITY R2.1.**

The due date for this task is: **10/7/2025 6:54:38 PM**

Please Login to the City of Santa Monica ePlan Website to begin your task.

Project:	**25BLD-3764**
Description:	**413 OCEAN AVE - CHANGE OF USE OF EXISTING RESIDENTIAL CARE FACILITY FOR ELDERLY R2.1 TO A TRANSITIONAL HOUSING FACILITY R2.1.**
Task:	**Assign PS**
Permit Specialist:	**EPlans Admin (eplans@smgov.net, 310-458-8341)**
Project Access | **Login to ProjectDox**	

For any technical issues or questions related to this application, please contact your Permit Specialist.

Please do not reply to this email.

From: Sergio Ramirez
To: Sandra Santiago
Subject: Re: A new case has been assigned to you
Date: Monday, October 6, 2025 7:30:43 PM

Oliver directed at ET meeting that requests related to this come to him in CMO. We can connect tomorrow.

From: Sandra Santiago <Sandra.Santiago@santamonica.gov>
Sent: Monday, October 6, 2025 7:28:18 PM
To: Sergio Ramirez <Sergio.Ramirez@santamonica.gov>
Subject: RE: A new case has been assigned to you

Housing folks can respond to this, right?

- Sandra A. Santiago
Assistant to the City Manager | City of Santa Monica
cell: [redacted]

From: 311 Customer Service <311@santamonica.gov>
Sent: Monday, October 6, 2025 4:07 PM
To: Sandra Santiago <Sandra.Santiago@santamonica.gov>
Subject: A new case has been assigned to you

City of Santa Monica Logo

Hello -

A new case has been assigned to you and needs your attention.

Case Number: CS0195737
Case Type: General Question
Description: RE: 413 Ocean Avenue

We have been told that 413 Ocean Avenue will be turned into a mental illness facility and that it might be connected to St. Joseph Center? Will this be transitional housing? Will this housing have people of all ages?

Is it appropriate to have such a facility near so many other apartment buildings and single family homes? People are scared.

[redacted]

Location:

From: Jeff Nespor
To: Sia Poursabahian
Cc: Katie Seaman
Subject: Re: Change of Use Permit - 413 Ocean Ave., 25BLD-3764
Date: Tuesday, October 7, 2025 8:43:12 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
Outlook-dknb5cc5.png

Will do.

Thanks,

City of Santa Monica

Jeff Nespor, PE, CBO, CASp
Assistant Building Official
Building & Safety
Building and Safety Forms and Information Bulletins
City of Santa Monica Forms
Reach the Building & Safety team anytime at 311!

From: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Tuesday, October 7, 2025 8:41 AM
To: Jeff Nespor <Jeff.Nespor@santamonica.gov>
Cc: Katie Seaman <Katie.Seaman@santamonica.gov>
Subject: FW: Change of Use Permit - 413 Ocean Ave., 25BLD-3764

Hi, Jeff,

Please review the plans for 25BLD-3764 yourself once it is routed. This is for the Change of Use from Residential Care facility for Elderly to Transitional Housing. We can review/discuss it together.

We need to expedite the review.

Thank you

Number of Files: **4**
Project Name: **25BLD-3764**
Workflow: **25BLD-3764 - Building Review PLCK - 10/3/2025 3:55:46 PM**
Total Review Comments:

Days with Jurisdiction: **0 days 0 hrs**
Days with Applicant/Submitter: **0 days 5 hrs**
Completed Submission (Prescreen):
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

REVIEW COMMENTS

No data found.

City of Santa Monica

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: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>
Sent: Monday, October 6, 2025 4:36 PM
To: Katie Seaman <Katie.Seaman@santamonica.gov>
Cc: Jing Yeo <Jing.Yeo@santamonica.gov>
Subject: FW: Change of Use Permit - 413 Ocean Ave., 25BLD-3764
Importance: High

Hi, Katie,

Could you please have your staff expedite the prescreening so that the plans can route for review asap?

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: **0 days 5 hrs**
Completed Submission (Prescreen):
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

REVIEW COMMENTS

City of Santa Monica
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: Laurie Craft <lcraft@stjosephctr.org>
Sent: Monday, October 6, 2025 4:27 PM
To: Sia Poursabahian <Sia.Poursabahian@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Ryan Smith <rsmith@stjosephctr.org>
Subject: Change of Use Permit - 413 Ocean Ave.

EXTERNAL

Hello Sia and Jing,

I hope my message finds you doing well. I am reaching out because I can confirm that Adam Kent has submitted an application for the change of use permit for 413 Ocean Ave. and we are hoping that the process can be expedited. The application number is **25BLD-3764.**

Can you please let us know approximately how long it might take to have a new permit issued?

Thank you for your ongoing support with this project, we appreciate your assistance.

Sincerely,

Laurie Craft, MPA
Chief Program Officer | St. Joseph Center
lcraft@stjosephctr.org | o: 310-396-6468 x 330 | c: 818-322-6244
204 Hampton Drive, Venice, CA 90291 | www.stjosephctr.org

From: Greg Sadoian
To: Lana Negrete; Vicky and Chip Goodman; Vicky Goodman
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402
Date: Tuesday, October 7, 2025 10:47:55 AM

EXTERNAL

Good Morning Mayor Negrete,

I've discovered that the information I gave you about the building's addresses are inaccurate. The properties in question are 413 Ocean and 425 Ocean. The latter is an ADU which faces the alley behind 423-429 Ocean. This ADU is currently under construction. I do not know if 825 Ocean, which is also a vacant Senior Living facility, is in play or not. I apologize for the misinformation.

I have spoken to my neighbor's Vicky and Chip Goodman who live at 401 Ocean. The Goodman's who are CC'd on this message and have been working with an attorney. Information about the possible misuse of the ADU permits issued for 425 Ocean has come to light. This discovery may be impactful on the legitimacy of the process Leo Pustilnikov used to acquire funding for the St Joseph's project.

We would like to meet with you to discuss these developments. I know you are busy so in-person or virtual are both good options. Again, thank you for your continued support and dedication.

Best regards,

Greg Sadoian

Greg Sadoian
[redacted]
Santa Monica, CA 90401

[redacted]

From: Lana Negrete <Lana.Negrete@santamonica.gov>
Sent: Monday, October 6, 2025 8:24 PM
To: Greg Sadoian <[redacted]
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

Thank you for pointing that out. It's been confusing because the city has told us it's 825 and 425 and 413. I'm not now exactly sure so I will be driving by and actually have requested a tour with Saint Joseph center of the building, but I'm getting ready now for a meeting with the city manager.

From: Greg Sadoian <[redacted]
Sent: Monday, October 6, 2025 6:45:12 AM
To: Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

EXTERNAL

Good Morning,

Your Insta video was really good. I did want to point out that the building you pictured is not the actual building for this project.

I'm not sure if you have ever seen the building up close. I live next door so if you want to make a site visit, I'll make you a coffee!

Thanks for your commitment to this!

Greg Sadoian
[redacted]
Santa Monica, CA 90401

[redacted]

From: Lana Negrete <Lana.Negrete@santamonica.gov>
Sent: Monday, October 6, 2025 4:40 AM
To: Greg Sadoian <[redacted]
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

I don't think we can stop this one but I think we can demand some things as far as security and curfew and I'm hopeful it's short lived - I don't understand the owner of the building . He was complaining about the promenade and homeless when I met him as he owns the AMC and other buildings in downtown SM and yet he actively went after the provider and helped them to get funded ! He's done this in downtown LA too.
Pressure on the county and DMH as well as the service providers will be key. When we do this town hall everyone needs to be directing their concerns to DMH and county. And letting them know they feel slighted alongside the city for being forced into these projects and not even consulted or warned .

From: Greg Sadoian <[redacted]
Sent: Sunday, October 5, 2025 9:29:58 PM
To: Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

EXTERNAL

Do you think there is any way we can stop this project? The location and facility are not at all suited for this type of housing.

[redacted]
Santa Monica, CA 90401

[redacted]

From: Lana Negrete <Lana.Negrete@santamonica.gov>
Sent: Monday, October 6, 2025 12:50 AM
To: Greg Sadoian <[redacted]
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

Thank you for engaging Greg. I have been working with the residence for the past two weeks. I am bringing to light this issue today. I was just with the county supervisor and her comms team asking what the date of the Townhall is I know we were going to have a meeting with the north of Montana Association and our city manager on Thursday this week and I will be attending that, but I want you to know that these are the same concerns I have that you listed above in fact it's why I ran to begin with. More importantly, our city manager has been very supportive of my concerns and we are demanding everything you listed above. I don't know if my message that you listen to cut off, but I list out that we are asking for those very things we wanna know all the details of the program how it will be rolled out how it will be managed. What is the security? How will the sheriffs department step in if needed and if we are going to be entitled to any funds as this will put pressure on our police department as well I will be getting back to you soon. I am with my family today trying to do family photos.

