AGENDA

CITY OF SANTA MONICA

ZONING ADMINISTRATOR

SPECIAL MEETING

VIA TELECONFERENCE PURSUANT TO

EXECUTIVE ORDER N-29-20 ISSUED BY
GOVERNOR GAVIN NEWSOM

TUESDAY, JULY 14, 2020

MEETING BEGINS AT 10:30 AM

TUESDAY, JULY 14, 2020 **https://primetime.bluejeans.com/a2m/live-event/zzcwspur**
10:30 A.M. **teleconference via 1-415-466-7000 (PIN: 7650065 #)**

1. CALL TO ORDER:

2. INTRODUCTION:

3. PUBLIC HEARINGS: Public Input Permitted:

3-A. 9 Vicente Terrace, 19ENT-0438 (Major Modification). The applicant requests a Major Modification to the Medium Density Residential (R3) parcel coverage and setback development standards for a proposed rehabilitation and addition to a designated Landmark structure - an existing two-story, single-unit dwelling. The rebuilt garage and side balcony above would provide a 4' side setback in lieu of the 5.76' minimum required side setback. The applicant also requests a 2.9% increase to the maximum allowable parcel coverage of 50% for a total proposed parcel coverage of 52.9%. SMMC Section 9.43.030(C) allows an applicant to request a Major Modification from required setbacks and maximum parcel coverage for a project that includes the retention and preservation of a structure that is a City-Designated Historic Resource. [*continued from March 11, 2020*]. [Planner: Gina Szilak] **APPLICANT: Robert Crockett. PROPERTY OWNER: Vincent DeFilippo.**

Applicant Materials Attached

4. ADJOURNMENT

ZONING ADMINISTRATOR HEARING INFORMATION

The City of Santa Monica encourages public comment. Those wishing to give public comment must make that request via email to planningcomment@smgov.net. Written information received prior to 5:30 p.m. the day before the meeting will be distributed to the Zoning Administrator prior to the meeting and posted online. Written information received after 5:30 p.m. July 13th will be read aloud at the meeting for a total of three minutes.

A decision on the Zoning Administrator request(s) will *not* be rendered during the public hearing. Following the public hearing, the Zoning Administrator shall prepare a written decision to approve or deny the request(s). A copy of the written determination shall be made available to all persons that submitted a request to speak form during the public hearing or wrote a letter regarding the variance(s). Copies of determinations are also available on the City's website: www.smgov.net Go to City Hall/ City Department Index/Planning and Community Development/City Planning/Zoning Administrator/Agendas/Determinations.

All decisions of the Zoning Administrator are appealable to the Planning Commission during a fourteen (14) calendar day appeal period following the decision date. Appeal forms are available at the City Planning Public Counter. **An appeal filing fee will be required at the time an appeal is filed. The appeal filing fee is $539.57.**

HARDING LARMORE KUTCHER & KOZAL, LLP
ATTORNEYS AT LAW

WRITER'S DIRECT DIAL
(310) 451-3669

1250 SIXTH STREET, SUITE 200
SANTA MONICA, CALIFORNIA 90401-1602
TELEPHONE (310) 393-1007
FACSIMILE (310) 392-3537

WRITER'S E-MAIL ADDRESS
kutcher@hlkklaw.com

July 8, 2020

VIA E-MAIL

Santa Monica Zoning Administrator
1685 Main Street, Room 212
Santa Monica, CA 90401

Re: Major Modification Application (19ENT-0438)
Applicant: Vincent DeFilippo
Address: 9 Vicente Terrace
City Landmark & Landmark Parcel Designation 18ENT-0337
Hearing Date: July 14, 2020
Our File No. 22519.001

Dear Ms. Yeo:

This letter is submitted on behalf of Vincent DeFilippo. He owns the historic home at 9 Vicente Terrace. He proposes to remodel and rehabilitate the City Landmark (consistent with the *Secretary of the Interior's Standards*) so that he may move in the house (originally constructed in 1912) with his wife, two young children (ages 4 and newborn/3 months) joined by stays of his aging mother. Here is the existing landmark:

Front

Rear

This letter explains why the Zoning Administrator should grant the so-called "major" modifications for a tiny bit of relief under the Zoning Code in this R-3 Medium Density Residential District. Ironically, all of the modifications are reductions in the legal

non-conforming status of the existing house, not increases. This application does not overreach. Indeed, we have prepared diagrams showing the much larger development that would be allowed under the applicable development standards for this R-3 property were it not for the preservation of the City Landmark.

THE REQUESTED MODIFICATIONS ARE CONSISTENT WITH THE PURPOSE OF ALLOWING MODIFICATIONS

As confirmed by the Zoning Ordinance, the stated purpose of modifications is to allow "minor adjustments to the dimensional requirements, design standards and other requirements" due to "practical difficulties, integrity of design, topography, and similar site conditions." (*See* SMMC § 9.43.010.) Here, we have a substandard lot (36' x 100'), a sloping topography, and a designated City Landmark that is being preserved and rehabilitated consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. (*See* Chattel Conformance Review Memorandum (Nov. 25, 2019).) Consistent with the Secretary's Standards, the new construction is occurring in a full basement (which will have no impact on the character of the street) and at the rear (including a replacement 2-car garage that is actually increasing the current non-conforming side yard setback).

This is exactly the type of situation for which modifications and waivers are available. And the requested modifications are extremely minor and well justified. Moreover, due to the Landmark designation, the project will be subject to a Certificate of Appropriateness review process following this Zoning Administrator decision. (*See* SMMC § 9.56.140.)[1]

The requested modifications will actually (1) reduce the existing parcel coverage from 53% down to 52.9%, and (2) reduce the existing west side setback of the attached rear garage from 3'-9.6" to 4'. These are betterments as compared with the existing conditions, not an exacerbation of existing conditions.

The modifications are needed to ensure that the replacement 2-car garage being constructed at the rear of the property will continue to accommodate two vehicles, thereby avoiding a parking variance application as was required and granted for the immediately adjacent property to the east at 11 Vicente Terrace. (ZA 88-002.) (Many of

[1] Note, the Landmarks Commission performed a preliminary review of the project design on February 10, 2020. Their Minutes reflect: "Discussion was held. Commissioner Shari noted support for the project, Commissioner Brand agreed and expressed appreciation for the lightness of the addition, the vertical siding, use of light color, and trellis. Commissioners generally agreed with support for the direction of the project."

these same neighbors opposed the parking variance that was granted by Zoning Administrator Suzanne Frick at 11 Vicente Terrace in 1988 when that owner (i.e., Sally Reinman, her husband Marcel Geloen, and Heidi Franke's father) proposed a second story addition without adding any parking.)

THE ARB PREVIOUSLY FOUND THE DIMENSIONS OF THESE TWO MODIFICATIONS TO BE CONSISTENT WITH NEIGHBORHOOD CHARACTER

The subject property at 9 Vicente Terrace was remodeled most recently in 2001. At that time, in recommending approval of the existing conditions (i.e., with 53% parcel coverage and a 3'-9.6" west setback), the Staff Report to the Architectural Review Board found: "[T]he neighborhood's character defining qualities of scale, massing and pattern of development have been retained." (ARB 01-061 Staff Report (Aug. 20, 2001, Agenda Item 8.2) at pp. 4-5.) Since that time, the formerly vacant lot at 7 Vicente Terrace has been developed with a new single family home, further increasing the density of the neighborhood. It is inconceivable that 20 years later, a slight <u>reduction</u> of parcel coverage and a slight <u>increase</u> in the side setback on the west would no longer be consistent with the neighborhood's character.

Below are photos of the neighborhood character.

3 Vicente Terrace is two doors away from the subject property. It is a three-story red brick building that is essentially built lot-line to lot-line.

Front

Rear

7 Vicente Terrace is immediately to the west. There is a massive hedge at the front property line. Visible behind the top of the hedge is chain link fencing around a roof deck. The roof deck was added in 2015. (15BLD-0991.)

Front with visible roof deck

Front with tall front hedge

The view of 7 Vicente Terrace from the alley presents as 3 stories above existing grade:

Rear

Immediately across the street from the subject property is Shutters Hotel, a 6-story hotel building.

Vicente Street frontage

Existing view down Vicente Terrace from east looking west

Immediately east of Shutters is a surface parking lot that will be redeveloped as part of the 1828 Ocean Avenue project with an 83-unit mixed-use multi-story apartment building that will include roof decks and balconies. (DRP 15ENT-0300.)

Rendering of approved 1828 Ocean Avenue project looking down Vicente Terrace from Ocean Avenue

Vicente Terrace elevation of approved 1828 Ocean Avenue project

Immediately across the alley behind the subject property is a three-story rear elevation of a duplex at 12 Seaview Terrace with balconies and elevated decks.

Rear alley facing subject property

Rear alley facing subject property

The proposed preservation project is not in any way out-of-scale with these neighboring properties.

THE LANDMARKS COMMISSION WILL PERFORM DESIGN REVIEW OF THIS PRESERVATION PROJECT

The public correspondence does not object to the proposed modifications themselves. Rather, the most concrete objections are to certain windows (facing east) and the roof deck (much of which will be recessed within a "well" that will be set within the peaked roof of this two-story building far below the 40'/3-story height limit in the R-3 District). The project's windows and the roof deck are allowed by Code and are not the subject of the requested modifications for: the side yard setback (for the garage at the rear of the property) and the reinstatement of most of the existing lot coverage. Due to the Landmark Parcel designation (18ENT-0337), design review will be performed by the Landmarks Commission, not the ARB, and certainly not the Zoning Administrator. (SMMC § 9.56.270(A)(1) (Preservation Incentives).) The Certificate of Appropriateness process will be the appropriate forum to weigh any design objections.

THIS MODIFICATION APPLICATION DOES NOT MAXIMIZE THE SIZE AND SCALE PERMITTED BY R3 ZONING

The height and massing (and associated floor area) all are well below the maximums allowed by Code. Rather than proposing the addition of a third floor, the project (at great expense) will remove the Landmark house from its current foundation to enable construction of a full basement beneath the historic 2-story home. The home will then be placed back on its new foundation in exactly the same location on the subject lot.

In adopting the Zoning Ordinance, the City Council (and Planning Staff) expressly found the development standards to be appropriate to "preserve and protect the existing character and state of the City's different residential neighborhoods and the quality of life of City residents against potential impacts related to development" and to "ensure adequate light, air, privacy, and open space for each dwelling":

> **9.08.010 Purpose**
>
> The purposes of the "Multi-Unit Residential" Districts are to:
>
> A. Provide for a variety of multi-unit housing types to suit the spectrum of individual lifestyles and space needs and ensure continued availability of the range of housing opportunities necessary to sustain a diverse labor force and meet the needs of all segments of the community consistent with the General Plan.

> B. Preserve and protect the existing character and state of the City's different residential neighborhoods and the quality of life of City residents against potential impacts related to development—traffic, noise, air quality, and the encroachment of commercial activities.
>
> C. Ensure adequate light, air, privacy, and open space for each dwelling.
>
> * * *
>
> E. Ensure that the scale and design of new development and alterations to existing structures are consistent with the scale, mass, and character of the existing residential neighborhood and provide respectful transitions to minimize impacts on or disruptions to adjacent residential structures.

The overall scale of this home remodel is well within the R3 development standards:

- One unit is proposed where multiple units are allowed. Two stories are proposed where three stories are allowed.
- A height of 25' is proposed where 40' is allowed. A 2-car garage is proposed consistent with the Code.
- The proposed roof deck is sunk within the peaked roof of the Landmark home at the rear.
- A basement is proposed rather than a third floor.
- Consistent with the Code (SMMC § 9.21.050(A)(2)(b)), a 12' hedge is proposed in good faith along the east side yard to screen the new windows from the adjacent property.

This is a thoughtfully designed preservation project. Although the neighbors don't appear to appreciate it, the owner has not sought to exploit the R-3 maximums as allowed by the Housing Accountability Act (Gov't Code § 65589.5(j)).

Finally, objections to the project's overall floor area are not well founded. First of all, in multi-family districts such as the R-3 District, massing is regulated by parcel coverage, not floor area. Here, the 2.9% of additional floor coverage equates to 107.5 sf. And the parcel coverage includes the one-story front porch of this historic house, which contains 208 sf. Additionally, it is important to note (and frankly encourage) the

fact that the majority of the proposed new floor area will be contained within a 1,432 sf basement which will have no impact on the neighborhood's visual character. And regardless, the R-3 development standards would allow a 6,828 sf residence (without any variances or modifications), which the Zoning Code expressly finds is a scale that would "[p]reserve and protect the existing character and state of the City's different residential neighborhoods." (SMMC § 9.08.10(B).)

PRESERVATION PROJECTS ARE OFTEN CHALLENGING

Preservation projects are time-consuming, extremely challenging to pursue and expensive to accomplish. As the Zoning Administrator knows, preservation is a fundamental concern of the City's LUCE. (LUCE Ch. 2.3; *see also* Santa Monica Historic Preservation Element.) As a result, LUCE Historic Preservation Policy HP1.5 states:

> Support rehabilitation and restoration of historic resources through flexible zoning policies and modifications to development standards . . .

And LUCE Policy HP1.5 expressly lists parcel coverage and building envelope requirements as examples of flexible zoning outcomes that should be available for preservation projects.

I have worked on successful preservation projects that received up to 8 or 10 different variances to enable successful award-winning preservation to occur, including over neighbor objections. By comparison, the two modification requests triggered by this project should be granted. Proposed findings are enclosed.

Here, all of the new construction will occur at the rear of the property and will be denoted by an inset, just as the Secretary's Standards encourage. (*See* Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Nat'l Park Service, 2017) pp. 156 ("Recommended: Constructing a new addition on a secondary or non-character-defining elevation") and 157 ("Recommended: Incorporating a simple, recessed, small-scale hyphen, or connection, to physically and visually separate the addition from the historic building.").)

CONCLUSION

Based upon the above, we respectfully request that the Major Modification requests be granted.

Very truly yours,

Kenneth L. Kutcher

Enclosures
cc: Regina Szilak (w/ encls.)
Heidi von Tongeln (w/ encls.)
Vincent DeFilippo (w/ encls.)
Robert Crockett (w/ encls.)
Robert Chattel (w/ encls.)
F:\WPDATA\22519\Cor\ZA 2020.07.08 (Major Mod).docx

VICENTE TERRACE – NORTH SIDE

3 Vicente (3-story red brick building) & 7 Vicente (hedge)

7 Vicente huge front hedge

3 Vicente & 7 Vicente

7 Vicente w/ roof deck next to subject property

VICENTE TERRACE – SOUTH SIDE

Shutters @ Vicente & Appian

Shutters along Vicente
Viceroy Hotel in background

Shutters Hotel directly across from subject property

VICENTE TERRACE – SOUTH SIDE

Vicente Terrace (looking west)

Approved 83 units w/ roof decks at 1828 Ocean Avenue

Vicente Terrace elevation of approved project at 1828 Ocean Avenue in context photo

VICENTE TERRACE – NORTH SIDE

7 Vicente Terrace w/ roof deck *subject property*

9 Vicente *11 Vicente*

Vicente Terrace – north side

VICENTE PLACE ALLEY – SOUTH SIDE

7 Vicente (rear alley)

Vicente Place alley (looking west)

7 Vicente (rear) 3 Vicente (rear)

VICENTE PLACE ALLEY – NORTH SIDE

12 Seaview (rear)
Directly across from subject property

VICENTE PLACE ALLEY – NORTH SIDE

Vicente Place Alley (looking east)

12 Seaview (rear alley)

Vicente Place (looking west)

Vicente Place (looking west)

Applicant: Vincent DeFilippo
Address: 9 Vicente Terrace
Application: 19ENT-0438

Proposed Findings in Support Major Modifications

All of the required findings set forth in Section 9.43.100 of the Zoning Ordinance can be made in this case as further evidenced by the points identified under each of the headings below:

- ***The requested modification is consistent with the General Plan and any applicable area or specific plan.***

  - The requested modifications seek minor allowances from the requirements in the Code in order to preserve and rehabilitate a landmark residence. The Zoning Ordinance, LUCE, and Historic Preservation Element anticipate and actually promote flexible zoning practices and relief for preservation projects, specifically for parcel coverage, setbacks and building envelope.

    - LUCE Policy HP1.5: "Support rehabilitation and restoration of historic resources through flexible zoning practices and modifications to development standards…such as…parcel coverage and building envelope requirements."

    - Zoning Ordinance §9.43.030(C): "If the application for a Major Modification involves a project that includes the retention and preservation of a structure or improvement that is a City-Designated Historic Resource, the Director may grant relief from…required setbacks, maximum parcel coverage and building envelope requirements."

    - Historic Preservation Element Objective 1.11: "Promote historic preservation as sustainable development and promote sustainable reuse of historic properties."

    - Historic Preservation Element Policy 4.1.3: "Allow for appropriate additions to and adaptive reuse of historic resources."

- ***The project as modified meets the intent and purpose of the applicable zone districts.***

  - The proposed project is the rehabilitation and restoration of a single-family home which is in line with the intent and purpose of the district within which is it located. The proposed project is located in the R3 Medium

Density Residential District which "is intended to provide areas for a variety of multi-unit housing types with at least 1,500 square feet of parcel area per unit" and includes, among other housing models, single-unit housing. (SMMC § 9. 08.010.) The project site contains 3,593 sf of parcel area for this single family home.

- ***The requested modifications will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or result in a change in land use or density that would be inconsistent with the requirements of this Ordinance*.**

  - The proposed project is a rehabilitation and restoration of a single-family residence. Neither the land use nor the density will be changing. At 25' in height and two stories, the project will remain well within the 40'/3-story height limit for the district. Rather than propose a third story, the applicant (at great expense) will temporarily elevate the landmark house so that a full basement can be constructed beneath the house, which currently has a "California basement." The landmark house will then be restored to a new foundation in the same location and at same height as it has existed since 1912. Thus, the vast majority of the added floor area will be located underground and will have no impact whatsoever on the neighborhood. The other "new" construction is the replacement of the non-original attached garage and non-original extension of the house that was built in the rear after receiving ARB approval in 2001. The 2001 setback on the west at the location of the garage will be increased, not decreased. And the parcel coverage will be reduced, not increased, compared with the 2001 addition that is being replaced. The now City-Designated Landmark will be rehabilitated consistent with the *Secretary of the Interior's Standards for Rehabilitation*. All of these changes are an improvement over the existing conditions, and this landmark house will continue to be an asset to the eclectic mix of architecture in the neighborhood.

- ***The requested modification is justified by site conditions, location of existing improvements, and retention of historic features.***

  - After having been extensively remodeled by a prior owner in 2001, the existing single family residence was designated as a City Landmark on September 9, 2019 when representatives of the Santa Monica Conservancy nominated it. The historic residence is a legal nonconforming structure due to various aspects of the house, including the parcel coverage (currently 53%) and side yard setback on the west (currently 3'-9.6").

  - Additionally, the lot is an extremely narrow 36' lot, and is only 100' deep. Also, the site slopes.

- The historic house will be retained, preserved and rehabilitated consistent with the *Secretary of the Interior's Standards*. To do so, a full basement will be constructed beneath the house, and the house will receive a new foundation in the same location on the lot and at the same height. So the position of the house will not change as a result of the remodeling.

- With respect to character-defining features, the proposed rehabilitation will include the reversal of the non-original porch enclosure and changes to the front door on the front elevation, as well as the retention of the existing "bay" window located on the east side of the residence. Various non-original windows that were replaced in the 2001 remodel will be replaced with historically accurate materials. The former chimney will be reconstructed.

- Given all of the aforementioned factors, the property owner is limited in the work that can be done on the residence and has made every effort to preserve the historic features and improve site conditions while still remodeling the home for the needs of his family. Although the owner did not support the designation, he did not oppose it out of deference to the preservation community. He simply wishes to receive some minimal reciprocity given the designation. None of the other homes in this potential historic district have been nominated (by their owners or others) or designated, nor have the property owners ever shown any initiative to nominate the potential historic district. Indeed, several neighbors opposed the designation of this house at 9 Vicente Terrace.

➢ ***The proposed design meets the Design Objectives of the Santa Monica Design Guidelines.***

- Given the Landmark Designation, the house's remodeling is governed by the Certificate of Appropriateness process and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. (SMMC § 9.56.140.) On February 10, 2020, the Landmarks Commission performed a preliminary review of the project design and "generally agreed with support for the direction of the project." *See* Landmarks Commission Minutes (Feb. 10, 2020) at p. 13. The Commission's licensed architect expressed specific support for a number of the design elements: "Commissioner Brand agreed and expressed appreciation for the lightness of the addition, the vertical siding, use of light color, and trellis." (*Id.*)

➢ ***The modifications will not significantly affect the properties in the immediate neighborhood or be incompatible with the neighborhood character.***

- The subject property is a designated City Landmark in a potential historic district. The proposed project involves remodeling the Landmark consistent with the *Secretary of the Interior's Standards for Rehabilitation*.

- The proposed modifications are to be located at the rear of this Landmark Parcel. The existing garage at the rear of the property already encroaches into west side yard. The replacement garage will encroach less, resulting in a 4' side yard setback on this 36' narrow lot. The 4' side yard setback doesn't occur until 59' deep into this 100' deep lot. It will not be noticeable from the street.

- As to the parcel coverage, the existing parcel coverage is 53%. The proposed parcel coverage will be 52.9%. There is essentially no change in parcel coverage, and actually a slight reduction. There will be no noticeable impact to the neighborhood. In 2001 the Architectural Review Board already determined that the 53% lot coverage was appropriate for the neighborhood. (ARB 01-061.)

- A theoretical project consistent with the R3 development standards (if there were no landmark designation) would be much greater in size and scale than the proposed project. Using the R3 development standards--were it not for the landmark designation--a 6,828 SF residence could be constructed on the property without needing any allowances. The proposed project will only be 4,405 SF, almost 2,500 SF less than what the Code allows by right consistent with the Housing Accountability Act (Gov't Code Section 65589.5(j)); and the statement of purpose in Chapter 9.08 of the Zoning Code finds that the R-3 standards are appropriate. (*See* SMMC § 9.08.010(A)-(C) & (E).)

- The size and scale of properties on this street and in this neighborhood vary greatly. Directly across the street is the six-story Shutters Hotel. Two lots to the west is a 3-story building at 3 Vicente Terrace. Directly across the rear alley is a 3-story rear elevation.

➢ ***The proposed project conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties.***

- Preservation architect Robert Chattel was retained to collaborate with the project architect and, following the designation, the proposed project plans were revised to conform with the *Secretary of the Interior's Standards* ("Secretary's Standards") for Rehabilitation, as confirmed by the conformance review report from Chattel dated November 25, 2019.

➢ ***The proposed project conforms to the allowable land uses permitted in the applicable Zoning District.***

- The proposed project is the rehabilitation and restoration of a single-family home. The proposed project is located in the R3 Medium Density Residential district which "is intended to provide areas for a variety of multi-unit housing types with at least 1,500 square feet of parcel area per unit" and includes, among other housing models, single-unit housing. (SMMC § 9. 08.010 (emphasis added).) The project is a remodel of an existing single family home and will reconstruct a 2-car garage at the rear of the property, connected by an inset ("hyphen").

➢ ***The proposed project does not exceed the maximum unit density permitted in the LUCE or the existing unit density of the City-Designated Historic Resource, whichever is greater.***

- The Historic Resource Inventory confirms the existing unit density as being a single-family home, and the LUCE allows a maximum allowable density up to 35 units per net residential acre. (LUCE, pg. 2.1-31.) The subject property contains 3,593 square feet. The Code would allow three units. The proposed project is not changing the unit density and is retaining the 1912 house as a single family residence.

➢ ***The proposed project does not exceed the maximum number of stories permitted in the LUCE for the applicable land use classification if any.***

- The subject property is located in the Medium Density Housing classification of the LUCE. The LUCE allows height up to 40 feet. (LUCE, pg. 2.1-31.) The proposed project has a maximum height of 25 feet, which is well under the LUCE's maximum allowable height of 40 feet.

➢ ***Covered porches and stairs, if any, of a City-Designated Historic Resource may project a maximum 12 feet into the required front setback area or maintain their current projection if greater than 12 feet provided that the building façade complies with the front setback requirement in the applicable Zoning District.***

- The existing front porch is setback 14'-1" from the front property line and no change is proposed to that front setback. Because the front porch is a historic feature, no modification is required to retain it. (*See* SMMC § 9.27.030(C).)

➢ ***The provision of private open space has not been modified other than the requirement that private open space be adjacent to and accessible from, and at the same approximate elevation, as the primary space of the dwelling unit.*** Complies.

➢ ***The applicant agrees to record a deed-restriction prior to issuance of building permit for the project establishing that the City-Designated Historic Resource will be maintained for the life of the project.***

9 Vicente Terrace - Theoretical Tier 2 Project

Parcel Coverage

Lot Dimensions:	36'-0" x 100'-0"	
Lot Area:	3,593 SF	
Maximum Parcel Coverage (First Floor):	Allowed -	(50%) 3,593 / 2 = 1,797 SF
	Existing -	(53.0%) 1,907 SF
	Theoretical -	(50.0%) 1,797 SF
Maximum Parcel Coverage (Second Floor):	Allowed -	90% of first floor (1,797 SF) = 1,617
	Existing -	(92.0%) 1,488 SF
	Theoretical -	(90.0%) 1,617 SF
Maximum Parcel Coverage (Third Floor):	Allowed -	90% of first floor (1,797 SF) = 1,617
	Existing -	n/a
	Theoretical -	(90.0%) 1,617 SF

Setbacks

Required

Front -	20'-0"
West Side -	6'
East Side -	6'
Rear / Alley -	15'-0" from centerline of alley

Existing

Front -	14'-1"
West Side -	4'-0"
East Side -	3'-9"
Rear / Alley -	15'-0" from centerline of alley

Theoretical

Front -	20'-0"
West Side -	6'-0"
East Side -	6'-0"
Rear / Alley -	15'-0" from centerline of alley

Allowed Projections

Exterior stairs leading to upper floors above rear yard:	Allowed - 4' Existing - None Theoretical - 4'
Chimney projection in setback floors above rear yard:	Allowed - 1'-6" Existing - 1'-6" Theoretical - 1'-6"
Front and side porches not covered by roof / canopy:	Allowed - Front: 6' / Interior side: No limit Existing - N/A Theoretical - 6' (front)
Second floor rear balcony:	Allowed - 4' Existing - 6'-11 3/4" Theoretical - 4'
Third floor rear balcony:	Allowed - 4' Existing - N/A Theoretical - 4'
Cantilevered bay window on both sides:	Allowed - 1'-6" Existing - 2'-1" Theoretical - 1'-6"
Fences, Walls and Hedges Height: Within front setback	Allowed - 3'-6" Existing - 3'-6" Theoretical - 3'-6"
Fences, Walls and Hedges Height: At side and rear yards	Allowed Walls - 8'-0" / Hedges - 12'-0" Existing Walls - 8'-0" Theoretical Walls - 8'-0" / Hedges - 12'-0"

Theoretical Project Information and Summaries

Project Name:	Theoretical Tier 2 Project Maximum Allowable Project on Lot
Address:	9 Vicente Terrace Santa Monica, CA 90401
Legal Description:	Lot 25 Tract 1111 Map Book 17, Pages 154 / 155
APN:	4290-020-024
Owner:	Vincente DeFilippo trustee
Construction Type:	V-NS
Zoning:	R3
Theoretical Project Description:	The theoretical project assumes a vacant lot available for development. The theoretical project is a single-family home fully consistent with Tier 2 development standards. This theoretical project is protected by the Housing Accountability Act due to full compliance with all objective development standards.

