

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

**F5a**

Staff: A Dobson – LB
Date: January 21, 2016

ADMINISTRATIVE PERMIT

Application No. 5-15-1822

Applicant: Bill and Mia Robins

Project**Description:**

After-the-fact conversion of a 9-unit, 2-story, 30 foot high apartment building to a 7,374 sq. ft. single family residence with guest unit. Construction of a 552 sq. ft. addition to the first and second floors, interior remodel, improvements to landscaping and a new pool.

Project**Location:**

2419 Beverly Ave., Santa Monica (Los Angeles County)

EXECUTIVE DIRECTOR'S DETERMINATION

The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

February 12, 2016 9:00 a.m.

Inn at Morro Bay

60 State Park Road

Morro Bay, Ca 93442

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

CHARLES LESTER
Executive Director

By: Amber Dobson
Coastal Program Analyst

STANDARD CONDITIONS:

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS: None.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

A. PROJECT DESCRIPTION

The applicant seeks an after-the-fact approval for the conversion of a 9-unit, 2-story, 30 foot high apartment building to a 7,374 sq. ft. single family residence with guest unit. The current proposal includes construction of a 552 sq. ft. addition to the first and second floors, interior remodel, improvements to landscaping and a new pool. All storm water runoff will be directed toward two on-site infiltration trenches and several planter boxes on the property. All landscaping will be primarily native and drought tolerant. The project contains 4 onsite parking spaces, which exceeds

the Commission's typical requirement of 2 spaces per unit. The proposed project has been given local approvals by the City of Santa Monica. The project is designed to be compatible with the residential character of the surrounding development.

The project site in the City of Santa Monica, inland of Ocean Park, near Lincoln Blvd. The site is approximately 3/4 mile away from the beach. Because of the distance from the beach and the existing residential development, the area does not provide significant public coastal access. The lot is designated Ocean Park Low Multiple Residential Development (OP2) by the City of Santa Monica, which is intended to provide a low density residential neighborhood that reflects the distinct identity of the Ocean Park neighborhood. Housing types include single unit housing, duplexes and triplexes, townhouses, and courtyard housing with at least 2,000 square feet of parcel area per unit exclusive of City and State density bonuses. In this case, the conversion from 9 units into a single family residence with a guest unit brings the structure into greater conformity with the existing zoning.

The property was converted from a 9 unit apartment building into a single family residence with guest unit in 2008. The City of Santa Monica determined that the rental units were withdrawn from the residential market pursuant to the Ellis Act in 2007 and would be owner occupied and therefore, complied with all applicable rent control laws of the local government. The owners at the time did not seek a coastal development permit for the conversion. The new owners took ownership of the property in 2010. The applicants applied for an exemption in 2015 to construct a 552 sq. ft. addition to the first and second floors and improvements to landscaping and a new pool. Ordinarily, these improvements would likely have been exempt, were it not for the unpermitted conversion previously done. Any change in intensity, including converting 9 units into a single family residence with a guest unit, are not exempt from Coastal Development Permits and required a permit at the time. Therefore, the applicant has applied for a permit for all improvements.

B. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. DEVELOPMENT

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, as proposed, the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

D. UNPERMITTED DEVELOPMENT

Unpermitted development has occurred at the project site subject to this coastal development permit application. The unpermitted development includes the conversion of a 9-unit, 2-story, 30 foot high apartment building to a 7,374 sq. ft. single family residence with guest unit without a valid coastal development permit issued by the Coastal Commission. The physical improvements subject to this application were constructed in 2008 without the benefit of a coastal development permit from the Commission for more than seven years. Any non-exempt development activity conducted in the

Coastal Zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit, constitutes a violation of the Coastal Act.

The applicant is proposing after-the-fact approval of the unpermitted development noted above and described in more detail in the project description. Although the development has taken place prior to submittal of this application, consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Commission review and action on this permit will resolve the violations identified in this section once the permit has been fully executed and the terms and conditions of the permit complied with by the applicant.