From: Greg Sadoian <[redacted]
Sent: Sunday, October 5, 2025 2:19:55 PM
To: Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

EXTERNAL

Hi Mayor Negrete,

I appreciate your quick response! Frankly, I'm surprised that I got any response at all. So, thank you.

I've been a resident of Santa Monica for nearly 40 years so I'm aware of how the city's charter works. You chose to run for office, and I am clear that it is a really tough job. Just so you know, I voted for you.

I watched the video. I'm not raising my voice and my correspondence, while pointed, was and is civil. You need to be clear that Santa Monica residents are really fatigued when it comes to issues involving unhoused people. While I am sympathetic to the issue and support multiple organizations that serve homelessness, I am very tired of my voice being dismissed.

All residents have the right to a clean and safe environment where we can use and enjoy all public spaces and facilities.

That said, I am absolutely willing to raise my concerns and work with you. St Joseph's Center is a 501C-3 that is largely funded by tax dollars, so they must and can be held accountable. I would like to see in-depth documentation about the nature and scope of the services being offered. Some specific things I would like to see addressed are as follows:

- I believe this facility only has about 15 rooms, so an occupancy rate of 47 seems excessive and suggests that people are being warehoused.
- Out-patient services seem particularly out of place since this is a residential neighborhood with a public park across the street.
- What types and levels of mental illness are being treated? Will violent offenders be housed here?
- The building has no parking, which will further exacerbate the existing parking situation.
- Review the city's vetting process for facilities such as this. ie: permits, business licenses and protocols for working with outside agencies. The city needs to work at not being blindsided by situations like this.
- Security plans. Is this a lockdown facility? How will neighbors be kept safe? Is there an emergency plan? Is there a plan in place for fire and/or natural disaster? Will the community have the ability to contact St Joseph's directly with concerns?
- How will St. Joseph's communicate with the neighbors, city agencies and the community as a whole.
- Maintenance of the facility.
- Conduct standards for residents, patients and staff.

In closing it appears that St Joseph's center is operating without any concern for the

surrounding community. This organization has a long history of degrading neighborhoods in both Santa Monica and Venice. In fact, the operators of this facility are already exhibiting bad behavior:

- The grounds in front of the facility are overgrown and are a safety hazard.
- While extensive renovations have taken place, there have never been permits of any kind displayed.
- Work has been conducted at all hours, 7 days per week.
- A mountain of trash and debris has formed at the rear of the building as there are no trash receptacles and there appears to be no trash disposal service.
- The facility is unlit at night and is a magnet for unhoused people.
- It is apparent that individuals are currently living in the building. There are late night pizza deliveries, music and the frequent smell of marijuana.

I thank you for listening and hope you can understand my deep concern and frustration.

Best regards,

Greg Sadoian
[redacted]
Santa Monica, CA 90401

[redacted]

From: Lana Negrete <Lana.Negrete@santamonica.gov>
Sent: Sunday, October 5, 2025 2:55 PM
To: Greg Sadoian <[redacted]
Subject: Re: 413 Ocean Avenue., Santa Monica, CA 90402

Hi Greg,

To clarify: Santa Monica is a charter city, and the Mayor is appointed by the City Council from among seven members, not elected citywide. I act as one of seven votes, not as a full-time executive mayor.

While the role is often perceived to be equal to mayors in cities where

they're full-time, that is not the case here—we do not have independent staff or authority to act alone. I'm one of 7 votes. That said I've chosen to give full time effort and time while trying to run my own family business here in the city.

I'm not just passing information along—I called for the town hall, I am meeting directly with our City Manager and County agencies, and I am pushing for all the documentation and public transparency. That was stated clearly in the video. Not sure you actually listened to the whole video as it is right there

I need you—and all engaged residents—to raise your voice with me, not at me. Together we can direct pressure where it counts: to the County, the building owner, and the agencies involved.

Lana Negrete

Mayor

From: Greg Sadoian <[redacted]
Sent: Saturday, October 4, 2025 5:01:18 PM
To: Lana Negrete <Lana.Negrete@santamonica.gov>
Subject: 413 Ocean Avenue., Santa Monica, CA 90402

EXTERNAL

Dear Mayor Negrete,

I recently watched your video posted to Instagram. Your statement essentially capitulates to county and state agencies claiming that we don't have any control over what comes into our city. I'd like to remind you that you are the elected Mayor of Santa Monica and not just an information officer.

As an elected official, it is your responsibility to provide leadership and take action. We need you to demand documentation about the size, scope and nature of services that are planned for this project. This information needs to be brought to a public forum where Santa Monicans can have a voice in ensuring our safety and that zoning and appropriate use laws are being followed. At the very least, conditions of use and related parameters can be established. Without them, how else can St. Joseph's and LA County be held accountable?

Transparency from an elected official is a given. We need to hear about action and please be clear that relaying information from a position of powerlessness is NOT action.

What action are you going to take?

Greg Sadoian
[redacted]
Santa Monica, CA 90401

[redacted]

From: Stanley H Epstein
To: John Alle; Chip Goodman; Bruce Leddy; [redacted]
Cc: Epstein HP; Lana Negrete
Subject: Fwd: Catching Up with Rick - Back in the District
Date: Tuesday, October 7, 2025 10:58:47 AM

EXTERNAL

Stan

Sent from my iPad

Begin forwarded message:

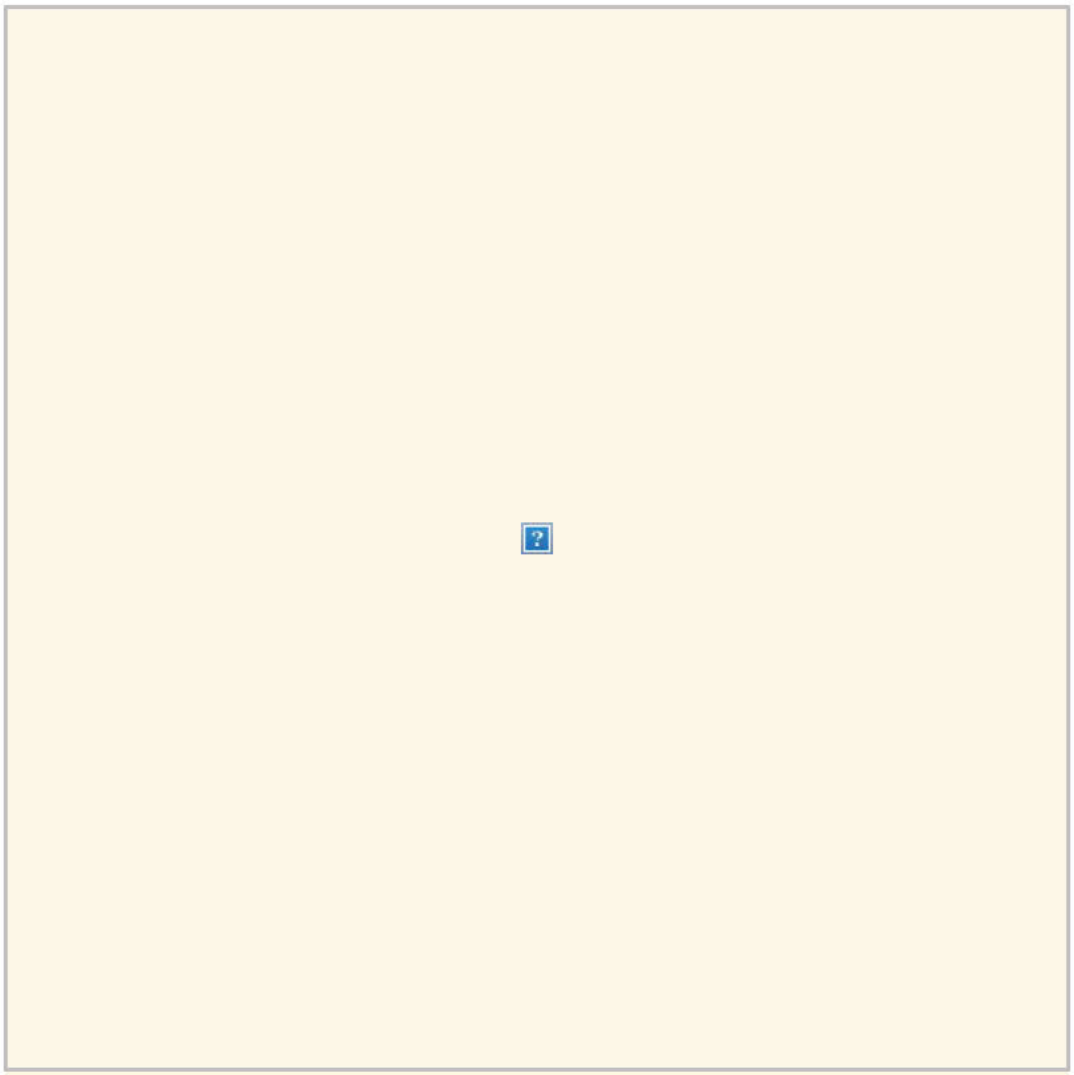
From: [redacted]
Date: October 7, 2025 at 10:43:55 AM PDT
To: Assemblymember.Zbur@assembly.ca.gov
Subject: Re: Catching Up with Rick - Back in the District

Assemblyman:

What exactly are you doing to stop St. Joseph Center from putting a facility for severely mentally disabled individuals in the midst of a solely residential neighborhood at 413 Ocean Ave, Santa Monica? Do homeless deserve more rights than tax-paying residents? They have already destroyed the Promenade by scaring away shoppers leaving a ghost town of empty storefronts; they have colonized Reed Park with its needle exchange making it unusable to citizens. Now, if you let them, they will get to destroy another neighborhood and Palisades Park across the street.