Height

Number of Stories:	Allowed - 3 Stories Existing - 2 Stories + Partial Basement Theoretical - 3 Stories + Basement
Building Height:	Allowed - 40'-0" Existing - 24'-10" (existing ridge - measured from ANG) Theoretical - 40'-0"

Allowed Height Projections

Chimney Height Projection:	Allowed - 5' Existing - 3'-6" Theoretical - 5'
Rooftop Trellises, Sunshade and Landscape Height Projection:	Allowed - 10' Existing - None Theoretical - 10'
Rooftop Stairwell Height Projection:	Allowed - 14' above the roof-line Existing - None Theoretical - 14'
Rooftop Mechanical Enclosure Height Projection:	Allowed - 12' above the roof-line Existing - None Theoretical - 12'
Allowable Projections Rooftop:	Allowed - Max. 25% coverage Existing - None Theoretical - 25%

Parking

Automobile Parking:	Required - 2 Existing - 2 Theoretical - 2

Project Team

Project Architect:	Crockett Architects 373 South Doheny Drive, Suite A Beverly Hills, CA 90211 310.859.0818 Robert Crockett
Legal Counsel:	Harding Larmore Kutcher & Kozal, LLP 1250 Sixth Street, Suite 200 Santa Monica, CA 90401 310.451.3669 Ken Kutcher
Surveyor:	M&M&Co. 26074 Avenue Hall, Suite 12 Valencia, CA 91355 818.891.9115 Greg Amoroso

Sheet Index

01	Project Information
02	First Level Proposed Plan
03	Second Level Proposed Plan
04	Third Level Proposed Plan
05	Roof Proposed Plan
06	Basement Proposed Plan
07	Proposed Short Section
08	Proposed Short Section
09	Proposed Long Section

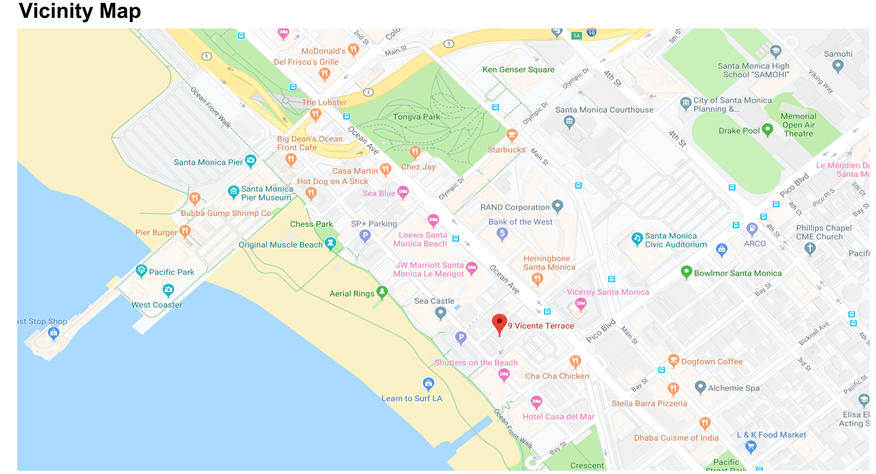
Area Calculations

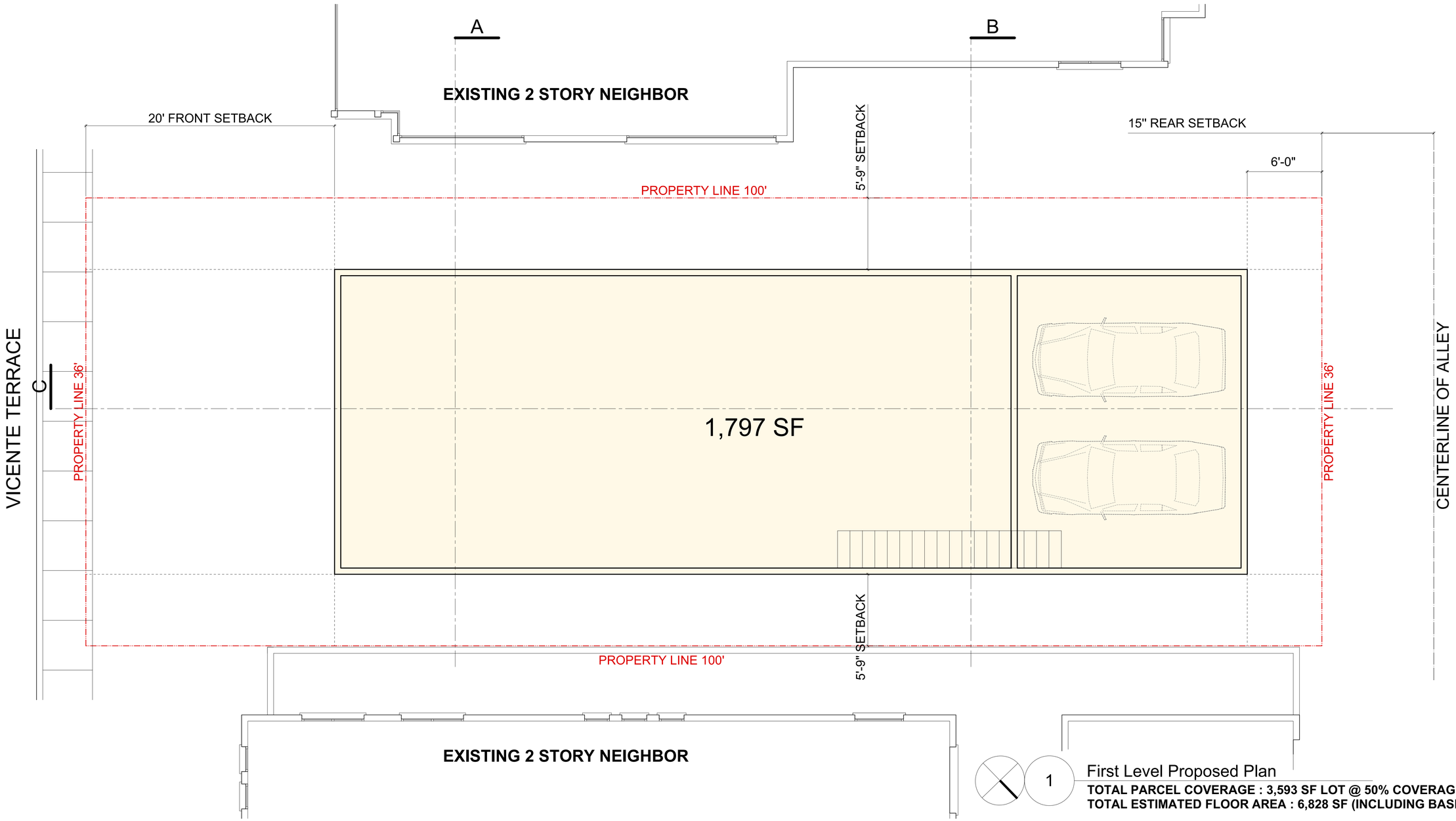
	Proposed Project	Theoretical Project
First Floor (House):	1,375 SF	1,347 SF
First Floor (Garage):	423 SF	450 SF
First Floor:	1,798 SF	1,797 SF
Second Floor:	1,175 SF	1,617 SF
Third Floor:	0 SF	1,617 SF
Floor Area (Massing Only):	**2,973 SF**	**5,031 SF**
Roof Deck:*	565 SF*	1,075 SF*
Basement:**	1,432 SF**	1,797 SF**
Usable Improved SF:	4,970 SF	7,903 SF

* Not relevant to massing, and outdoor areas are excluded when determining floor area per Zoning Code.

** Not relevant to massing, and generally excluded when determining floor area per Zoning Code (except as to parking for nonresidential projects).

Vicinity Map



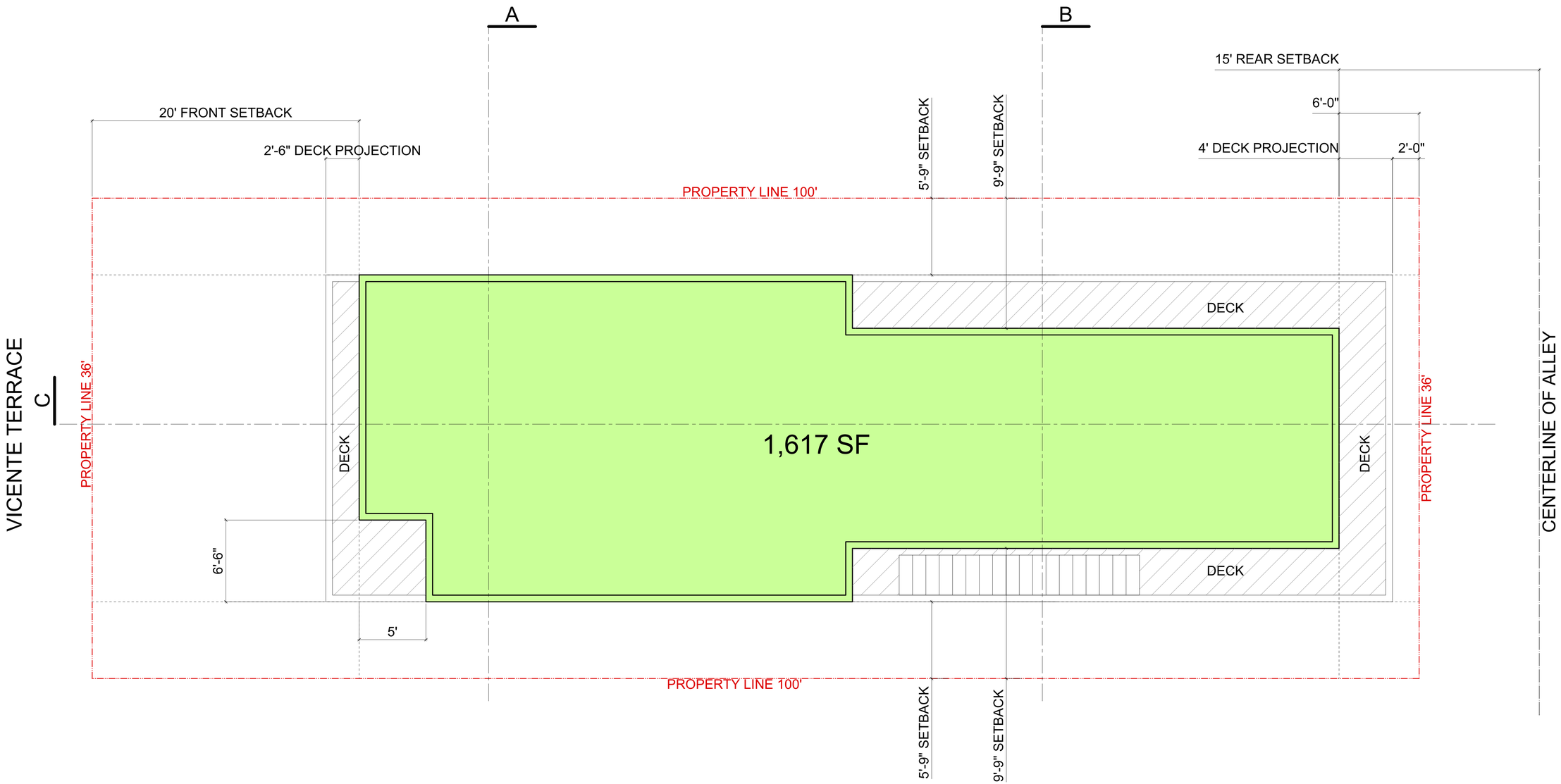


1 First Level Proposed Plan

TOTAL PARCEL COVERAGE : 3,593 SF LOT @ 50% COVERAGE = 1797 SF
TOTAL ESTIMATED FLOOR AREA : 6,828 SF (INCLUDING BASEMENT)

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

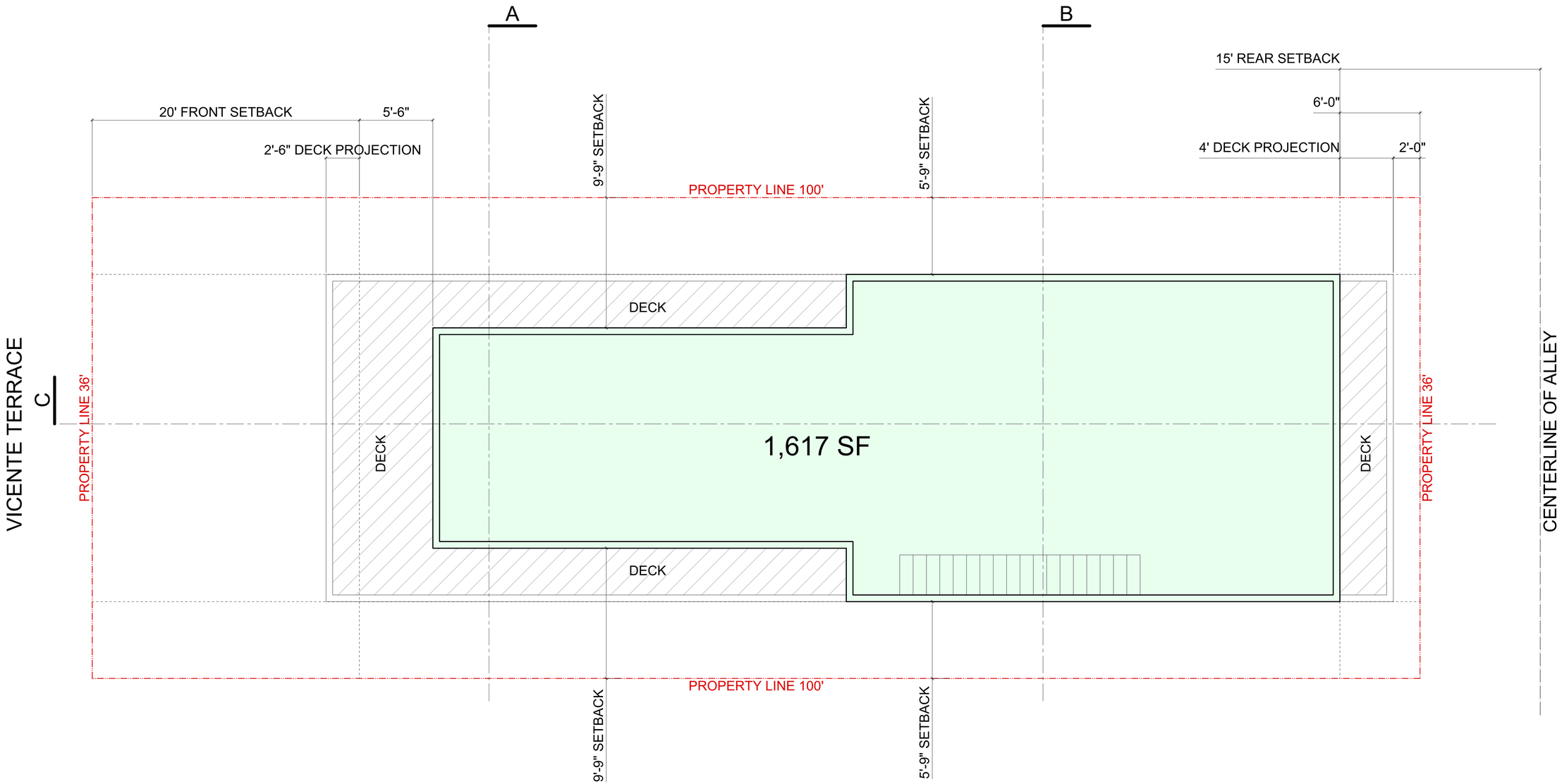
Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



2 Second Level Proposed Plan

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

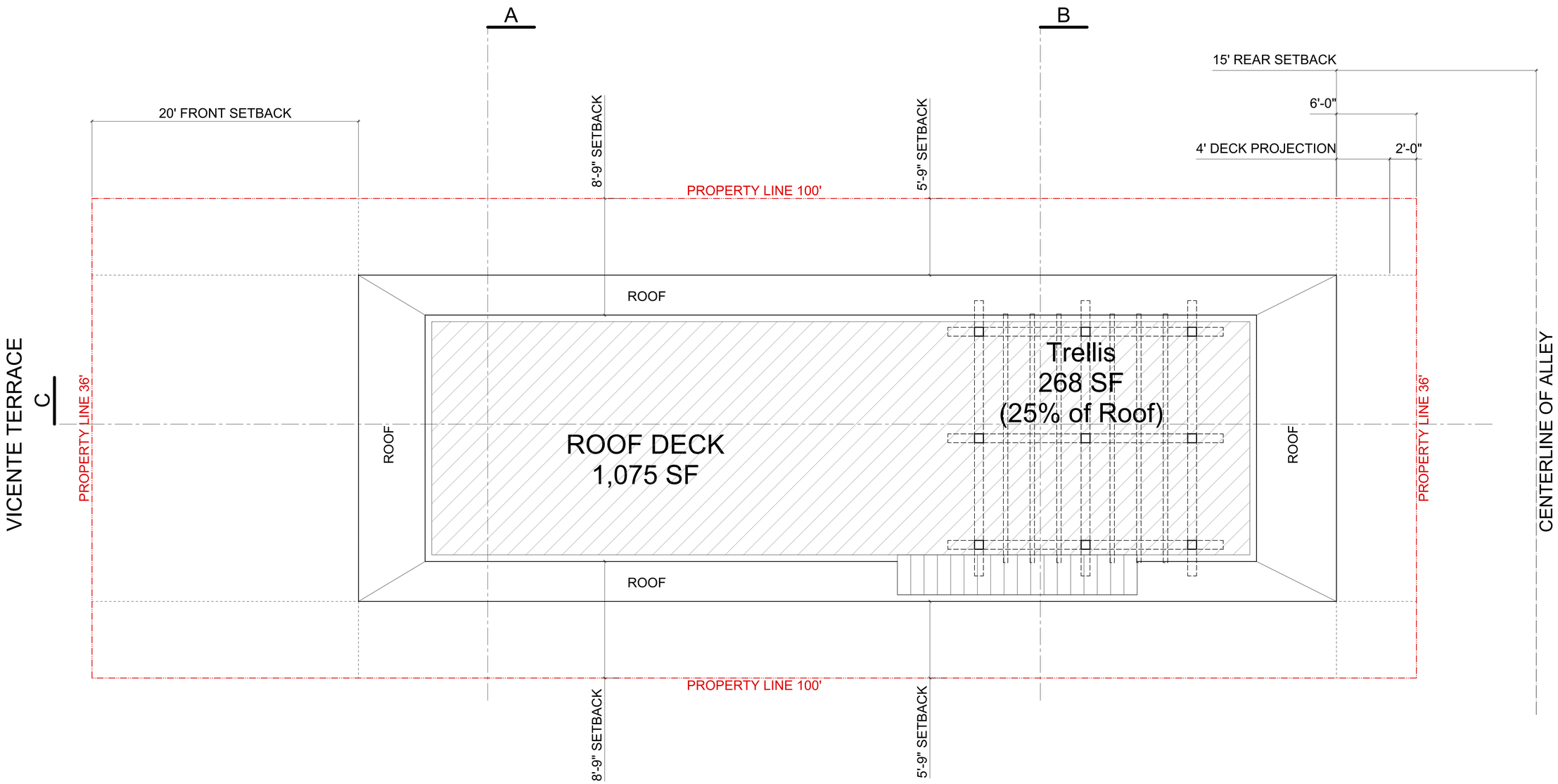
Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



3 Third Level Proposed Plan

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

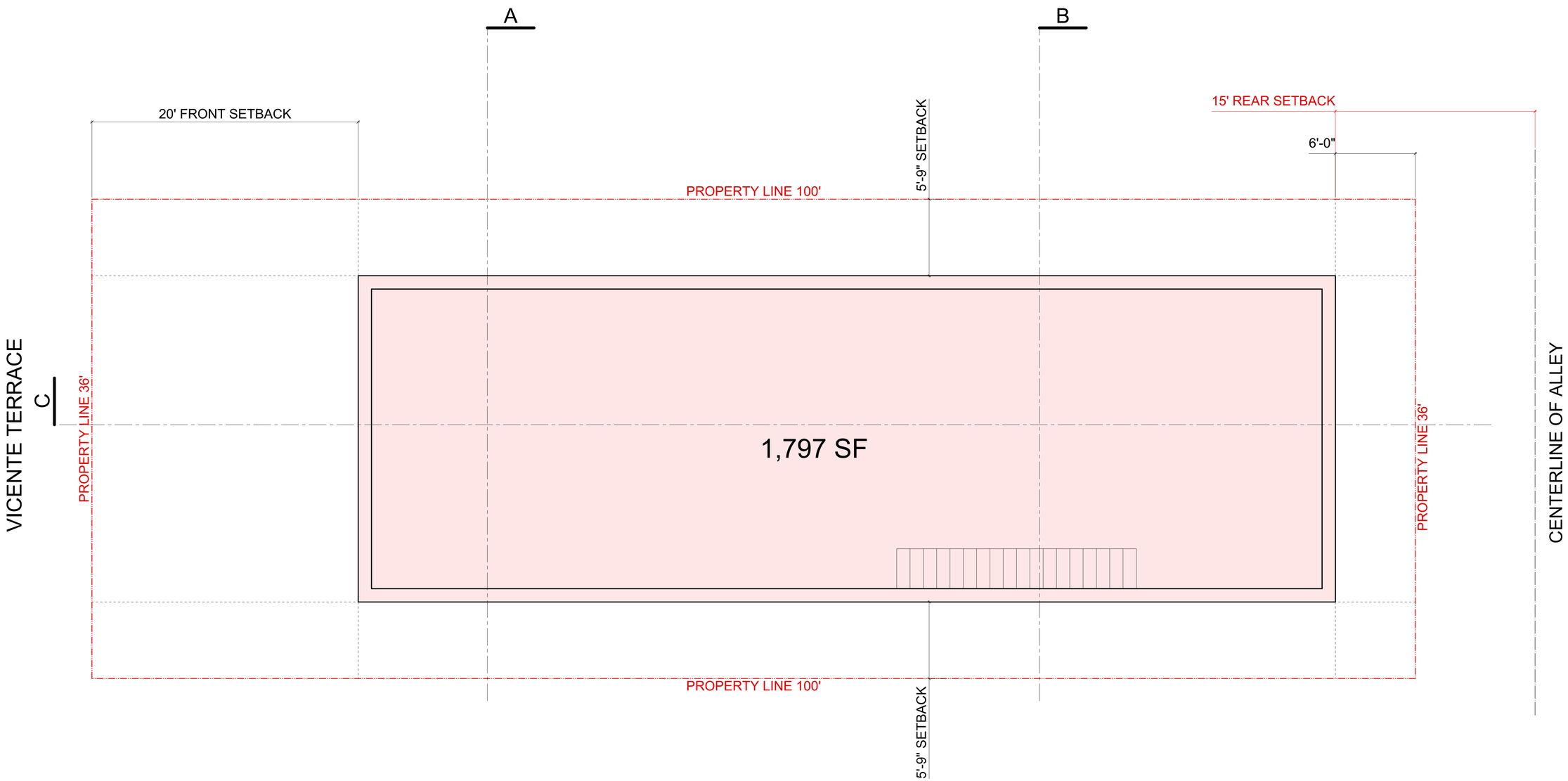
Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



R Roof Proposed Plan

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

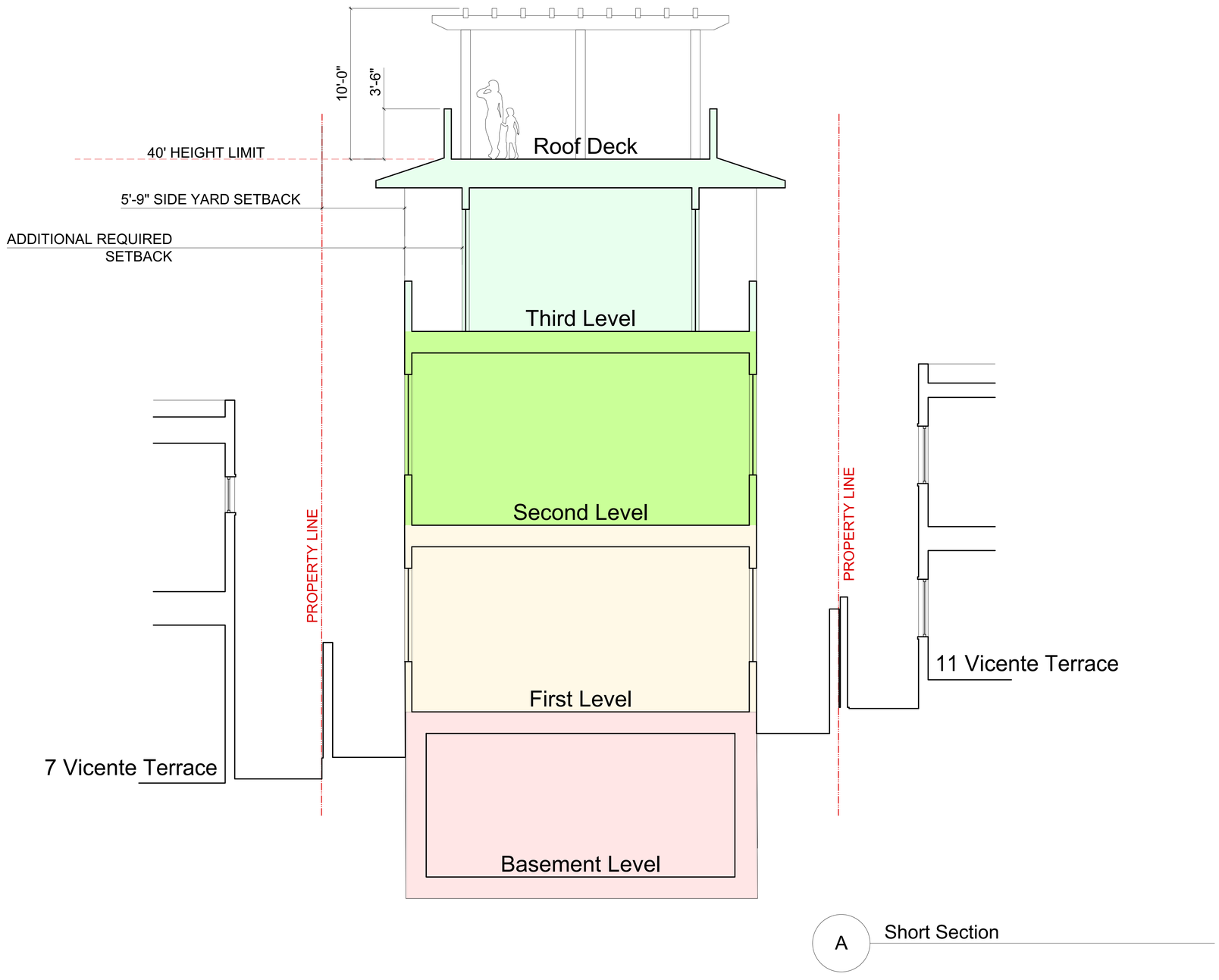
Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



B Basement Proposed Plan

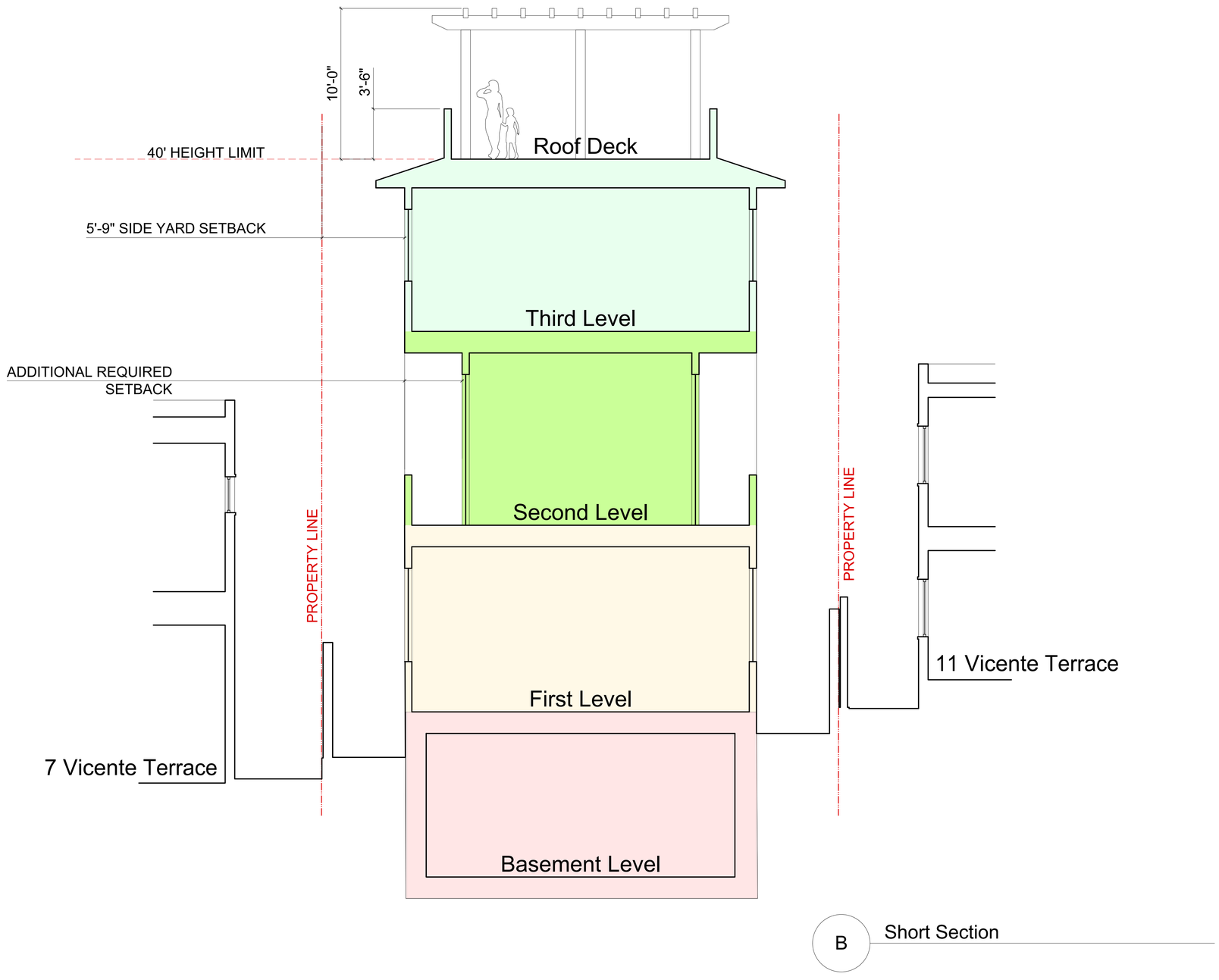
Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