Section 30620 of the Coastal Act states, in relevant part:

The Commission may require a reasonable filing fee and the reimbursement of expenses for the processing by the Commission of any application for a coastal development permit...

Section 13055 of the California Code of Regulations sets the filing fees for coastal development permit applications, and states in relevant part:

(d) Fees for an after-the-fact (ATF) permit application shall be five times the amount specified in section (a) unless such added increase is reduced by the Executive Director when it is determined that either:

(1) the ATF permit application can be processed by staff without significant additional review time (as compared to the time required for the processing of a regular permit,) or

(2) the owner did not undertake the development for which the owner is seeking the ATF permit, but in no case shall such reduced fees be less than double the amount specified in section (a) above. For applications that include both ATF development and development that has not yet occurred, the ATF fee shall apply only to the ATF development. In addition, payment of an ATF fee shall not relieve any persons from fully complying with the requirements of Division 20 of the Public Resources Code or of any permit granted thereunder or from any penalties imposed pursuant to Chapter 9 of Division 20 of the Public Resources Code.

The applicant submitted a request to pay the reduced after-the-fact filing fees, and pursuant to the section above, gave sufficient evidence that the current owner did not undertake the unpermitted development for which they are now seeking approval. The Commission must consider after-the-fact development as if it has not already occurred. If the applicant had applied for a permit for the conversion and minor addition and landscape improvements, as proposed, it would likely have been processed as an administrative permit because there are no significant Coastal Act issues, and therefore the after-the-fact permit has not required any additional significant staff review time. As such, the Executive Director has determined that the fee shall be reduced to double the amount normally required for an administrative permit. Sufficient filings fees have been provided to date.

E. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program (“LCP”), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. In August 1992, the Commission certified, with suggested modifications, the land use plan portion of the City of Santa Monica's Local Coastal Program, excluding the area west of Ocean Avenue and Neilson way (Beach Overlay District). On September 15, 1992, the City of Santa Monica accepted the LUP with suggested modifications. The proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

There are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

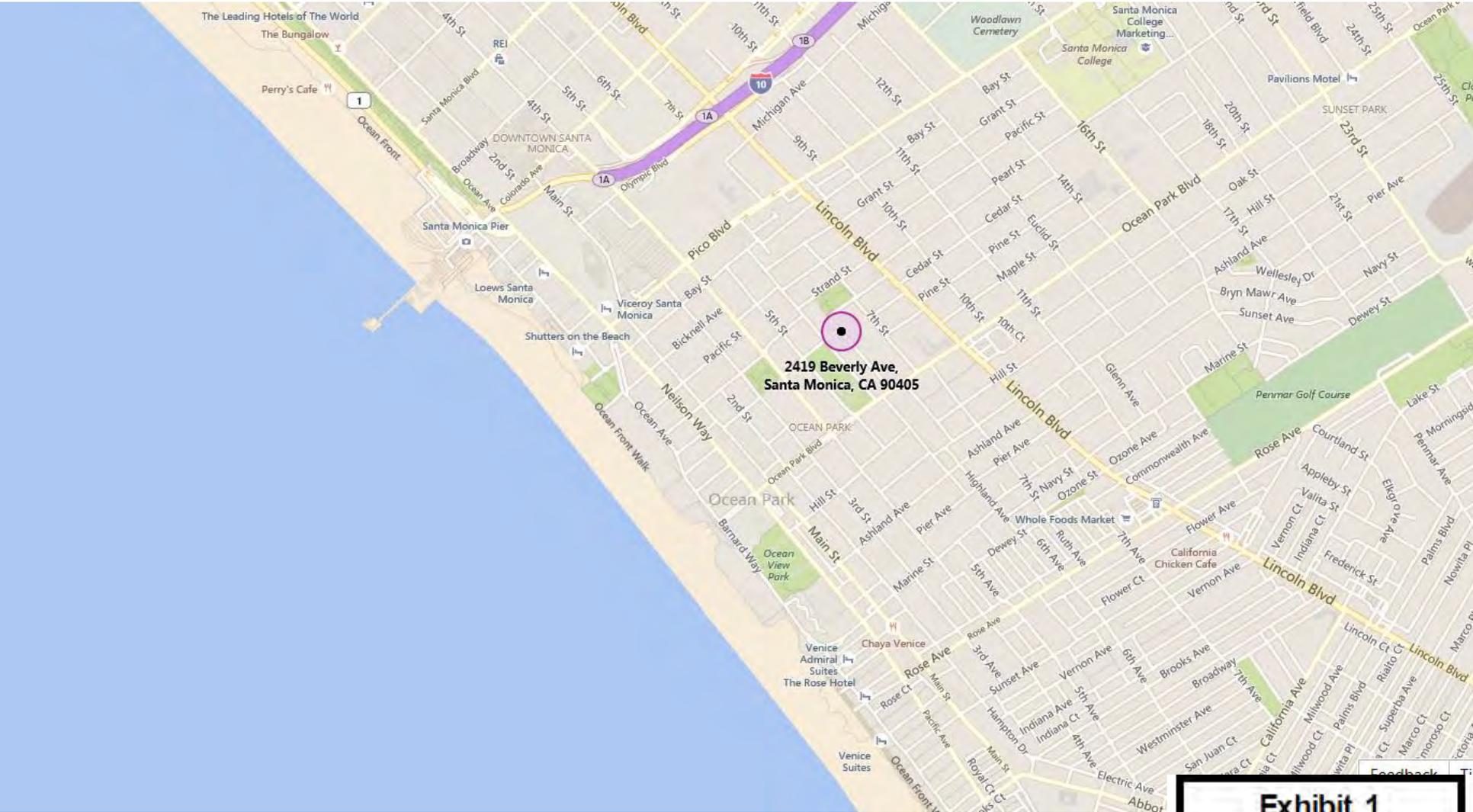
ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