I await your response.
Harriet P. Epstein
[redacted]

On Monday, October 6, 2025 at 11:20:26 AM PDT,
<assemblymember.zbur@outreach.assembly.ca.gov> wrote:



Asm. Zbur

Catching Up With Rick - Back in the District

Dear Friends and Neighbors,

The 2025 Legislative Session has officially concluded. Earlier this year, I was proud to see AB 1138 — the California Film & TV Jobs Act — signed into law to modernize and expand our state's film tax credit program. More recently, Governor Newsom signed AB 1525 by the Assembly Judiciary Committee, which incorporates language from a bill I previously authored to protect attorneys from State Bar discipline when they assist clients in other states seeking access to reproductive care.

Now that the 2025 legislative year has concluded, I've been grateful to spend more time back home in Assembly District 51. Even as we prepare for next year's

priorities on housing, climate, health care and civil rights, this month has been full of opportunities to celebrate the people and organizations that make our communities thrive.

I was honored to join SEIU Local 99 at the screening of "Make a Circle", which lifts the voices of childcare providers who are the backbone of our economy. We celebrated Latino Heritage Month at the NewFilmmakers LA Film Festival, recognizing the extraordinary talent of Latino creatives and the impact of our new California Film & TV Jobs Act. On the Assembly Floor, I was proud to speak in honor of Universal Music Group, whose global headquarters is in our district, for its cultural and economic contributions to California's music industry. I also rolled up my sleeves with Heal the Bay for Coastal Cleanup Day, joining neighbors to protect our coastline and environment for future generations.

Whether we're fighting hate in our schools, uplifting working families, celebrating our creative economy or protecting our coast, I'm proud to stand with our community. Thank you, as always, for the privilege of serving you.

Rick Chavez Zbur
Democratic Caucus Chair of the California State Assembly
Representing Assembly District 51

Signed by the Governor

AB 1138 - ***California Film & TV Jobs Act:*** As other states and countries lure productions away with aggressive tax incentives, California's iconic film and television industry has faced a steep decline in jobs and economic activity. AB 1138 strengthens and modernizes the Film and TV Tax Credit Program by increasing the base credit rates, expanding eligibility and updating qualified expenses. These changes, paired with the Governor's funding expansion of $330 million to $750 million, will keep productions in California, support small businesses, create jobs and reaffirm our state's role as the global leader in

creativity and innovation.

AB 1525 - ***State Bar Act:*** Protects attorneys from disciplinary action when providing legal services to patients, medical providers, and others seeking or offering health care services that are lawful in California but may be illegal in other states, including access to reproductive rights and gender affirming care.

On the Governor's Desk

This year's legislative package is now in its final stage, with several key bills on the Governor's Desk awaiting his signature. These measures advance the priorities we share, tackling housing and homelessness, strengthening climate action, protecting LGBTQ+ health and civil rights and confronting antisemitism in our schools. You can read more about each of these bills below and find additional details on my website.

Housing & Homelessness

AB 648 - ***Streamlining Student & Staff Housing:*** With 25% of community college students experiencing homelessness, this bill gives community colleges the tools they need to create more housing so students and staff have a safe place to live, making it easier for students to stay in school and teachers to keep teaching.

Disaster Response

AB 478 - ***FOUND Act:*** Inspired by the story of Oreo the Pomeranian, who was reunited with his owner after the Palisades Fire, this bill requires cities and counties to adopt emergency rescue and reunification plans for pets during disasters.

Climate & Environmental Protection

AB 39 - ***Electrification Plans:*** Requires larger cities and towns to make plans for switching to clean electricity so renters, low-income families and people who park on the street can access EV chargers and upgrade their homes with electric appliances.

LGBTQ+ Civil Rights & Health Care

AB 309 - ***HIV & Hepatitis Prevention:*** Keeps in place life-saving access to sterile syringes to prevent the spread of disease.

AB 1084 - ***Accurate & Affirming Records:*** Speeds up the process for transgender and nonbinary Californians to update critical legal documents that they need to live safely and authentically.

Education & Antisemitism

AB 715 - ***Combating Hate in K-12 Education:*** Protects children who are facing alarming levels of antisemitism in K-12 schools by fostering safe and supportive learning environments for all students.

Bill Spotlight: AB 715, Combating Antisemitism in Schools

AB 715 bill authors, Jewish Caucus members, Jewish leaders, students and allies speak at a press conference about the need for AB 715 to combat growing antisemitism in California schools on Wednesday, August 27, 2025.

I was honored to stand alongside fellow AB 715 bill author Asm. Dawn Addis, my colleagues in the Jewish Caucus, organization and faith leaders in the Jewish community and the two brave Jewish students who shared their experience about being bullied in schools, to talk about the need to fight antisemitism in schools.

AB 715 was written and passed overwhelmingly by the Legislature because Jewish students are increasingly facing rising antisemitic environments in schools. California's constitution guarantees every child's right to a safe school environment and a high-quality education and the California Legislature has a responsibility to deliver on that promise.

Jewish students are currently facing a crisis of hate that is widespread and growing in California schools. Jewish students have been bullied, threatened and ostracized and many reasonably fear for their physical safety. Students have been told there are "too many Jews" in our schools that the Holocaust never happened, endured antisemitic slurs and come to school to face swastikas and other symbols of Jewish hate and intimidation. When parents have complained, the response too often has been indifference and inaction. The statistics reinforce this. According to the California Attorney General, hate crimes targeting Jewish Californians have more than tripled over the past decade. The Jewish community ranks as the second most targeted group in the state, despite making up just 3% of the population.

What AB 715 does is simple, it requires the state to step in when school districts fail to address incidents of antisemitic conduct, just as we already do for other forms of discrimination. Due to the bill's critical importance, it is the only Jewish Caucus priority bill of the year. I'm proud to share that AB 715 passed the State Senate 35-0 and passed the State Assembly 71-0. I'd like to thank my joint lead author, Asm. Dawn Addis, Jewish Caucus Co-chairs, Asm. Jesse Gabriel and

Sen. Scott Wiener, members of the Jewish Caucus, the leaders and members of the Diversity Caucuses, Senate and Assembly Education Committees and all the people who showed up, spoke up and stayed the course to help get this bill to the Governor's Desk.

See Album

In the News

Ed Source: Bill to reduce antisemitism awaits Governor's signature

Jweekly AB 715: California's K-12 antisemitism bill, passes overwhelmingly after last-minute press

Sacramento Bee: With rising antisemitism in California schools, here's how leaders can act | Opinion

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SEIU "Make a Circle" LA Screening

Assemblymember Zbur attends the screening of "Make a Circle," which follows a group of early educators who are determined to change a child care system in crisis, on Wednesday, Sept. 17, 2025.

I had the honor of meeting some of the amazing childcare providers represented

by SEIU Local 99 at a screening of "Make a Circle", which is a documentary that highlights the essential role childcare providers play in California's economy and in the lives of families. These providers primarily women, women of color and immigrants, make it possible for parents to work, businesses to thrive and children to grow with the love and early learning they need. Yet too often, these providers struggle to afford health care, save for retirement or keep their doors open when costs rise. That's why I was so proud that the Legislature passed AB 151 and SB 151, which ratified a landmark agreement with Child Care Providers United. This agreement delivers $90 million in stabilization payments, $37 million in annual cost-of-living adjustments and continued funding for health and retirement benefits. It also takes an essential step toward paying providers by enrollment rather than attendance, helping to build a more sustainable system for the future. Behind every policy are real families and real futures and I urge the Governor to sign this agreement without delay.

Watch Make a Circle

Assemblymember Zbur speaks about the importance of supporting our children and the people who care for them at the screening of "Make a Circle" on Wednesday, Sept. 17. 2025.

