



**CITY OF SANTA MONICA – CITY PLANNING DIVISION
LANDMARKS COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Landmark Historic District Contributing Structure
 Non-contributing Structure

This part to be completed by City staff

L.C. Case No.: 20ENT-0160

Received By: Scott Albright

Date Submitted: 06/18/2020

Applications must be submitted at the City Planning public counter, Room 111 at City Hall. City Hall is located at 1685 Main Street, Santa Monica, CA 90401. If you have any questions regarding completing this application, you may call City Planning at (310) 458-8341.

GENERAL INFORMATION

PROJECT ADDRESS: 401 Ocean Avenue

Land Use Element District: High Density Residential Zoning District: R4

Assessor Parcel: Formerly: 4293-007-022 Lot Size: 22,475 sf

New: 4923-007-050

APPLICANT

Name: 401 Ocean Avenue, LLC c/o Mark Tabit

Address: 1152 Charm Acres, Pacific Palisades, CA Zip: 90272

Phone: (310) 940-9444 Fax: _____

Email: 401oceanave@gmail.com

CONTACT PERSON (if different) (Note: All correspondence will be sent to the applicant)

Name: Bill McGregor

Address: 9766 Wilshire Blvd., Suite 100, Beverly Hills, CA Zip: 90212

Phone: (310) 777-8787 Fax: _____

Email: bill@mcgregorbrown.com

Relation to Applicant: Project Manager

PROPERTY OWNER

Name: 401 Ocean Avenue, LLC

Address: 1152 Charm Acres, Pacific Palisades, CA Zip: 90272

Phone: (310) 940-9444 Fax: _____

Property Owner's Signature:  Date: 6/17/2020

PROPOSED WORK: (Please include information on ALL materials and colors)

Converting a full height front porch window to a front door for the second of two townhome

units in the landmark home. Low scale wrought iron picket fencing is proposed along the front

and side yards of this Landmark Parcel. See attached description.

NOTES TO APPLICANT

Please complete all applicable sections of this application and submit all required materials. Incomplete applications will not be accepted for filing.

Landmarks Commission meets on the second Monday of each month.

The applicant, representative, or legal owner familiar with the project must be present at the Landmarks Commission meeting.

A decision on a project is rendered at the hearing. The Landmarks Commission may approve, conditionally approve, or deny an application.

All decisions by the Landmarks Commission are subject to a 10-day appeal period. An official appeal form and fee schedule is available at the City Planning Division Public Counter. Appealed projects will be scheduled for a hearing before the City Council.

Address: 401 Ocean Avenue
Applicant: 401 Ocean Avenue, LLC

ATTACHMENT TO CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPOSED WORK:

More detailed description as to fence:

Low scale wrought iron picket fencing is proposed along the front and side yards of this Landmark Parcel. The wrought iron will be painted semi-gloss black. In the front yard the fencing will be 36" tall, with ½" pickets at 2" spacing on the bottom tier of the fence and wider 4" spacing of the upper tier. A 36" low scale gate will be installed across the entry sidewalk. Along the side yard the fencing will be 5' tall. The details of the fencing are shown in the accompanying architectural drawings. Low planting will be installed along the base of the fence, as shown in the updated landscape plans.

The application is supported by report from preservation architect David Kaplan confirming that the proposed fencing is in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Consistent with Landmarks Ordinance Section 9.56.060(F), two historic plaques describing the residence and its landmark status are proposed for installation on the fence: one along Ocean Avenue and a second along Georgina Avenue.

BACKGROUND INFORMATION

Existing use(s) of site: 5-unit condominium (under construction) Rent control status: (Exempt in 1990) exempt

Existing Condition: Excellent Good Fair Deteriorated Ruins

Under construction/rehabilitation

APPLICATION REQUIREMENTS

- COPY OF ANY REQUIRED PLANNING PERMITS**

- TEN (10) SETS OF LABELED COLOR PHOTOGRAPHS ON 8½" x 11" STOCK PAPER OR INCLUDED AS A SHEET IN ARCHITECTURAL PLANS (below).** Show subject and adjacent properties including properties located across and alley or street. Color photocopies are acceptable. ***Thirteen (13) Set are required for Third Street Neighborhood Historic District Applications***

- TEN (10) COLLATED SETS OF APPLICATION MATERIALS. *Thirteen (13) Set are required for Third Street Neighborhood Historic District Applications***
 - Architectural Plans** Scale 1/8" or 1/4"; 8.5" x 11" to 24" x 36" Sheets (**11" x 17" Preferred**)
 - **Elevations** (Complete elevations of each side of the existing building and separate elevations showing all proposed changes. Please include information such as exterior building materials, doors, fenestration, and design details.)
 - **Project Rendering(s)**
 - **Demolition Plans**
 - **Project Site Location Map**

- MATERIAL/COLOR SAMPLES.** Please provide color and material samples of all proposed exterior materials and colors. If material samples are unavailable, product brochures, specification sheets, or color photos are acceptable.

For Staff Approval Certificates of Appropriateness Only:

- THREE (3) SETS OF LABELED COLOR PHOTOGRAPHS AS DESCRIBED ABOVE.**

- THREE (3) COLLATED SETS OF ARCHITECTURAL PLANS AS DESCRIBED ABOVE.**

For Third Street Neighborhood Historic District Applications Only:

- Photograph of Notice of Pending Application Sign**
A photograph verifying that the notice of the pending application has been posted on the property. This notice must be continuously posted until the appeal period has expired or a decision on the appeal has been rendered. Notice must be clearly posted at the front of the property and must be a minimum of 4' x 3' in size. Please see page 3.

- Written verification that the applicant has met with the Third Street Neighborhood Citizen Participation Committee (CPC) to discuss the project.** Please contact staff for the current list of members. This Certificate of Appropriateness Application package will also be sent to CPC members after filing.