PROJECT SITE



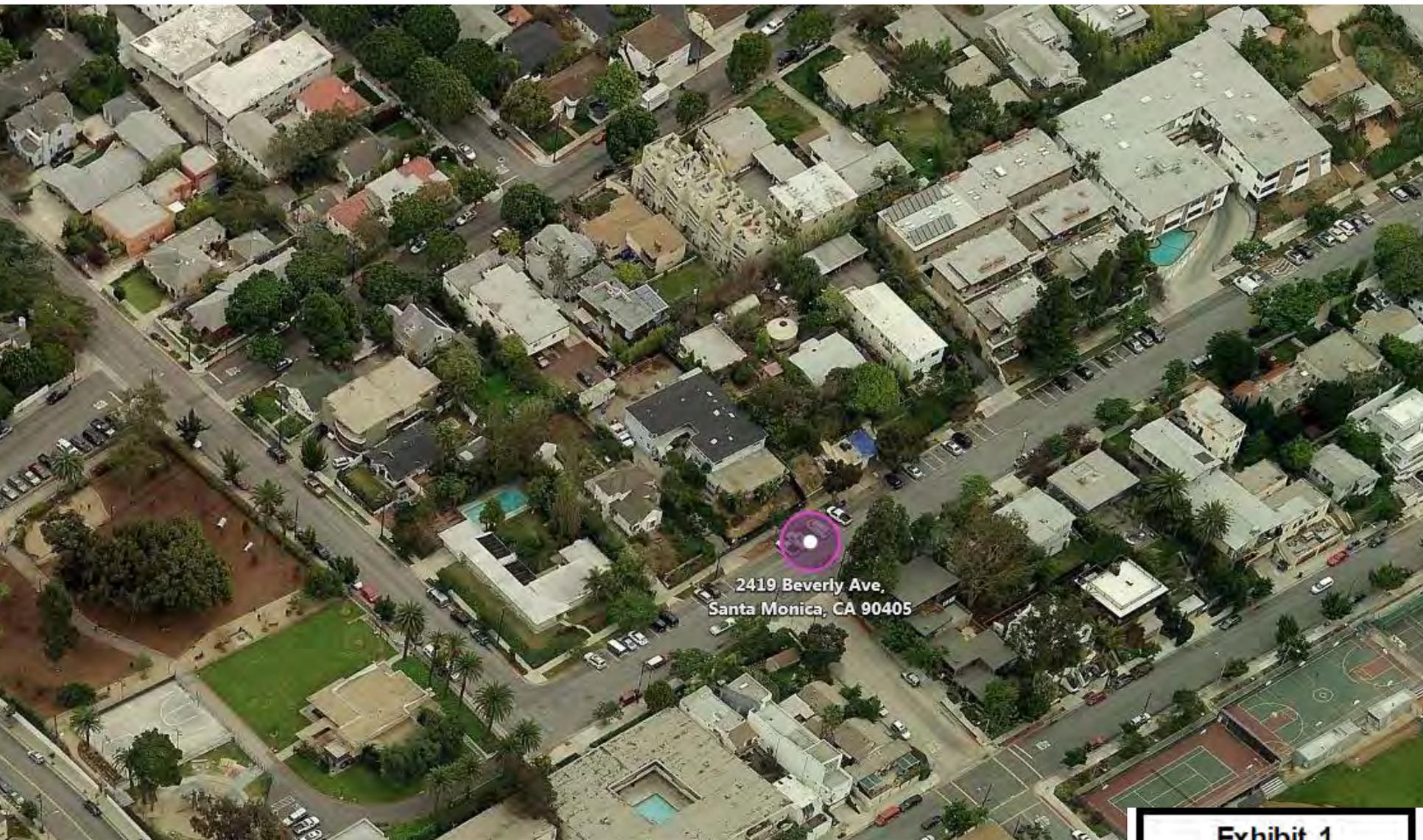
**2419 Beverly Ave,
Santa Monica, CA 90405**