"Make a Circle" panelists on Wednesday, Sept. 17. 2025. From Left: Pat Levitt, PhD, Simms/Mann Chair in Developmental Neurogenetics, Children's Hospital Los Angeles; Alana Levitt, ECC Director at Kehillat Israel; Jen Bradwell, Co-Director, MAKE A CIRCLE; Cristian Paloma Corona, Family Childcare Provider and Union Member Leader; Eve Rodsky, NYT Bestselling Author; Assemblymember Rick Chavez Zbur (D-Hollywood); and Rosemary Miller, Senior Director at Early Learning PBS SoCal.

Annual Latino Heritage Month Film Festival

Asm. Zbur stands with members of NewFilmmakers LA at their annual Latino Heritage Month Film Festival on Saturday, September 20, 2025.

This Latino Heritage Month, I was honored to join NewFilmmakers LA (NFMLA) at their annual Film Festival, celebrating the extraordinary talent of Latino directors, writers, producers and actors who are shaping the future of our industry. As I shared at the event, we took a historic step forward this year with the passage of my bill, AB 1138, the California Film & TV Jobs Act, which Governor Newsom signed into law in July. This legislation raises base credits to keep productions in California, expands support for independent films and for the first time establishes a Career Pathway Program to bring trainees from historically underrepresented communities into the industry. Combined with Governor Newsom's historic expansion of the film tax credit from $330 million to $750 million, this bill is about more than film it's about protecting good jobs, helping small businesses thrive and ensuring that Latinos and other underrepresented creatives have a fair shot both on-screen and behind the camera. Film festivals like this one showcase why that work matters, because representation in media is not only about storytelling but about economic opportunity, dignity and equity for our communities.

Honoring California's Music Industry

Asm. Zbur stands with representatives of Universal Music Group (UMG) with Assemblymembers Mark Gonzalez (D-Los Angeles) and Tina McKinnor (D-Inglewood) after honoring their contribution to California on the Assembly Floor on Monday, August 18, 2025.

I was proud to speak on the Assembly Floor in honor of California's music industry and especially Universal Music Group (UMG), whose global headquarters is right here in Assembly District 51. UMG is home to legendary labels and artists that have shaped our culture for generations, while supporting thousands of jobs and small businesses across our state.

Celebrating Coastal Cleanup Day

Asm. Rick Chavez Zbur presents nonprofit organization Heal the Bay's CEO Tracy Quinn with a California Legislature Assembly Certificate of Recognition for the organization's dedication to serving the community and preserving and protecting the natural world on Saturday, September 20, 2025.

I had the opportunity to roll up my sleeves and work alongside the hundreds of volunteers at Heal the Bay for Coastal Cleanup Day! We saw a great turnout across greater Los Angeles:

- **6,772 volunteers** took action across Los Angeles County
- **19,139 pounds of trash** were removed from our neighborhoods, rivers and beaches
- **610 pounds of recyclables** were collected and kept out of our ocean

I also want to thank Heal The Bay for its forty years of transformative work cleaning up Santa Monica Beach and safeguarding our environment, our health and our future.

Asm. Rick Chavez Zbur at Santa Monica Beach with Heal the Bay CEO Tracy Quinn and volunteers on Saturday, September 20, 2025.

To My Constituents

Please know that my office is always here to serve you. Please reach out to my district office for assistance at (323) 436-5184 if we can be of service.

Capitol Office:
State Capitol
P.O. Box 942849
Sacramento, CA 94249-0051
Tel: (916) 319-2051

District Office:
1445 North Stanley Avenue, 3rd Floor
Los Angeles, CA 90046
Tel: (323) 436-5184

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Click here to unsubscribe or update your email address.

From:	Achee Stevenson
To:	Robert D"Andrea; Allyson Crosby
Subject:	RE: Saint Joseph"s Center - SMI Facilities on Ocean!
Date:	Tuesday, October 7, 2025 11:28:57 AM
Attachments:	image002.png image003.png
Importance:	High

@Robert D'Andrea: I am not the Project Lead nor have I been included on the BHBH Program Meetings so included Allyson to answer your questions.

@Allyson Crosby: Can you answer Lt. D'Andrea's questions below?

Thanks,

City of Santa Monica

Achée Stevenson, MPA (she/her)

From: Robert D'Andrea <Robert.DAndrea@santamonica.gov>
Sent: Tuesday, October 7, 2025 11:14 AM
To: Achee Stevenson <Achee.Stevenson@santamonica.gov>
Subject: FW: Saint Joseph's Center - SMI Facilities on Ocean!

The two new facilities opening at 413 Ocean and 825 Ocean, Apparently, they are opening up next week. 47 beds for severely mentally ill patients. Everybdy is a little anxious to the say the least can you give me a Teams call ASAP!

Can you help me with the following:

- Getting ACTUAL start/opening dates of both locations
- Solid point of contact for the person in charge for each location
- Any security plan they have in play or security procedures
- Dates when we can have patrol conduct walk throughs for situational awareness

City of Santa Monica

Robert D'Andrea, Lieutenant
Special Operations Division
(310) 458-8958
Robert.D'Andrea@santamonica.gov
Facebook | **Instagram**

Subscribe to City of Santa Monica Email Updates

From: Robert D"Andrea
To: Francisco Franco
Subject: Saint Joseph"s Center - SMI Facilities on Ocean!
Date: Tuesday, October 7, 2025 12:34:28 PM
Attachments: image002.png
image008.png
image010.png

Dear Chief Jacob,

As a follow-up to the recent communications regarding the Behavioral Health Bridge Housing Program operated by St. Joseph's Center (SJC) and funded by the Los Angeles County Department of Mental Health (DMH), I wanted to provide a comprehensive overview based on everything I know starting from June 3, 2025 and recent updates. This includes key contacts for inquiries, potential challenges, and recommended solutions to ensure smooth operations and community safety.

I recently had a meeting with Allyson and Achee to discuss the progress of the facilities. A change of use permit was submitted last week, indicating that the 413 Ocean Avenue location is on track to open by the end of the month (October 2025), though no concrete date has been confirmed. The 825 Ocean Avenue location is facing delays due to ongoing repairs and developments that are not yet completed, putting it further behind schedule. There was a communication meeting with City Staff and St. Josephs center and we were not invited at any level and it appears everyone else was, Allyson does realize that was a mistake and we are going to take the brunt of this and they are also working on a possible town hall meeting, we should not be the forward facing end of that meeting.

Regarding roll calls and training, I requested six guided tours of the facilities, which Lori Craft [redacted] from St. Joseph's Center is eager to provide, along with additional roll call training for our team. I also advocated for tours and collaborative meetings involving TTV, DMH, jail staff, Clair Exodus, and the Salvation Army to foster better coordination. I'm currently awaiting the operational plan for the facilities; Allyson has agreed to send me their first draft, though I've heard it's still incomplete.

Historical Context

- **Property Details from Vacant Properties List**:
  - **413 Ocean Avenue**: Listed as a vacant institutional property (former assisted living facility) with APN 4293-007-021. Condition: Good (G). Owner: BFG Santa Monica PropCo LLC (c/o Robert A. Bourne, 228 N Park Ave, Winter Park, FL 32789). Zoning: R4. Case: 24COM-0074 (Officer: EG). No active permits noted at the time of the list.
  - **825 Ocean Avenue**: Listed as a vacant institutional property (former Bellas Mar Senior Home) with APN 4292-025-013. Condition: Bad (B). Owner: BFG

Santa Monica PropCo LLC (same as above). Zoning: R3. Case: 24COM-0194 (Officer: WN). No plans or permits; noted as former senior home.

Recent searches indicate the properties were offered by developer Leo Pustilnikov (through SHL Investments) to SJC, making them eligible for state and county funding under Proposition 1. The sites were previously senior living facilities and have been repurposed for transitional supportive housing.

- **Past SMPD Involvement**:
  - In early 2024, SMPD conducted abandoned property checks at both locations. Sergeant Larios and day watch officers cleared the sites without issues, including an unexpected sweep at 413 Ocean Ave requested by representatives. Construction personnel were en route to board up, but verification wasn't possible at the time.
  - Utilities were shut off by February 21, 2024: Electricity confirmed off; water coordinated with Quinetta Taylor (City Utilities); SoCalGas required access (police presence recommended for safety). Boarding quotes were obtained from 1-800-BOARDUP and Servpro, with police presence suggested.
  - There was interest from SMPD in using 825 Ocean Ave as a training site, but this required lender approval and hasn't been pursued further since utilities were secured without issues.
- **Program Launch Update** (from Heather Averick's June 16, 2025 email):
  - The program provides 49 beds for individuals experiencing homelessness with serious mental illness (SMI). Up to 15 beds (31%) are allocated for Santa Monica referrals.
  - Operated by SJC, fully funded by DMH. Includes 24/7 staffing, case management, and an open-door policy (residents can come/go freely, but screened for no violent histories or sex offenders).
  - Referral process to be formalized later in summer 2025; coordination emphasized for any increase in calls for service (CFS).

