



## Code Enforcement Public Records

**Case Number:** 24COM-0074

**Date Opened:** 1/18/2024

**Violation Address:** 413 OCEAN AVE

**Violation Description of Original Complaint:** Vacant properties- Property is not secure. No boarding or fencing, maintenance of greenery in front of the building, and there are not trespassing signs.

**Current Status:**

- PENDING  
Case actively under investigation. Information not disclosed on pending cases.  
Corrective notice(s) not issued at this time.

**Attachments:**

- NONE

**Date Printed:** 11/12/2025

**By:** \_\_\_\_\_



City of  
**Santa  
Monica**

**CITY OF SANTA MONICA  
CODE ENFORCEMENT DIVISION**

Community Development Department  
1685 Main Street, MS# 37  
(310) 458-4984

<b>NOTICE OF VIOLATION</b>			
<b>CASE NUMBER:</b>	<b>VIOLATION DATE:</b>	<b>VIOLATION TIME:</b>	<b>DATE NOTICE PREPARED:</b>
<b>VIOLATION LOCATION:</b>		<b>Unit/Suite/Apt:</b>	<b>APN #</b>
<b>CITY:</b>		<b>STATE:</b>	<b>ZIP CODE:</b>
<b>PROPERTY OWNER NAME:</b>			
<b>PROPERTY OWNER MAILING ADDRESS:</b>			
<b>THE CITY OF SANTA MONICA CODE ENFORCEMENT DIVISION STAFF INSPECTED THE ABOVE LISTED ADDRESS/LOCATION AND HAVE DETERMINED AND IDENTIFIED THE FOLLOWING VIOLATION(S) OF THE SANTA MONICA MUNICIPAL CODE TO EXIST(S) AT THIS ADDRESS/LOCATION:</b>			
<b>REQUIRED CORRECTIVE ACTIONS TO ABATE/CORRECT THE ABOVE LISTED VIOLATION(S):</b>			
<b>ADDITIONAL INFORMATION OR INSTRUCTIONS:</b>			

See reverse for more information

**ATTACHMENTS/ENCLOSURES:**

**YOU ARE BEING ISSUED THIS NOTICE OF VIOLATION AS WRITTEN WARNING AND IN LIEU OF AN ADMINISTRATIVE CITATION OR CRIMINAL PROSECUTION.**

**FAILURE TO CORRECT THE VIOLATION(S) MAY AND CAN RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION, CRIMINAL PROSECUTION AND/OR OTHER ENFORCEMENT ACTION.**

**YOU ARE HEREBY ORDERED TO CORRECT THE ABOVE VIOLATION(S) AND YOU ARE PROHIBITED FROM ALLOWING ANY CONTINUATION OR REPEATED OCCURRENCES OF THE VIOLATION(S) THAT ARE INDICATED ON THIS NOTICE.**

**A CODE ENFORCEMENT OFFICER WILL FOLLOW-UP ON OR AFTER THE COMPLIANCE DATE SPECIFIED BELOW TO VERIFY THAT ALL VIOLATIONS HAVE BEEN COMPLETELY ABATED.**

**IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, OR WISH TO SCHEDULE AN APPOINTMENT WITH THE OFFICER, PLEASE CONTACT THE OFFICER LISTED BELOW DIRECTLY.**

DATE NOTICE PREPARED:

**COMPLIANCE DUE DATE:**

ISSUING OFFICER'S NAME:

(310) 458-4984 EXT:

SIGNATURE OF ISSUING OFFICER:

*Everth Gonzalez*



## NOTICE OF VIOLATION

CASE NUMBER: 24COM-0074	VIOLATION DATE: 1/18/2023	VIOLATION TIME: 1100 HRS	DATE NOTICE PREPARED: January 25, 2024
VIOLATION LOCATION: 413 Ocean Ave		Unit/Suite/Apt:	APN # 4293-007-021
CITY: Santa Monica		STATE: CA	ZIP CODE: 9040
PROPERTY OWNER NAME: BFG Santa Monica Propco LLC			
PROPERTY OWNER MAILING ADDRESS: 228 N Park Ave STE A, Winter Park, FL 32789			
<b>THE CITY OF SANTA MONICA CODE ENFORCEMENT DIVISION STAFF INSPECTED THE ABOVE LISTED ADDRESS/LOCATION AND HAVE DETERMINED AND IDENTIFIED THE FOLLOWING VIOLATION(S) OF THE SANTA MONICA MUNICIPAL CODE EXIST(S) AT THIS ADDRESS/LOCATION:</b>			
<p><b>1.) SMMC 13.04.040(c)(2) - Vacant Property Landscaping</b></p> <p style="padding-left: 20px;">a. The vegetation on the property and the parkway has not been maintained and is overgrown. Some of the vegetation also encroaches the public right-of-way.</p> <p><b>2.) SMMC 13.04.040(c)(6) - Vacant Property Trash, Debris, Rubbish</b></p> <p style="padding-left: 20px;">a. The property has not been maintained free of trash, debris or rubbish.</p> <p><b>3.) SMMC 13.04.040(c)(7) – Vacant Property No Trespassing Signs</b></p> <p style="padding-left: 20px;">a. There are no “No Trespassing” signs along the street facing frontage of the property.</p> <p><b>4.) SMMC 13.04.040(c)(20) – Vacant Property Must Remove Furniture</b></p> <p style="padding-left: 20px;">a. Furniture and personal items have not been removed from the property.</p>			
<b>REQUIRED CORRECTIVE ACTIONS TO ABATE/CORRECT THE ABOVE LISTED VIOLATION(S):</b>			
<p><b><u>Within 14 days</u> from the date of this Notice of Violation, you must:</b></p> <p>1.) Trim and maintain the vegetation on the property. Additionally, trim back any vegetation that is encroaching into the public right-of-way</p> <p>2.) Remove all trash, debris, litter and rubbish from the property.</p> <p>3.) Place “No Trespassing” signs along the street facing frontage of the property</p> <p>4.) Remove all furniture and personal items from the property, both interior and exterior.</p>			
<b>ADDITIONAL INSTRUCTIONS:</b>			
<p>1.) Diligently pursue compliance and final approval by abating/correcting all required corrective actions as stated in this Notice of Violation.</p>			

**ATTACHMENTS/ENCLOSURES:**

- 1.) Related Code Sections:
  - a.) SMMC 13.04.040 – Vacant Properties

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**YOU ARE HEREBY ORDERED TO CORRECT THE ABOVE VIOLATION(S) AND YOU ARE PROHIBITED FROM ALLOWING ANY CONTINUATION OR REPEATED OCCURRENCES OF THE VIOLATION(S) THAT ARE INDICATED ON THIS NOTICE.**

**A CODE ENFORCEMENT OFFICER WILL FOLLOW-UP ON OR AFTER THE COMPLIANCE DATE SPECIFIED BELOW TO VERIFY THAT ALL VIOLATIONS HAVE BEEN COMPLETELY ABATED.**

**IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, OR WISH TO SCHEDULE AN APPOINTMENT WITH THE OFFICER, PLEASE CONTACT THE OFFICER LISTED BELOW DIRECTLY.**

DATE NOTICE PREPARED: **January 25, 2024**

**COMPLIANCE DUE DATE: February 8, 2024**

ISSUING OFFICER'S NAME:  
Everth Gonzalez, Code Enforcement Officer I

(310) 458-4984 EXT: 2340  
everth.gonzalez@santamonica.gov

SIGNATURE OF ISSUING OFFICER:





## Code Enforcement Public Records

**Case Number:** 25COM-1061

**Date Opened:** 7/9/2025

**Violation Address:** 413 OCEAN AVE

**Violation Description of Original Complaint:** 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

**Current Status:**

- CLOSED - No Violation(s) Identified  
Closed on 7/22/2025. No enforceable violation(s) identified.

**Attachments:**

- NONE

**Date Printed:** 11/12/2025

**By:** \_\_\_\_\_



## Code Enforcement Public Records

**Case Number:** 25COM-1362

**Date Opened:** 9/9/2025

**Violation Address:** 413 OCEAN AVE

**Violation Description of Original Complaint:** Construction work without a permit.

**Current Status:**

**Attachments:**

- Notice of Pending Administrative Citation

**Date Printed:** 11/12/2025

**By:** \_\_\_\_\_