I hereby certify that the information contained in this application is correct to the best of my knowledge and that this application is made with the knowledge and consent of the property owner.

401 Ocean Avenue LLC

Mark Tabit for 401 Ocean Avenue LLC
Applicant's Name (PRINT)

By: 
Applicant's Signature

6/17/2020
Date

NOTES TO APPLICANT

For more information, please refer to SMMC Section 9.56

All applicants are encouraged to contact and describe the subject application to adjacent property owners and tenants prior to submittal.



Kaplan Chen Kaplan
Architects & Planners
2526 Eighteenth Street
Santa Monica CA 90405

June 18, 2020

401 Ocean Avenue

Certificate of Appropriateness Supplemental Application

This supplemental application covers two project design exterior refinements

One design refinement is the modification of the window at the front porch to an entry door for the south unit based on design of residence as two side-by-side living units.

The second supplemental design is for the inclusion of low fencing for the project, primarily low fencing in the front yard and additional fencing to provide private yards for the residents.

The attached documents include:

The Certificate of Appropriateness application form

Memo dated May 28, 2020 relating to the modifying the window to an entry door

Memo dated June 10, 2020 regarding fencing with photographs of neighborhood setting and individual examples along with sketch views of the proposed fencing. Larger prints of selected examples of nearby fencing are also attached.

STOA Certificate of Appropriateness June 22, 2018

Historic Review – ESA Associates, February 28, 2018

Set of project drawings including the requested supplemental design

Telephone 310.452.7505
Facsimile 310.452.1494



Kaplan Chen Kaplan
Architects & Planners
2526 Eighteenth Street
Santa Monica CA 90405

May 28, 2020

MEMO

401 Ocean Avenue
Project Design Modifications – Front Door for South Unit

The project for the rehabilitation of the Landmark residence at 401 Ocean Avenue has continued towards completion with two remaining refinements that can be resolved with minor modifications to the previously approved design. This memo covers one design refinement and a separate memo outlines the second design element.

Front Door for South Unit

In order for the two condominium units in the landmark residence to align with relatively equal size and configuration best suited for equal enjoyment of the property, they are both designed as two-story side-by-side townhome-style units separated by an acoustic sound wall. This arrangement is most appropriate as it achieves equal parallel access to ocean front ground floor main living spaces as well as equal benefits of upper floor views while avoiding the disturbance of one neighbor above the other.

The northern unit will be accessed by the original front door location that is offset to the north within the large front porch. For the second unit on the south we had attempted to establish suitable “front” doors along the sideyard and at the back of the residence, but those entries are awkward on the site and do not provide the more formal and obvious visitor entrance for this property that clearly faces Ocean Avenue and will bear Ocean Avenue street addresses. The side and back entries to the south unit also diminish the sense of residing in the prestigious¹ landmark building including direct connection to the front yard facing the ocean.

¹ The Landmarks Commission’s Findings reference this property as “occupying one of the most prestigious sites in the Palisades Tract.”

The front porch is covered by a large balcony that extends along most of the front façade. The existing front door is not centered in the front porch; rather, it is located off center to the north and is recessed beneath the second floor balcony. In approving Certificate of Appropriateness 18ENT-0142, the Santa Monica Landmarks Commission approved an operable window in the southern portion of the front porch that serves the south unit. The design of this new window follows the design of the adjacent front façade windows (existing) with 9 divided lites in the upper sash. We are proposing to replace that approved new window with a wood door in that same location. The design of the proposed door would be similar to the approved window design in that it is the same location and height with the distinctive 9 lite window division in the upper portion matching the adjacent windows. This proposed door will serve as a front door for the south unit.

The proposed door will not impact the overall appearance or historic character of the building. The view of the front entry is dominated by the second floor balcony and the row of one foot diameter columns and protruding pair of bay windows, as well as extensive surrounding white trim. The front entry door is recessed well within the porch and is not particularly prominent, except as to color. The north unit's existing front door is designed as a deep color that stands out against the white back wall. The proposed additional front door will be painted white to match the color of the adjacent wall and windows and will retain the upper glazing with 9 lites so the overall configuration and appearance will be similar to the approved window that it will replace. The design of the proposed second front door to the south unit is distinct from the north unit's original solid wood entry door with sidelights and will appear less like a front door and more like a secondary or porch door but still provide the south unit with a front entry to the main living space on the ground floor of that unit with a direct connection to the front yard on Ocean Avenue in this prestigious location.





Purpose:

- (1) to replace an approved new full-height front window in the recessed porch with an entry to the adjoining townhouse unit
- (2) to add code-compliant perimeter decorative fencing