Current Status

As of October 7, 2025, the facilities have not yet opened due to the aforementioned delays, with 413 Ocean Avenue closer to readiness. No major incidents reported in recent social media or news searches, but community backlash pre-launch focused on location (prime oceanfront), safety, and potential neighborhood impacts. The program aligns with broader county efforts under the Behavioral Health Bridge Housing (BHBH) initiative.

Key Contacts for Further Inquiries

- **St. Joseph's Center (Operator)**: info@stjosephctr.org; (310) 396-6468; CEO: Va Lecia Adams Kellum. Contact Lori Craft for tours and training.

- **LA County Department of Mental Health (DMH, Funder)**: dmh.lacounty.gov; (800) 854-7771; Director: Dr. Lisa H. Wong.
- **LA County Supervisor Lindsey Horvath (District Oversight)**: lindseyhorvath.lacounty.gov; (213) 974-3333.
- **Property Owner/Developer**: Leo Pustilnikov (SHL Investments) – No direct contact found; inquiries via SJC or county.
- **Heather Averick (City HHS, Program Liaison)**: Heather.Averick@santamonica.gov – For referral process and coordination.
- **Community Opposition Group**: Santa Monica Coalition (John Alle), info@santamonicacoalition.org.
- **General BHBH Resources**: bridgehousing.buildingcalhhs.com (state-level).

[redacted]

- [redacted]
- [redacted]
- [redacted]
- [redacted]

[redacted]

- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]

[redacted]

From: Francisco Franco <Francisco.Franco@santamonica.gov>
Sent: Tuesday, October 7, 2025 11:07 AM
To: Robert D'Andrea <Robert.DAndrea@santamonica.gov>
Subject: FW: Saint Joseph's Center - SMI Facilities on Ocean!

Bob,

Can you help me with the following:

- Getting ACTUAL start/opening dates of both locations
- Solid point of contact for the person in charge for each location
- Any security plan they have in play or security procedures
- Dates when we can have patrol conduct walk throughs for situational awareness

VR,

City of Santa Monica

Francisco Franco
Captain
Special Operations Division
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8406 Cell: (310) 606-1382

From: Darrick Jacob <Darrick.Jacob@santamonica.gov>
Sent: Friday, September 19, 2025 10:10 PM
To: Francisco Franco <Francisco.Franco@santamonica.gov>
Cc: William Heric <William.Heric@santamonica.gov>
Subject: RE: Saint Joseph's Center - SMI Facilities on Ocean!

Excellent... Thank you

Darrick Jacob
Interim Chief of Police
Police Department
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8401

From: Francisco Franco <Francisco.Franco@santamonica.gov>
Sent: Thursday, September 18, 2025 3:37 PM
To: Darrick Jacob <Darrick.Jacob@santamonica.gov>
Cc: William Heric <William.Heric@santamonica.gov>
Subject: RE: Saint Joseph's Center - SMI Facilities on Ocean!

Yes, Sir. They informed us back in June of this year. We just didn't have the exact opening date. We had it as "September 2025." Good to know. I will push out a Department-Wide email so that everyone is informed.

It is called the Behavioral Health Bridge Housing Program and will be operated by SJC and fully funded by DMH. It will be for people experiencing homelessness with a Serious Mental Illness. The Program will include 49 beds divided between 413 Ocean Avenue and 825 Ocean Avenue. HHS asked for an allocation of up to 15 beds (31% of the total beds) exclusively for City referrals, and DMH has agreed.

VR,

Francisco Franco
Acting Captain
Special Operations Division
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8406 Cell: (310) 606-1382

From: Darrick Jacob <Darrick.Jacob@santamonica.gov>
Sent: Thursday, September 18, 2025 2:40 PM
To: Francisco Franco <Francisco.Franco@santamonica.gov>
Cc: William Heric <William.Heric@santamonica.gov>
Subject: FW: Saint Joseph's Center - SMI Facilities on Ocean!

Capt. Franco,

Were you aware of two new facilities opening at 413 Ocean and 825 Ocean? I vaguely remember hearing talk about this before I went out. Apparently, they are opening up next week. 47 beds for severely mentally ill patients.

City of Santa Monica

Darrick Jacob
Interim Chief of Police
Police Department
333 Olympic Drive
Santa Monica, CA 90401
Office: (310) 458-8401

From: Oliver Chi <Oliver.Chi@santamonica.gov>
Sent: Thursday, September 18, 2025 2:37 PM
To: Darrick Jacob <Darrick.Jacob@santamonica.gov>; Heather Averick <Heather.Averick@santamonica.gov>; Jing Yeo <Jing.Yeo@santamonica.gov>; Susan Cola <Susan.Cola@santamonica.gov>
Subject: Saint Joseph's Center - SMI Facilities on Ocean!

Hey team!

Wanted to just loop in DJ to the convo we were having today regarding Saint Joseph's Center and the SMI facilities they're looking to open at 413 Ocean and 825 Ocean.

@DJ – Heather, Jing, and Susan can fill you in on what we know!

And team – wanted to make sure we let DJ know about the situation occurring... can we make sure to get DJ a copy of the Saint Joseph's Center ops plan once we get a copy of it too?

Thanks!

Oliver

OLIVER CHI | CITY MANAGER | CITY OF SANTA MONICA
1685 main street, santa monica, ca 90401 | cell - (310) 663-9837 | office - (310) 458-8301 |
oliver.chi@santamonica.gov

From: Robert D"Andrea
To: Francisco Franco
Subject: some other key discussion points
Date: Tuesday, October 7, 2025 12:41:17 PM
Attachments: image003.png

Overview of the Facilities at 413 and 425 Ocean Avenue, Santa Monica

Based on extensive research, the "two new facilities" located at 413 Ocean Avenue and 425 Ocean Avenue. These are being converted into a combined 47-unit supportive housing facility for individuals with serious mental illness, many of whom may also be experiencing homelessness. The project is funded by Los Angeles County and the state of California, operated by the nonprofit St. Joseph's Center, and is set to open in late October or early November 2025.

This initiative is part of broader state and county efforts to address mental health and homelessness through community-based care, supported by California's Proposition 1 (passed in 2024 to fund behavioral health services). The facilities emphasize transitional housing with supportive services, but they have sparked significant controversy due to their prime oceanfront location, lack of local input, and concerns over safety and neighborhood impact.

loopnet.com

The project was not initiated by the City of Santa Monica, which has no regulatory authority over it—decisions were made at the county and state levels. Below is a comprehensive breakdown, drawing from official reports, news articles, county documents, and social media discourse.

History of the Locations and Facilities

The properties at 413 and 425 Ocean Avenue have a history rooted in senior and assisted living care, reflecting Santa Monica's evolution from Victorian-era residential streets to modern mixed-use developments.

- **413 Ocean Avenue**: Built in 1959, this 13,052 sq ft, two-story building on a 0.26-acre lot was previously an assisted living facility known as Ocean Villa. It featured 29 beds and provided services like nursing care. The property is zoned SMR4 (Santa Monica Residential 4) and is located on a bluff overlooking the Pacific Ocean, adjacent to Palisades Park. It was listed for sale as a redevelopment opportunity, with breathtaking ocean views and proximity to luxury homes valued at $5-39 million.
- **425 Ocean Avenue** (potentially the "825" in the query, or adjacent): Often referenced alongside 413, this site was part of the same senior living complex. Historical records show Ocean Avenue as a residential street dating back to the 1890s, with remnants like the Gussie Moran House (a Victorian-era landmark nearby). The area transitioned to assisted living in the mid-20th century, with facilities like Meridian at Ocean Villa (possibly at 825 Ocean Ave) closing recently.
- **825 Ocean Avenue** (if distinct): This 6,593 sq ft, two-story building built in 1951 was a former assisted living community zoned SMR3. It has been closed and marketed for redevelopment, similar to 413. No current plans tie it directly to the mental health project, but it may be conflated due to proximity.

The repurposing began when property owner Leo Pustilnikov (through SHL Investments) offered the sites to St. Joseph's Center, enabling them to apply for county funding. This aligns with California's push for supportive housing post-COVID, building on programs like Project Homekey (though not directly funded here).