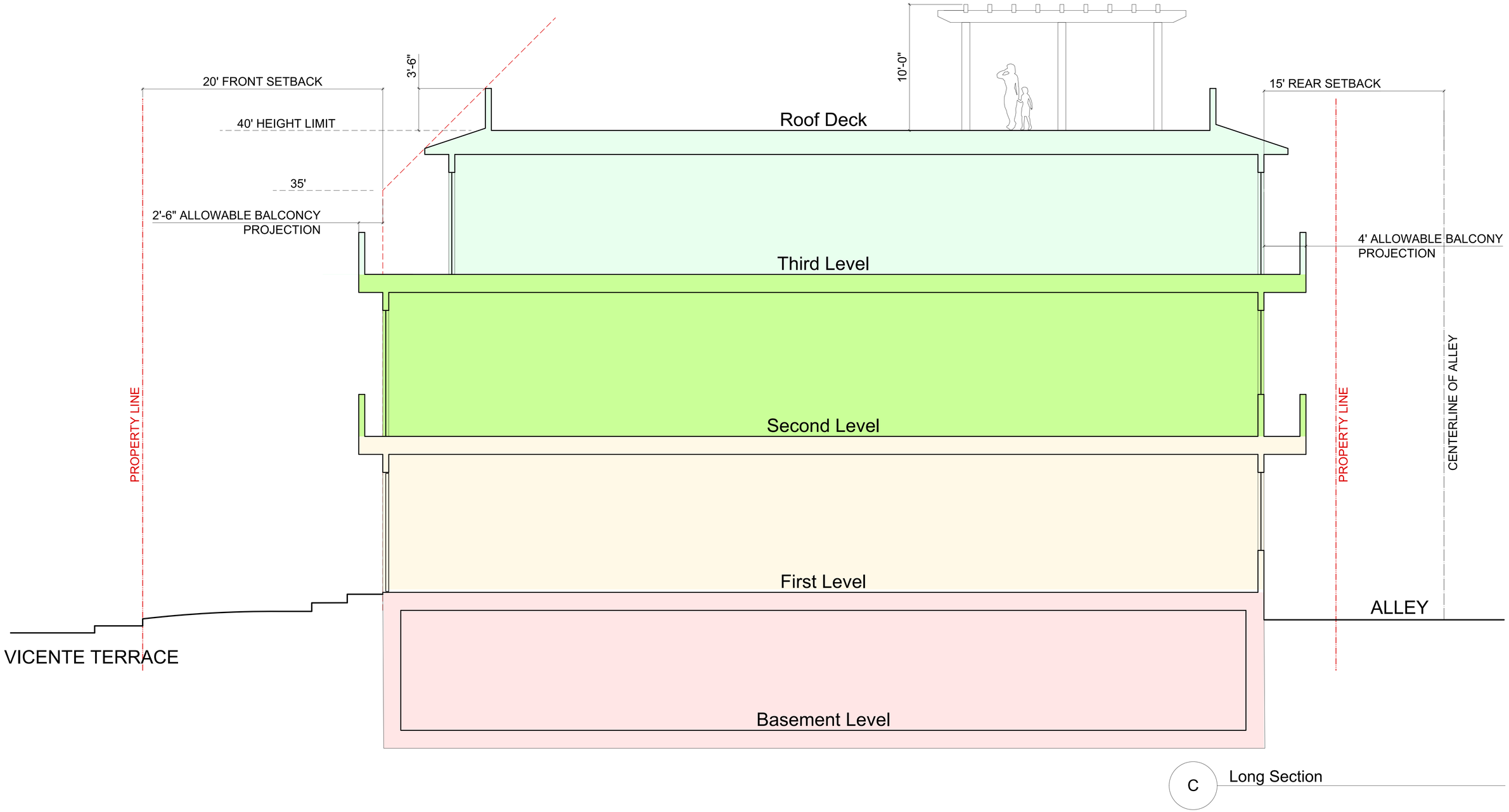
Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020

Wendy Radwan

From: Regina Szilak
Sent: Monday, July 13, 2020 2:53 PM
To: Wendy Radwan
Subject: FW: 19ENT-0438 (major modifications)
Attachments: 7 Vicente MLS Listing Photos.pdf

Wendy,
Please add to the correspondence for 9 Vicente Terrace.
ISD will attempt to access the Apple computer access issues.
Thanks, Gina

From: Kenneth Kutcher <kutcher@hlkklaw.com>
Sent: Monday, July 13, 2020 2:49 PM
To: Regina Szilak <Regina.Szilak@SMGOV.NET>
Subject: 19ENT-0438 (major modifications)

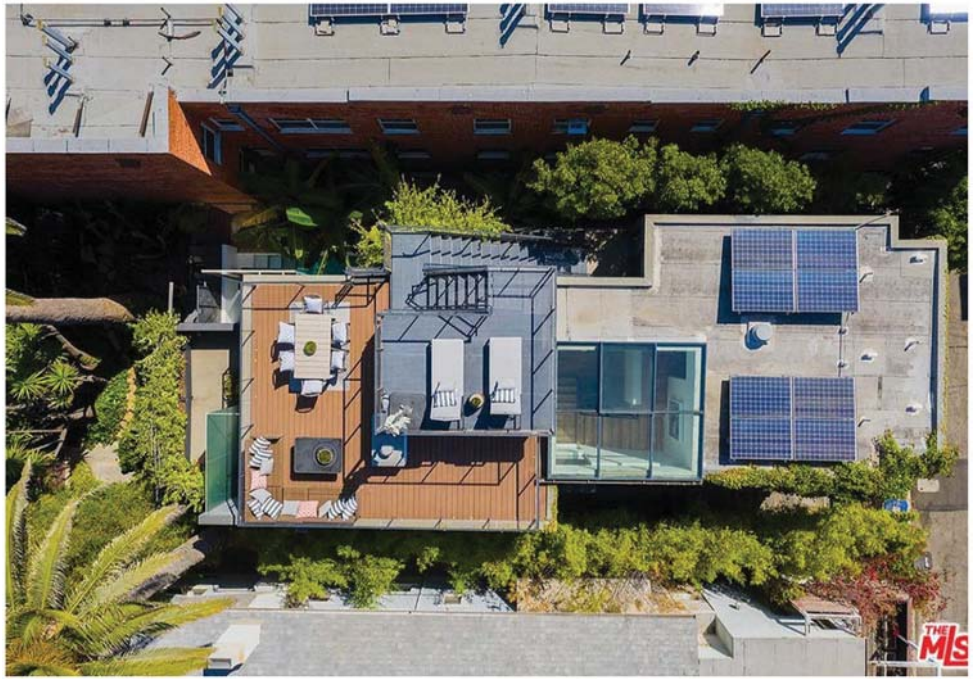
EXTERNAL

Gina,
The property immediately west of 9 Vicente was just listed for sale. Attached are images from the MLS listing. They show a series of roof decks, balconies and patios, floor-to-ceiling windows, exterior stairs, and floor plans.
The fact that this seller was one of the neighbors (together with his contractor) that objected to my client's modifications last time is pretty amazing.
I plan on referencing these tomorrow. I also plan on making sure these are part of the administrative record.
Ken

Kenneth L. Kutcher | Attorney at Law
1250 Sixth Street, Suite 200 | Santa Monica, CA 90401
O: (310) 451-3669 | kutcher@hlkklaw.com
HARDING LARMORE KUTCHER & KOZAL, LLP

7 VICENTE TERRACE (immediately west of 9 Vicente)

Roof deck and balcony



7 VICENTE TERRACE (immediately west of 9 Vicente)

Floor plans

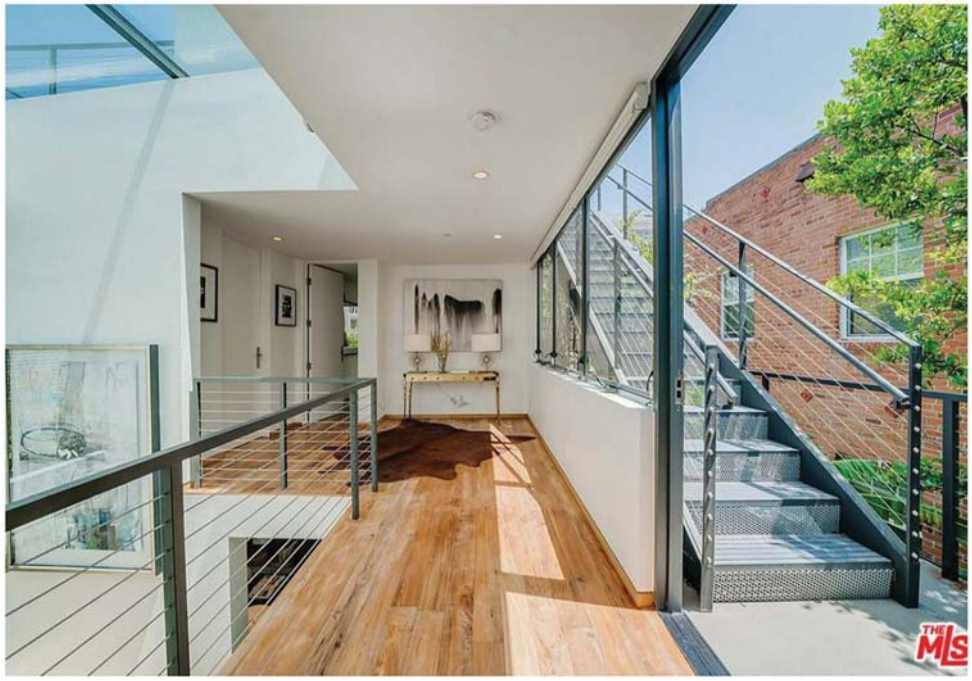
GROSS INTERNAL AREA
FLOOR 1: 418 sq ft, FLOOR 2: 1230 sq ft
FLOOR 3: 1105 sq ft, EXCLUDED AREAS:
PORCH: 53 sq ft, GARAGE: 421 sq ft
BALCONY: 93 sq ft
TOTAL: 2753 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

7 VICENTE TERRACE (immediately west of 9 Vicente)

Numerous floor-to-ceiling windows

7 VICENTE TERRACE (immediately west of 9 Vicente)

Exterior stairs to roof decks



THE MLS .COM

THE MLS .COM

THE MLS.COM

THE MLS .COM

GROSS INTERNAL AREA
FLOOR 1: 418 sq ft, FLOOR 2: 1230 sq ft
FLOOR 3: 1105 sq ft, EXCLUDED AREAS:
PORCH: 53 sq ft, GARAGE: 421 sq ft
BALCONY: 93 sq ft
TOTAL: 2753 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

THE MLS.COM

THE MLS.COM

THE MLS.COM

THE MLS.COM

THE MLS.COM

THE MLS.COM

THE MLS .COM

THE MLS.COM

Wendy Radwan

From: Kenneth Kutcher <kutcher@hlkklaw.com>
Sent: Monday, July 13, 2020 4:21 PM
To: Regina Szilak
Cc: Heidi von Tongeln; Wendy Radwan
Subject: 9 Vicente Terrace request for admin notice
Attachments: Request for Administrative Notice.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Correspondence

EXTERNAL

Gina,
On behalf of the applicant/property owner, attached is a request for administrative notice relating to tomorrow's Zoning Administrator hearing regarding the major modification application for 9 Vicente Terrace (19ENT-0438).
Normally I would file printed copies of these document, but because this will be a "virtual" hearing, the documents we are submitting may be accessed here: Documentary Evidence Submitted for Administrative Notice
Please let me know if you have any difficulties accessing the documents.
Thank you.
Ken

Kenneth L. Kutcher | Attorney at Law
1250 Sixth Street, Suite 200 | Santa Monica, CA 90401
O: (310) 451-3669 | kutcher@hlkklaw.com
HARDING LARMORE KUTCHER & KOZAL, LLP

HARDING LARMORE KUTCHER & KOZAL, LLP
ATTORNEYS AT LAW

WRITER'S DIRECT DIAL
(310) 451-3669

1250 SIXTH STREET, SUITE 200
SANTA MONICA, CALIFORNIA 90401-1602
TELEPHONE (310) 393-1007
FACSIMILE (310) 392-3537

WRITER'S E-MAIL ADDRESS
kutcher@hlkklaw.com

July 13, 2020

VIA EMAIL
Santa Monica Zoning Administrator
1685 Main Street, Room 212
Santa Monica, CA 90401

Re: Applicant's Request for Administrative Notice
Agenda Item No. 3-A
Zoning Administrator's approval of Major Modifications (19ENT-0438)
Property address: 9 Vicente Terrace
Applicant/Our client: Vincent DeFilippo
Our File No. 22519.001

Dear Ms. Yeo:

This letter is submitted on behalf of our client Vincent DeFilippo, who owns the property located at 9 Vicente Terrace (the "Property"). On November 26, 2019, Mr. DeFilippo filed applications for Major Modifications (19ENT-0438) in order to (1) allow a parcel coverage of 52.9%, which is a reduction in the existing parcel coverage, and (2) allow a west side yard setback of 4', which is a reduction of the existing encroachment on the west side. On March 11, 2020, these applications were presented to the Zoning Administrator. Following presentations and testimony, that hearing was continued to allow for the gathering and submission of additional evidence. The Major Modification application is re-agendized for the Zoning Administrator hearing on July 14, 2020.

Pursuant to California Government Code Section 11515 and any comparable provisions or practices of the Santa Monica Municipal Code, the applicant requests that the Zoning Administrator take administrative notice of documents submitted concurrently herewith in connection with these proceedings.

DOCUMENTS SUBMITTED BY APPLICANT FOR PURPOSES OF THE ADMINISTRATIVE HEARING RECORD

1. **Application for Major Modifications, 19ENT-0438 and 19ENT-0439 filed on November 26, 2020:** Requesting these modifications almost eight months ago. (On file.)

2. **Project Description:** Describing the proposed historic preservation remodeling project as well as the narrow scope of the two proposed Modifications and a summary of the initial neighbor outreach. The description also includes a discussion of the background leading up to the Landmark designation. (Copy attached.)

3. **Project Plans:** Showing the pre 2001 remodel, post 2001 remodel (i.e., existing) and proposed remodel. (On file, dated June 30, 2020.)

4. **Landmark Designation Application 18ENT-0337:** Filed on November 1, 2018 by former Landmarks Commissioner Ruthann Lehrer on behalf of the Santa Monica Conservancy. (Copy attached.)

5. **Landmarks Commission Findings and Determination:** Designating the house as a City Landmark and the parcel as a Landmark Parcel. (Copy attached.)

6. **Chattel, Inc.'s Conformance Review Memorandum:** Prepared by preservation architect Robert Chattel following intensive collaboration with project architect Robert Crockett. This report thoroughly documents that the proposed project is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. This expert conclusion is not in dispute. (On file, dated February 5, 2020.)

7. **Landmarks Commission Minutes, February 10, 2020, Agenda Item 11-A:** Confirming that the Landmarks Commission discussed the project at a preliminary hearing in February 2020. As indicated on page 13 of the Minutes, multiple Commissioners, and the Commission as a whole, "noted support of the project" and "support for the direction of the project." In particular, Commissioner Brand (the Commission's licensed architect) "appreciated the lightness of the addition, the vertical siding, use of light color, and trellis." (Copy attached.)

8. **Santa Monica Conservancy letter of support:** The Santa Monica Conservancy has submitted a letter supporting the requested modifications. (Copy attached.)

9. **Massing Diagrams of a Theoretical Zoning Ordinance Code Compliant Development:** Illustrating the much larger development that would be allowed under the applicable development standards for this R-3 property were it not for the preservation of the City Landmark. (Copy attached.) The proposed project does not attempt to maximize development of the lot. Most of the added floor area will be located in an expanded basement, so it does not constitute new parcel coverage.

10. **Photographs of neighboring buildings:** Documenting the surroundings, including many larger buildings. (Copies attached.)

11. **Images from MLS listing for sale of 7 Vicente Terrace:** The neighboring house immediately to the west has just been listed for sale. The listing shows the three floors with two roof decks on the top of the third floor and mechanical penthouse. The listing also shows multiple instances of floor-to-ceiling windows. The listing also shows exterior stairs up to the roof decks. (Copies attached.) It is hard to believe that the owner of this house (and his contractor) has objected to the proposed modifications at the subject property.

12. **City Council Statement of Official Action for 1828 Ocean Avenue, DRP 15ENT-0300, Waiver 18ENT-0227, Major Mod. 18ENT-0226:** Approval of an 83-unit mixed-use multi-story apartment building fronting on Vicente Terrace, Ocean Avenue and Pico Boulevard. That project was approved with roof decks and balconies and includes a major modification and a waiver. Over the objections of many of these same neighbors, the DRP approval found: "The physical location, size, [and] massing… are both compatible and relate harmoniously to the surrounding site and neighborhood". (Finding (A), pp. 3-4.) (Copy attached.)

13. **S.O.A.R. Appeal 18ENT-0391 filed December 19, 2018:** Many of these same neighbors objected to the massing, height and scale of the approved project at 1828 Ocean Avenue. (Copy attached.)

14. **Architectural Review Board Staff Report dated August 20, 2001 for Agenda Item 8.2, ARB 01-061:** Stating that as to the 2001 remodeling plans for this house at 9 Vicente--while the remodeling would result in 53% parcel coverage and a 3'-9.6" west side yard setback: "the neighborhood's character defining qualities of scale, massing and pattern of development have been retained." (pp. 3-4.) (Copy attached.)

15. **Jan Ostashay/PCR's SOI Conformance Report #1 dated June 27, 2001:** Jan Ostashay (when she was with PCR Services) evaluated the 2001 remodeling plans pursuant to CEQA and recommended various changes for the plans to conform with the Secretary of the Interior's Standards. (A copy of Ostashay's first report is attached.)

16. **Jan Ostashay/PCR's SOI Conformance Report #2 dated August 8, 2001:** Ostashay again reviewed the remodeling plans after they were revised to address her first report. Ostashay remained concerned about two of the replacement windows. (A copy of Ostashay's second report is attached.)

17. **2001 remodeling plans dated March 18, 2001, as submitted for ARB approval 01-061:** Illustrating the massing profiles of buildings in 2001, which included a vacant lot next door to the west. The height of the remodeling now proposed is no taller (25') than was constructed in 2002 (24'-10"). Many of the windows that were extensively changed out in 2001 will be reinstated in a more historically appropriate treatment in the portion of the historic home visible from the street, with greater liberties confined to the rear as per the Secretary of the Interior's Standards for Rehabilitation. (Copy attached.)

18. **Construction photographs from 2002 remodel:** Documenting various aspects of the construction activity from the previous 2002 remodel, which was extensive. (Copy attached.)

19. **Seller's Real Estate Disclosure Statement dated October 3, 2017:** Showing that the property's long-standing listing on the City's Historic Resources Inventory was not disclosed to the applicant by the seller or brokers at the time of the property's sale to the applicant. (Page 4.) (Copy attached.)

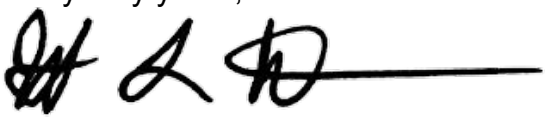
20. **City of Santa Monica Report of Residential Building Record 18RB-0255 issued on April 27, 2018,:** Indicating that in connection with the applicant's purchase of the property in 2018 the City wrongly represented the property as not being a potentially historic structure. (Copy attached.)

21. **Variance Application, Statement of Official Action, and Comment Letters for 1988 Zoning Administrator Parking Variance ZA 88-002 at 11 Vicente Terrace:** A parking variance was approved by the Zoning Administrator in 1988 for the immediately adjacent property (on the east) at 11 Vicente Terrace That variance was triggered by a second story addition and was opposed by multiple neighbors. The second floor addition failed to comply with the 1988 Zoning Code in that the proposed parking was deficient. Therefore, a variance was needed (and was granted) for 11 and 11 ½ Vicente. (Copies attached.) The applicants for that variance (i.e., Sally Reinman and her husband Marcel Geloen, together with Heide Franke's father Edmund Stollenwerk) now object to the requested Modifications even though they received a variance for their 1988 addition right next door.

CONCLUSION

On behalf of the applicant, I request that the Zoning Administrator take administrative notice of the accompanying documents and that they be included in the administrative record of these proceedings.

Very truly yours,



Kenneth L. Kutcher

Enclosures
cc: Gina Szilak (w/ encls.)
Heidi von Tongeln (w/ encls.)
Vincent DeFilippo (w/ encls.)

F:\WPDATA\22519\Cor\ZA 2020.07.13 (Req. Administrative Notice).docx

Applicant: Vincent DeFilippo
Address: 9 Vicente Terrace
Application: 18ENT-0337;
19ENT-0438

PROJECT DESCRIPTION:

This is a preservation and rehabilitation of a house that was originally constructed in 1912 and last September was designated as a City Landmark at the request of the Santa Monica Conservancy. (18ENT-0337.)

BACKGROUND

The applicant purchased this property in 2018. At the time of the purchase he was unaware that the property was on the City's Historic Resources Inventory ("HRI"). Notwithstanding Municipal Code Section 9.33.020, the seller and real estate agents failed to disclose the HRI listing to the current owner. The City of Santa Monica's Report of Residential Building Record (Number 18RB-0255) dated April 26, 2018, also failed to disclose the HRI listing: "Historic Structure: No."

The applicant purchased this home for his family's residence. He wants to remodel the beach-adjacent home to better suit his family, including an improved floor plan, better indoor access to sunlight, expanding the partial basement for a downstairs gym, and creating outdoor enjoyment opportunities such as a front porch and a roof deck.

After he filed a demolition permit application (18BLD-7337) due to the scope of the proposed remodeling, he was visited by a member of the Santa Monica Conservancy who informed him of the HRI listing. The Conservancy proceeded to nominate the house as a City Landmark. Based on assurances that the designation would not prevent his ability to remodel this home for his family, Mr. DeFilippo did not oppose the designation but needed to revise his plans to conform with the *Secretary of the Interior's Standards* ("Secretary's Standards") for Rehabilitation. He retained preservation consultants Chattel, Inc. to collaborate with his architect.

On September 9, 2019, the Landmarks Commission narrowly voted to designate the house as a City Landmark on 4 to 3 vote. A copy of the Landmarks Commission's Findings and Determination is attached. Mr. DeFilippo did not appeal that decision, preferring to move forward with the remodeling plans without further delay.

On March 11, 2020, the below discussed Major Modification requests were presented to the Zoning Administrator who continued the hearing and requested additional information.

PROPOSED PROJECT

This remodeling project involves the preservation and rehabilitation of the existing two-story City-designated beach cottage originally built in 1912 and previously remodeled in 2001. The current project is now in conformance with the Secretary's Standards, as described in the attached report prepared by Chattel.

The project will consist of the removal of 204 square feet of floor area (including opening up the previously enclosed front porch) and the addition of 1,365 square feet (nearly all of which occurs in the expanded basement) for a net floor area increase of 1,161 square feet (mostly in the basement). The rehabilitation will include the reversal of the non-original porch enclosure and changes to the front door on the front elevation. The existing California basement will be expanded to a full basement, and alterations will be made to the secondary elevations along the side yards (beyond the return from the front façade), including adding substantially more glazing to offer more light into the dwelling. Consistent with Zoning Ordinance Section 9.21.050(A)(2)(b), a 12' tall hedge will be planted along the east side property line to protect the privacy of the neighbor to the east from the new windows. The existing rear addition that was added in 2001 will be reduced by thinning the presence in the side yards. A roof deck, tucked into a depressed well on the rear quarter of the Landmark cottage, will be added. The project will continue to provide an attached 2-car garage along the alley.

The interior was entirely remodeled in 2001, is not part of the landmark designation, and will again be remodeled.

ZONING

The project is located in the R3 – Medium Density Residential zoning district. The site is located on a narrow 36' X 100' lot, with Pacific Terrace to the north, Ocean Avenue to the east, Vicente Terrace to the south, and Appian Way to the west.

To establish the full basement, the house will be lifted from its foundation and staged on blocks above the property while the basement is constructed. Although various aspects of the existing building do not conform with current zoning standards, the Landmark house will then be set back down in a new foundation in the same location as currently exists. As a result, modifications are only required for: (1) 52.9% parcel coverage (a reduction by 3 sf below existing conditions) and (2) a 4' side yard setback at the rear for the replacement 2-car garage on the west.

Zoning Ordinance Chapter 9.43 allows projects that preserve a City-designated Historic Resource to seek modifications of maximum building height, maximum number of stories, required setbacks, maximum parcel coverage and building envelope requirements, permitted building height projections, permitted projections in required yard areas, access to private open space, landscaping, and unexcavated yards. *See* Zoning Ordinance § 9.43.100(G). This project does not seek Modifications as to building height, maximum number of stories, building height projections, private open space, landscaping or unexcavated yards.

REQUESTED MODIFICATIONS

Major modifications.

Retain nonconforming parcel coverage. A Major Modification is requested in order to allow a parcel coverage of 52.9%, which will require a 2.9% allowance over the R3 zone's 50% requirement. The existing condition is currently 53% (1,907 sf); the proposed lot coverage (1,904 sf) will actually decrease lot coverage by 3 sf below existing conditions.

Replace the existing nonconforming west side yard setback at rear garage. A Major Modification is also requested to allow a west side yard setback of 4', which will allow the replacement 2-car garage to be constructed at the rear (more than 59 feet from the front property line). This side yard encroachment occurs only towards the rear of the property. The replacement garage would actually increase the west setback in comparison with the existing conditions, because the existing conditions are already nonconforming as to the west setback (in that part of the existing garage currently extends further into the west setback than will the proposed replacement garage). Nonetheless, the replacement garage necessitates a 1.76' relief from the R3 zone's 5.76' side setback requirement. This is a narrow 36' wide lot. Consistent with Code, the 2-car garage has been designed to equal the minimum parking dimensions.

Pursuant to Zoning Ordinance Section 9.43.030(C), the Planning Director may grant such relief.

NEIGHBORHOOD NOTIFICATION:

Immediate neighbors as well as other interested neighbors were invited by email to meet and learn about the proposed project. The property owner worked with the neighbors to find a date that would work best for them.

On Tuesday evening, November 5, 2019, the gathering was held at the landmark house at 9 Vicente Terrace. The owner was unable to attend but was represented by the project architect Robert Crockett and his associate Manny Guerrero. The architects shared the dimensioned project plans, elevations, building sections and renderings. They explained the project and walked through the plans for the neighbors. They responded to questions and conversed about the project. They explained that the house is being remodeled to best suit the owner's residence given the recent designation as a City Landmark.

The neighbors attending were Sally Reinman and her husband Marcel Geloen of 11 Vicente Terrace, and Dayle Kerry of 17 Vicente Terrace. A gentleman from 7 Vicente Terrace also attended briefly and had no concerns so he did not stay for long. Other neighbors were also invited but did not attend.

No concerns were expressed about the aspects of the project triggering the application for Modifications. The neighbors residing at 11 Vicente expressed reservations about the height of the rear addition. However, that addition is consistent with the Zoning Code's height limit and does not require any Modifications as to height.