**Certificate of Appropriateness
Supplemental Application**

Hearing Date: October 12, 2020

401 Ocean Avenue, Santa Monica



Santa Monica aerial map



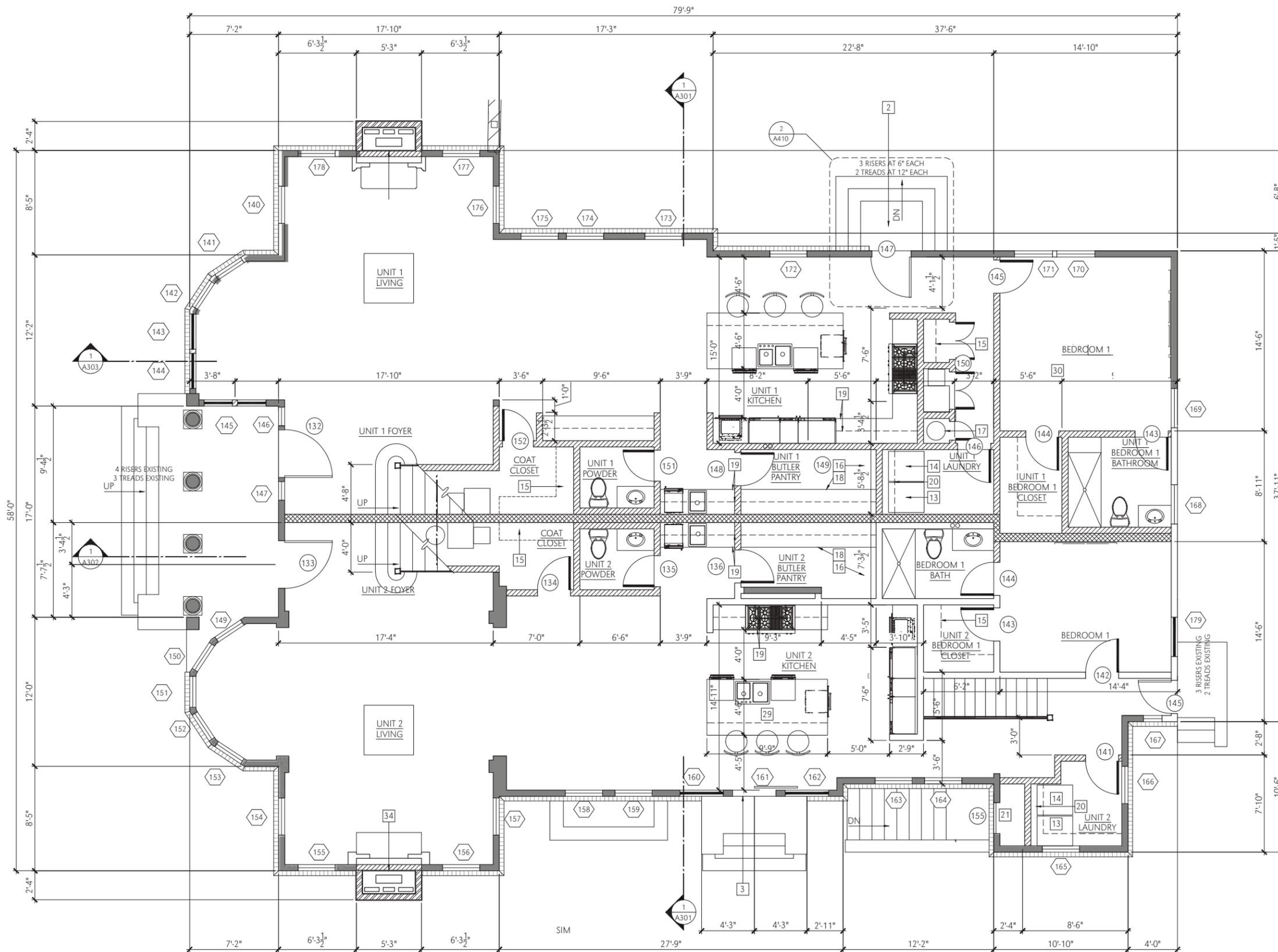
Site map



Kaplan Chen Kaplan
Architects & Planners
2526 Eighteenth Street
Santa Monica CA 90405
Telephone 310.452.7505
Facsimile 310.452.1494



**WEYSE/MORRIS
HOUSE**
401 Ocean Ave
Santa Monica, CA



REVISIONS	
1	BULLETIN 1 7.3.19

STATUS

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Square Footage: 3478.3

LANDMARK HOUSE PROPOSED FIRST FLOOR PLAN

scale: 1/4" = 1'-0"

1

LANDMARK HOUSE
PROPOSED FIRST FLOOR PLAN
scale: 1/4" = 1'-0"

