



**Community Development Department**  
**City Planning Division**  
1685 Main Street – Mail Stop 28  
Santa Monica, CA 90401

September 19, 2025

Zoning Info., Inc.  
Attn: Gage Pickens  
2509 Scripture Street, Suite 200  
Denton, TX 76201

**RE: Zoning Compliance Letter 25ENT-0153**  
**413 Ocean Avenue, Santa Monica, CA**  
**90401**

Dear Mr. Pickens:

Thank you for your zoning compliance letter request, received by the City Planning Division on September 2, 2025. As requested, the evaluation of compliance with current zoning standards for the subject property is as follows:

The subject property is located at 413 Ocean Avenue (Assessor Parcel Number 4293-007-021) and is located on the east side of Ocean Avenue between Georgina and Marguerita Avenue and is zoned R4 (High Density Residential). The rectangular-shaped parcel of 403 Ocean Avenue has a lot dimension of approximately 53.75' W by 210.86'L totaling 11,334 square feet in area. The subject site is located in the High Density Residential (R4) zoning district and is currently developed with a two-story senior housing building with a four-car garage. The senior housing building is known as the Meridian at Ocean Villa. The L.A. County Assessor's Office indicates the two-story senior housing building was constructed in 1959. The land use designation is High Density Housing as identified in the Land Use and Circulation Element (LUCE). The Santa Monica Municipal Code (SMMC) requirements regarding permitted uses and property development standards in the zone can be accessed online at the link below:

[City of Santa Monica, CA MULTI-UNIT RESIDENTIAL DISTRICTS](#)

The property is surrounded by similar zoned properties, with parcels to the north and south zoned High Density Residential (R4). The properties to the east are zoned Single-Unit Residential (R1) District and the properties to the west are zoned Parks and Open Space (OS) with a Beach (B) Overlay District. The properties adjacent to the proposed building along Ocean Avenue consist of condominiums, apartment buildings, hotels, and a park. The site is not part of a Planned Unit Development (PUD), nor is the subject building listed on the Historic Resources Inventory (Inventory). The Inventory is used to identify properties that have potential for future designation as landmarks. In an area for which the Inventory has not been updated in the last five years, all buildings more than 40 years of age will be evaluated as potential historic resources.

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This High-Density Residential District is intended to provide areas for multi-unit housing at greater intensities than other residential districts. Housing types include single-unit housing, three- to four-story multi-unit housing projects, duplexes, and triplexes with at least one unit per 1,250 square feet of parcel area, exclusive of State density bonus, or one unit per 900 square feet of parcel area, exclusive of State density bonus, for projects that provide identified community benefits. Accessory dwelling units and junior accessory dwelling units are also permitted. This District also provides for residential facilities such as assisted living, transitional housing, and hospice facilities, hotels, family day care, and neighborhood serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment.

A search of city records resulted in the discovery of the following entitlement:

- **Variance (98VAR017)**

A variance to allow the construction of two columns under a soft-story within the existing 8-foot front yard setback.

A legal nonconforming structure is one that fails to conform to the present requirements of the Zoning Ordinance but was permitted under the Zoning Ordinance development standards at the time it was constructed. According to the SMMC [Section 9.27.030\(E\)](#), a non-conforming building which is damaged or destroyed may be restored or replaced in accordance with Sections 9.27.040 (Restoration of a Damaged Nonconforming Structure). Under this provision, there is a process to restore a structure to its original density, parking, building footprint, envelope, and height that existed prior to its destruction. The process to restore the nonconforming structure is subject to an application and limited time frame for issuance of a building permit.

City records indicate that there are no Code Compliance violations under investigation associated with the property; however, please verify any Building Code issues with the Building and Safety Division. The completed project, as authorized by the applicable approvals detailed below, complies with local land use and zoning standards. Request for copies of building permits, approved plans or other Building and Safety public records, as well as Building code questions should be directed to the Building and Safety Division, at the address below:

City of Santa Monica  
Community Development Department  
Building and Safety Division  
Attn: Permit Services Supervisor  
1685 Main Street – Mail Stop 03  
Santa Monica, CA 90401

The City of Santa Monica has completed a comprehensive update to the Zoning Ordinance, effective July 24, 2015. The updated Zoning Ordinance is consistent with the LUCE of the General Plan. However, the City Council recently adopted a new Housing Element on October 12, 2021, which will result in the need to update the Zoning Ordinance to be consistent with the Housing Element.

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Please feel free to contact me at [ivan.lai@santamonica.gov](mailto:ivan.lai@santamonica.gov) with any questions you may have regarding this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Lai". The signature is fluid and cursive, with the first name "Ivan" and last name "Lai" clearly distinguishable.

Ivan Lai  
Assistant Planner