Description of the New Facilities and Operations

The combined facilities will create the Santa Monica Behavioral Health Wellness Center, providing 47 units (or 49 beds, per some reports) of transitional supportive housing for adults with severe mental illness. Key features include:

- **Services**: On-site mental health support, case management, and oversight. A portion of units is reserved for Santa Monica residents.
- **Staffing**: 24/7 on-site staff for care and security.
- **Policy**: Open-door model—residents can come and go freely, not a locked facility.
- **Screening Process**: St. Joseph's Center uses a coordinated entry system via LA County's Department of Mental Health (DMH). Applicants are referred from hospitals, jails, or outreach teams; screened for mental health needs; and must agree to services. No sex offenders or those with violent histories are admitted.
- **Operator**: St. Joseph's Center, a nonprofit with experience in similar housing (e.g.,

The Manor on Pico Blvd, which is closing). They have multiple contracts with LA County DMH for mental health services.

This is not a locked psychiatric hospital but a community-based model, which critics argue may not suit severe cases.

Grants, Funding, and Budgets

Specific budget details for these facilities are not publicly disclosed, but funding comes from state grants administered by LA County DMH under Proposition 1 (Behavioral Health Services Act). No direct tie to Project Homekey was found, though similar projects (e.g., Homekey+) have awarded $284.6 million statewide for 825 homes in 2025.

- **Broader Context**: LA County's homeless housing efforts combine Homekey grants with other funds. Santa Monica's FY 2025-27 budget faces pressures but includes allocations for housing (e.g., $1.8 billion for capital projects). Similar Santa Monica projects cost $1 million+ per unit (e.g., 122-unit development at $123 million).

No exact figures for these sites, but critics highlight the high cost of oceanfront land versus cheaper alternatives.

Contacts, Contracts, and Key Stakeholders

- **Key Contacts**:

Name/Organization	Role	Contact Info
Mayor Lana Negrete (City of Santa Monica)	Led public disclosure; advocating for local priorities	lana.negrete@santamonica.gov; City Hall: (310) 458-8411
Leo Pustilnikov (SHL Investments)	Property owner; offered sites to operator	No direct contact; involved in lawsuits against city
St. Joseph's Center	Operator	info@stjosephctr.org; (310) 396-6468; CEO: Va Lecia Adams Kellum
LA County Dept of Mental Health (DMH)	Funding administrator	dmh.lacounty.gov; (800) 854-7771; Director: Dr. Lisa H. Wong
Supervisor Lindsey Horvath (LA County)	Oversees district including Santa Monica	lindseyhorvath.lacounty.gov; (213) 974-3333
Santa Monica Coalition (John Alle)	Community opposition group	info@santamonicacoalition.org

- **Contracts**: Terms between LA County DMH and St. Joseph's Center are not public,

but St. Joseph's has longstanding DMH contracts for mental health housing (e.g., 2012 Venice project). A lease or agreement exists with Pustilnikov, but details are undisclosed. St. Joseph's audits show heavy reliance on county contracts ($8 million+ annually).

Plans Going Forward

The facilities are on track to open by late October/early November 2025, with initial residents screened and moved in shortly after. Future plans include:

- **Management**: Collaboration between city, county, and operator for safety protocols; priority for local residents; ongoing monitoring.
- **Expansion/Context**: Part of LA County's broader push, including Homekey+ for 825+ homes statewide. Santa Monica may pursue more housing (e.g., Bergamot Station redevelopment).
- **Town Halls**: Upcoming meetings for community input.
- **Challenges**: Mayor Negrete pushes for better oversight; potential legal pushback if issues arise, similar to other projects.

Social Media and Public Discourse/Discordance

Public reaction has been overwhelmingly negative, focusing on the location (prime beachfront), lack of notice, safety risks, and perceived waste of funds. Social media (primarily X/Twitter) amplifies this discord:

- **Key Themes**: Fears of increased crime, disturbances (e.g., police calls, violence), and property value drops. Comparisons to St. Joseph's other sites with complaints of screaming and ambulances.
- **Notable Posts**:
  - Houman Hemmati (@houmanhemmati): Called it "lunacy" for placing on expensive land; 1,462 likes, 673 reposts.
  - Santa Monica Coalition (@TheSMCoalition): Video highlighting proximity to parks; questions funding accountability; 22 likes.
  - FOX 11 LA (@FOXLA): Article share on backlash; 4 likes.
  - Derrick Townsend (@Derrick_NOLA): Opposed location near ocean; 25 likes.

City of Santa Monica

Robert D'Andrea, Lieutenant
Special Operations Division
(310) 458-8958
Robert.D'Andrea@santamonica.gov
Facebook | Instagram
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From:	David Eng
To:	Laylee Hokmollahi
Subject:	RE: For Review: Rush business license 825 Ocean Ave
Date:	Tuesday, October 7, 2025 3:40:57 PM
Attachments:	image001.png image004.png image005.png image006.png

Hi Laylee. Yes, I took a closer look at the application and the organization's website and agree that supportive housing is more fitting for the proposed use. Thanks for sharing!

David Eng, AICP
Associate Planner
Planning Division

City of Santa Monica
santamonica.gov
Facebook | X | Instagram

Reach the City Planning team anytime at 311!
https://www.santamonica.gov/process-explainers/santa-monica-311

From: Laylee Hokmollahi <Laylee.Hokmollahi@santamonica.gov>
Sent: Tuesday, October 7, 2025 2:49 PM
To: David Eng <David.Eng@santamonica.gov>; Wendy Radwan <Wendy.Radwan@santamonica.gov>
Cc: Steve Mizokami <Steve.Mizokami@santamonica.gov>
Subject: RE: For Review: Rush business license 825 Ocean Ave

Hi David,

I met with Jing and Ross yesterday to review my application, and we all agreed that "supportive housing" is more appropriate.

Thanks,

City of Santa Monica

Laylee Hokmollahi
Assistant Planner
Planning Resources Webpage

Facebook | Twitter | Instagram

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To: Wendy Radwan <Wendy.Radwan@santamonica.gov>
Cc: Steve Mizokami <Steve.Mizokami@santamonica.gov>
Subject: RE: For Review: Rush business license 825 Ocean Ave

Hi Wendy,

After taking another look at Saint John's website, I do believe that "supportive housing" is the more appropriate land use designation for 825 Ocean Avenue. I've revised the business license application as approved, consistent with Laylee's. It is in the final processing folder.

Thanks,

David

David Eng, AICP
Associate Planner
Planning Division

City of Santa Monica
santamonica.gov
Facebook | X | Instagram

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To: David Eng <David.Eng@santamonica.gov>; Steve Mizokami <Steve.Mizokami@santamonica.gov>; Tony Kim <Tony.Kim@santamonica.gov>; Laylee Hokmollahi <Laylee.Hokmollahi@santamonica.gov>
Cc: Stephanie Reich <Stephanie.Reich@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
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Would an MUP also be required?

I've also received a PRA for the applications.

I'll hold off on sending either of them to the BL Dept until @Steve & @Tony have had a chance to weigh in.

Thanks,
Wendy

City of Santa Monica
Wendy Radwan
Staff Assistant III
Notary Public
santamonica.gov
Facebook | Twitter | Instagram
Reach the City Planning team anytime at 311!

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To: Steve Mizokami <Steve.Mizokami@santamonica.gov>
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[redacted]. The site was previously occupied by a senior residential care facility that vacated the site more than a year ago. Just wanted to run it by you before I send it to Wendy for final processing.

[redacted]

Thanks,

David

David Eng, AICP
Associate Planner
Planning Division

City of Santa Monica
santamonica.gov
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https://www.santamonica.gov/process-explainers/santa-monica-311

From:	Wendy Radwan
To:	Laylee Hokmollahi; David Eng
Cc:	Steve Mizokami; Stephanie Reich
Subject:	RE: For Review: Rush business license 825 Ocean Ave
Date:	Tuesday, October 7, 2025 3:41:09 PM
Attachments:	image002.png image004.png image005.png image006.png

Wonderful, I'll proceed with finalizing Planning's approval.

Thank you all so much.

Wendy

Wendy Radwan
Staff Assistant III
Notary Public
santamonica.gov
Facebook | Twitter | Instagram
Reach the City Planning team anytime at 311!

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Assistant Planner
Planning Resources Webpage
Facebook | Twitter | Instagram

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Planning Division

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<Laylee.Hokmollahi@santamonica.gov>
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Wendy

City of Santa Monica
Wendy Radwan
Staff Assistant III
Notary Public

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Reach the City Planning team anytime at 311!

From: David Eng <David.Eng@santamonica.gov>
Sent: Tuesday, October 7, 2025 1:43 PM
To: Steve Mizokami <Steve.Mizokami@santamonica.gov>
Cc: Wendy Radwan <Wendy.Radwan@santamonica.gov>
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Hi Steve,

I [redacted] The site was previously occupied by a senior residential care facility that vacated the site more than a year ago. Just wanted to run it by you before I send it to Wendy for final processing.