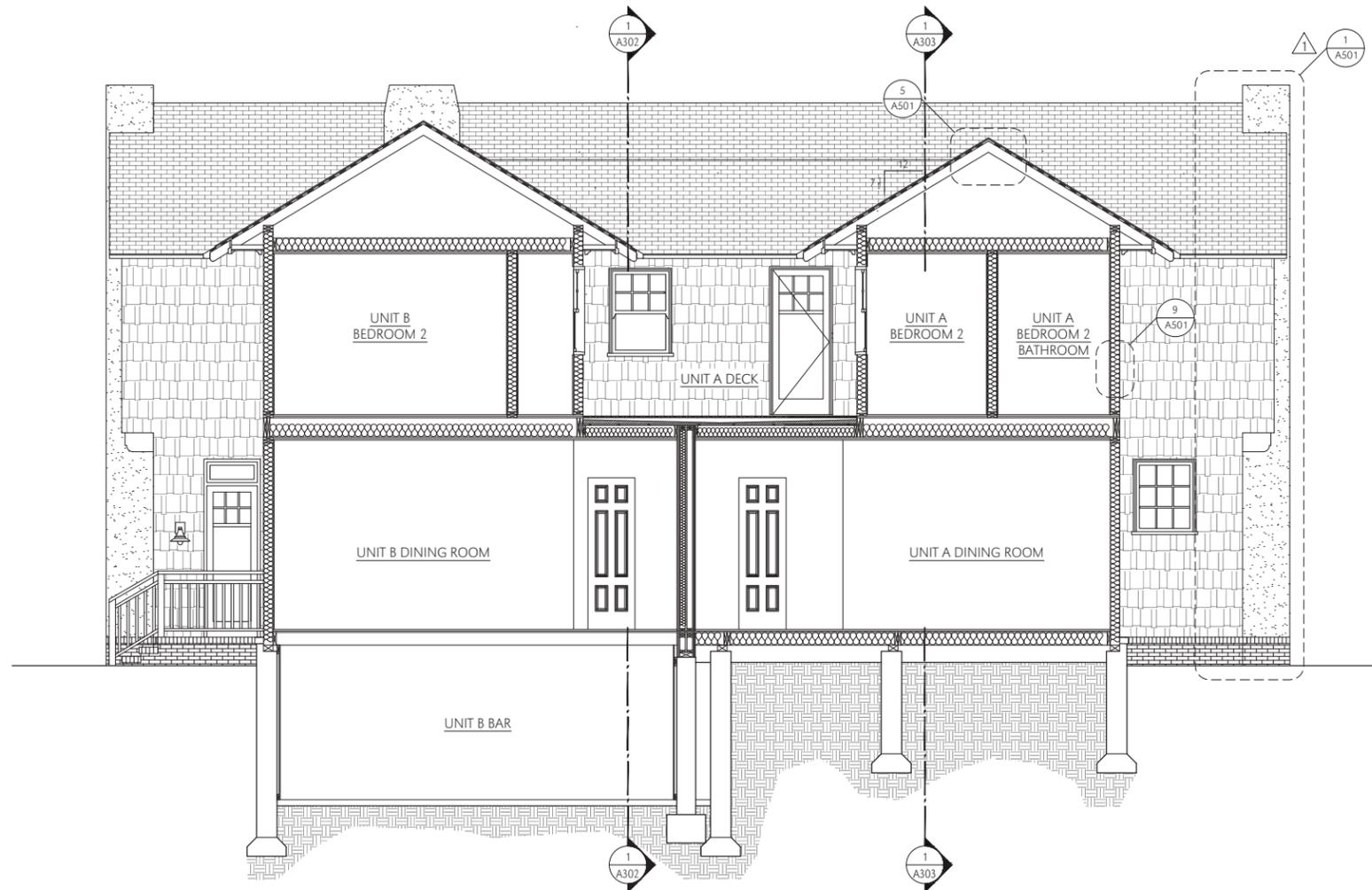
19BLD-4607 11/25/19

PROJECT NO.:
DATE: JUNE 18, 2020
DRAWN BY:
CHECKED BY:

A106



Kaplan Chen Kaplan
 Architects & Planners
 2526 Eighteenth Street
 Santa Monica CA 90405
 Telephone 310.452.7505
 Facsimile 310.4521494



**WEYSE/MORRIS
 HOUSE**
 401 Ocean Ave
 Santa Monica, CA

REVISIONS	
1	BULLETIN 1 7.3.19

STATUS	

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LANDMARK HOUSE SECTION
 scale: 1/4" = 1'-0"

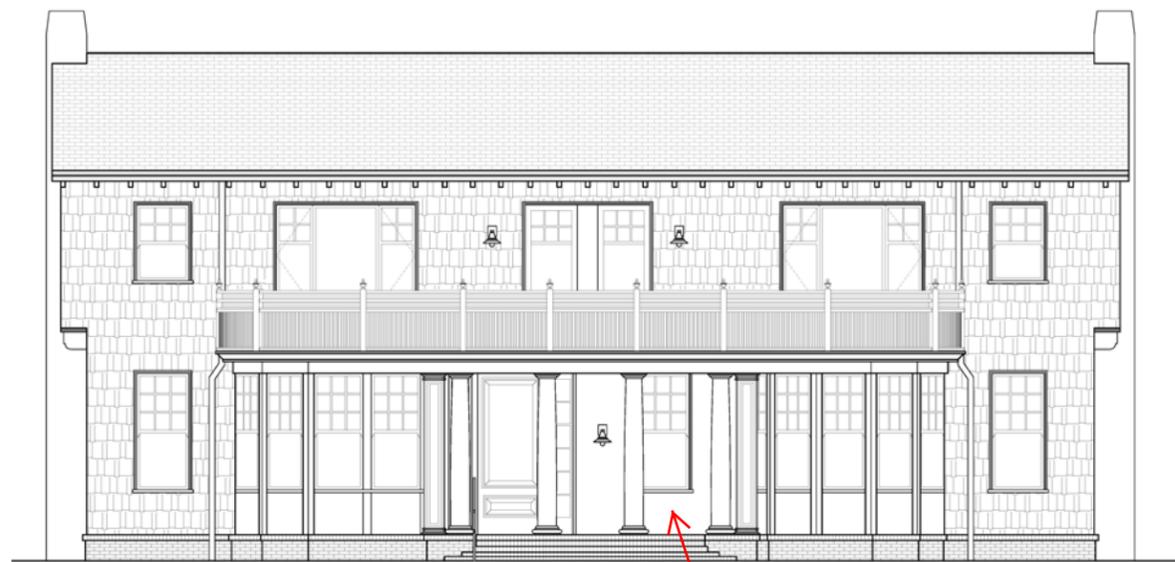
1

LANDMARK HOUSE
 CROSS SECTION
 scale: 1/4" = 1'-0"