Exhibit 1



California Coastal
Commission

PROJECT SITE



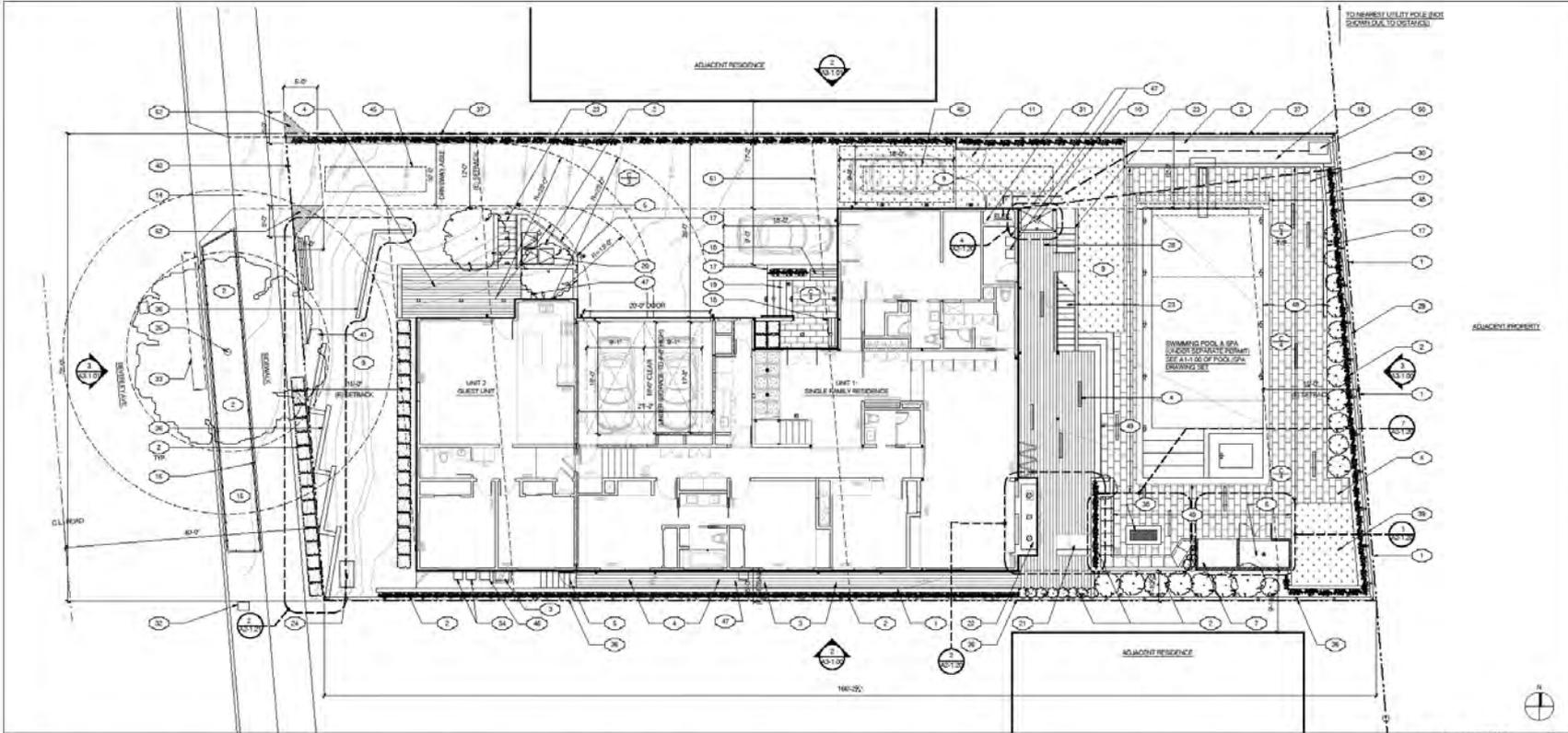
2419 Beverly Ave.
Santa Monica, CA 90405