[redacted]

Thanks,

David

David Eng, AICP
Associate Planner
Planning Division

City of Santa Monica
santamonica.gov
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https://www.santamonica.gov/process-explainers/santa-monica-311

From: [redacted]
To: council.mailbox@santamonica.gov
Subject: Item 16-Negrete
Date: Tuesday, October 7, 2025 4:26:37 PM

EXTERNAL

Councilmembers:

What exactly are you doing to stop St. Joseph Center from putting a facility for severely mentally disabled individuals in the midst of a solely residential neighborhood at 413 Ocean Ave, Santa Monica? Do homeless deserve more rights than tax-paying residents? They have already destroyed the Promenade by scaring away shoppers leaving a ghost town of empty storefronts; they have colonized Reed Park with its needle exchange making it unusable to citizens. Now, if you let them, they will get to destroy another neighborhood and Palisades Park across the street.

I await your response.
Harriet P. Epstein
[redacted]

From:	Lauren Howland
To:	Farrell, Constance
Subject:	RE: Ocean Ave Materials
Date:	Tuesday, October 7, 2025 1:23:02 PM
Attachments:	image001.png image003.png Wellness Center FAQ Sheet_10062025_DRAFT LH comments.docx

My comments FWIW.

Give me a call if you want to chat through it more.

Thanks,

Lauren G. Howland
Communications and Public Information Manager
C: (310) 310-0657

From: Farrell, Constance <CFarrell@bos.lacounty.gov>
Sent: Tuesday, October 7, 2025 12:35 PM
To: Lauren Howland <Lauren.Howland@santamonica.gov>
Subject: Re: Ocean Ave Materials

EXTERNAL

Today for sure. I am not tell St. Joe's I am sharing these with you. I will serve as the surrogate to make sure your edits are incorporated.

From: Lauren Howland <Lauren.Howland@santamonica.gov>
Date: Tuesday, October 7, 2025 at 12:34 PM
To: Farrell, Constance <CFarrell@bos.lacounty.gov>
Subject: RE: Ocean Ave Materials

Will take a look thanks. What's the timeline on this?

Thanks,

Lauren G. Howland
Communications and Public Information Manager
C: (310) 310-0657

From: Farrell, Constance <CFarrell@bos.lacounty.gov>
Sent: Tuesday, October 7, 2025 12:16 PM
To: Lauren Howland <Lauren.Howland@santamonica.gov>
Subject: Ocean Ave Materials

EXTERNAL

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Thanks!

Constance Farrell (she/her)
Communications Director
P: 213-509-2187 | lindseyhorvath.lacounty.gov
@LindseyPHorvath

LOS ANGELES COUNTY SUPERVISOR
LINDSEY Horvath
THIRD DISTRICT

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From: [redacted]
To: councilmtgitems@santamonica.gov
Subject: Item 16-Negrete
Date: Tuesday, October 7, 2025 4:31:02 PM

EXTERNAL

What exactly are our representatives on City Council doing to stop St. Joseph Center from putting a facility for severely mentally disabled individuals in the midst of a solely residential neighborhood at 413 Ocean Ave, Santa Monica? Do homeless deserve more rights than tax-paying residents? They have already destroyed the Promenade by scaring away shoppers leaving a ghost town of empty storefronts; they have colonized Reed Park with its needle exchange making it unusable to citizens. Now, if you let them, they will get to destroy another neighborhood and Palisades Park across the street.

I await your response.
Harriet P. Epstein
[redacted]

From: Jing Yeo
To: Ivan Lai
Cc: Steve Mizokami
Subject: RE: RE: Draft Response to the Transitional Housing Inquiry at 413 Ocean Avenue
Date: Tuesday, October 7, 2025 4:36:31 PM
Attachments: image001.png

Hi Ivan! Thank you so much for taking the time to draft this response. After speaking with the City Manager all inquiries on this property are going to be redirected to the City Manager's office so no need to respond to this 311 and Tony has redirected the inquiry. That being said, I will likely use some of this information since Comms has asked for some help in generating a stock response to inquiries.

Thanks!
Jing

From: Ivan Lai <Ivan.Lai@santamonica.gov>
Sent: Monday, October 6, 2025 3:29 PM
To: Jing Yeo <Jing.Yeo@santamonica.gov>
Cc: Steve Mizokami <Steve.Mizokami@santamonica.gov>
Subject: RE: Draft Response to the Transitional Housing Inquiry at 413 Ocean Avenue

Jing,
Per our conversation this morning, I have prepared a draft response to the transitional housing inquiry at 413 Ocean Avenue for your review. Please see below.

Ivan Lai
Assistant Planner
santamonica.gov
Facebook | Twitter | Instagram

Frequently requested City Planning information / contact the City Planning team!

From: jc champaneri
To: council.mailbox@santamonica.gov
Subject: Item 16-Negrete
Date: Tuesday, October 7, 2025 5:46:59 PM

EXTERNAL

Hello Council Members,

What exactly are you doing to stop St. Joseph Center from putting a facility for severely mentally disabled individuals in the midst of a solely residential neighborhood at 413 Ocean Ave, Santa Monica?

They have already destroyed the Promenade by scaring away shoppers leaving a ghost town of empty storefronts; they have colonized Reed Park with its needle exchange making it unusable to citizens. Now, if you let them, they will get to destroy another neighborhood and Palisades Park across the street from my home!

Please disallow this action. Thank you.

jyot champaneri, owner
[redacted]
santa monica, 90402

From:	Ross Fehrman
To:	David Eng; Wendy Radwan
Cc:	Steve Mizokami
Subject:	RE: For Review: Rush business license 825 Ocean Ave
Date:	Tuesday, October 7, 2025 6:34:25 PM
Attachments:	image001.png image002.png image003.png image004.png

Sorry…. Didn't realize the other BL for this went to David. Looks like this was already taken care of but… yes, as with Laylee's, we classified the use as supportive housing.

Ross Fehrman, AICP
Acting Planning Manager
City Planning Resources Webpage
Facebook | X | Instagram
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From: David Eng <David.Eng@santamonica.gov>
Sent: Tuesday, October 7, 2025 2:39 PM
To: Wendy Radwan <Wendy.Radwan@santamonica.gov>
Cc: Steve Mizokami <Steve.Mizokami@santamonica.gov>
Subject: RE: For Review: Rush business license 825 Ocean Ave

Hi Wendy,

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Thanks,

David

David Eng, AICP
Associate Planner
Planning Division

santamonica.gov
Facebook | X | Instagram

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https://www.santamonica.gov/process-explainers/santa-monica-311

From: Wendy Radwan <Wendy.Radwan@santamonica.gov>
Sent: Tuesday, October 7, 2025 2:13 PM
To: David Eng <David.Eng@santamonica.gov>; Steve Mizokami <Steve.Mizokami@santamonica.gov>; Tony Kim <Tony.Kim@santamonica.gov>; Laylee Hokmollahi <Laylee.Hokmollahi@santamonica.gov>
Cc: Stephanie Reich <Stephanie.Reich@santamonica.gov>; Ross Fehrman <Ross.Fehrman@santamonica.gov>
Subject: RE: For Review: Rush business license 825 Ocean Ave

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Thanks,
Wendy

Wendy Radwan
Staff Assistant III
Notary Public
santamonica.gov
Facebook | Twitter | Instagram
Reach the City Planning team anytime at 311!

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Sent: Tuesday, October 7, 2025 1:43 PM
To: Steve Mizokami <Steve.Mizokami@santamonica.gov>
Cc: Wendy Radwan <Wendy.Radwan@santamonica.gov>
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Hi Steve,

[redacted] The site was previously occupied by a senior residential care facility that vacated the site more than a year ago. Just wanted to run it by you before I send it to Wendy for final processing.

[redacted]

Thanks,

David

David Eng, AICP
Associate Planner
Planning Division
santamonica.gov

Facebook | X | Instagram

Reach the City Planning team anytime at 311!
https://www.santamonica.gov/process-explainers/santa-monica-311

From:	Wendy Radwan
To:	David Eng; Steve Mizokami; Tony Kim; Laylee Hokmollahi
Cc:	Stephanie Reich; Ross Fehrman
Subject:	RE: For Review: Rush business license 825 Ocean Ave
Date:	Tuesday, October 7, 2025 2:13:03 PM
Attachments:	image001.png image002.png image003.png RUSH 413 Ocean Ave_253200_(9.30.2025).pdf RUSH 825 Ocean Ave_253201_(9.30.2025).pdf

---

Hi,

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City of Santa Monica

Wendy Radwan
Staff Assistant III
Notary Public
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[redacted]

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David

David Eng, AICP
Associate Planner
Planning Division

City of Santa Monica
santamonica.gov
Facebook | X | Instagram

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https://www.santamonica.gov/process-explainers/santa-monica-311

From:	Farrell, Constance
To:	oliver.chi@santamonica.gov; Lana Negrete; Lauren.Howland@santamonica.gov; Tati.Simonian@santamonica.gov; Heather Averick
Subject:	Final materials
Date:	Tuesday, October 7, 2025 8:03:38 PM
Attachments:	image002.png Ocean Avenue Behavioral Health Bridge Housing (October 2025).pdf Wellness Center FAQ Sheet (October 7, 2025).pdf Wellness Center Talking Points (October 7, 2025).pdf

EXTERNAL

Good evening – Sharing three resources on the Ocean Ave. projects:

1. Public fact sheet
2. Public frequently asked questions
3. Internal talking points resource

I believe St. Joe's will add these to their website. They are also creating an email update signup as another way for people to stay informed. Small detail but sharing for awareness.