A301a

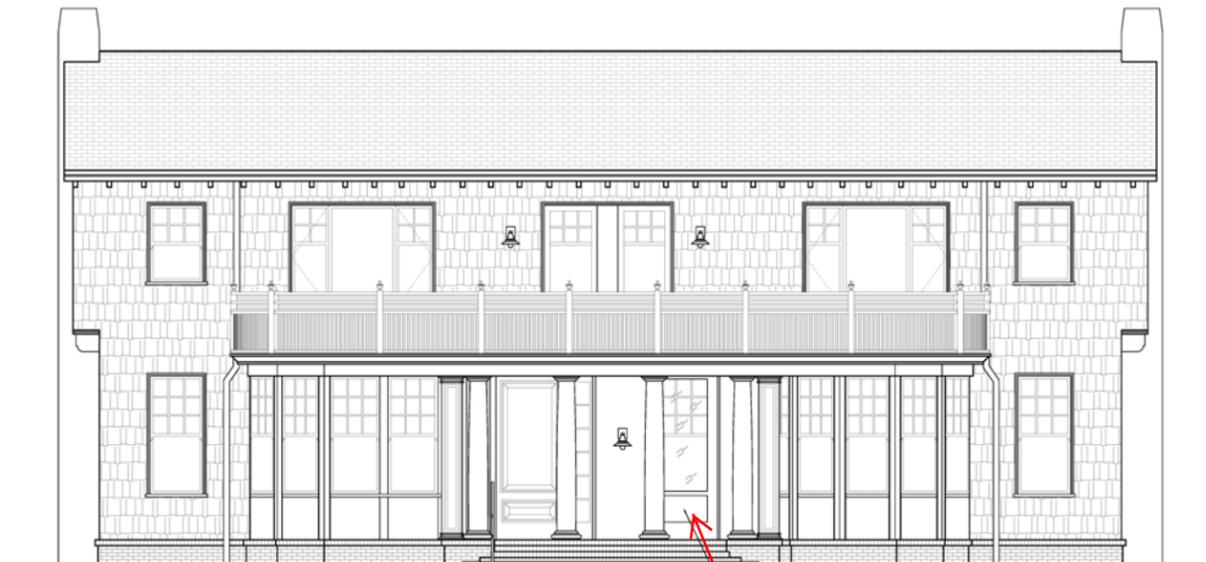
PROJECT NO.:
 DATE: JUNE 18, 2020
 DRAWN BY: MM
 CHECKED BY: DK/BK

19BLD-466Z-11/25/19



previously approved added window

West elevation with previously approved window at porch



proposed door in lieu of window

West elevation with proposed door located in place of window



Detail at original front door



Current construction at main entry elevation



Original front door for restoration



Current construction at front entry



Residence was also a boarding house.



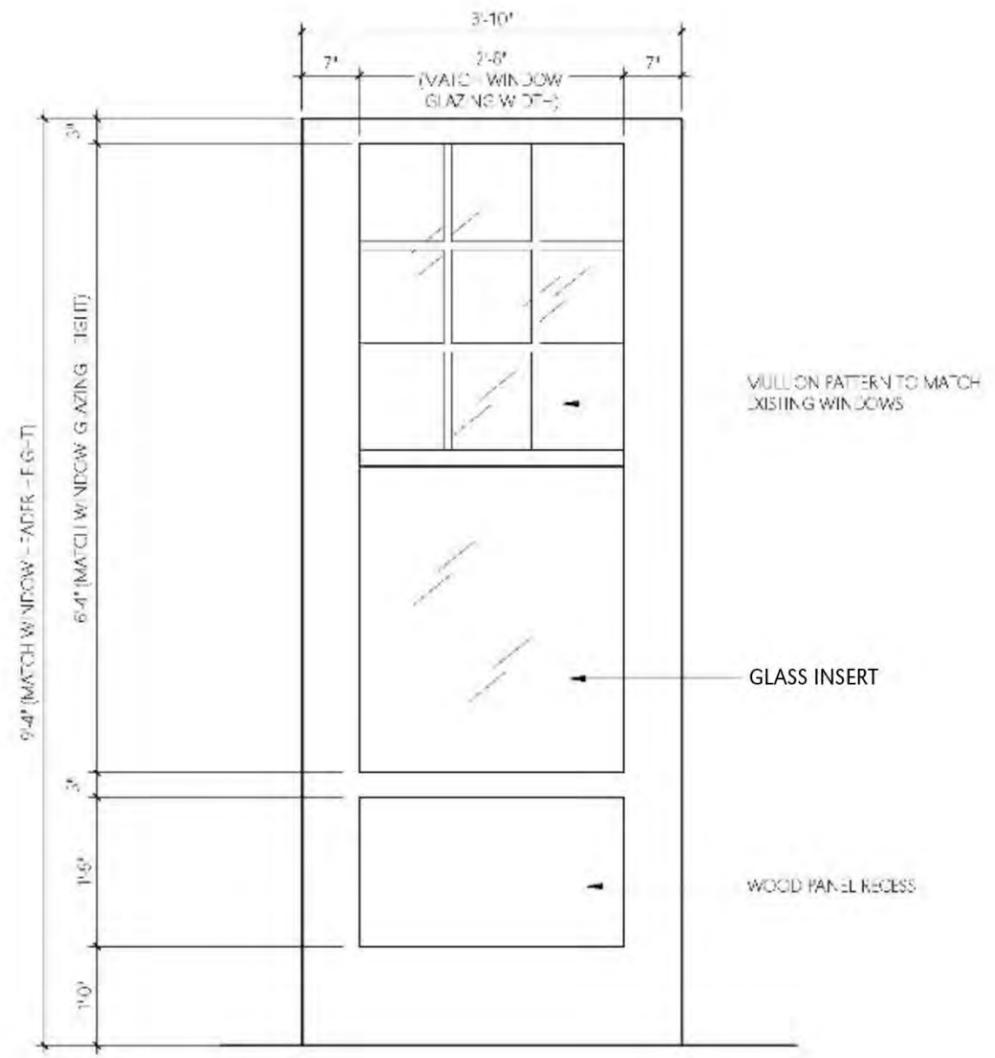
KCK

Approved window at front porch



KCK

Proposed door at front porch – door painted white to match wall and window trim



Brushed nickel hardware



Color matches adjacent wall and windows

DOOR ELEVATION

scale: 3/4" = 1'-0"