Exhibit 1



California Coastal
Commission

Site Plan



SITE PLAN SCALE 1/8" = 10' 2

1. PROVIDE LANDSCAPE LIGHTING THROUGHOUT PROPERTY - SEE LANDSCAPE LIGHTING PLAN
2. PROVIDE TWO (2) NEW OUTDOOR MECH. UNITS - SEE NOTE 8 AND 10
3. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS ADMINISTRATIVE SERVICES ROOM 113
4. OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS DEPARTMENT FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF GUEST WORK AT 310 HARBET STREET
5. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-CITY IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER
6. ALL OFFSITE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OR AS REQUIRED FOR PUBLIC WORKS CONSTRUCTION. CURRENT EDITION AS MAINTAINED BY THE CITY OF SANTA MONICA AND CITY OF SANTA MONICA STANDARDS
7. ALL SURVEY POINTS SHALL BE PROTECTED OR RE-ESTABLISHED IF THEY ARE REMOVED, DAMAGED OR DESTROYED DURING CONSTRUCTION
8. NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO BORDERING PRIVATE PROPERTIES
9. WATER SHALL BE CARRIED AWAY FROM THE FOUNDATION AND SHALL BE DIVERTED FROM FLOWING INTO FOUNDATION WALL AND FOOTING OF THE NEW PROPOSED IMPROVEMENTS
10. NO CONSTRUCTION MATERIALS WILL BE STORED IN THE PUBLIC RIGHT-OF-WAY
11. POLLUTED RUNOFF INCLUDING RUNOFF CONTAINING SEDIMENTS AND/OR CONSTRUCTION WASTES FROM A CONSTRUCTION PROJECT SHALL NOT LEAVE THE PARCEL
12. ANY SEDIMENT OR OTHER MATERIALS THAT ARE TRACKED OFF THE PARCEL BY VEHICLES AND EQUIPMENT SHALL BE REMOVED THE SAME DAY AS THEY ARE TRACKED OFF THE PARCEL
13. NO WASHING OF CONSTRUCTION OR OTHER VEHICLES SHALL BE ALLOWED ADJACENT TO A CONSTRUCTION PARCEL
14. PAINT REMOVAL AND PREPARATION WILL RESULT IN PARTICLES ENTERING THE AIR OR LANDING ON THE GROUND AND REQUIRES THAT BMP STUDY BE SUBMITTED TO PREVENT OR MINIMIZE TO THE MAXIMUM EXTENT PRACTICABLE SUCH PARTICLES RELEASED INTO THE ENVIRONMENT. IF EXTERIOR SANDBLASTING IS REQUIRED A SEPARATE PERMIT WILL BE REQUIRED FROM BLDG. AND SAFETY
15. A TEMPORARY SEDIMENT CONTROL BMP SHALL BE INSTALLED
16. PLASTIC COVERING SHALL BE UTILIZED TO PREVENT EROSION OF AN OFFSITE AREA (APPROXIMATE AREA IF EXPOSED ON OPEN TO ELEMENTS) ALONG WITH TREATMENT CONTROL BMP'S TO INTERCEPT AND SAFELY CORRECT THE RUNOFF TO THE MUNICIPAL SEWERS SYSTEM