FRONT VIEW FROM VICENTE TERRACE IN CONTEXT

9 Vicente Terrace
Preservation and rehabilitation of a 1912 landmark designated residence

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

Parcel Coverage

Existing Lot Area:	3,593 SF	
Maximum Parcel Coverage (First Floor):	Allowed - (50%) 3,593 / 2 = 1,796.5 SF	
	Existing - (53.0%)	**1,907 SF**
	House	1,336 SF
	Covered Porch	125 SF
	Garage	446 SF
	Proposed - (52.9%)	**1,904 SF**
	House	1,314 SF
	Covered Porch	208 SF
	Garage	382 SF
Maximum Parcel Coverage Second Floor:	Allowed - (90%) of first floor (1,796.5 SF) = 1,616.8	
	Existing - (83.0%) 1,488 SF	
	Proposed - (85%) 1,530 SF	

Allowed Projections

Allowed Projections into Setbacks: Exterior access stairs	Required - Per SMMC 9.21.110
	Existing - None
	Proposed - 5'-9" Un-enclosed exterior stair
Minimum Planting Area: 36' x 20' front setback	Required - 25% of visible setback area
	Existing - 50% Planting 720 SF Front area total 360 SF Building and Walkway 158 SF Existing Building Porch 202 SF Existing Flagstone
	Proposed - 73% Planting 720 SF Front area total 200 SF Building and Walkway 158 SF Existing Building Porch 42 SF Proposed Walkway

Parking

Automobile Parking:	Required - 2
	Existing - 2
	Proposed - 2

Setbacks

Required

Front -	20'-0"
West Side -	5.76'
East Side -	5.76'
Rear / Alley -	15'-0" from centerline of alley

Existing

Front -	14'-1"
West Side -	6'-0"
West Side (at rear garage) -	3'-9.6"
East Side -	6'-0"
East Side (at bay window) -	4'-1"
Rear / Alley -	15'-0" from centerline of alley

Proposed

Front -	14'-1"
West Side -	6'-0"
West Side (at rear garage) -	4'-0"
East Side -	6'-0"
East Side (at bay window) -	4'-1"
Rear / Alley -	15'-0" from centerline of alley

Fences, Walls and Hedges Height: Within Front Setback	Allowed - 3'-6"
	Existing - 3'-6"
	Proposed - 3'-6"
Fences, Walls and Hedges Height: At Side and Rear Yards	Allowed Wall - 8'-0" / Hedge 12'-0"
	Existing Wall - 8'-0"
	Proposed Wall - 8'-0" / Hedge 12'-0"

Project Information and Summaries

Project Name:	DeFilippo Residence Remodel and Rehabilitation of a 1912 Landmark Designated Residence
Address:	9 Vicente Terrace Santa Monica, CA 90401
Legal Description:	Lot 25 Tract 1111 Map Book 17, Pages 154 / 155
APN:	4290-020-024
Owner:	Vincente DeFilippo trustee
Project Description:	Rehabilitation of exlsting two-story City-designated historic landmark residence originally built in 1912 and previously remodeled in 2001. The project will consist of the removal of 204 square feet and the addition of 1,365 square feet for a net increase of 1,161 square feet. The rehabilitation will include the reversal of the non-original porch enclosure and changes to the front door on the front elevation. A full basement will be added and alterations will be made to the secondary elevations on the side yards beyond the return from the front facade, including adding substantially more glazing to offer more light into the dwelling. A replacement two-story rear addition (with an offset expressed as a transition differentiating the historic building from the new addition) will be constructed and a roof deck, tucked into a depressed well on the rear half of the structure, will be added. An attached two car garage will be located along the alley.
Construction Type:	V-NS
Zoning:	R3
Designated Landmark:	Designation 18ENT-0337 September 9, 2019
Number of Stories:	Allowed - 3 Stories Existing - 2 Stories + Partial Basement Proposed - 2 Stories + Basement
Building Height:	Allowed - 40'-0" Existing - 24'-10" (existing ridge - measured from ANG) Proposed - 25'-0" (top of roof deck railing - measured from ANG)
Allowable Chimney Projections:	Allowed - Max. 5% Coverage of roof area Existing - 1,649 SF Roof / 5.5 SF chimney (less than 1%) Proposed - 1,649 SF Roof / 5.5 SF chimney (less than 1%)
Allowable Projections Rooftop:	Allowed - Max. 25% coverage Max projection above height limit 10'-0" Existing - None Proposed - 25'-0" for rooftop deck railing - measured from ANG
Lot Dimensions:	36'-0" x 100'-0"
Lot Area:	3,593 SF

Requested Preservation Modifications Per Section 9.43.030 (C)

Development Standard	R3 Zoning	Existing	Proposed
Maximum Parcel Coverage	50%	53%	52.9%
West Side Setback [Rear garage]	5.76'	3'-9.6"	4'-0"

1. Allow parcel coverage of 52.9%.
2. Allow west side yard setback for a rear garage of 4'.

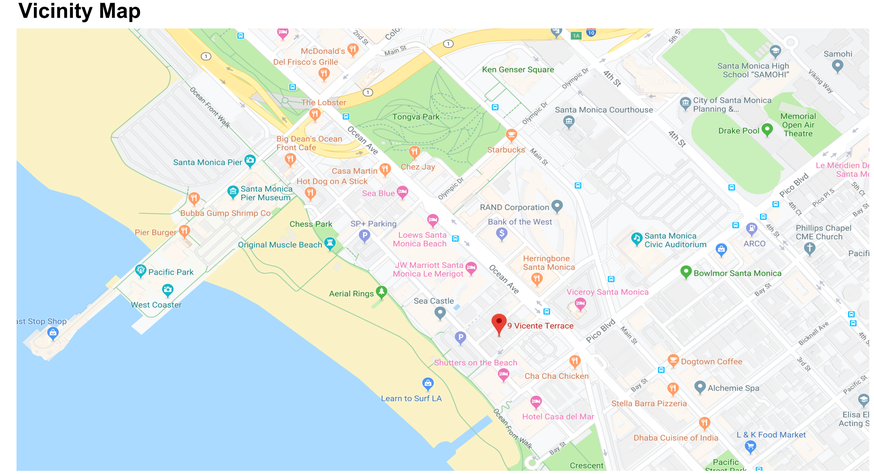
Project Team

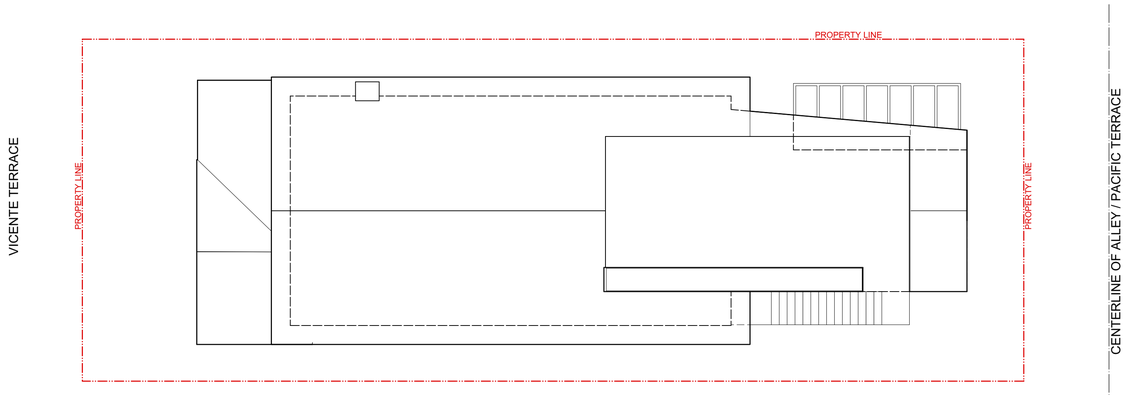
Project Architect:	Crockett Architects 373 South Doheny Drive, Suite A Beverly Hills, CA 90211 310.859.0818 Robert Crockett
Historical Consultant:	Chattel, Inc Historic Preservation Consultants 13417 Ventura Boulevard Sherman Oaks, CA 91423 818.788.7954 Robert Chattel
Legal Counsel:	Harding Larmore Kutcher & Kozal, LLP 1250 Sixth Street, Suite 200 Santa Monica, CA 90401 310.451.3669 Ken Kutcher
Structural Engineer:	The Office of Gordon L Polon 1718 22nd Street Santa Monica, CA 90404 310.998.5611 Richard Lewis
Geotechnical Engineer:	Grover-Hollingsworth & Associates 31129 Via Colinas, Suite 707 Westlake Village, CA 91362 818.889.0844 Danny Daugherty
Surveyor:	M&M&Co. 26074 Avenue Hall, Suite 12 Valencia, CA 91355 818.891.9115 Greg Amoroso

Sheet Index

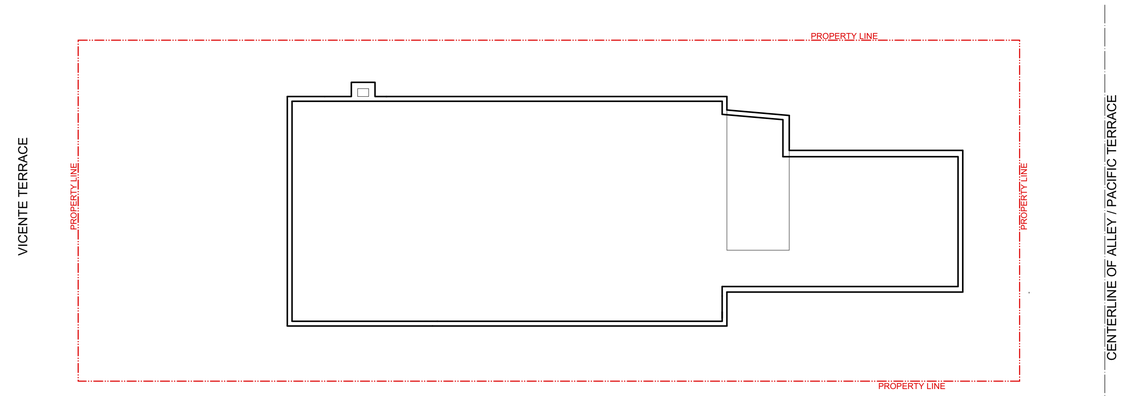
01	Cover Sheet
02	Project Information
03	Requested Modifications
04	Site Plan
05	Survey
06	Renderings
07	Renderings
08	Existing Residence Photos
09	Proposed Front and Rear Elevations
10	Existing Front and Rear Elevations
11	Pre 2001 Remodel Front & Rear Elevations
12	Proposed East Elevation
13	Existing East Elevation
14	Pre 2001 Remodel East Elevation
15	Proposed West Elevation
16	Existing West Elevation
17	Pre 2001 Remodel West Elevation
18	Floor Plan Area Diagrams
19	First Level Proposed Plan
20	First Level Existing / Demolition Plan
21	First Level Pre 2001 Remodel Plan
22	Second Level Proposed Plan
23	Second Level Existing / Demolition Plan
24	Second Level Pre 2001 Remodel Plan
25	Roof Level Proposed Plan
26	Roof Level Existing / Demolition Plan
27	Roof Level Pre 2001Remodel Plan
28	Basement Level Proposed Plan
29	Basement Level Existing / Demolition Plan
30	Basement Level Pre 2001 Remodel Plan
31	Proposed Building Sections A | B
32	Proposed Building Sections C | D
33	Proposed Building Sections E
34	Proposed Building Sections F
35	Proposed Landscape Site Plan
36	Proposed Landscape Roof Plan
37	Proposed Landscape Front & Rear Elevations
38	Proposed Landscape Section
39	Additional Project Details
40	Proposed Demolition Site Plan
41	Inspiration Images
42	Inspiration Images
43	Inspiration Images

Vicinity Map

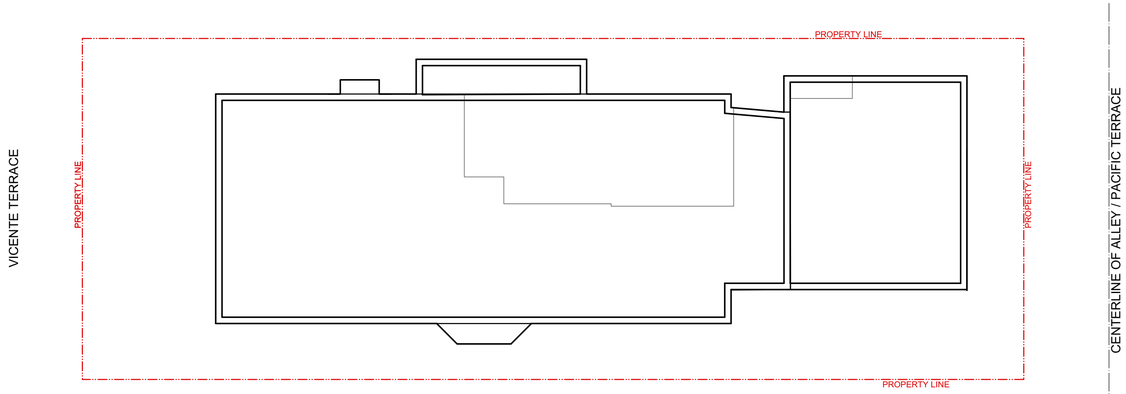




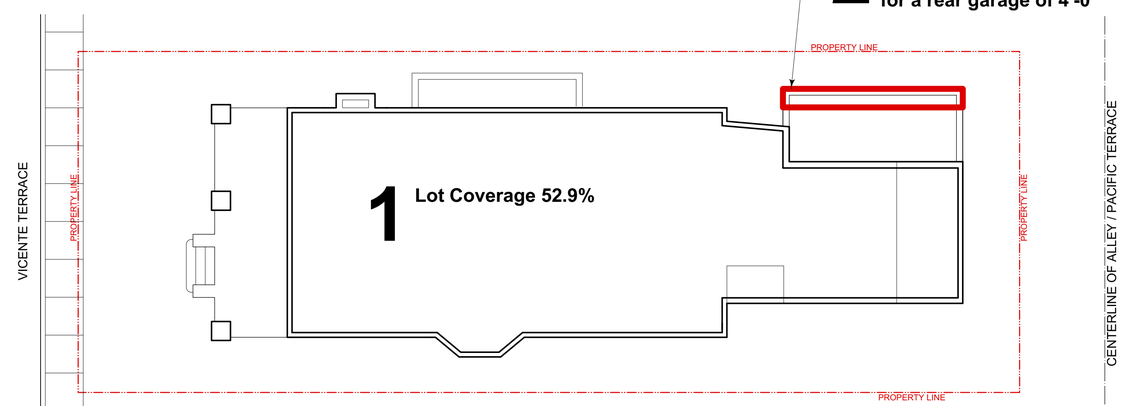
3 Roof Level
Scale: 1/16" = 1'-0"



2 Second Level
Scale: 1/16" = 1'-0"



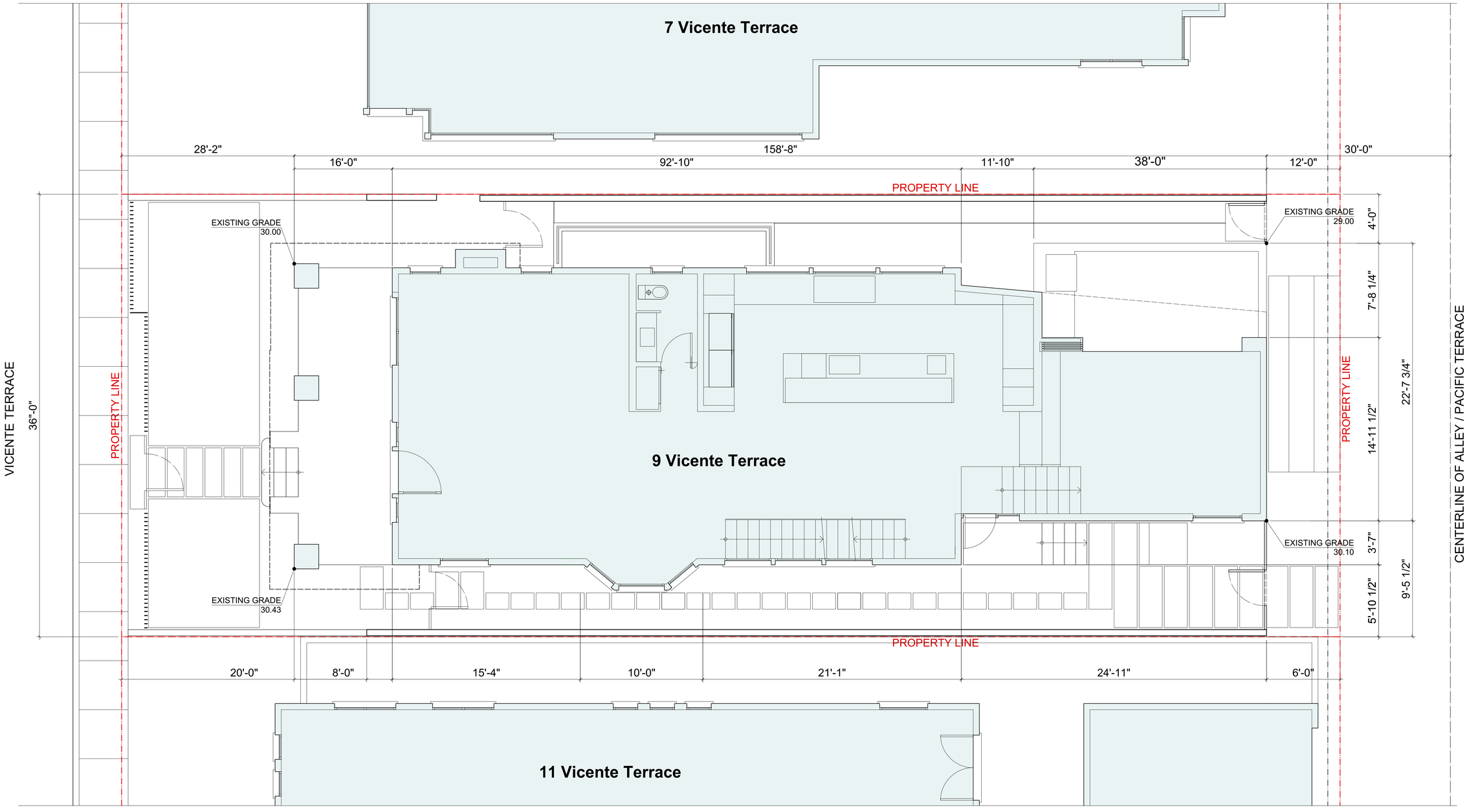
0 Basement Level
Scale: 1/16" = 1'-0"



1 First Level
Scale: 1/16" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954



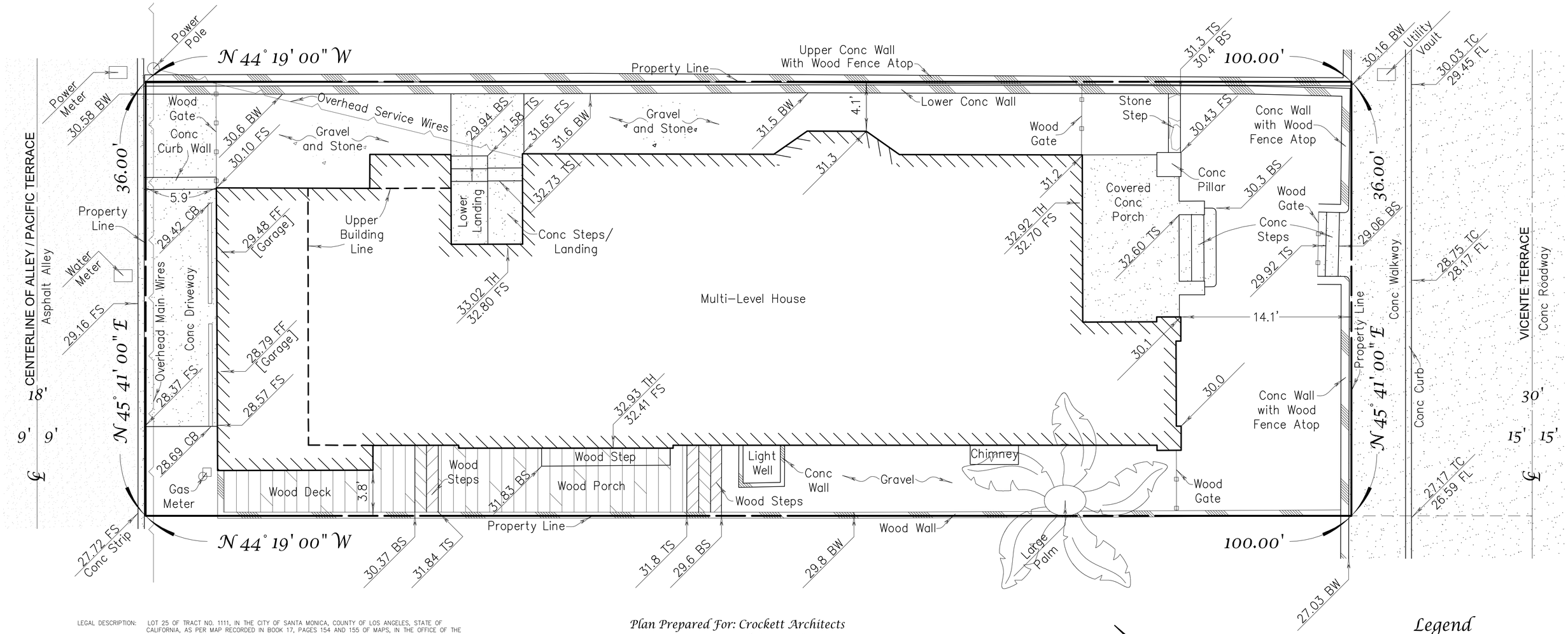
30.43 + 30.00 + 30.10 + 29.00 = 119.53 / 4 = **29.88 ANG**

1 Site Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020



LEGAL DESCRIPTION:	LOT 25 OF TRACT NO. 1111, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGES 154 AND 155 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
	APN: 4290-020-024
SITE ADDRESS:	9 VICENTE TERRACE, SANTA MONICA
AREA:	3,600 SQUARE FEET, 0.08 ACRES
BOUNDARY:	THE PROPERTY LINES SHOWN HEREON ARE RECORD PER THE LEGAL DESCRIPTION AND RELATED DOCUMENTS, UNLESS OTHERWISE NOTED. THE PROPERTY LINES ARE ADJUSTED TO BEST FIT PER FOUND CITY CENTERLINE AND/OR SURVEY MONUMENTS, AND OCCUPATION.
BASIS OF BEARINGS:	THE BEARING OF NORTH 45° 41' 00" EAST WAS USED ON THE NORTHWEST LINE OF VICENTE TERRACE PER TRACT NO. 1111 MAP BOOK 17 PAGES 154 AND 155, AS SHOWN HEREON.
BENCH MARK:	THE ELEVATION OF 20.60 ON PK NAIL IN LEAD, BENCHMARK 609-61, WAS USED AS DATUM FOR THIS SURVEY.
DATE OF FIELD SURVEY:	DECEMBER 11, 2019
UPDATE:	JANUARY 6, 2020 (BUILDING CORNER ELEVATIONS ADDED)

Plan Prepared For: Crockett Architects
9 Vicente Terrace
Santa Monica, CA 90401

Plan Prepared By: M & M & Co.
26074 Avenue Hall, Suite 12
Santa Clarita, CA 91355
(818) 891-9100
Gregory M. Amoroso, L.S. 8771

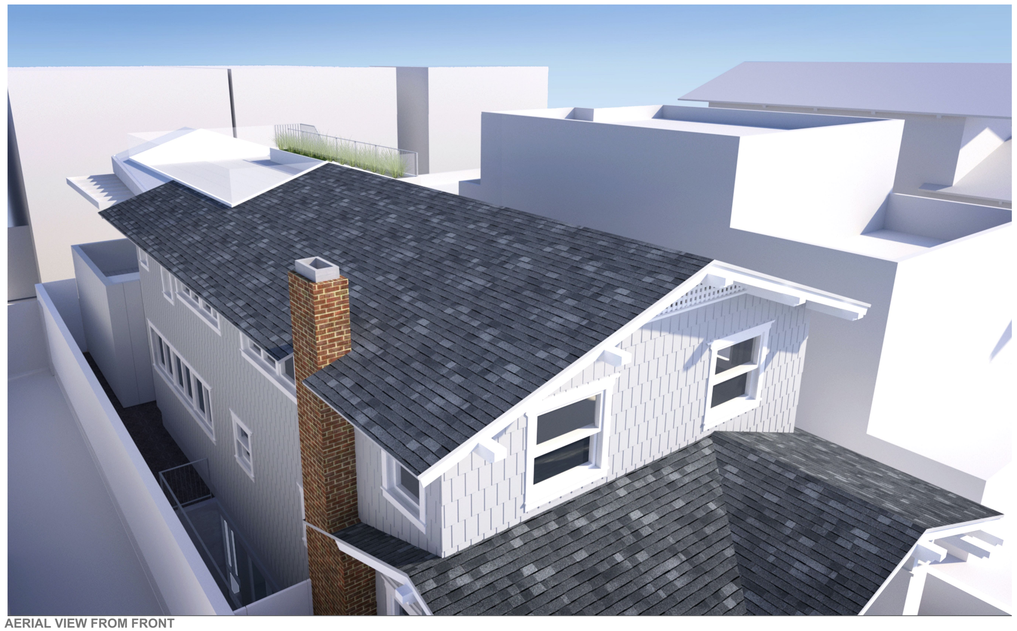
PROFESSIONAL LAND SURVEYOR GREGORY M. AMOROSO No. 8771 STATE OF CALIFORNIA

Scale: 1" = 8'

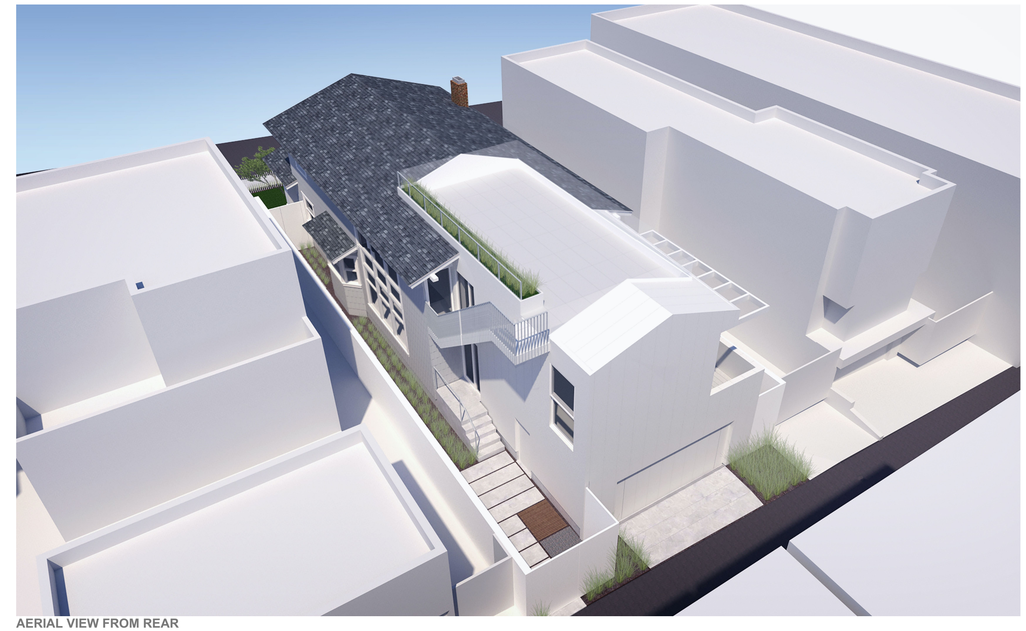
Legend

TH = Threshold
FF = Finished Floor
FS = Finished Surface
FL = Flowline
Conc = Concrete
CB = Catch Basin
BW = Bottom of Wall
TW = Top of Wall
TC = Top of Curb
TS = Top of Step
BS = Bottom of Step

Note: Hatch Patterns and Tree Drip Lines Are Not to Scale



AERIAL VIEW FROM FRONT



AERIAL VIEW FROM REAR

FRONT VIEW FROM VICENTE TERRACE IN CONTEXT - EAST

FRONT VIEW MASSING MODEL - WEST

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

ALLEY VIEW MASSING MODEL - AERIAL WEST

ALLEY VIEW MASSING MODEL - WEST

ALLEY VIEW MASSING MODEL - EAST

ALLEY VIEW IN CONTEXT - EAST

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401

30 June 2020

FRONT VIEW OF PORCH LOOKING WEST

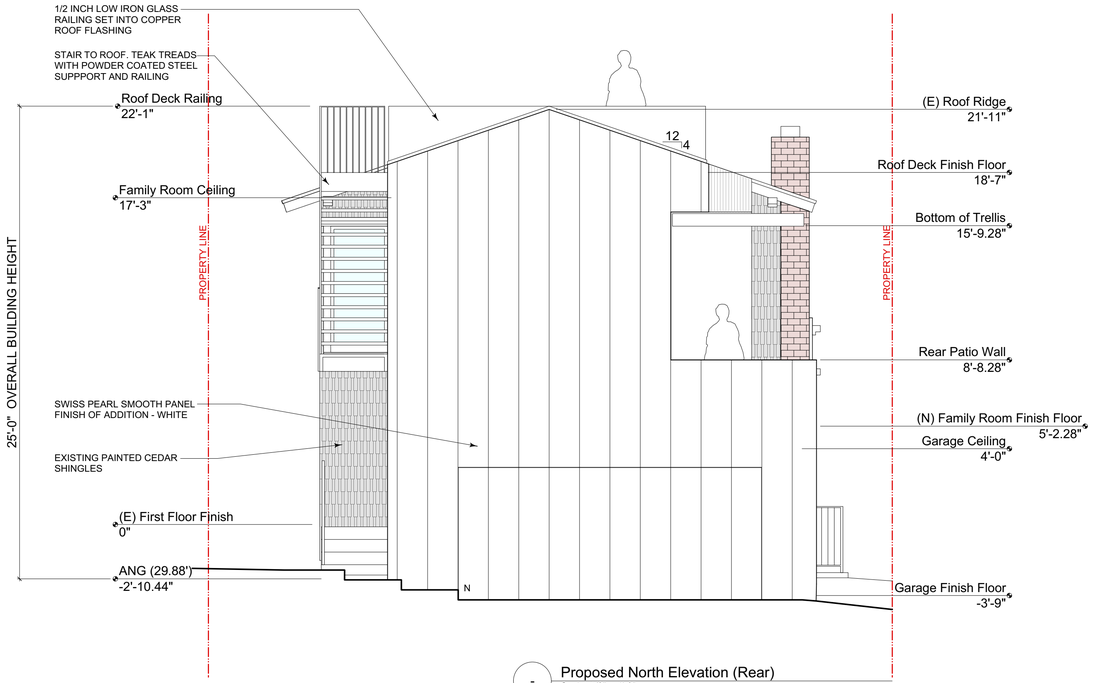
FRONT VIEW FROM VICENTE TERRACE

REAR VIEW FROM ALLEY

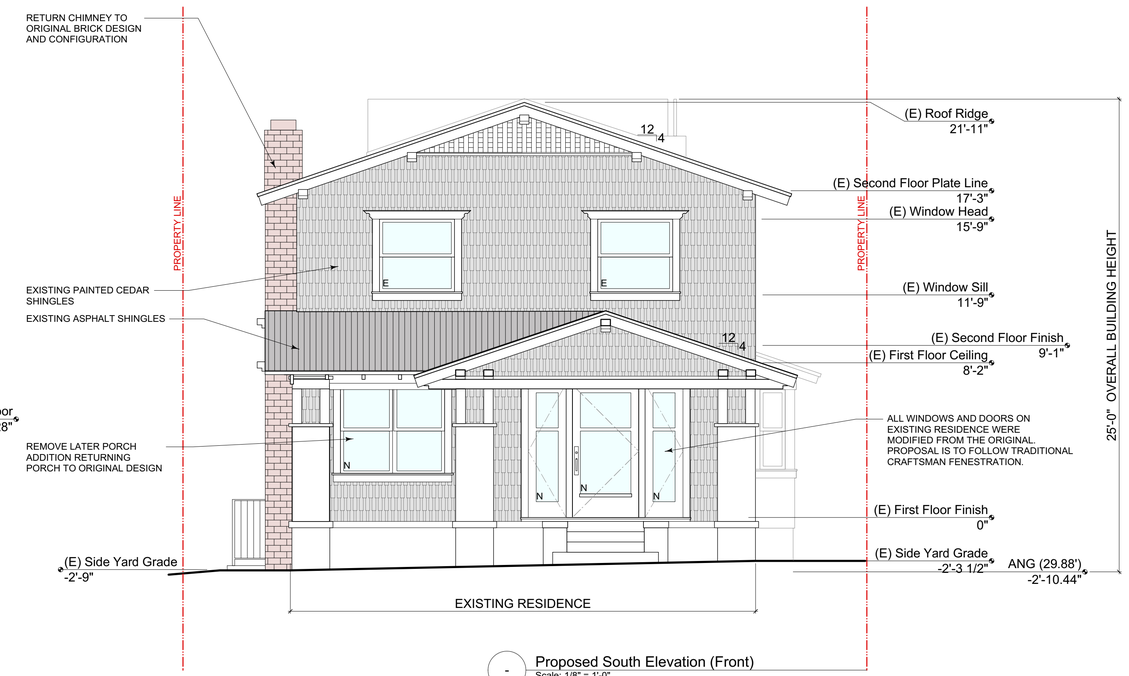
FRONT VIEW OF PORCH LOOKING EAST

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

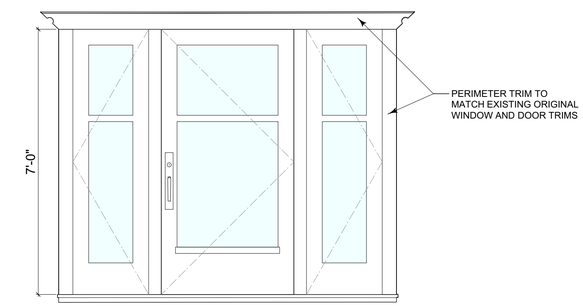
Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954