3

Apr 14, 2022



View from across Ocean Avenue with proposed decorative fence



Ocean Avenue frontage with proposed decorative fence



FENCING KEY

36" TALL METAL FENCE

36" TALL METAL FENCE ON TOP OF (E) BRICK WALL

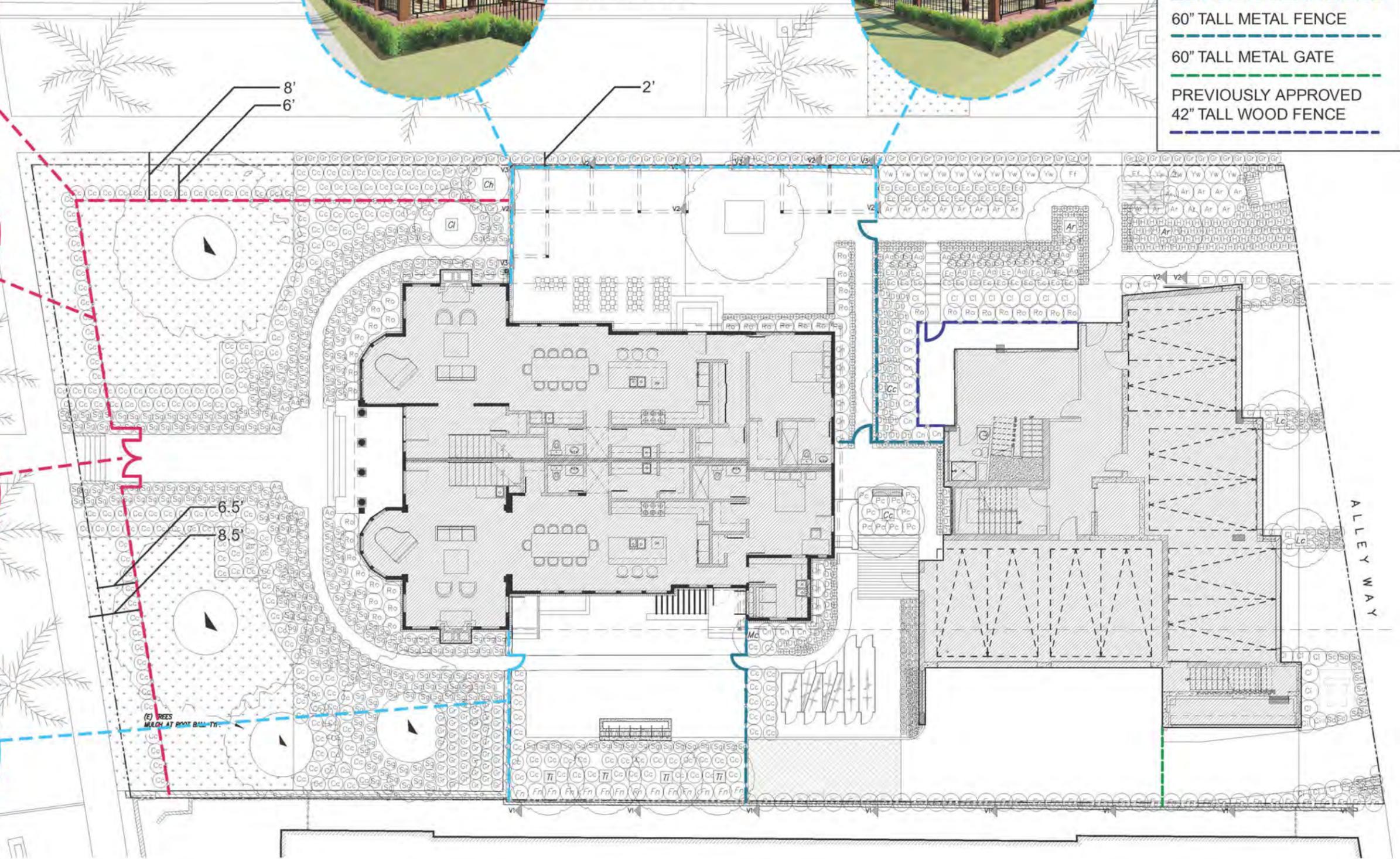
60" TALL METAL FENCE

60" TALL METAL GATE

PREVIOUSLY APPROVED 42" TALL WOOD FENCE

GEORGINA

ALLEY WAY





Proposed decorative fence



View along Georgina Avenue - 2014



View along Georgina Avenue with prior tall hedge to alley - 2017



Pergola with proposed fencing



Decorative security fencing behind landmark house



Detail of proposed plaque



Landmark Farquhar house at 147 Georgina Avenue previously with 36" picket fence



147 Georgina Avenue following rehabilitation with 36" fence on top of 30" tall wall



Landmark residence at 525 Georgina Avenue previously without fencing



525 Georgina Avenue following rehabilitation with 42" tall fence including 36" tall solid area.



205 Georgina Avenue, a few properties to the east of the site, has a 5' tall decorative metal fence on top of a 2'-6" brick wall. The metal rail is mostly open providing view of residence.