17. STORM DRAINAGE CONTROLS SHALL BE UTILIZED DEPENDING ON THE EXTENT OF PROPOSED CHANGING AND TOPOGRAPHY OF THE PARCEL TO PREVENT RUNOFF
18. ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST OFFSITE UTILITY POOL. CONTRACTOR/DEVELOPER HAS OBLIGATION ARRANGEMENTS WITH THE UTILITY COMPANIES TO PLACE ALL OVERHEAD UTILITIES UNDERGROUND
19. PRIOR TO COMMENCING ANY UNDERGROUND UTILITY WORK, OBTAIN SEPARATE UTILITY EXCAVATION PERMITS AND STREET USE PERMITS FOR UTILITY EXCAVATION. CONTACT THE ADMINISTRATIVE SERVICES ROOM 113
20. THE CITY STRONGLY URGES THE APPLICANT TO INSPECT THE EXISTING SEWER CONNECTION. IF THE CONNECTION IS DAMAGED OR OVER 40 YEARS OLD, THE CITY RECOMMENDS THAT THE APPLICANT STOP ON THE PLAN AND CONSTRUCTION OF A NEW BRANCH DUCTILE IFCV SANITARY SEWER CONNECTION FROM PROPERTY LINE TO SANITARY SEWER MAIN IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARDS
21. CONTRACTOR SHALL COMPLY WITH THE UTILITY CROSS-CROSS CONNECTION QUESTIONS. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, CROSS-CONNECTION CONTROL INSPECTION MUST BE COMPLETED. CONTACT THE CITY WATER DIVISION AT 310 488 8587
22. PRIOR TO INSTALLATION OF ANY CROSS-CONNECTION DEVICE, CONTACT THE CITY CROSS-CONNECTION HORIZONTAL AT 310 488 8587
23. PROVIDE OUTDOOR SPEAKER LOCATIONS AT UPPER DECK, EXTERIOR ENTRY, & REAR POOL AREA. VERIFY LOCATION & QUANTITIES WITH A SUB-CONTRACTOR ON SITE DURING CONSTRUCTION

- 1. EXISTING CONCRETE RETAINING WALL BELOW TO REMAIN ON ADJACENT PROPERTY - PROVIDE SHORING AS NEEDED TO INSURE NO DAMAGE/MOVEMENT DURING EXCAVATION/CONSTRUCTION
- 2. LANDSCAPE PLANTINGS - SEE LANDSCAPE DWG
- 3. EXISTING DRIVEWAY ACCESS BELOW DOCK. PROVIDE REMOVABLE ACCESS HIGH IN NEW DECK
- 4. WOOD DECKING
- 5. WOOD GATE
- 6. POOL EQUIPMENT ENCLOSURE, MASONRY CONSTRUCTION WITH STUCCO FINISH
- 7. PREFAB OUTDOOR SALON
- 8. PERMEABLE PAVING - SEE LANDSCAPE DWYING
- 9. GROUND COVER - SEE LANDSCAPE DWG
- 10. OUTDOOR SHOWER
- 11. WOOD VEHICULAR/PEDESTRIAN GATE TO MATCH PERMEABLE FINISH
- 12. LANDSCAPE TREES - SEE LANDSCAPE DWG
- 13. NOT USED
- 14. EXISTING CONCRETE DRIVEWAY APPROX TO REMAIN
- 15. EXISTING CONCRETE DOORWAY
- 16. VEGETABLE GARDEN - SEE LANDSCAPE PLAN
- 17. LOW CONC. RETAINING WALL - SEE STRUCTURAL
- 18. WOOD BENCH
- 19. STONE-CLAD START
- 20. WASTE/RECYCLING BIN
- 21. BR2 PROVIDE GAS CONNECTION POINT
- 22. OUTDOOR KITCHEN COUNTER WITH 5.0 CABINETS