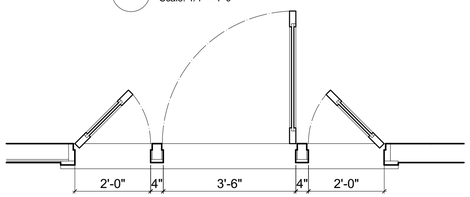
- Proposed North Elevation (Rear)
Scale: 1/8" = 1'-0"



- Proposed South Elevation (Front)
Scale: 1/8" = 1'-0"



- Enlarged Entry Door Elevation
Scale: 1/4" = 1'-0"

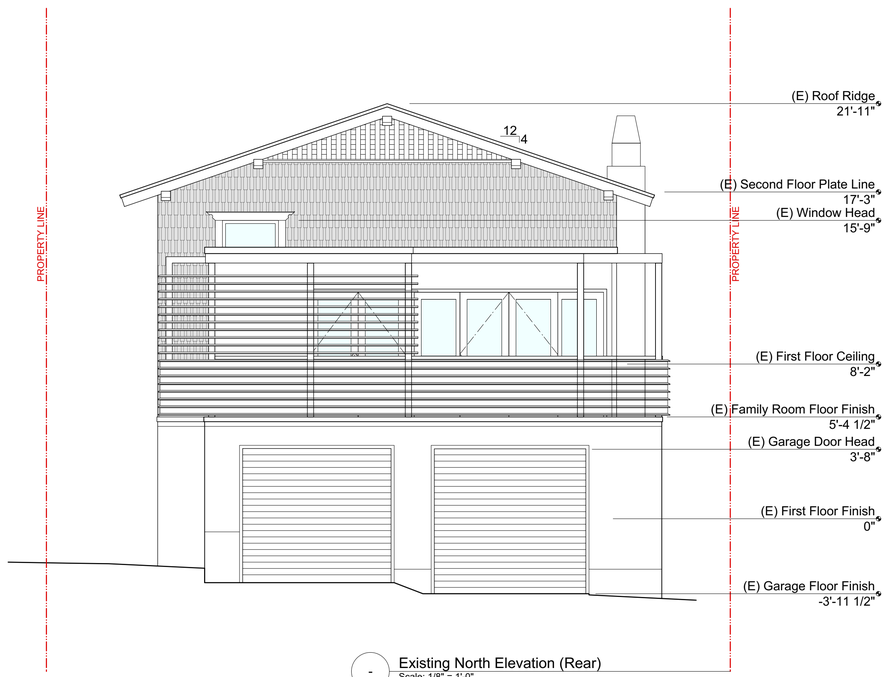


- Enlarged Entry Door Plan
Scale: 1/4" = 1'-0"

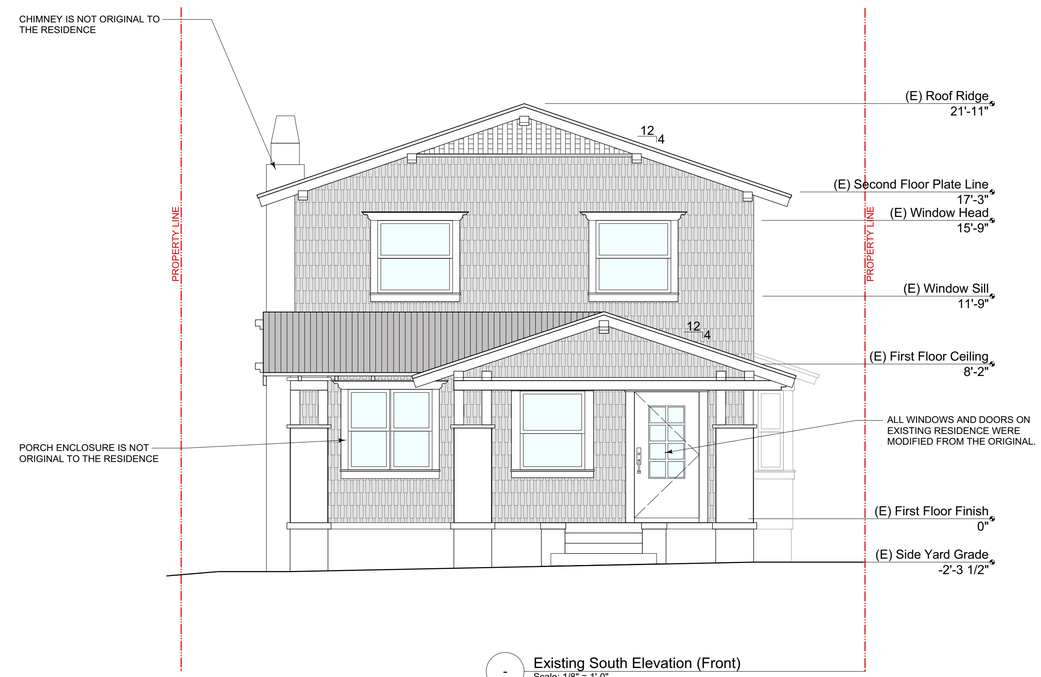
Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020



- Existing North Elevation (Rear)
Scale: 1/8" = 1'-0"

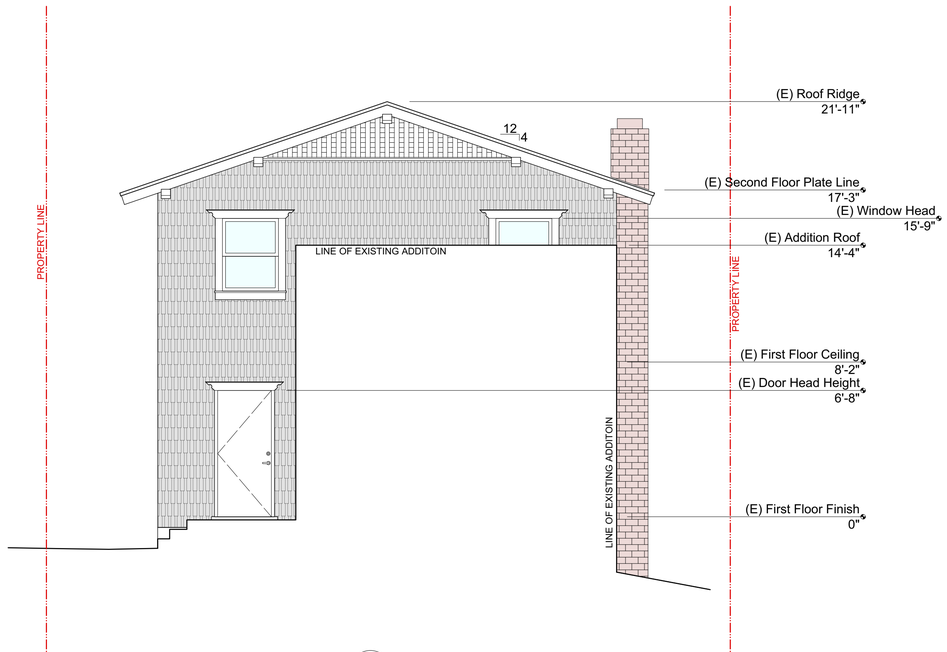


- Existing South Elevation (Front)
Scale: 1/8" = 1'-0"

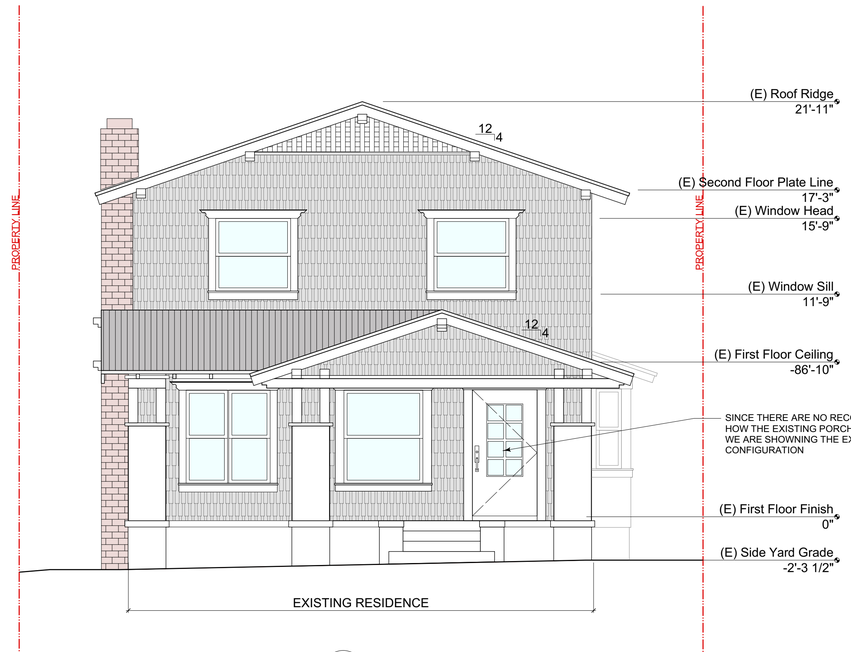
Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020



- Pre 2001 Remodel North Elevation (Rear)
Scale: 1/8" = 1'-0"

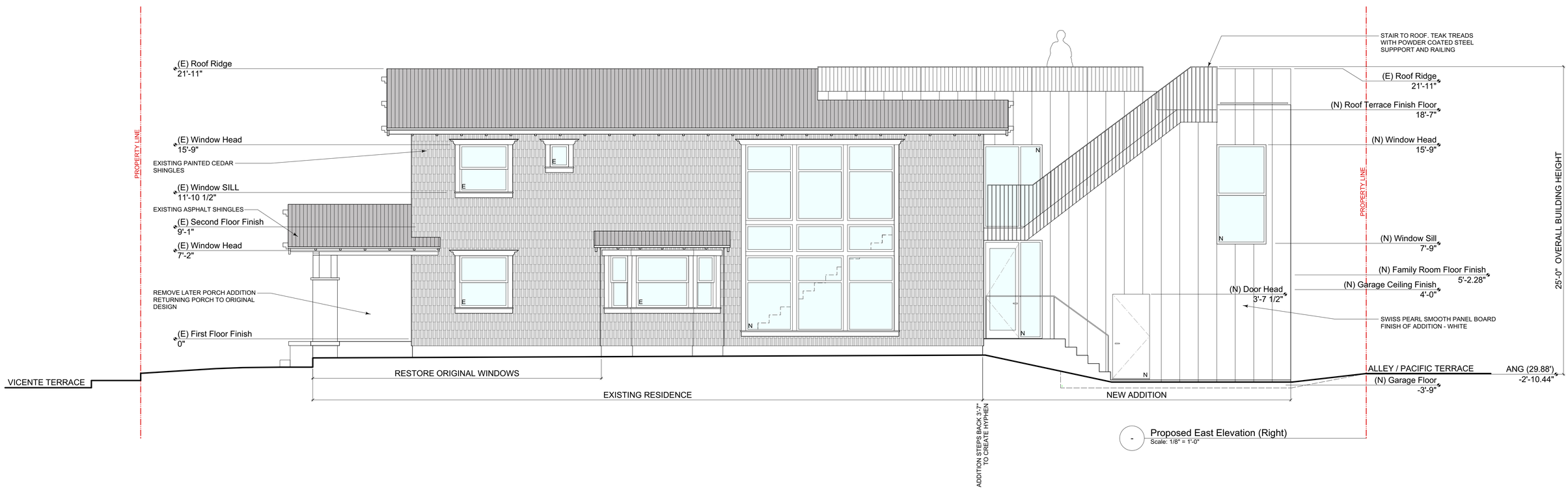


- Pre 2001 Remodel South Elevation (Front)
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020



Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

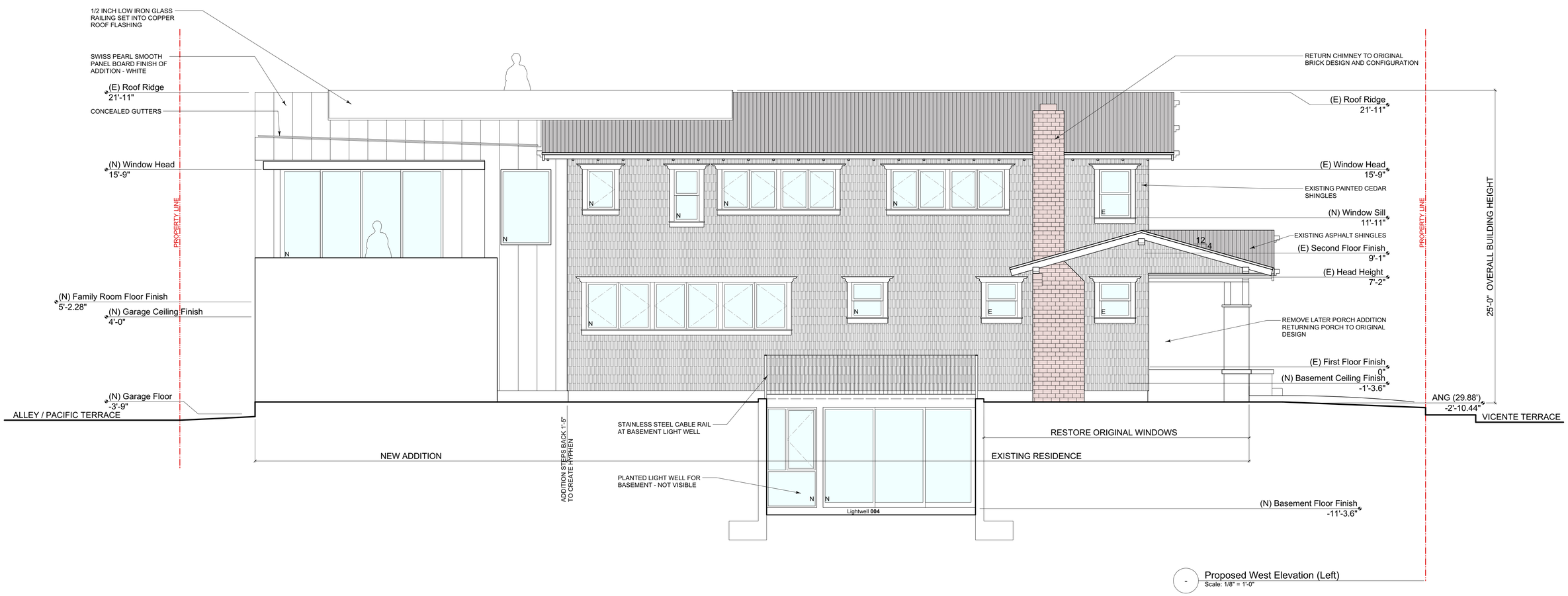
Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020



Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

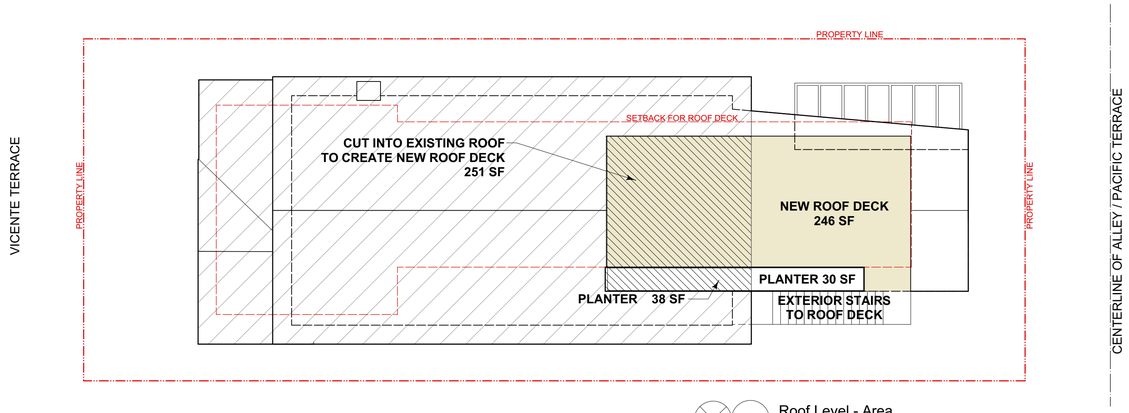
Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

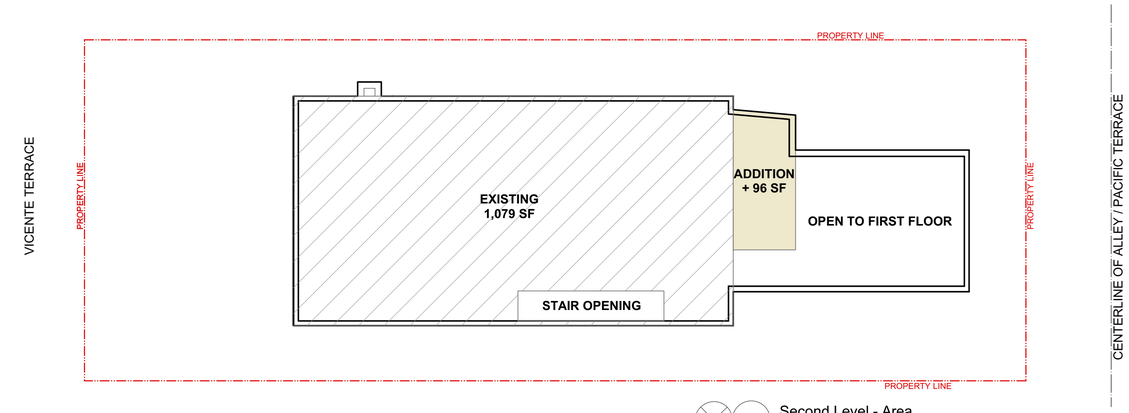
Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020



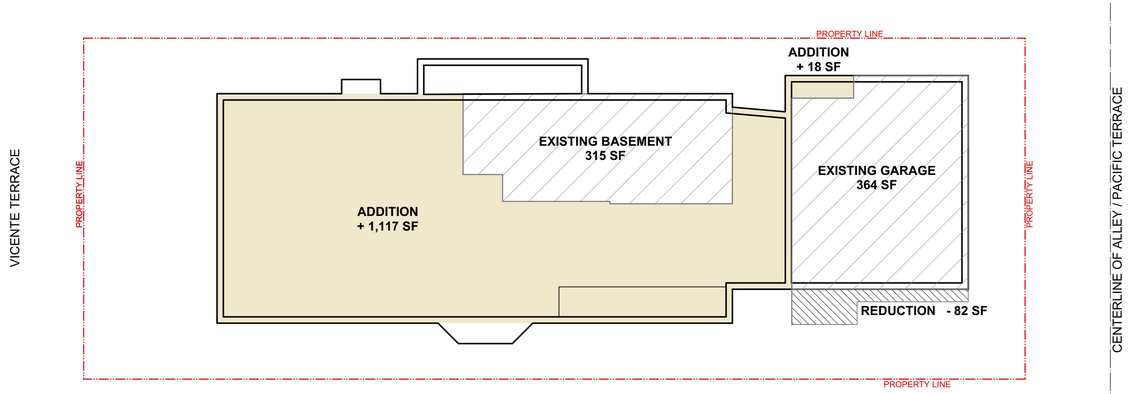
3 Roof Level - Area
Scale: 1/16" = 1'-0"

Habitable Roof Deck Area	497 SF
Planter Area	68 SF
Total Roof Deck Area	**565 SF**



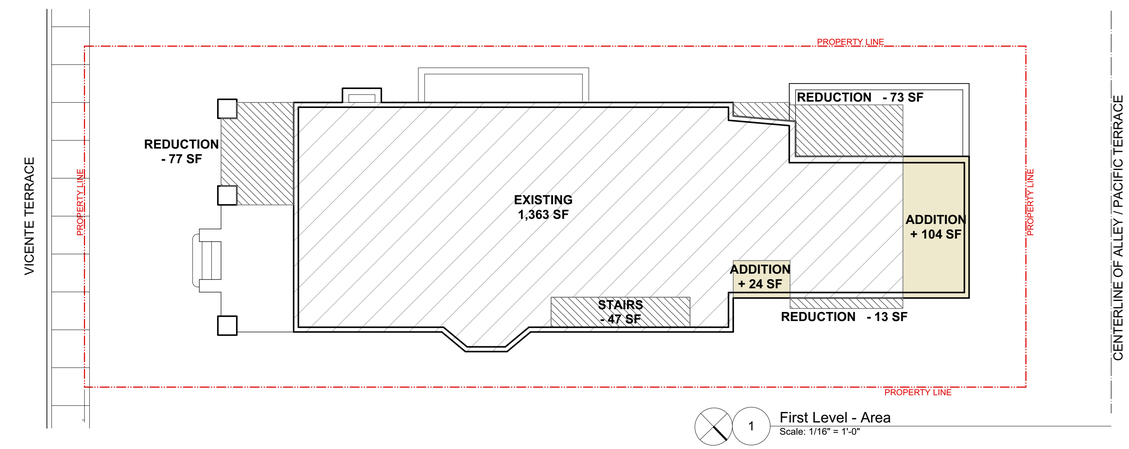
2 Second Level - Area
Scale: 1/16" = 1'-0"

Existing Area	1,079 SF
Additions	(+) 96 SF
Total Second Floor	**1,175 SF**



0 Basement Level - Area
Scale: 1/16" = 1'-0"

Existing Area	761 SF
Reductions	(-) 82 SF
Additions	(+) 1,135 SF
Total Basement	**1,814 SF**

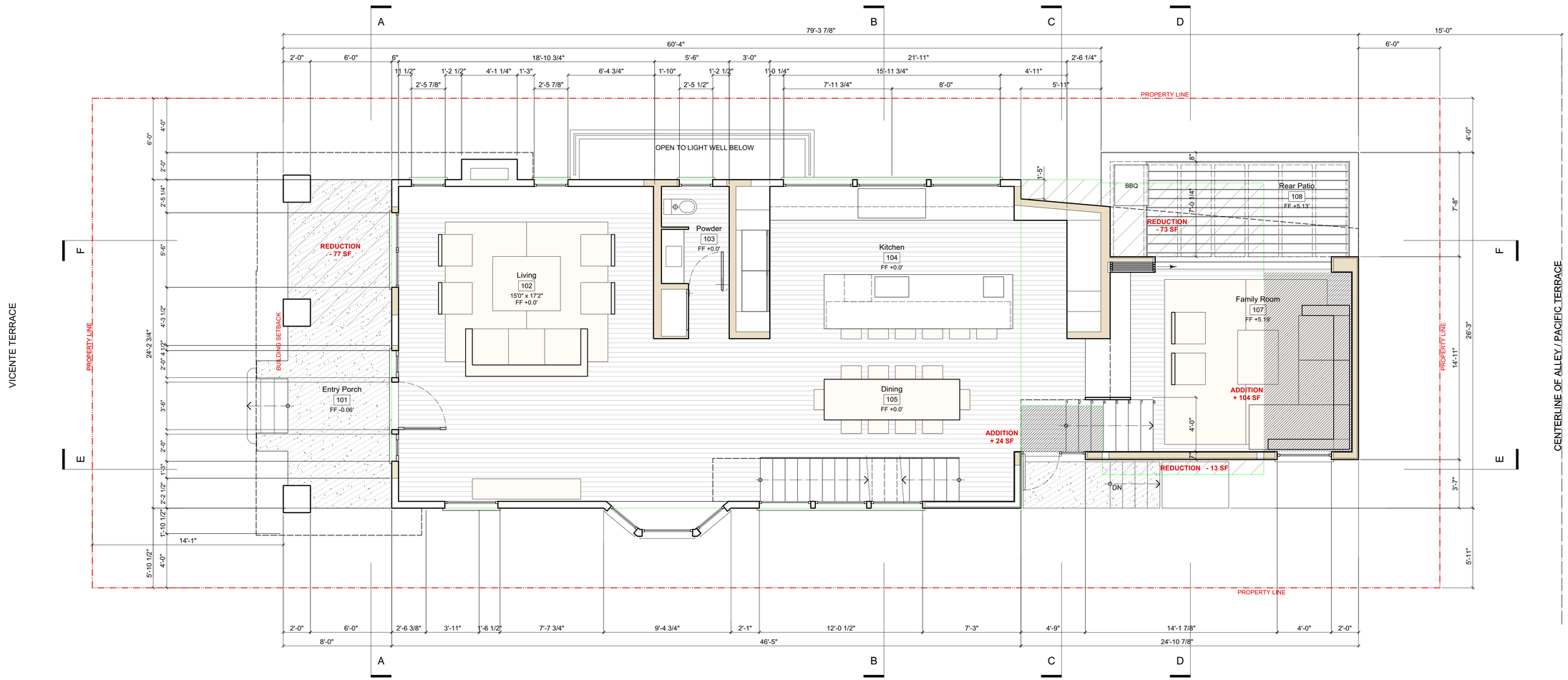


1 First Level - Area
Scale: 1/16" = 1'-0"

Existing Area	1,363 SF
Reductions	(-) 210 SF
Additions	(+) 128 SF
Total First Floor	**1,281 SF**

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

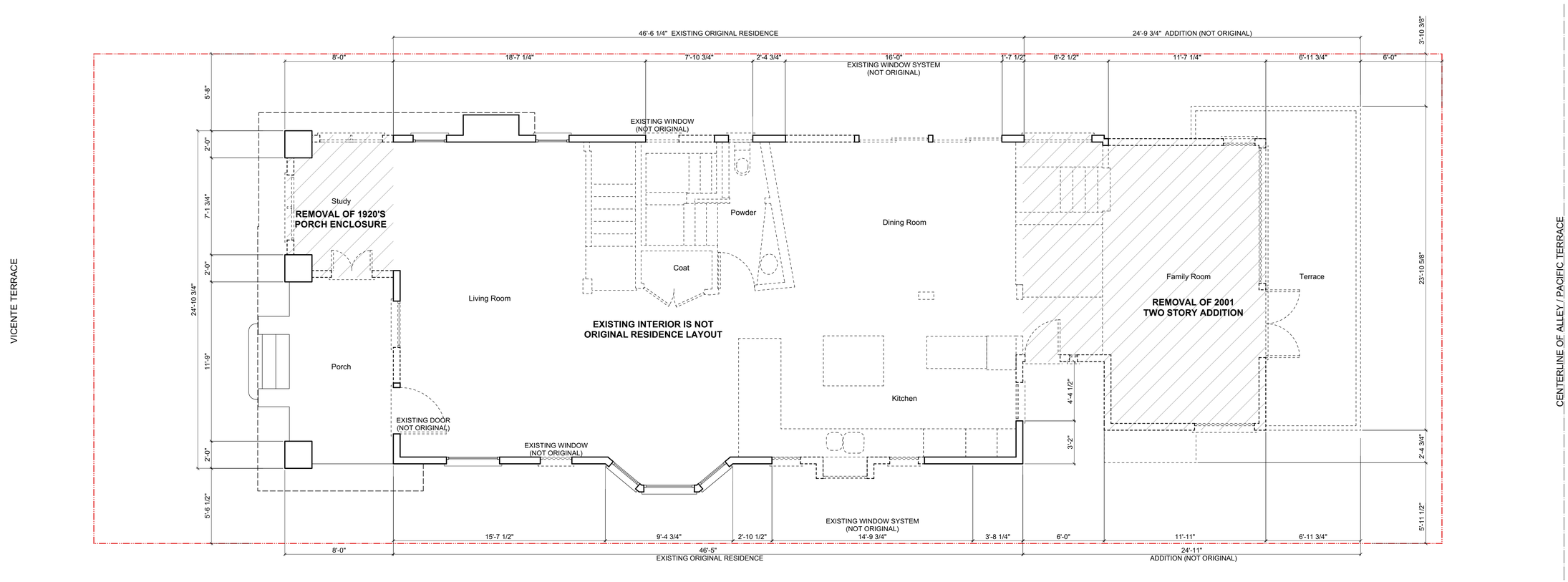
Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954



Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

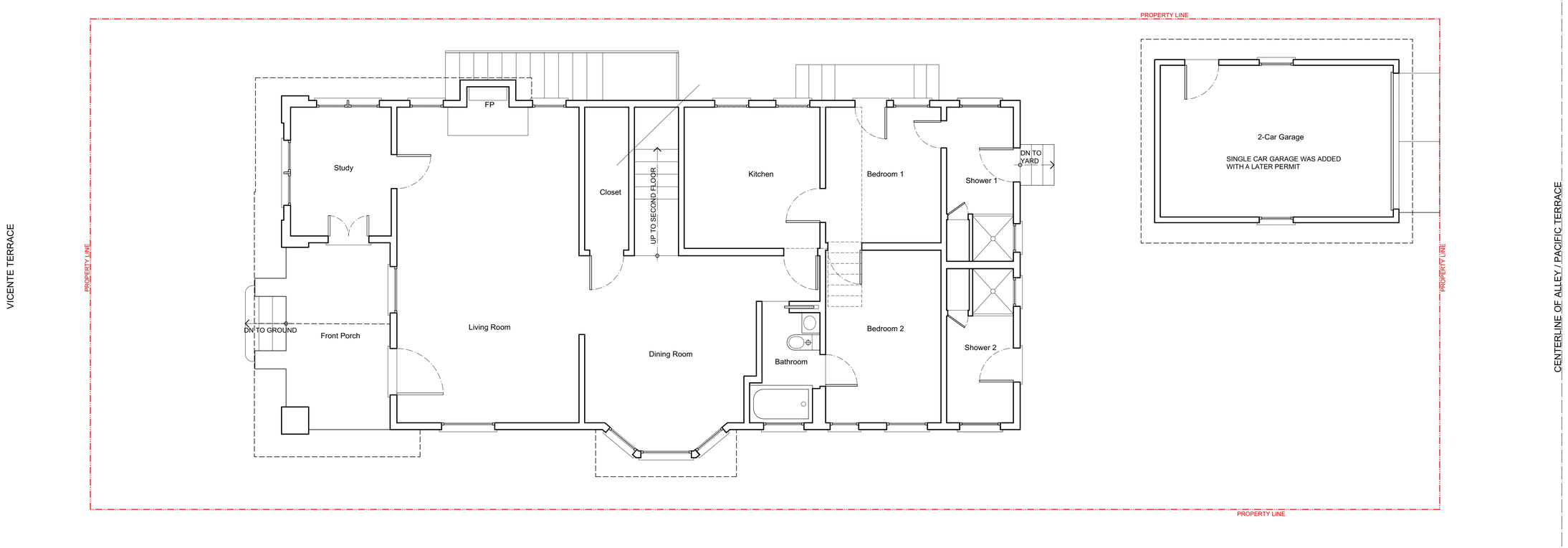


1 First Level - Demolition Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

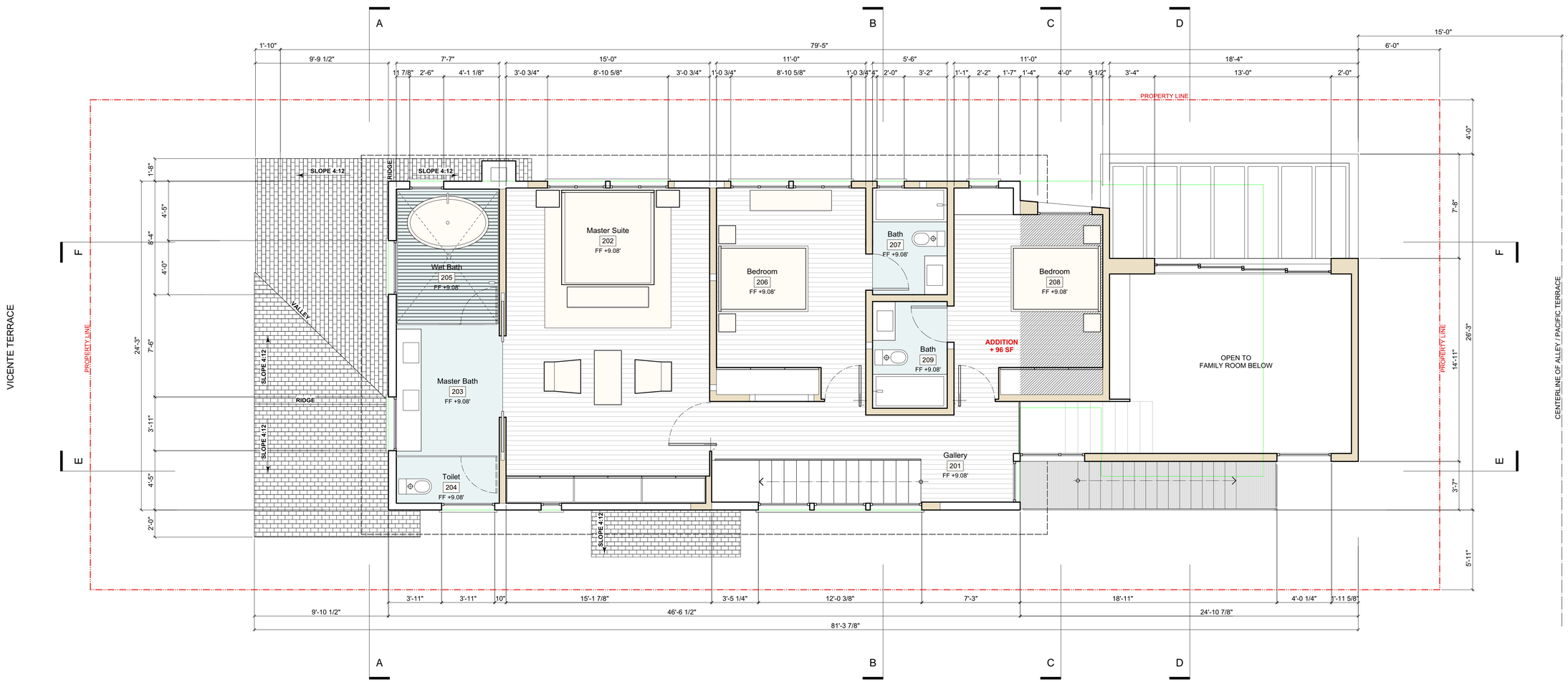


1 First Level - Pre 2001 Remodel Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

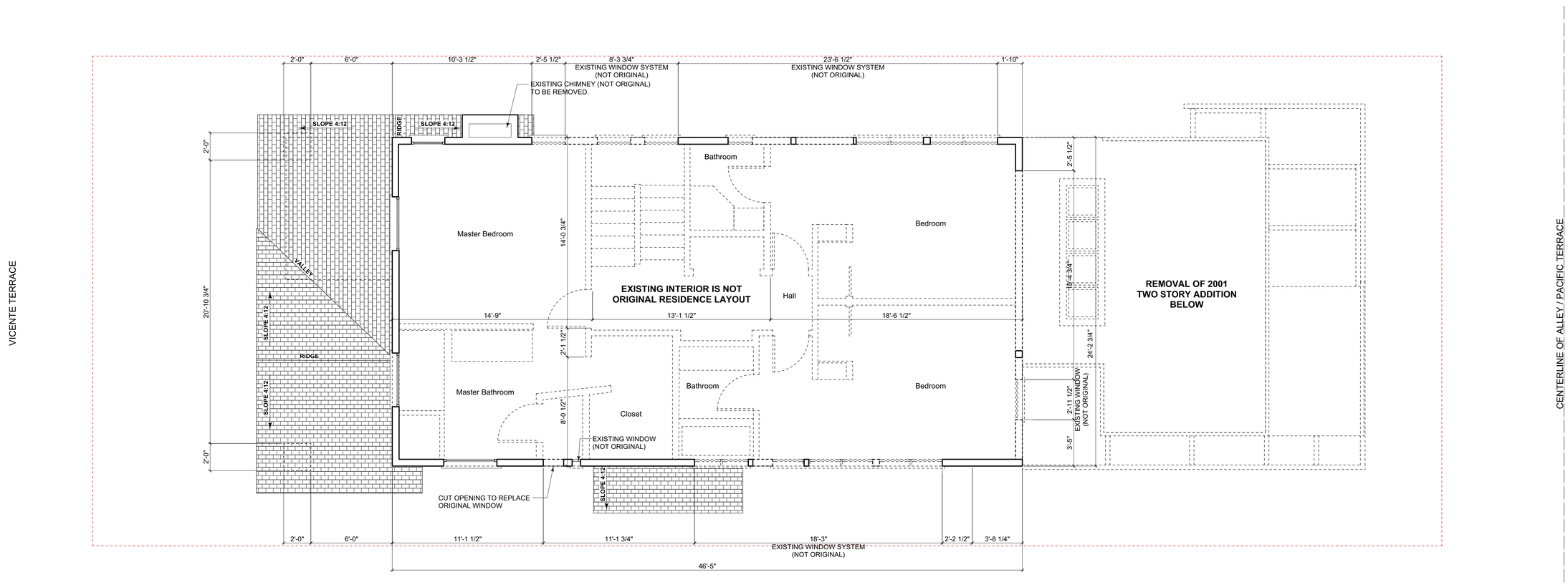


2 Second Level - Proposed Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

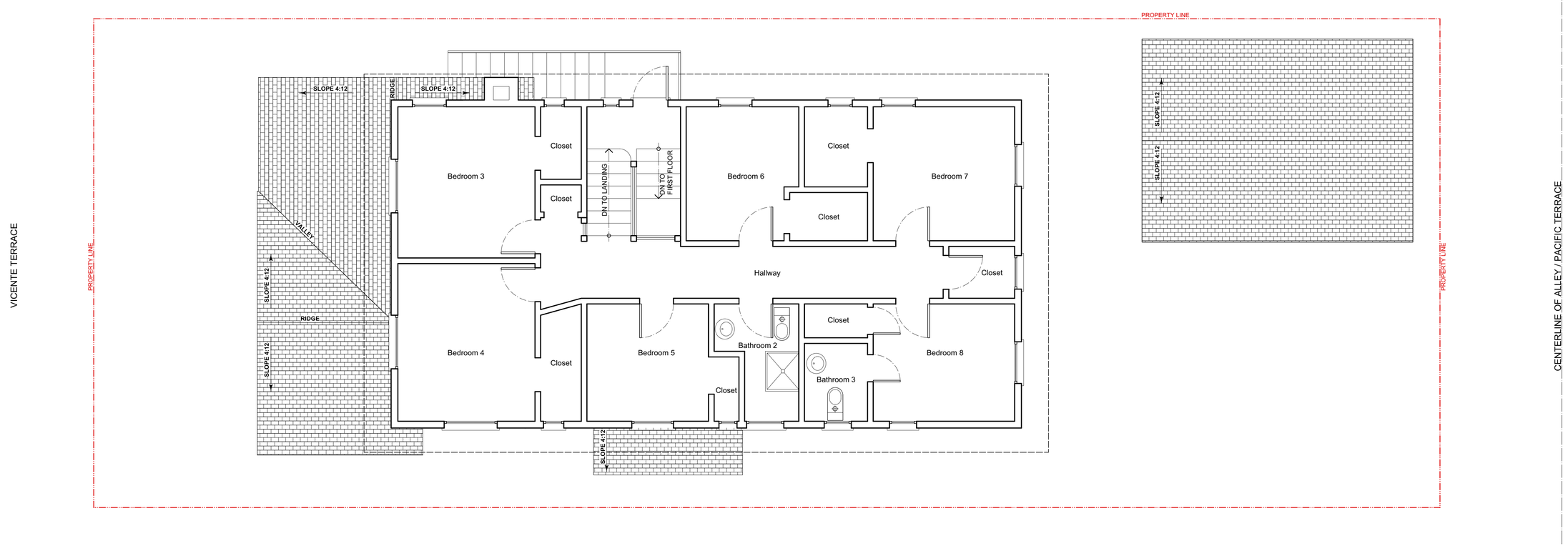


2 Second Level - Demolition Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

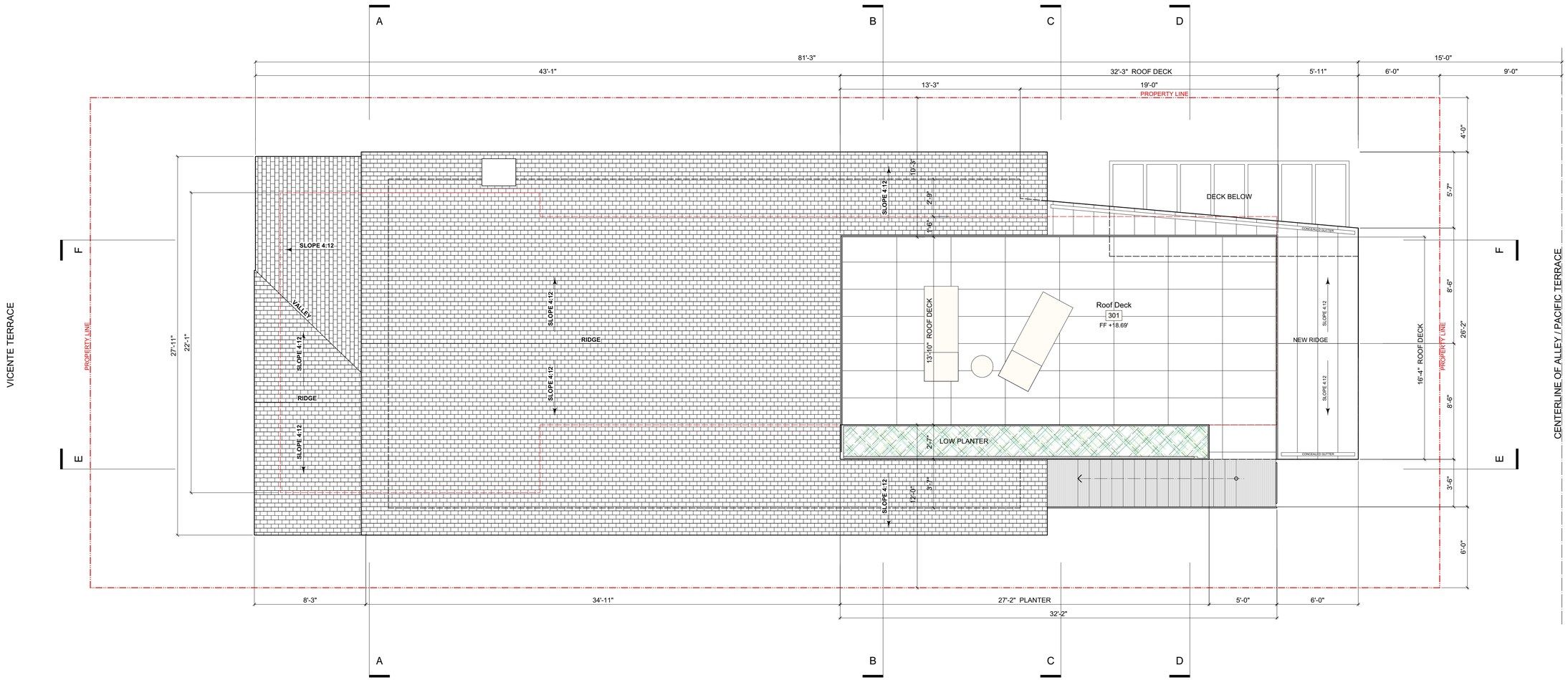


2 Second Level - Pre 2001 Remodel Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

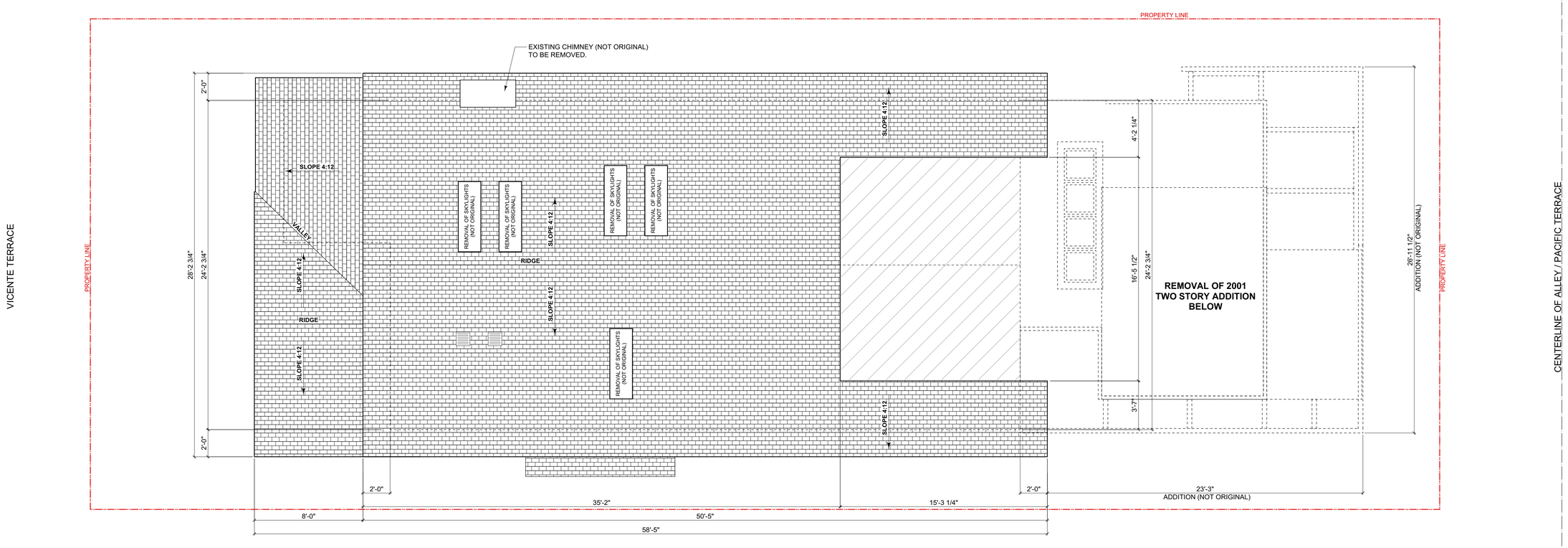


3 Roof Level - Proposed Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

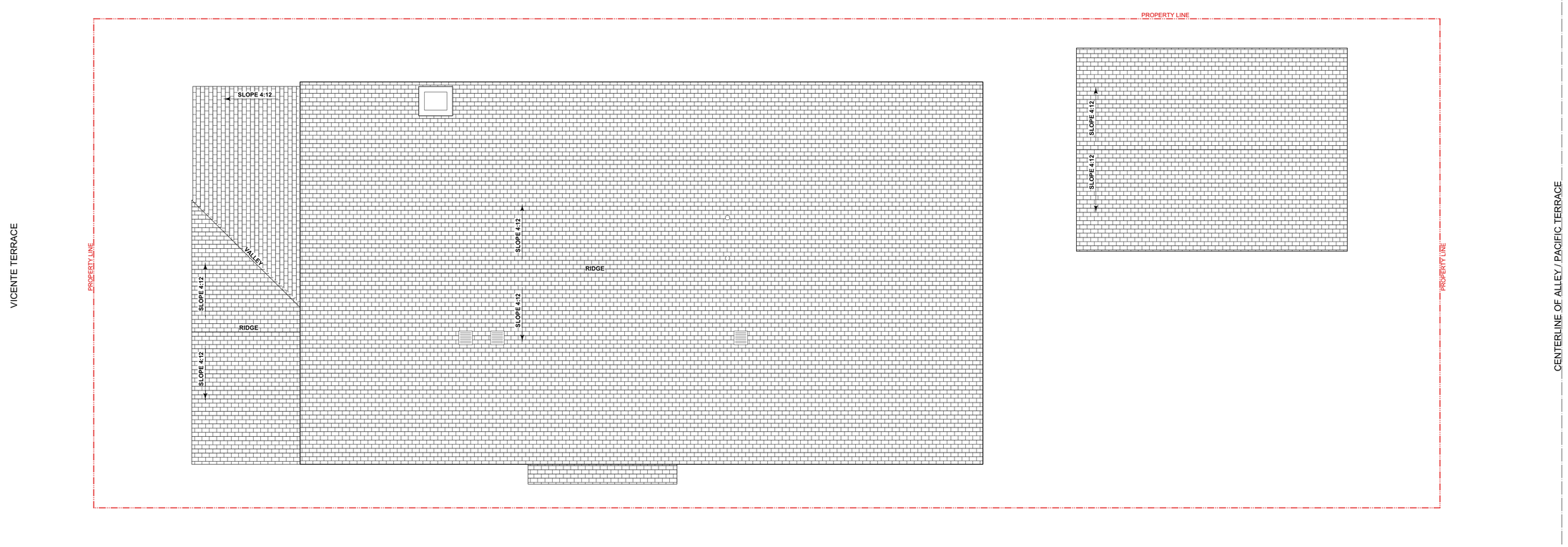


3 Roof Level - Demolition Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

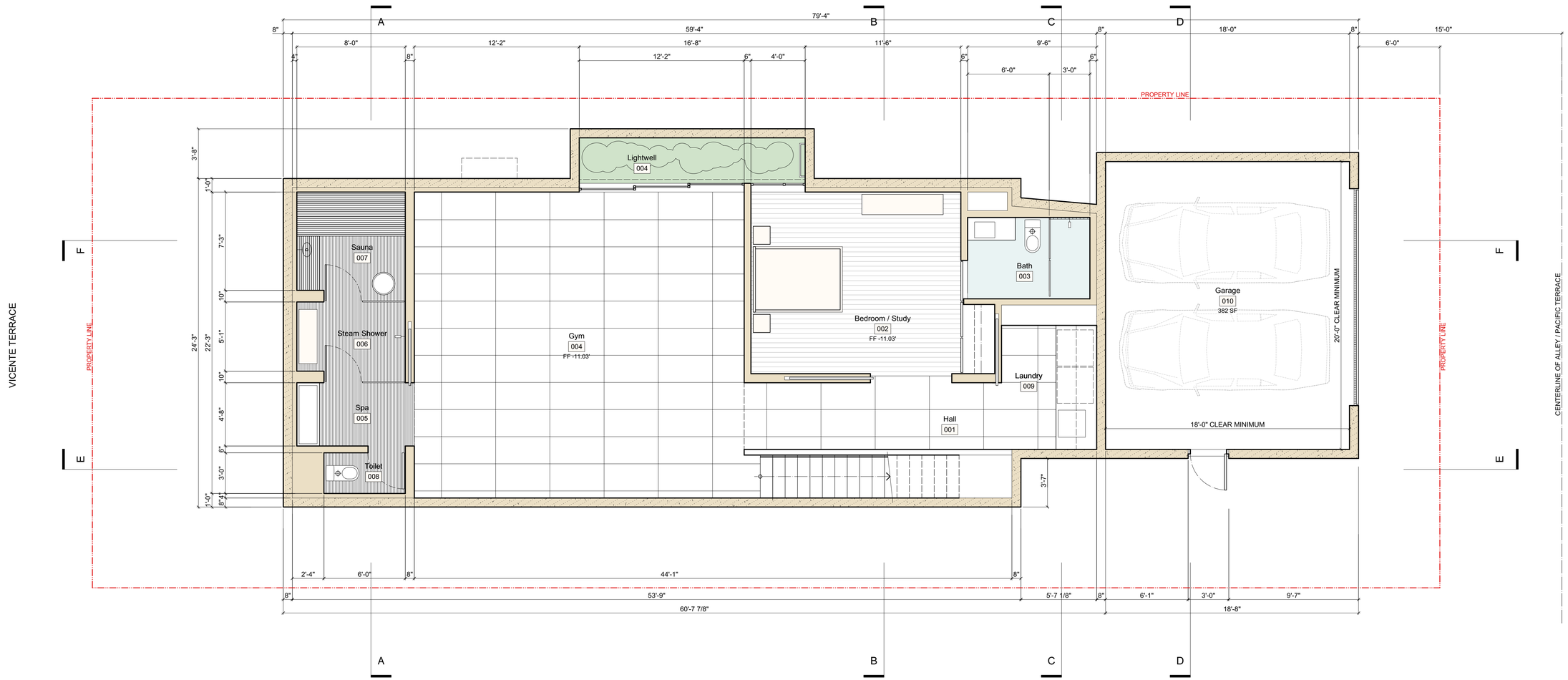
DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020



3 Roof Level - Pre 2001 Remodel Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

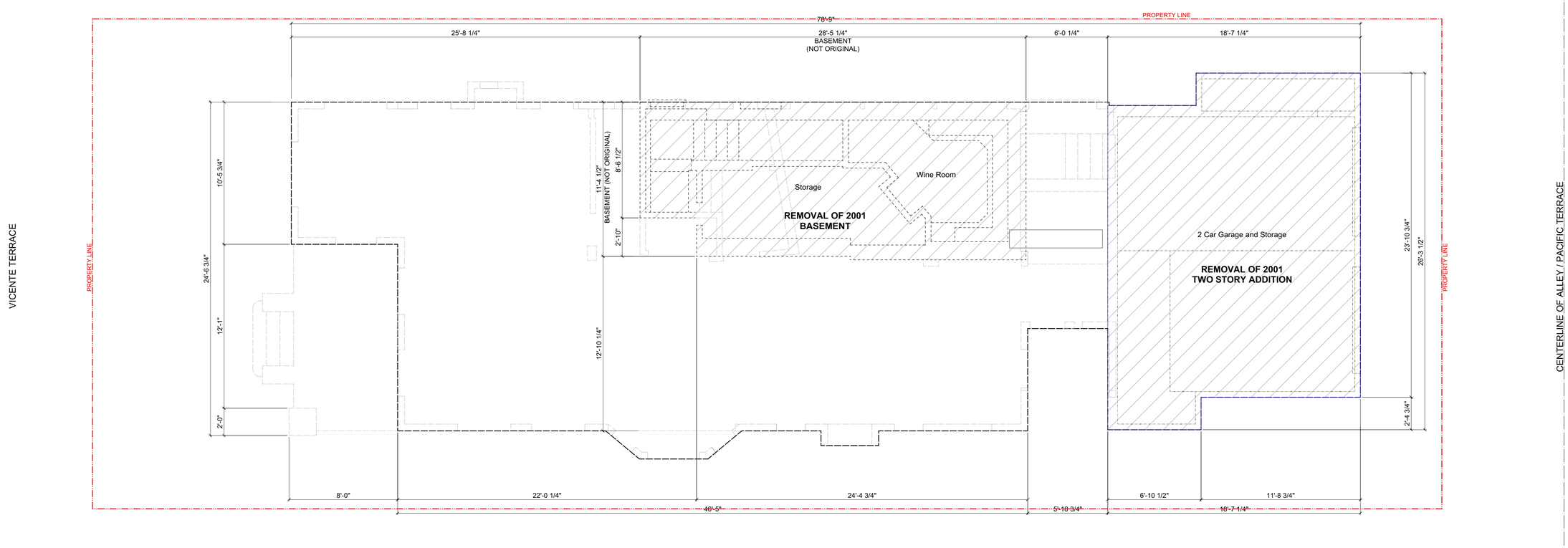


0 Basement / Garage Level - Proposed Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

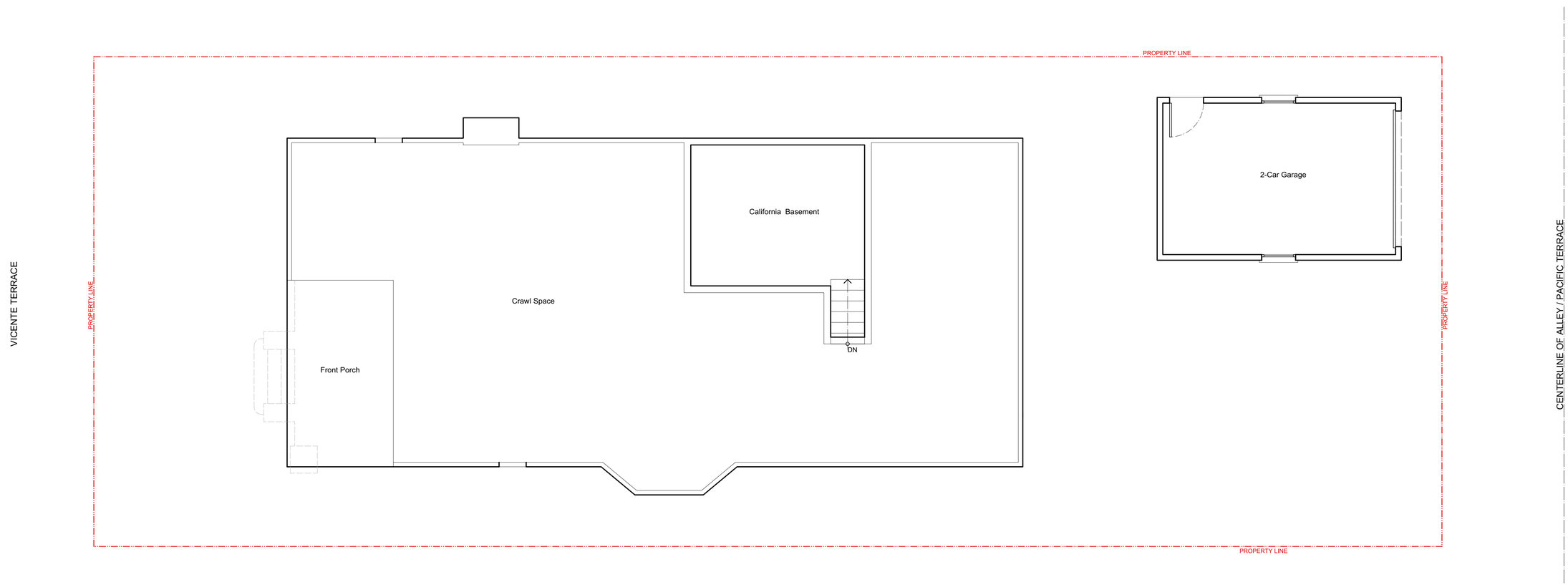


0 Basement/Garage Level - Demolition Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

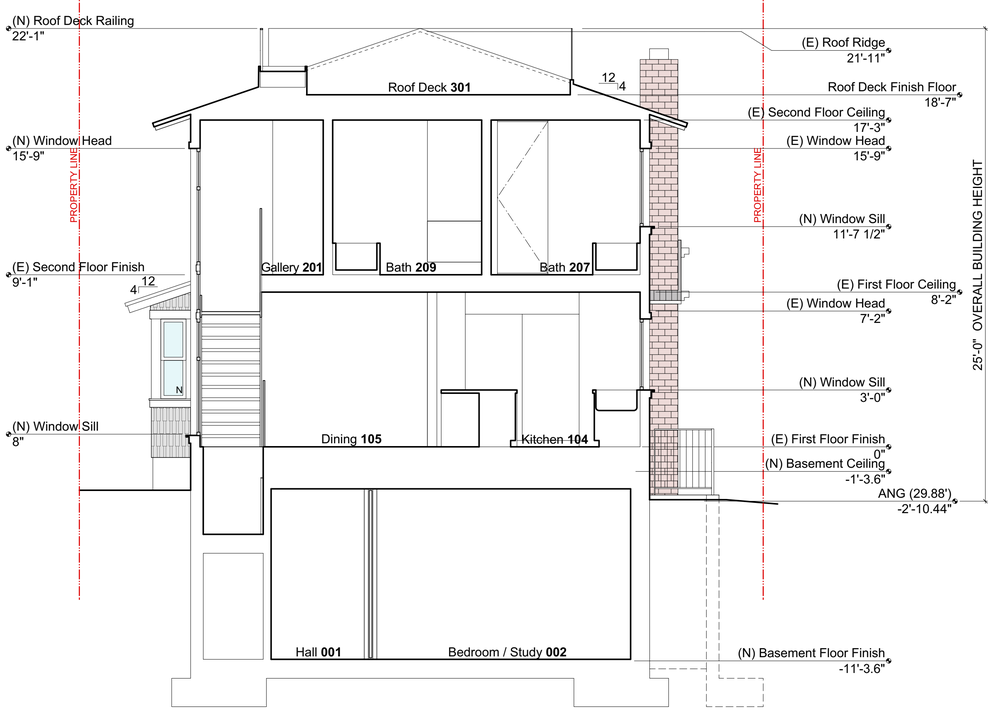


0 Basement / Garage Level - Pre 2001 Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

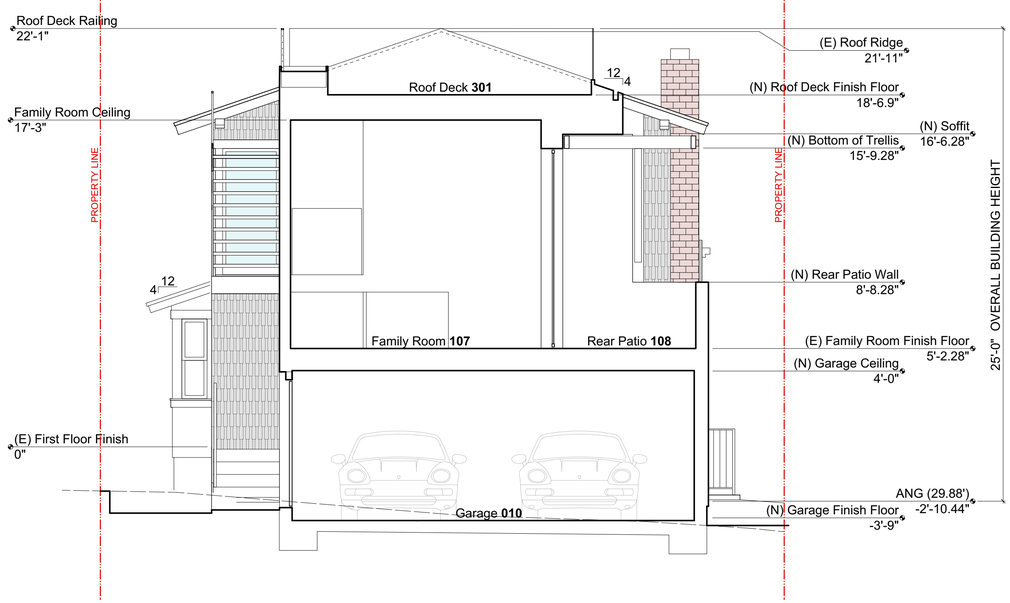


B Proposed Section B - Looking South
Scale: 1/8" = 1'-0"