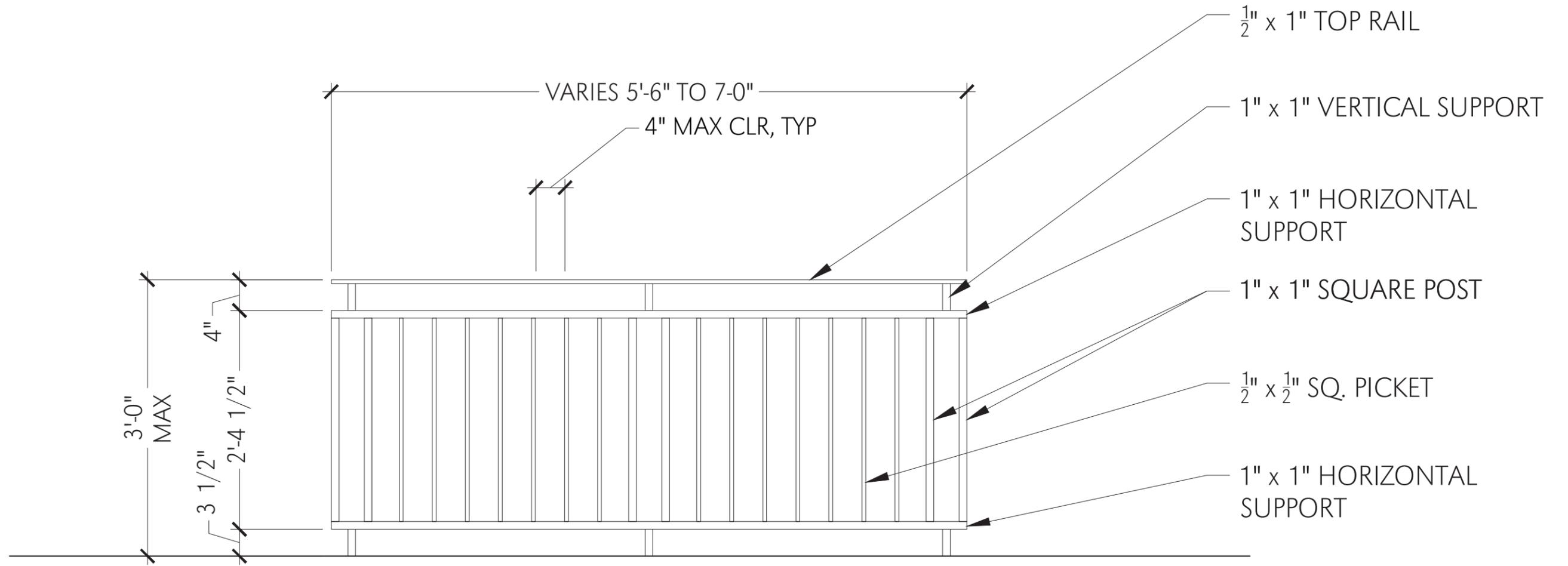
413 Ocean Avenue, adjacent to site, with 5' tall wall at front along sidewalk



311 Ocean Avenue to the north of Georgina Avenue has a 42" tall stucco wall



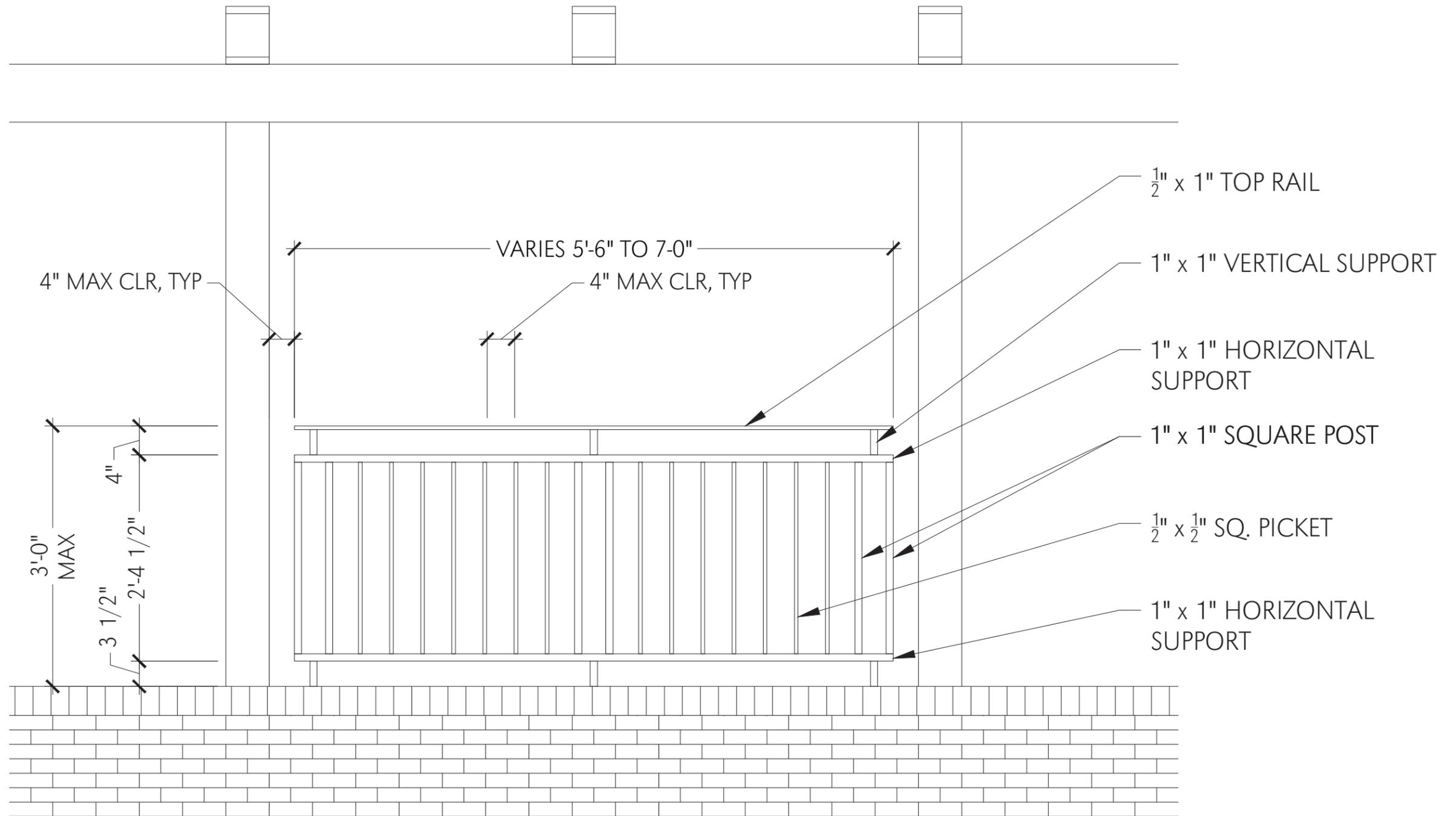
128 Georgina Avenue, west of 1st Court has a 2' metal fence on top of a plastered wall that varies from 2' to 2'-6" tall.