I also want to share that through our team's advocacy, DMH has agreed that all beds will be prioritized for people experiencing homelessness in Santa Monica. I have also confirmed that this project represents the most intensive services offered at any site serving people experiencing homelessness in Santa Monica. That is reflected in the docs, along with other feedback from Lauren.

Thanks!
Constance

Constance Farrell (she/her)
Communications Director
P: 213-509-2187 | lindseyhorvath.lacounty.gov
@LindseyPHorvath

LOS ANGELES COUNTY SUPERVISOR
LINDSEY Horvath
THIRD DISTRICT

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From: Farrell, Constance
To: lauren.howland@santamonica.gov
Subject: Ocean Ave Materials
Date: Tuesday, October 7, 2025 12:19:32 PM
Attachments: [redacted]

EXTERNAL

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Thanks!

Constance Farrell (she/her)
Communications Director
P: 213-509-2187 | lindseyhorvath.lacounty.gov
@LindseyPHorvath

LOS ANGELES COUNTY SUPERVISOR
LINDSEY Horvath
THIRD DISTRICT

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From: Lauren Howland
To: Melinda Espinoza; Tati Simonian
Subject: FW: Ocean Ave Materials
Date: Tuesday, October 7, 2025 1:33:08 PM
Attachments: image002.png

[redacted]

Thanks,

Lauren G. Howland
Communications and Public Information Manager
C: (310) 310-0657

From: Farrell, Constance <CFarrell@bos.lacounty.gov>
Sent: Tuesday, October 7, 2025 12:16 PM
To: Lauren Howland <Lauren.Howland@santamonica.gov>
Subject: Ocean Ave Materials

EXTERNAL

[redacted]

Thanks!

Constance Farrell (she/her)
Communications Director
P: 213-509-2187 | lindseyhorvath.lacounty.gov
@LindseyPHorvath

Sign up for our newsletter.

From: Alex amirkhanian
To: manager@santamonica.gov
Subject: Thursday Meeting
Date: Tuesday, October 7, 2025 9:13:50 PM

EXTERNAL

Dear Oliver,

I hope this message finds you well.

As a Santa Monica resident, I deeply cherish our community.

I, along with many fellow residents, was surprised and concerned to learn about the selection of 413 Ocean and 425 as sites for supportive housing for individuals with mental health challenges. This decision appears to have been made by the County and State without adequate community consultation or due process.

I respectfully request that this matter be discussed at Thursday's meeting and included on the agenda for the next City Council meeting.

Thank you for your attention to this important issue.

Sincerely,

Alex Amirkhanian

From:	Oliver Chi
Cc:	Heather Averick; Peter James; Sandra Santiago; Heidi von Tongeln
Subject:	Council Update - St. Joseph Center"s Ocean Avenue Facility Information
Date:	Tuesday, October 7, 2025 9:24:32 PM
Attachments:	image003.png Ocean Avenue Behavioral Health Bridge Housing (October 2025).pdf Wellness Center FAQ Sheet (October 7, 2025).pdf Wellness Center Talking Points (October 7, 2025).pdf

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Hello Mayor and City Council!

I wanted to share the most recent details we have regarding the proposed facilities that St. Joseph Center will be operating at 413 & 825 Ocean Avenue. Earlier this evening, we received the three attached documents from Supervisor Horvath's Office, which includes:

- Project fact sheet
- FAQ document
- A talking points resource document

In addition, Supervisor Horvath's Office shared with the City this evening that the County DMH operation has agreed that all of the beds at the facilities will be prioritized for those experiencing homelessness in Santa Monica.

As staff has been gathering details regarding this overarching effort, we have had a chance to connect with St. Joseph Center representatives this week to also discuss their planned outreach efforts regarding the project. Based on those conversations, here's what we've been told:

- St. Joseph Center will likely be participating in a virtual meeting with NOMA this coming Thursday, 10/9, at 7pm, to discuss details regarding their project.
    - The Zoom Link for the NOMA meeting can be accessed here: https://us02web.zoom.us/j/81526517066
- In addition, St. Joseph Center will likely be posting information on their website regarding the facilities.
- If members of the community have concerns, they can reach out to St. Joseph Center via the following channels:
    - 24-Hour Community Call Center: (310) 358-2835

Email: community@stjosephctr.org

- Based on how the NOMA meeting goes, St. Joseph Center will determine next steps regarding community outreach.

- Once the facilities are open (which is anticipated to occur by the end of this month), St. Joseph Center has indicated that they will host monthly community forums to provide updates and gather feedback.

Staff will continue to monitor this issue closely, and don't hesitate to let me know if you have any questions about this matter!

Best,
Oliver

OLIVER CHI | CITY MANAGER | CITY OF SANTA MONICA
1685 main street, santa monica, ca 90401 | cell - (310) 663-9837 | office - (310) 458-8301 |
oliver.chi@santamonica.gov

From:	Elisa Paster
To:	Vaughn, Shannon@Coastal
Cc:	Cary Fukui
Subject:	RE: Santa Monica Supportive Housing Use
Date:	Wednesday, May 7, 2025 8:42:58 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

EXTERNAL

Thanks so much! Good luck at your hearings.

Elisa Paster
Managing Partner

RAND|PASTER|NELSON
Phone: 213.557.7222 Direct: 213.557.7223

From: Vaughn, Shannon@Coastal <Shannon.Vaughn@coastal.ca.gov>
Sent: Wednesday, May 7, 2025 8:42 AM
To: Elisa Paster <Elisa@rpnllp.com>
Cc: Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: RE: Santa Monica Supportive Housing Use

Hi Elisa,

Thanks for reaching out and thanks for the summary. Hope you are also doing well. We have some big hearing items today and Friday and I'll need some time to go over this with other Commission staff to make sure all the bases are covered. In case I'm not able to review this and get back to you this week, I made a note on my calendar to check back in with you on Monday afternoon. I'll be in touch soon. Take care.

Shannon Vaughn
Coastal Program Manager
CALIFORNIA COASTAL COMMISSION
South Coast District Office
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802
(562) 590-5071

If you need to submit an appeal, an emergency application, or a PRA request please email: SouthCoast@coastal.ca.gov

From: Elisa Paster <Elisa@rpnllp.com>
Sent: Tuesday, May 6, 2025 5:43 PM
To: Vaughn, Shannon@Coastal <Shannon.Vaughn@coastal.ca.gov>
Cc: Cary Fukui <Cary.Fukui@santamonica.gov>
Subject: Santa Monica Supportive Housing Use

Hi Shannon,

Hope you're well!

We represent a client who is leasing the properties at 813 (zoned R4) and 825 Ocean Blvd (zoned R3) in Santa Monica, which property will be operated by St. Joseph Center as a supportive housing use. The County has awarded funds to the project, and it needs to be up and running no later than September pursuant to their grant. The population served are persons experiencing homelessness and those with mental illness. **I'm writing seeking assistance to determine whether Coastal would agree that there is no change of intensity of use such that a Coastal Exemption is not needed, but if it is needed can it be expedited to ensure that this use is operating as required by the grant funding. Can we set up a call to discuss?**

We've been coordinating with the City (Cary Fukui is copied here). They have determined that it is a supportive housing use and that such use is permitted by right under the Code. It is also a use by right under state law.

Description of Property
The two buildings are existing and were formerly operated as care facilities for the elderly. The layout of both buildings is similar in that they are single room occupancy buildings: they are comprised of guest rooms with bathrooms and communal kitchens and common areas. The rooms exit into interior hallways. Both buildings have a central kitchen and a central dining area, along with a front desk. 813 Ocean has 29 guest rooms and 825 Ocean has 20 guest rooms. Attached are some very basic floor plans.

Description of Former Use

The best description of the former use can be found in a settlement agreement between the former owner and the City. At some point in the past, there was litigation between then then-owner and the City as to whether the properties were subject to the City's rent control ordinance. As discussed on pages 5-7 of the agreement, both properties were used as facilities serving the elderly. Residents were provided food and housekeeping services (including laundry and maid service), assistance with daily needs/personal care, assistance with transportation, entertainment, and other day-to-day help. It does not appear that any medical services were provided.

Description of Proposed Use