



Community Development Department  
1685 Main Street, CHE #28  
Santa Monica, California, 90401

November 26, 2025

Chris West  
BFG Santa Monica Propco LLC  
228 N Park Ave Ste A  
Winter Park, FL 32789

**Re: Notice of Violations at 413 Ocean Avenue, Santa Monica, CA 90402 and Required Immediate Access**

Dear Mr. West,

On November 26, 2025, after being notified that the property located at 413 Ocean Avenue is currently occupied, Inspectors from the City's Building and Safety and Code Enforcement Divisions conducted a site visit. This letter serves as formal notice that the City has identified multiple violations at the property located at 413 Ocean Avenue. As a preliminary matter, the City was not previously notified prior to the property becoming occupied, has not been advised of the scope of the operations and occupancy onsite, and was refused access to conduct an inspection. Based on the information that we have obtained, however, the following issues require your immediate attention:

1. **Unsafe Conditions** per Section 116.1 of the 2022 California Building Code due to possible overloading of the existing electrical system by installing new mini splits. You must immediately comply with all orders of the Building Officer and Code Enforcement regarding this condition, including any Order to Vacate, which requires that you provide temporary relocation benefits to each resident pursuant to Santa Monica Municipal Code Section 4.36.100(a)(3), and any Habitability Determination and Relocation Orders which separately require you to provide relocation benefits to each resident pursuant to Santa Monica Municipal Code 4.36.100(a)(2). Please see the back side of the Habitability Determination and Relocation Order form for information regarding your relocation obligations.
2. **Lack of Permits, Inspections and Certificate of Occupancy in violation of SMMC Sections 8.08.050, 8.08.070, and 8.08.130:**  
The site is currently being occupied without a valid Certificate of Occupancy. No permits have been issued for unpermitted electrical work and change of use that have occurred and no request for final inspection has been made. You must complete and submit a building permit application and obtain a building permit to:
  - A. Authorize the construction work conducted without a building permit (plans may be required), or;
  - B. Return the property back to its former approved state and use; or

C. Any combination of both (A) and (B) as permitted by law.

**3. Business License Required pursuant to SMMC Section 6.04.020:**

Operations are being conducted without an active City business license. You must promptly obtain a business license, and cease operating without a license until you do so.

**4. State Licensing Requirements:**

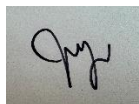
You must verify whether a State license is required for the activities occurring on-site and provide proof of compliance if applicable.

On November 26, 2025, after being notified that persons were occupying the property, City Staff conducted a site visit. During that site visit, which was conducted by the Code Enforcement and Building & Safety Inspectors on site, City staff spoke with Karina, who identified herself as being in charge. City staff also spoke by telephone while at the site with Jose Flores who was identified as Karina's supervisor. The Inspectors requested access to inspect the property, but were denied entry by Mr. Flores who spoke to the Inspectors at the site over Karina's telephone. Karina stated at that time that approximately 30 individuals were present on-site and had occupied the premises beginning the evening of November 25, 2025.

The City requires immediate access to the property this Friday, November 28, 2025 at 1:00 p.m. to conduct an inspection for suspected violations, including electrical violations that may pose an immediate threat to health and safety. If this time is not feasible, you must contact us *before then* to arrange an alternate inspection time, which must occur promptly. Failure to allow access for the inspection on Friday November 28 at 1 pm or to arrange an acceptable alternative inspection time will be considered a continued denial of entry, and the City will pursue a warrant to obtain lawful access.

Please treat this matter with urgency. You may contact me at (310) 963-7346 to coordinate access or provide documentation demonstrating compliance.

Sincerely,



Jing Yeo, AICP  
Director of Community Development