TYPICAL FENCE SEGMENT



BM HC-190 Glossy



4" MAX CLR, TYP

VARIES 5'-6" TO 7'-0"

4" MAX CLR, TYP

1/2" x 1" TOP RAIL

1" x 1" VERTICAL SUPPORT

1" x 1" HORIZONTAL SUPPORT

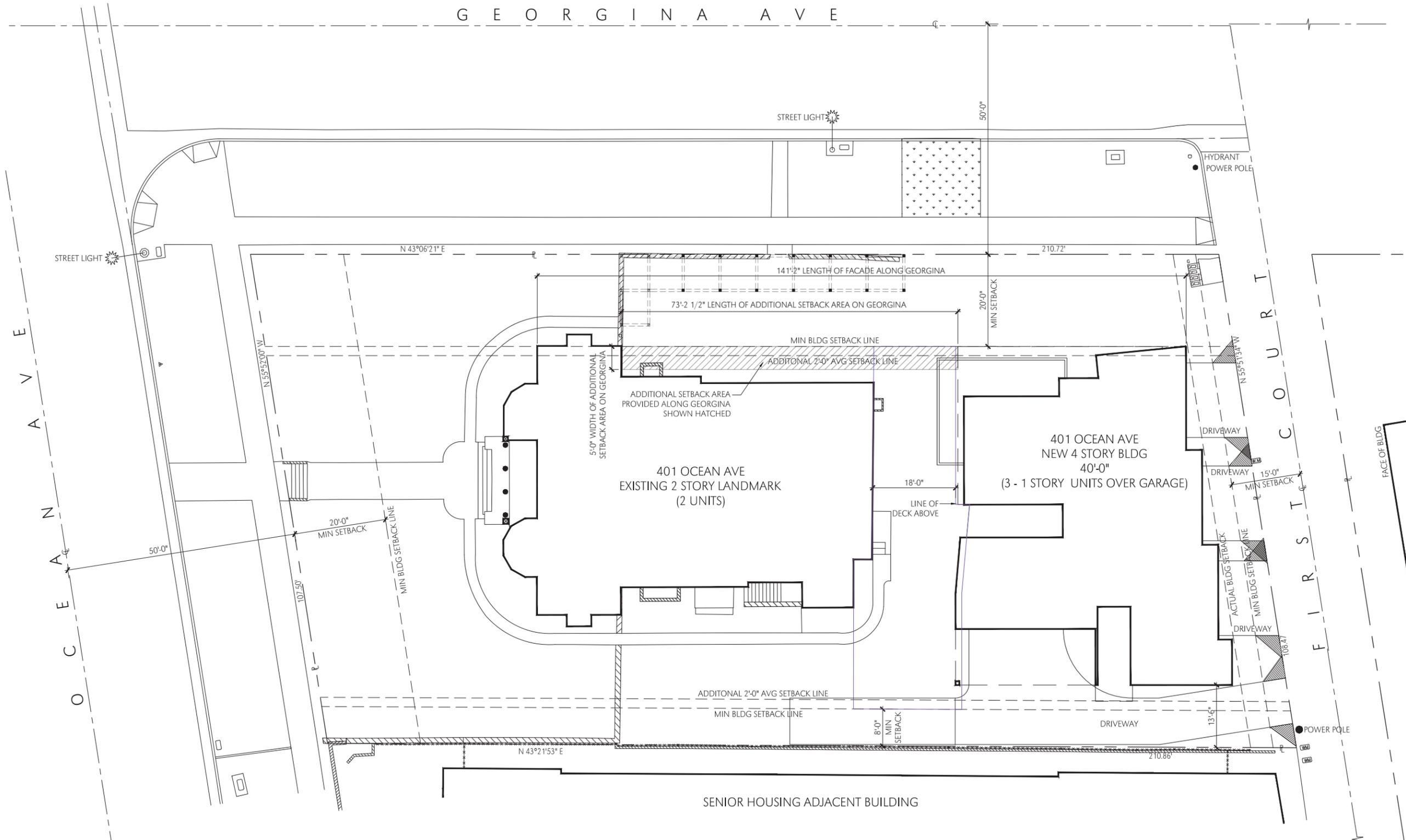
1" x 1" SQUARE POST

1/2" x 1/2" SQ. PICKET

1" x 1" HORIZONTAL SUPPORT

3'-0" MAX
3 1/2"
2'-4 1/2"
4"

TYPICAL FENCE SEGMENT AT PERGOLA



ADDITIONAL AVERAGE SETBACK CALCULATION ALONG GEORGINA
 ADDITIONAL SETBACK REQUIRED = 141.17' X 2' = 282.33 SF
 ADDITIONAL SETBACK PROVIDED = 73.21' X 5' = 366.05 SF
 ADDITIONAL SETBACK PROVIDED, 366.05 SF, IS GREATER THAN ADDITIONAL SETBACK REQUIRED, 282.33 SF

ADDITIONAL AVERAGE SETBACK AT INTERIOR OF PROPERTY
 ENTIRE FACADE IS SETBACK AT MINIMUM 13'-6" FROM PROPERTY LINE AND IS GREATER THAN THE 10'-0"
 AVERAGE ADDITIONAL SETBACK REQUIRED

APPROVED SITE PLAN

scale: 1" = 10'-0"

1





423 Ocean Avenue south of site with front porch 3' above sidewalk and 3' railing at porch



View looking north along Ocean Avenue with 5' plaster wall adjacent to site