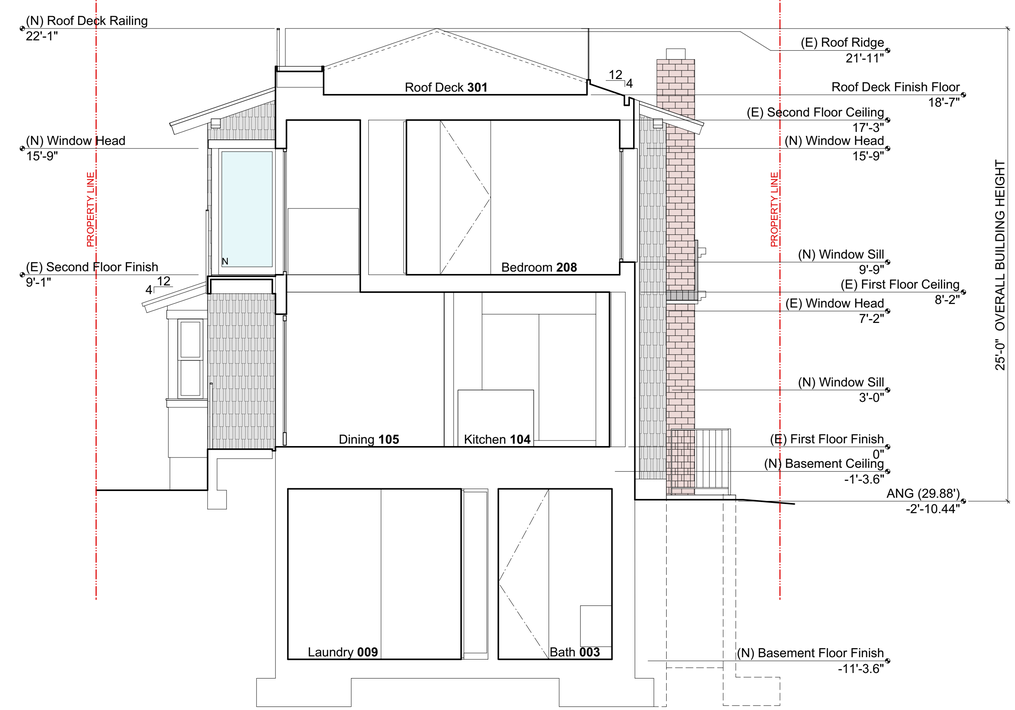
A Proposed Section A - Looking North
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954



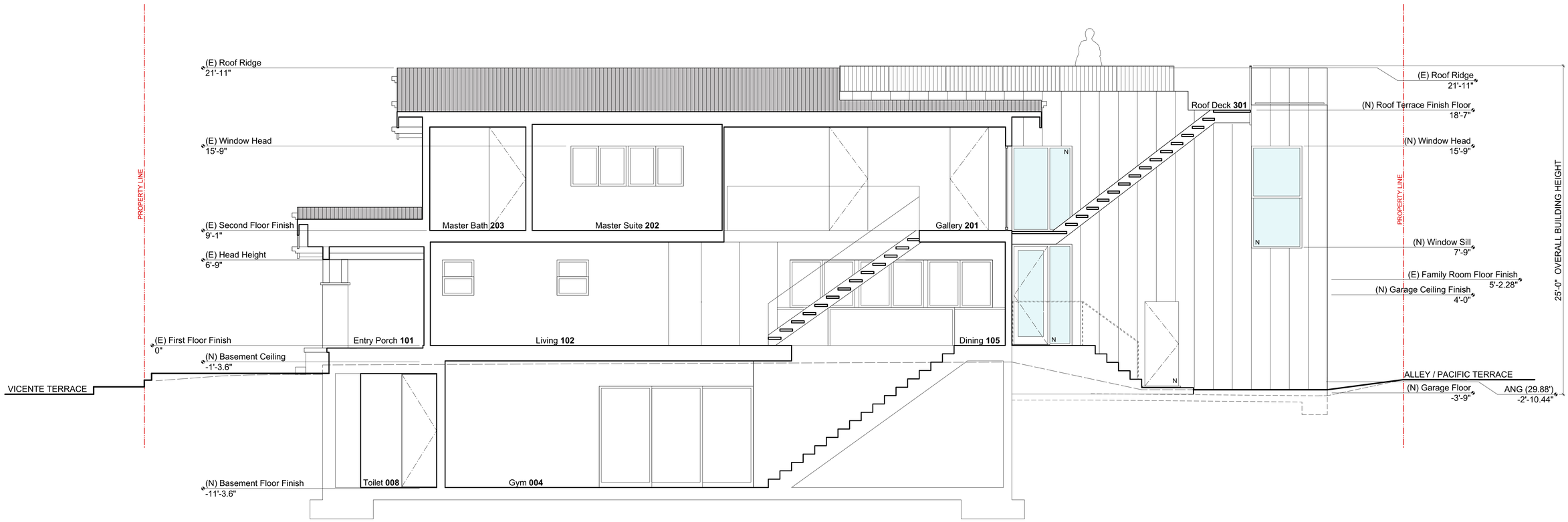
D Proposed Section D - Looking South
Scale: 1/8" = 1'-0"



C Proposed Section C - Looking South
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

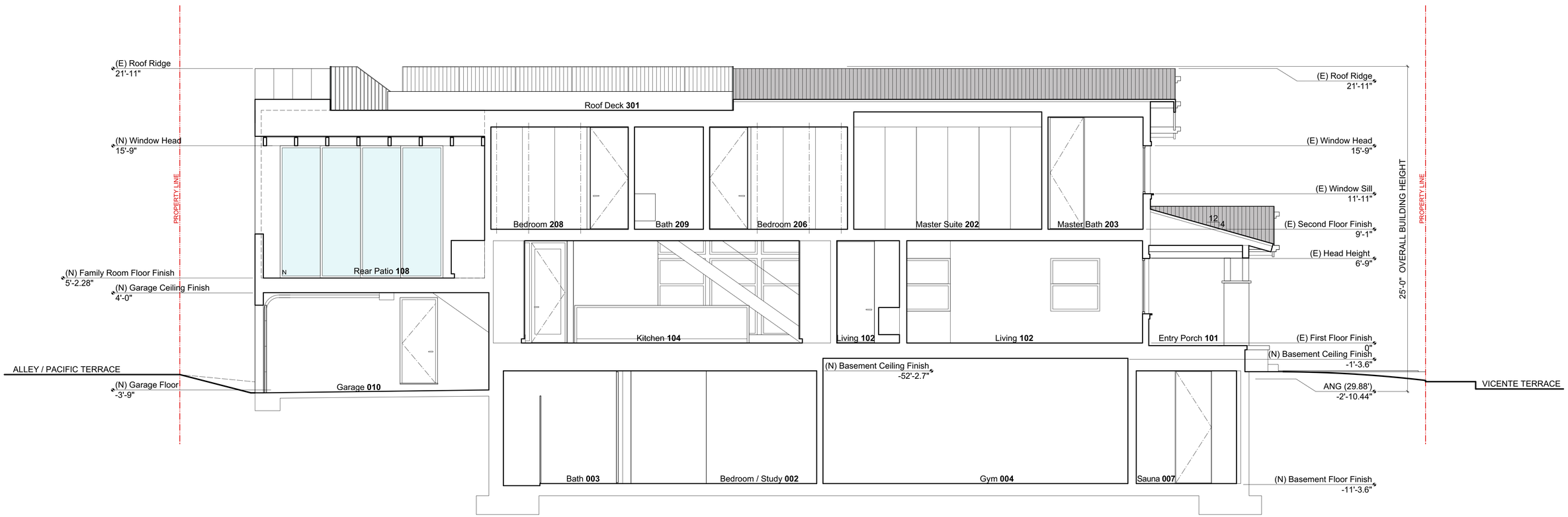


E Proposed Section E - Looking West
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

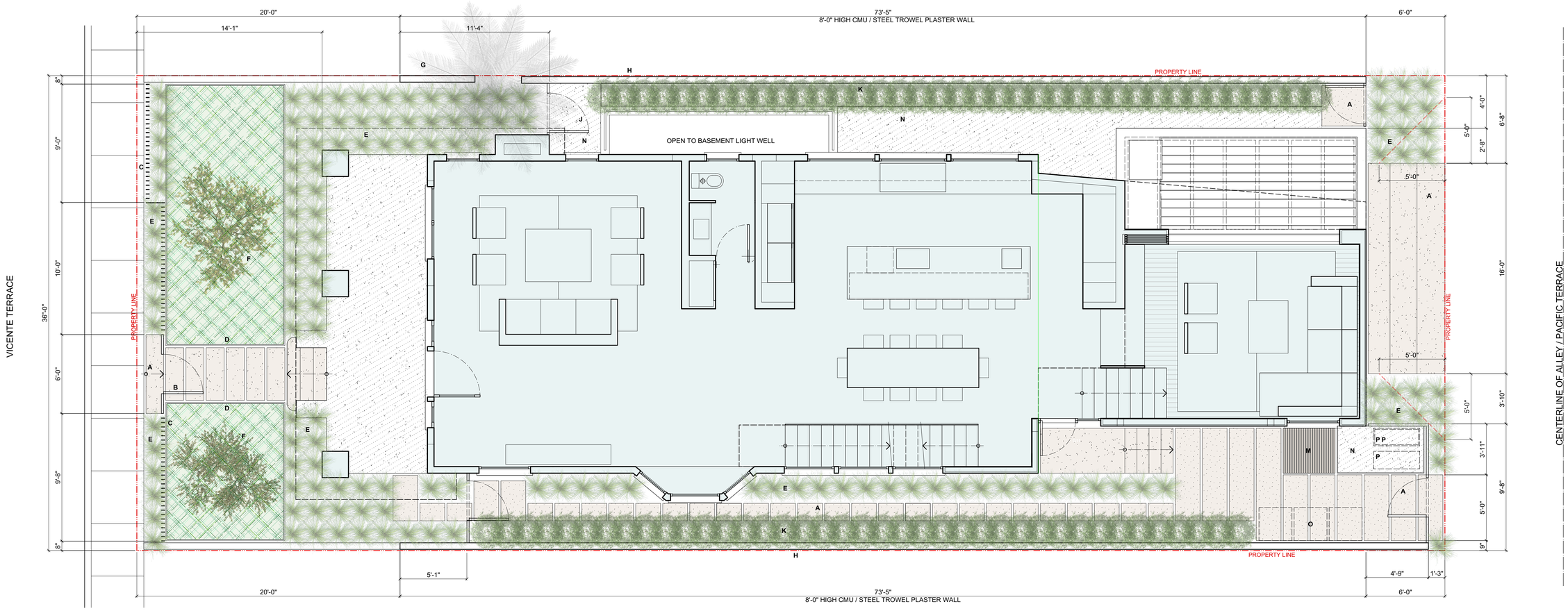


F Proposed Section F - Looking East
Scale: 1/8" = 1'-0"

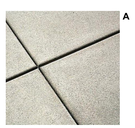
Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

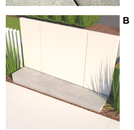
DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020



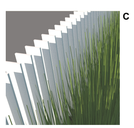
1 Proposed Landscape Site Plan
Scale: 1/8" = 1'-0"



A INTEGRAL COLOR CONCRETE WITH LIGHT TOP CAST FINISH DAVIS SILVER SMOKE. #03 LIGHT VIOLET (ACID ETCH).



B POWDER-COATED ALUMINUM GATE AND SIDE PANELS WITH INTEGRATED MAILBOX. RAL #9003 - SIGNAL WHITE



C POWDER-COATED ALUMINUM 1/2 X 3 INCH VERTICAL PICKETS 4 INCHES ON CENTER RAL #9003 - SIGNAL WHITE

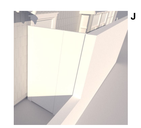
D LEVEL GRASS LAWN EDGED WITH 1/4 INCH THICK CORTEN EDGING

E LONG BEACH GRASS

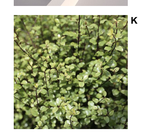
F OLIVE TREE

G EXISTING PALM

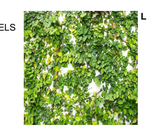
H 8 FOOT HIGH SIDE YARD WALL CMU BLOCK WALL WITH INTEGRAL COLOR STEEL TROWEL PLASTER FINISH LA HABRA STUCCO "CRYSTAL WHITE"



J POWDER-COATED ALUMINUM 8'-0" HIGH SIDE GATE AND PANELS RAL #9003 - SIGNAL WHITE



K PITTOSPORUM TENUIFOLIUM - "SILVER SHEEN" PLANTED AT INTERVALS OF 24 INCHES ON CENTER. 12'-0" HEIGHT



L CREEPING FIG (FICUS PUMILA) PLANTED AT 18 INCH INTERVALS ALONG PLASTER FINISH PROPERTY LINE WALL.

M OUTSIDE BEACH SHOWER WITH TEAK MAT

N GRAVEL WALKWAY

O AREA DESIGNATED FOR WASTE STORAGE BINS.

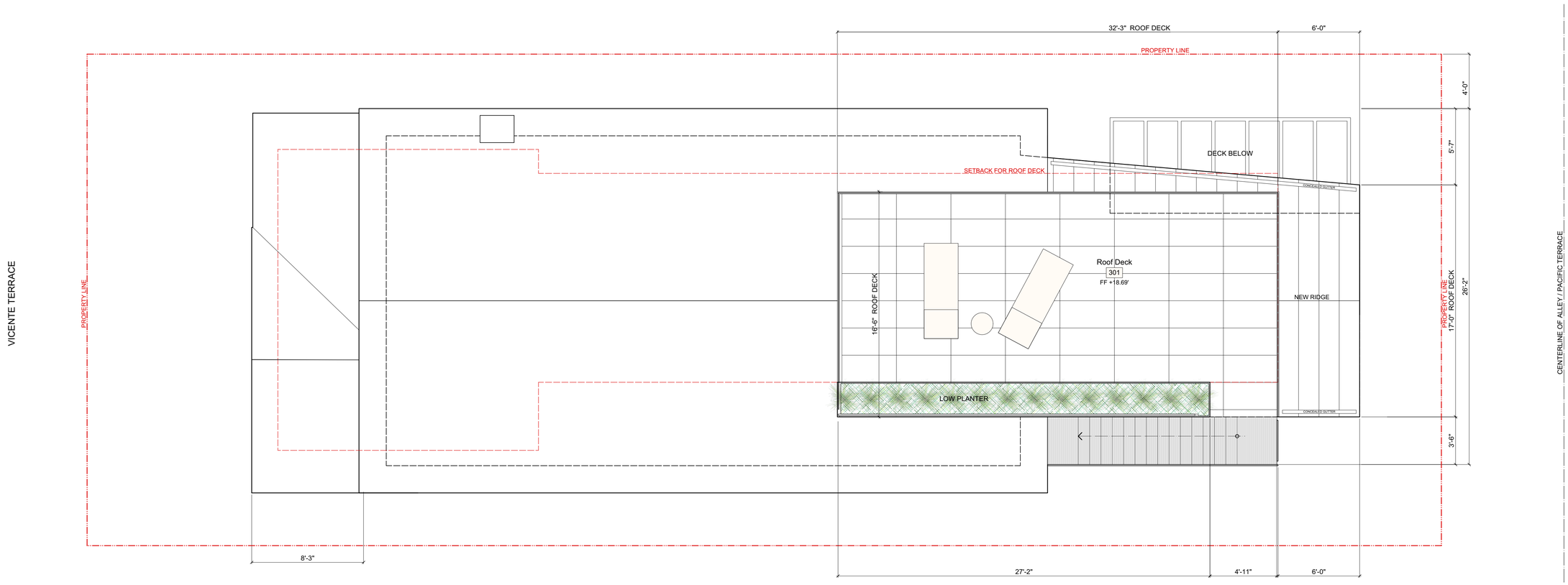
P AREA DESIGNATED FOR STACKABLE AC CONDENSERS (IN REAR YARD)

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401

30 June 2020

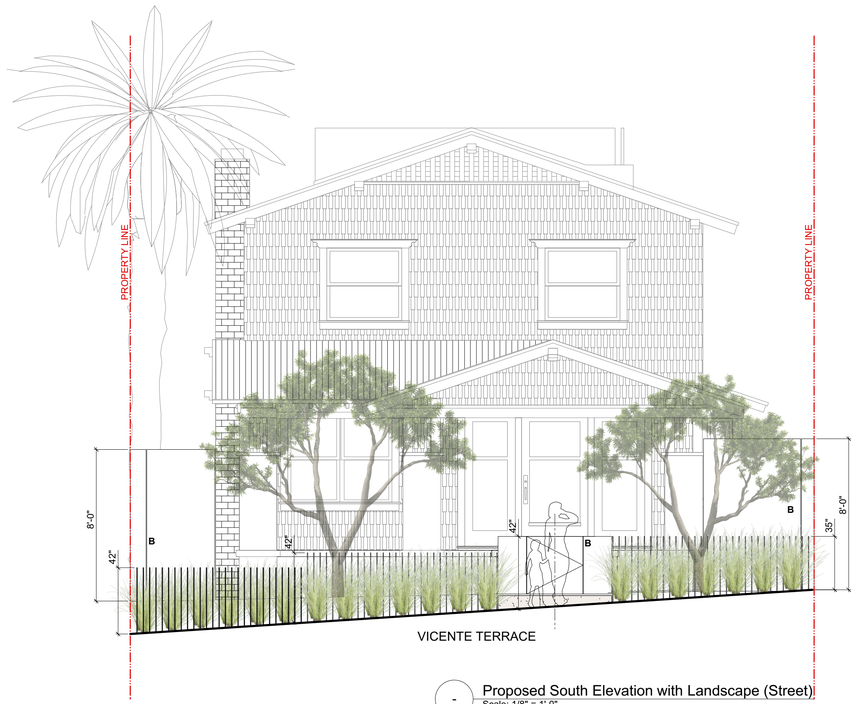


2 Proposed Landscape Roof Plan
Scale: 1/8" = 1'-0"

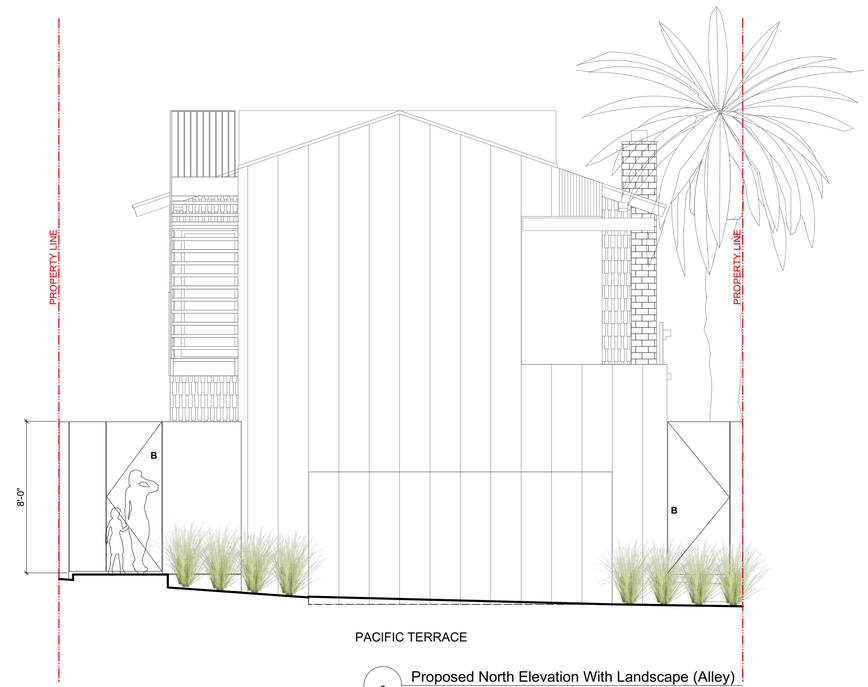
Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020



- Proposed South Elevation with Landscape (Street)
Scale: 1/8" = 1'-0"



- Proposed North Elevation With Landscape (Alley)
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

Proposed Landscape Front and Rear Elevations

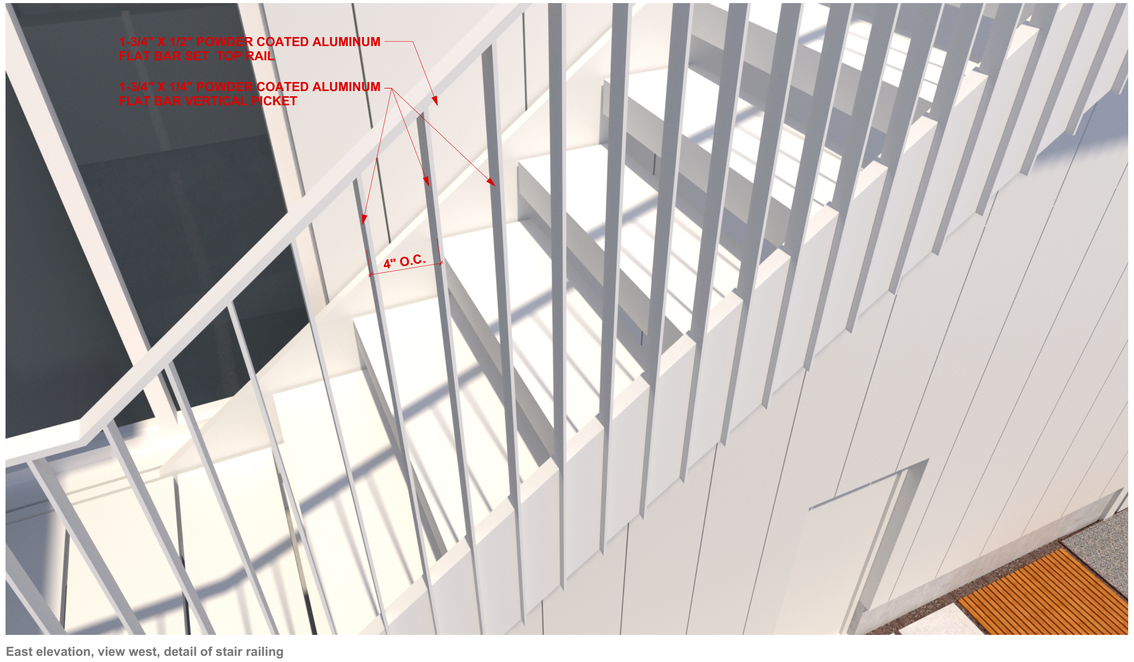
- Proposed Section at Stairway Window with Landscaping - Looking North
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

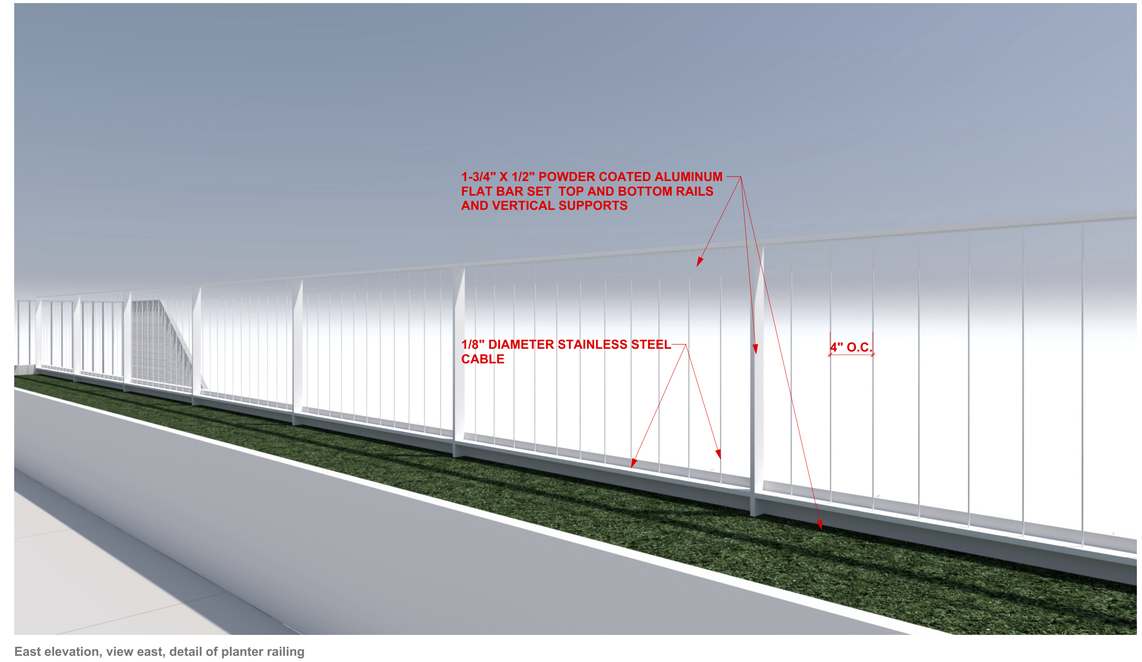
Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020

South elevation, view northeast, detail of front yard fence



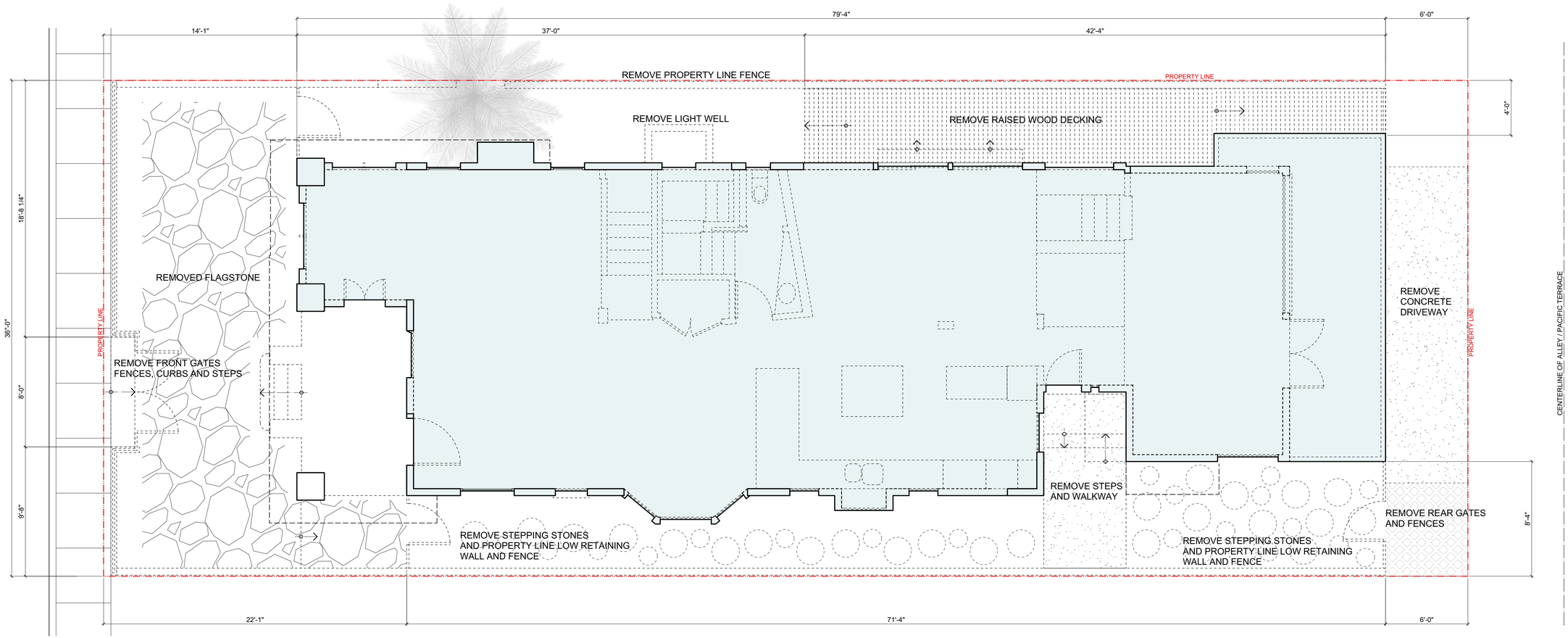
East elevation, view west, detail of stair railing



East elevation, view east, detail of planter railing

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

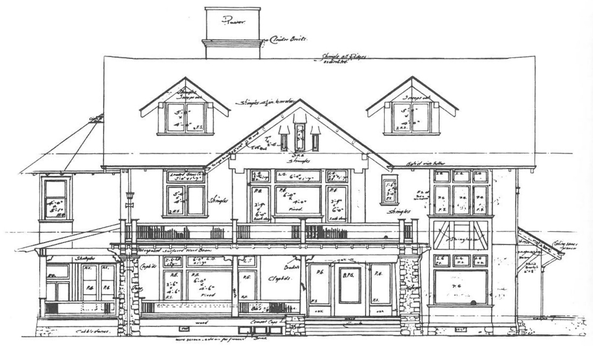


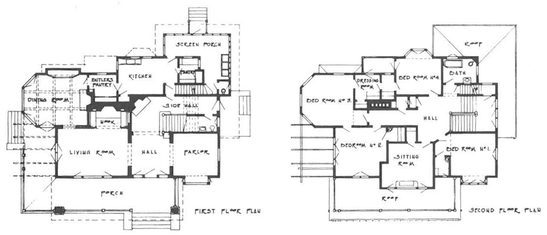
1 Proposed Demolition Site Plan
Scale: 1/8" = 1'-0"

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

DeFilippo Residence - 9 Vicente Terrace Santa Monica 90401
30 June 2020





Philip L. Auten house, 119 N. Madison Avenue, Pasadena, 1903. (Demolished) Courtesy of Avery Architectural Library.