- 23. WOOD STAIR TO MATCH DECKING
- 24. FIRE DOUBLE 6-8000 DIRT/DIRT ASSEMBLY, TO BE SCREENED BY WOOD FENCE
- 25. JACKETS
- 26. DIVING BOARD
- 27. POOL
- 28. SHOWERBOARD RACK
- 29. IN WOOD FENCE ON STEEL POSTS W/ 2" CONC. FOOTINGS. DO NOT DISTURB (S) RETAINING PROPERTY
- 30. ABOVE GROUND POWER SERVICE CONNECTION FROM EXISTING FOUNDATIONS TO CORNER OF HOUSE
- 31. PROPOSED 40 AMP, 3-200 AMP ELEC. SERVICE PANEL CONSTRUCTION IN NEW ELECTRICAL CLOSET
- 32. EXISTING WATER METER
- 33. TRASH PUMP 20HP IN STREET
- 34. PROPOSED GAS METER LOCATIONS, PROVIDE 1 METER, ONE FOR GUEST UNIT & ONE FOR SINGLE FAMILY RESIDENCE
- 35. STREET TREES
- 36. IN MASONRY WALL WITH STUCCO FINISH
- 37. EXISTING WOOD FENCE - RETAIN IN PLACE AS REQUIRED
- 38. CUSTOM CONCRETE FINE FIN. PROVIDE UNDERGROUND GAS LINE STUB UP
- 39. TRAMPOLINE AREA WITH CHILD-GOOD COVER PER LANDSCAPE DWG
- 40. MOTORIZED DRIVEWAY GATE WITH WOOD SLATS TO MATCH FINISH
- 41. PEDESTRIAN GATE TO MATCH FINISH
- 42. IN POOL COPING

- 43. NOT USED
 - 44. IN POOL BENCH BELOW WATER LINE
 - 45. UNDERGROUND INFILTRATION TRENCH - SEE CIVIL DRAWINGS
 - 46. TANKLESS WATER HEATER FOR GUEST UNIT
 - 47. TANKLESS WATER HEATER FOR SINGLE FAMILY RESIDENCE AT INTERIOR LOCATION PROVIDE REC'D VENTILATION TYP. CONDENSED AUTOMATIC FLOOR COVER - SEE B47 - 4.0'
 - 48. SOFTENING SLAB SET ON GRADE
 - 49. LOCATION OF FUTURE UNDERGROUND ELECTRICAL SERVICE PULL BOX WITH PROPOSED UNDERGROUND FROM DOWN TO NEW ELECTRICAL CLOSET
 - 50. LINE OF PROPERTY AND POINT
 - 51. EYE AND TRANSLUCENT TO BE KEPT CLEAR OF OBSTRUCTIONS OVER 24 INCHES PURSUANT TO BNC 12.0' OVER - ADJACENT PLANTING (EYE & LOW WALL) EXISTING TO BE OF HIGH MAXIMUM
- PARKING SUMMARY
SANTA MONICA MUNICIPAL CODE SEC 9.04.15.01 MORE STREET PARKING REQUIREMENTS
- SINGLE FAMILY DWELLING 2 SP
GUEST UNIT 2 SPACES INTERP
ALTERNATELY 1 GUEST UNIT 0
REQUIREMENT LISTED IS STILL 1

GENERAL NOTES SCALE 1/8" = 10' 10



CONSULTING

ROBINS RESIDENCE
2419 Beverly Avenue
Santa Monica, CA 90405

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/20/23
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	



SITE PLAN

Exhibit 2



OCT 26 2015 5-15-1822



CALIFORNIA
COASTAL COMMISSION
COPY

CITY OF SANTA MONICA
CITY PLANNING DIVISION

**OCCUPANCY
PERMIT DETERMINATION**

Case Number: Occupancy Permit, OC 08-002

Address: 2419 Beverly Avenue

Zoning: OP2 (Ocean Park Low Multiple Residential) District

Proposed Use: Allow the conversion of nine units into two units and allow owner occupancy and residential use of the two units following withdrawal of nine units from Rent Control pursuant to the Ellis Act

CEQA Status: Categorically Exempt pursuant to Section 15301(Class 1) of the California Environmental Quality Act in that the project consists of the re-occupancy of an existing multi-family dwelling following removal from the rental market.

Applicant: Tomas Osinski, Architect

Property Owner: Robert and Charlotte D'Elia

Rent Control Status: The property contains nine units. The Rent Control Board has confirmed that all nine units were withdrawn from the residential rental market pursuant to the Ellis Act, effective March 30, 2007.

GENERAL PLAN & MUNICIPAL CODE CONFORMANCE

<u>Category</u>	<u>General Plan</u>	<u>Municipal Code</u>	<u>Project</u>
Permitted Use:	Low Density Housing	Multi-family dwelling units	9-unit multi-family residential property withdrawn from the rental market and converted to 2

Exhibit 3

Page 1 of 3



California Coastal Commission

			residential units.
Parking		2 spaces/2 BR Unit x 2 2BR Units = 4 spaces required.	Four uncovered parking spaces provided at rear of property.

Comments/Conclusion: Proposed is the conversion of a nine unit apartment building into a two unit apartment building and the owner occupancy of the property that was previously removed from the rental market pursuant to the Ellis Act, Government Code Sections 7060 et seq. As a condition, these units shall not be rented and may be occupied by family members or other persons in compliance with all applicable Rent Control and Santa Monica laws.

This application for an Occupancy Permit (08OC-002) is:

- Denied
- Subject to separate administrative or discretionary review.
- Granted with the following findings and conditions:

FINDINGS:

- 1. The proposed use is in compliance with SMMC 4.32.130(c)(1) in that one unit on the property will be occupied by an owner of the property and other unit on the property is occupied by occupants who do not have any ownership interest in the property and do not pay rent as defined by Section 1801 (f) of the City Charter.*
- 2. The proposed occupancy conforms to the Land Use Element of the General Plan in that the multi-family residential use will not be altered.*
- 3. The proposed occupancy conforms to the Comprehensive Land Use and Zoning Ordinance in that the existing multi-family residential use will remain and in that four on-site parking spaces are provided for the two units.*
- 4. The Rent Control Board has confirmed that the withdrawal of the property from the residential rental market pursuant to the Ellis Act was completed on March 30, 2007.*

CONDITIONS:

1. Within ten (10) days of transmittal of City Planning Division approval, project applicant shall sign and return a copy of the Occupancy Permit determination prepared by the City Planning Division, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for revocation of the



permit approval. Failure to comply with this condition shall constitute grounds for permit revocation, pursuant to Section 9.04.20.28.040

grounds for

Determination by: Amanda Schachter
Amanda Schachter
Zoning Administrator
Case Planner: Gina Szilak, Assistant Planner

2, 2008

EFFECTIVE DATE OF ACTION: _____

Acknowledgement by Permit Holder

I agree to the above conditions of approval and acknowledge that failure to comply with any and all conditions shall constitute grounds for revocation of the permit approval.

failure to comply
revocation of the

[Signature] / [Signature]
Signature Date

[Signature]

Robert O'Elia / Charlotte Bjorklin O'Elia
Print name here Drivers Lic. Santa Monica

[Signature]

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z.d

Exhibit 3
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 California Coastal Commission