This "transition" house reveals elements of and the "new." These include the octagonal traditional plan, clapboard siding and cobbl composed with the emerging wooden structu projecting timbers, balcony railing detail, bo forms and slit windows.

The Isaac Tolman Judson family (ca. 1920) posing proudly in front of their bungalow in Orland, California.

Bungalow, R.A. Briggs, ca. 1890; at Bellagio (now Dormans Land), Surrey, England, (Robert Thorne). Brigg's Bungalows and Country Residences *(1891) was instrumental in popularizing the bungalow in England.*

Pasadena - Green&Greene - Philip L. Austen House

Orland - Craftsman bungalow, Isaac Tolman Judson residence | c.1920

Santa Monica - Mission bungalow, 4th and Hollister | c.1910

Orange - Old Towne Orange district - 283 N Harwood St | Bungalow, 1921

Los Angeles - Alvarado Terrace District - Boyle-Barmore House
Queen Anne Traditional Craftsman, 1903

Judson Studios
Door with sidelites

Orange - Old Towne Orange district - 247 N Grand St | Bungalow, 1913

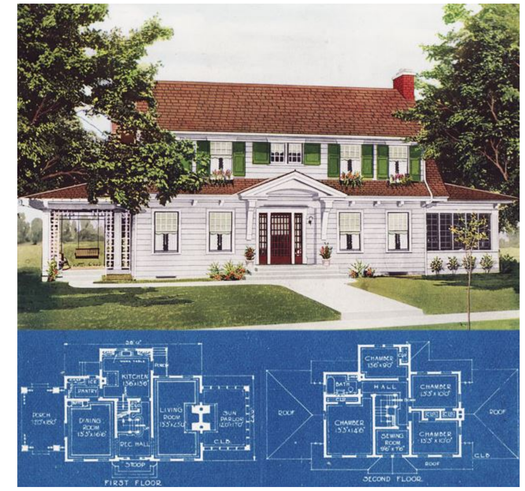
Los Angeles - Alvarado Terrace District - Raphael House
Tudor Revival Craftsman, 1903

Pasadena - Bungalow Heaven District - 897 N Holliston Ave | Bungalow, 1906

Los Angeles - Alvarado Terrace District - Boyle-Barmore House | Queen Anne Traditional Craftsman, 1903

Los Angeles - Alvarado Terrace District - Boyle-Barmore House | Tudor Craftsman, 1905

Orange - Old Towne Orange District - 195 N Shaffer St | Craftsman, 1914



Pattern book - American Colonial Revival | c.1921

Pattern Book - American Colonial Revival | c.1921

Example of roof deck with railing and planter

Example of vertical picket fence

Example of roof deck with railing and planter

Example of flat vertical bar railing (similar to railing at stairway to roof deck)

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Historical Consultant
Chattel, Inc Historic Preservation Consultants
13417 Ventura Boulevard
Sherman Oaks, California 91423
818.788.7954

Application No. 18 ENT-0337

CITY OF SANTA MONICA – CITY PLANNING DIVISION
DESIGNATION APPLICATION

☒ Landmark ☐ Structure of Merit

Applications must be submitted by appointment at the City Planning public counter, Room 111 at City Hall, located at 1685 Main Street, Santa Monica, CA 90401. To schedule an appointment or if you have any questions completing this application please call City Planning at (310) 458-8341.

GENERAL INFORMATION

PROJECT ADDRESS: 9 Vicente Terrace SM 90401

Land Use Element District: _____ Zoning District: _____

Assessor Parcel: 4290-020-024 Lot Size: 3,594 sq. ft.

APPLICANT

Name: Santa Monica Conservancy

Address: P.O. Box 653 Zip: 90406

Phone: 310-496-3146 Fax: _____

Email: info@smconservancy.org

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

Name: Ruthann Lehner

Address: 2730 Washington Ave. Zip: 90403

Phone: 310-489-4773 Fax: _____

Email: ruthannpreserves@yahoo.com

Relation to Applicant: none

PROPERTY OWNER

Name: Vincent De Filippo

Address: _____ Zip: _____

Phone: 310-634-3839 Fax: _____

Subject improvement is generally known as:

9 Vicente Terrace

Existing use(s) of site: sfr

Rent control status: n/a

Status: ☐ Occupied ☒ Unoccupied 1983, 2010

Recognized in the Santa Monica Historic Resources Inventory: ☒ Yes ☐ No

Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed

Threats: ☐ None ☒ Private Development ☐ Vandalism ☐ Public Works Project ☐ Zoning ☐ Other: _____

This part to be completed by City staff

Received By: SM Amount Paid: $ — N/A

Date Submitted: 11/1/18 Check No.: _____

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 designation is rendered at the hearing. 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.

BACKGROUND INFORMATION

~ Please Note ~

The following property and historical information identified below must be provided in order for your application to be determined complete by the City Planning Division.

You may provide information on additional sheets of paper.

NOTES TO APPLICANT

For more information on designation procedures, refer to SMMC Section 9.56.

PROPERTY INFORMATION

Description of site or structure, note any major alterations & dates of alterations:

Attached

Statement of architectural significance:

Attached

Statement of historic importance:

Attached

BACKGROUND INFORMATION

Person(s) of historic importance:

☒ Local ☐ State ☐ National

Attached

Statement of other significance:

Documents and publications that relate directly to proposed improvement (bibliography): Attached

FOR STRUCTURES ONLY:

Date of construction: 1912 ☒ Factual ☐ Estimated

Source: L.A. County Tax Assessor

Architect/Designer/Engineer: unknown

Contractor/ Other builder: unknown

Architectural Style: Craftsman

Historic Use of Structure(s): residential

Present Use of Structure(s): residential

Is/Are structure(s) on original site: ☒ Yes ☐ No ☐ Unknown

Is/Are structure(s) threatened with destruction: ☐ Yes ☒ No ☐ Unknown

If yes, state reason:

APPLICATOIN REQUIREMENTS

APPLICATION REQUIREMENTS – all items must be provided

☑ **Completed Application.**

☐ **Payment of Fee, if applicable.**

☑ **Payment of Fee is WAIVED for Non-Profit Organizations.** ***Documentation demonstrating Tax-Exempt Status must be included with this application and at the time of filing to be eligible for a Landmark/Structure of Merit Designation Application fee waiver.***

Staff will confirm non-profit organization status prior to deeming this application complete.

☐ **Verification of Property Owner Outreach.**

Property owner outreach and communication must be conducted prior to submittal of this Landmark/Structure of Merit Designation Application, if the filing party is not the property owner.

The purpose of this outreach is to ensure the following:

- **The property owner has been contacted and is aware of this Landmark/Structure of Merit Designation Application submittal;**
- **The property owner is aware of why the property may be considered historically/culturally/architecturally noteworthy;**
- **The property owner has been provided contact/website/printed information for the City of Santa Monica's Planning Division, Historic Preservation Program, and Landmarks Commission.**

☑ **Eight (8) sets of labeled Color Photographs of the building elevations or improvement on 8½" x 11" paper** (Color photocopies are acceptable).

☑ **Any information you feel would be of assistance in reviewing the application, such as original plans, old photos, or other historical information.**

For structures only: if applicant is requesting approval of modifications, please submit all materials requested for a Certificate of Appropriateness Application.

I hereby certify that the information contained in this application is correct to the best of my knowledge.

Ruthann Lehrer for Santa Monica Conservancy
Applicant's Name (PRINT)

Ruth Lehrer 11/1/18
Applicant's Signature Date

LANDMARK NOMINATION OF 9 VICENTE TERRACE

ARCHITECTURAL DESCRIPTION

A two-story Craftsman home with shingle siding in an alternating overlap pattern. The low pitched gable roof has extended eaves with exposed beams and rafters, with notched cuts. The porch roof echoes the same roof form and projects forward, supported by heavy concrete piers with three short wooden posts. Wide window surrounds have an angular and notched design in the upper section. Latticed venting is placed inside the roof gable. The porch floor and front steps are concrete, and the porch ceiling consists of narrow boards. The front door with six lights is a non-original replacement. The windows are double hung wood sash. There is a projecting bay on the first story north side. The Sanborn maps indicate that originally the front porch was a full width open porch; sometime in the past, the western portion was converted to living space, with exterior shingles and window design that exactly replicate the rest of the house. This may have been an early alteration, possibly done by the original builder, as it's a seamless addition with design and detailing that exactly matches the house. This hypothesis derives from a photo of the original small garage in the rear, built in 1920 (according to a note on the permit to replace it). This small garage, built just 8 years after the main house, exactly replicated all the design and material characteristics of the main house, with identical shingle cladding, gable roof and extended notched rafter tails.
A major renovation was done in 2002, resulting in modern interiors, additional square footage added to the rear on both floors, and a new 2-car garage. A row of windows on the north wall second story was part of this renovation.

ARCHITECTURAL SIGNIFICANCE

This two-story Craftsman was one of the early houses built in the Vicente Terrace and Seaside Terrace tract, and retains a high degree of original integrity on the exterior. The residential tracts in this area were laid out after the famed Arcadia Hotel was demolished in 1909, and these new tracts were intended for beachfront residences. This house became one of the first to be constructed, in 1912. The street has two other 2-story Craftsman residences, both with more alterations than 9 Vicente Terrace. Architecturally, it is a fine example of a California Craftsman Bungalow, built during a time when this style was at its height of popularity. It marks the emergence of beachfront residential living in this area, south of Ocean Avenue and north of Pico Blvd.

STATEMENT OF HISTORIC IMPORTANCE

This Craftsman Bungalow was one of the first residences to be built on Vicente Terrace, part of a new tract that was platted after the demolition of the Arcadia Hotel in 1909. The developer, Carl F. Schader, subdivided three tracts and laid out new streets: Appian Way, Seaside Terrace and Vicente Terrace. These tracts (Vicente Terrace c. 1909, Seaside Terrace c. 1911 and Tract

2562 c. 1911) were intended for single-family and multi-family use in close proximity to the beach. The Santa Monica Pier had been built in 1909 and became a major beach attraction for strolling, fishing and sight-seeing. The Looff Pier with its signature Hippodrome was built in 1916 and became a very popular destination. The house at 9 Vicente Terrace is one of the early manifestations of beachfront living in Santa Monica north of Pico, relating to the development of the Santa Monica Pier as a recreational destination. Additionally, the layout of Vicente Terrace provided an alleyway for automobile use, an innovation at the time.

PERSON OF HISTORIC IMPORTANCE

The developer of the three tracts that replaced the Arcadia Hotel was Carl F. Schader, a person of major accomplishments and significant to Santa Monica. Schader came to California from Little Rock, Arkansas in 1886, as part of the engineering team at work on the Southern Pacific Railroad. He later did surveying work at Santa Monica Canyon and the Soldiers' Home at Sawtelle. He then became a businessman and made a fortune in mining. He purchased land from Arcadia Bandini de Baker in 1909, and formed the "Carl F. Schader Seaside Terrace Company" encompassing land between Colorado Avenue and Freemont Avenue (later Pico), Ocean Avenue to the beach. He oversaw the demolition of the forsaken Arcadia Hotel. The land was then graded, terraced, and new streets laid out: Appian Way, Seaside Terrace and Vicente Terrace. In addition to developing apartment hotels and single-family residences there, he gave a gift to the city of an ocean front tract of land then worth $250,000.

Among his other business interests were:

- Creating the S. W. Portland Cement Company in El Paso, Texas; and the Portland Cement Company of Portland, Oregon.
- Officer of the Ocean Park Bank
- Director, Merchants National Bank
- Organized and ran the Golden State Plant and Floral Company 1911-1917

He was president of Santa Monica's first Planning Commission; one of the first members of the Los Angeles County Planning Commission; one of the founders of the Santa Monica and Ocean Park Chamber of Commerce; one of the founders of the Santa Monica Bay District Realty Board. Later he partnered with Harry Chandler and others to develop land in Imperial County in 1914-1919, and sold Palos Verdes Estates to Frank A. Vanderlip.

BIBLIOGRAPHY

Fresco, Nina. Unpublished manuscript on Santa Monica history, pp. 91-94
Historic Resources Inventory building records, 1983 and 2010
Historic Resources Inventory Context Statement 2018, p. 95
Sanborn maps: 1918, 1950
Spalding, William A. "History of Los Angeles City and County California." J.R. Pinnell & Sons Publishing Company, Los Angeles, Ca., 1931, pp. 218-222.
Demolition application materials submitted by applicant.

Vicente Terrace (c. 1909), Seaside Terrace (c.1911) and Tract 2562 (c. 1911) In 1909, former Santa Monica resident Carl F. Schader (1887-1934) returned to the city to develop real estate. Sensing the site of the former Arcadia Hotel would be a good investment, he purchased beachfront property bounded by the south side of Seaside Terrace to the north, Pico Boulevard to the south, Ocean Avenue to the east, and the Pacific Ocean to the west. Here he intended to "remake Santa Monica" with two subdivisions: Vicente Terrace and Seaside Terrace. The intent was a mixed-use residential and resort area that would make Santa Monica "the Atlantic City of the West."176 The new subdivisions would ultimately be directly adjacent to Looff's Pleasure Pier. Vicente Terrace included 44 parcels; Seaside Terrace 61 parcels; and Tract 2562 113 parcels. Many of the oceanfront lots were held for hotel and apartment development, while many of the parcels east of Appian Way housed single-family residences. Notably, the ads for Vicente Terrace acknowledge the presence of the automobile where "every lot is 100 feet deep to a fine concrete paved auto way in the rear."177 By June 1911, a number of large apartment houses, hotels, and Schader's impressive residence were complete in Seaside Terrace.178 A review of the Sanborn Maps for these subdivisions indicates that many parcels were still undeveloped by 1918, but that the area contained a significant number of apartment houses. Schader's own Mediterranean Revival-style villa was one of the first homes to be built at 1647 Ocean Front. Newspaper accounts from 1911 also mention the erection of "an attractive Swiss Chalet bungalow," for Mrs. Marie Isaacs on Ocean Front Promenade.179

6-B

FINDINGS AND DETERMINATION OF THE LANDMARKS COMMISSION OF THE CITY OF SANTA MONICA IN THE MATTER OF THE DESIGNATION OF A LANDMARK

DESIGNATION OF A RESIDENTIAL BUILDING LOCATED AT 9 VICENTE TERRACE AS A CITY LANDMARK — 18ENT-0337

SECTION I. On August 22, 2018, the property owner, Vincent DeFilippo, filed a demolition permit application for the subject residence. On November 1, 2018, the Santa Monica Conservancy filed an application to designate the residence located at 9 Vicente Terrace as a City Landmark. The Landmarks Commission, having held a duly-noticed public hearing on September 9, 2019, hereby designates the subject residence located at 9 Vicente Terrace as a City Landmark and the property commonly known as 9 Vicente Terrace (Assessor's Parcel Number APN 4290-020-024) as a Landmark Parcel based on the following findings:

(1) It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.

Constructed in 1912, the subject property is one of the last remaining examples of original residential development in the area. As one of the earliest in the Vicente Terrace tract, the property exemplifies the City's early architectural and residential development.. Vicente Terrace was originally recorded in November 1909 with many of the oceanfront parcels held for hotel and apartment development, while many of the parcels east of Appian Way were intended for single-unit residences. By 1918, only eight parcels in the tract had been developed, including the subject property at 9 Vicente Terrace, half of which were single-unit residences. Including the subject property, only three of those residences are still extant.

Therefore, the property is an increasingly rare example of early residential development in the Vicente Terrace tract, which reflected the need for housing in proximity to the beach during the early twentieth century, and represents the emergence of beachfront residential in the area. The residence retains sufficient integrity to convey its historic significance, and therefore exemplifies the early residential development in this area of Santa Monica.

SECTION II. The property commonly known as 9 Vicente Terrace (Assessor's Parcel Number 4290-020-024) is designated as a Landmark Parcel in order to preserve, maintain, protect and safeguard the Landmark building.

SECTION III. The following features shall constitute the historic character-defining features of the subject property, reflective of its period of significance (1912):

- Horizontal massing;
- Front gable roof;
- Wide overhanging eaves with exposed rafter tails and outriggers;
- Exterior walls clad in cedar shingle siding material;
- Projecting front porch with heavy piers clad in cement plaster topped with wood posts;
- Wood sash double-hung windows;
- Wide plain window and door surrounds with extended lintels;
- Bay window at the east building elevation.

SECTION IV. I hereby certify that the above Findings and Determination accurately reflect the final determination of the Landmarks Commission of the City of Santa Monica on September 9, 2019 as determined by the following vote:

AYES: Green, Chair Pro Tem Rosenbaum, Sloan, Chair Genser
ABSTAIN: None
ABSENT: None
NAYES: Brand, Breisch, Shari

Each and all of the findings and determinations are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the decision. All summaries of information contained herein or in the findings are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

NOTICE

If this is a final decision not subject to further appeal under the Landmark and Historic District Ordinance of the City of Santa Monica, Santa Monica Municipal Code Chapter 9.56, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

Respectfully Submitted
November 11, 2019

_____
Roger Genser, Chairperson

Attest:

_____
Steve Mizokami,
Landmarks Commission Secretary

Chattel, Inc. | Historic Preservation Consultants

MEMORANDUM

DATE: February 5, 2020

TO: Kenneth Kutcher
Harding Larmore Kutcher & Kozal, LLP
1250 Sixth St, #200
Santa Monica, CA 90401-1602

FROM: Robert Chattel, AIA, President
Aleli Balaguer, Associate II
Chattel, Inc. | Historic Preservation Consultants

RE: 9 Vicente Terrace, Santa Monica, California
Conformance Review Memorandum

This memorandum provides a conformance review of the proposed rehabilitation and improvements to 9 Vicente Terrace (subject property, proposed project), an individually designated City of Santa Monica (City) Landmark (Landmark Building) located on a City-designated Landmark Parcel (Assessor's Parcel No. 4290-020-024, Landmark Parcel). The subject property is a two-story residential building constructed in 1912. The subject property is located within the potential Seaview Terrace-Vicente Terrace Residential Historic District (potential district), to which the subject property is identified as a contributor on the City Historic Resources Inventory (HRI).

The proposed project includes demolition of a non-original addition and garage, non-original partial porch enclosure, non-original concrete foundation and partial basement, and porch deck; rehabilitation of the exterior and interior of the Landmark Building consisting of front porch and entry rehabilitation, window rehabilitation, brick chimney reconstruction, and revision of the interior layout; construction of a new concrete foundation and full basement that would extend underneath a reconstructed porch deck; construction of a new two-story addition and two-car garage at the rear; construction of a new rooftop deck; and new landscape and hardscape. This memorandum accompanies an application for Minor and Major Modifications for review and approval by the Zoning Administrator,[1] to be followed by a subsequent application for Certificate of Appropriateness for review and approval by the Landmarks Commission.

This memorandum provides background on the subject property, describes the proposed project, and evaluates the proposed project for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary's Standards*). Refer to Attachment A for project plans; Attachment B for contemporary images; Attachment C for historic images; Attachment D for maps and aerials; Attachment E for building permits; Attachment F for Statement of Official Action (STOA); Attachment G for previous surveys; Attachment H for an exhibit of alterations; Attachment I for excerpts from Architectural Review Board (ARB) Documentation Set dated March 18, 2001; Attachment J for inspiration images; and Attachment K for additional project details.

PURPOSE

The Santa Monica Municipal Code (SMMC) Section 9.43.030 Applicability: Major Modifications allows a project that includes the retention and preservation of a structure or improvement that is a

[1] Santa Monica Municipal Code (SMMC) § 9.43.070(A).

13417 Ventura Boulevard, Sherman Oaks, CA 91423-3938 Phone 818-788-7954 Fax 818-788-9795 www.chattel.us

City-designated historic resource to seek relief from various development standards, including required setbacks, maximum parcel coverage and building envelope requirements, permitted building height projections, permitted projections into required yard areas, access to private open space, landscaping, and provision of unexcavated yard areas. SMMC Section 9.43.100 Required Findings for Major Modifications and Waivers requires the proposed preservation project seeking such Major Modifications or Waivers to be in conformance with the *Secretary's Standards* for issuance of a Certificate of Appropriateness, as stated in subsection (G)(1):

> If the modification of maximum building height; maximum number of stories; required setbacks; maximum parcel coverage and building envelope requirements; permitted building height projections; permitted projections in required yard areas; access to private open space; landscaping; or provision of unexcavated yard areas is requested as part of a project that preserves a City-Designated Historic Resource, the review authority must make the following findings in addition to any other findings that this Section requires:
>
> The proposed project conforms to the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, as amended from time to time.

The SMMC Section 9.56.140 Alterations and Demolitions: Criteria for Issuance of a Certificate of Appropriateness requires any alteration to a designated Landmark be reviewed for conformance with the *Secretary's Standards* for issuance of a Certificate of Appropriateness, as stated in subsection (G):

> *The Secretary of Interior's Standards shall be used by the Landmarks Commission in evaluating any proposed alteration, restoration, or construction, in whole or in part, of or to a Landmark, Landmark Parcel, or to a Contributing Building or Structure within a Historic District.*[2]

Chattel, Inc. (Chattel) and Harding Larmore Kutcher & Kozal, LLP (HLKK) have collaborated with project architect Crockett Architects (Crockett) and the property owner (collectively, project team) on the proposed project to ensure its conformance with the *Secretary's Standards*. This review is based on project plans prepared by Crockett dated January 27, 2020[3] for preliminary review by the Landmarks Commission of a Minor and Major Modification application , in advance of review and approval by the Zoning Administrator. The proposed project is found to conform with the *Secretary's Standards* and thus would not adversely impact the subject property as a Landmark Building on a Landmark Parcel.

It should be noted that the historic preservation incentive program embodied in the SMMC through application of Minor and Major Modifications is a critical and important part of the City's historic preservation program. Initially adopted by City Council in 2006, Minor and Major Modifications allow some flexibility in development standards and implementation of incentives for projects that include retention and preservation of a designated Landmark or Contributing Structure to an adopted Historic District.

STATEMENT OF QUALIFICATIONS

Chattel is a full-service historic preservation consulting firm with practice throughout the western United States. The firm represents governmental agencies and private ventures, successfully balancing project goals with a myriad of historic preservation regulations without sacrificing

---

[2] SMMC § 9.56.140(G).

[3] On October 3, 2019 and January 8, 2020, Chattel, HLKK, and Crockett met with City staff to review and discuss project plans. The project plans on which this review is based are a refined iteration following various City staff reviews.

principles on either side. Comprised of professionals meeting the *Secretary of the Interior's Professional Qualifications Standards* (36 CFR Part 61, Appendix A) in history, architectural history, architecture and historic architecture, the firm offers professional services including historic resource evaluation and project impacts analysis, in addition to consulting on federal, state, and local historic preservation statues and regulations.

Chattel staff engage in a collaborative process and work together as a team on individual projects. This report was prepared by Associate II Aleli Balaguer and firm President Robert Chattel, AIA, a professional meeting the *Secretary of the Interior's Professional Qualifications Standards* in architectural history, architecture, and historic architecture. Ms. Balaguer holds a B.A. in Architecture from University of California at Berkeley and a Master of Urban and Regional Planning with a concentration in Design and Development from University of California at Los Angeles. Mr. Chattel holds a B.A. in Architecture from University of California at Berkeley and a M.S. in Historic Preservation from Columbia University. Mr. Chattel has more than 35 years of experience in historic preservation and is a nationally recognized expert on interpreting the *Secretary's Standards* and applying incentives to rehabilitation of historic buildings.

BACKGROUND

The subject property was designated a Landmark Building and a Landmark Parcel on September 9, 2019 for its significance in representing the City's early architectural and development history of the residential neighborhood at the potential Seaview Terrace-Vicente Terrace Residential Historic District (potential district). The Statement of Official Action for designation (STOA; Attachment F) describes the significance of the subject property in detail:

> Constructed in 1912, the subject property is one of the last remaining examples of original residential development in the area. As one of the earliest in the Vicente Terrace tract, the property exemplifies the City's early architectural and residential development. Vicente Terrace was originally recorded in November 1909 with many of the oceanfront parcels held for hotel and apartment development, while many of the parcels east of Appian Way were intended for single-unit residences. By 1918, only eight parcels in the tract had been developed, including the subject property at 9 Vicente Terrace, half of which were single-unit residences. Including the subject property, only three of those residences are still extant.
>
> Therefore, the property is an increasingly rare example of early residential development in the Vicente Terrace tract, which reflected the need for housing in proximity to the beach during the early twentieth century, and represents the emergence of beachfront residential in the area. The residence retains sufficient integrity to convey its historic significance, and therefore exemplifies the early residential development in this area of Santa Monica.[4]

Prior to designation, the subject property was identified three times through survey in the 1993 HRI, the 2010 HRI, and the 2018 HRI Update (Attachment G) as eligible as a district contributor to the potential Seaview Terrace-Vicente Terrace Residential Historic District (potential district).[5,6] The potential district was subdivided and developed by Santa Monica resident and developer Carl F. Schader, and has been identified as eligible for local listing or designation for "conveying broad patterns of residential development that shaped the residential landscape of Santa Monica in the

[4] "Findings and Determination of the Designation of a Residential Building Located at 9 Vicente Terrace as a City Landmark," Santa Monica Landmarks Commission, dated November 11, 2019.

[5] City of Santa Monica. *2018 Historic Resources Inventory Update – District Resources*. Department of Planning and Community Development, City of Santa Monica. 2018. 53.

[6] Previously identified as Seaview Terrace and Vicente Terrace District in the City 2010 HRI.

early decades of the twentieth century"[7] and as "the last relatively intact remnant of a pattern of development that historically characterized this beach neighborhood."[8] The potential district has not been designated nor are any nominations pending for the potential district.

Setting
As a potential district contributor, the subject property is located within the boundary of the potential district. The subject property is bound by Vicente Terrace on the south; a contemporary two-story residence located at 7 Vicente Terrace on the west; a vehicular alley on the north; and an altered two-story residence located at 11 Vicente Terrace on the east. The lot immediately to the west of the subject property was vacant for many decades and may have served as a yard or parking lot for the subject property. Both residences to the west and east of the subject property are non-contributors to the potential district. Immediately across the street to the south of the subject property is the six-story Shutters on the Beach hotel.

The potential district is described as a relatively intact remnant of an early twentieth-century beach community, comprised of both single and multi-family residences, ranging widely in architectural styles. The potential district generally maintains its historic setting and eclectic mix of beachside character, with many of the contributing properties ranging from one to three stories, generally with front and side-yard setbacks, often with projecting balconies, covered stoops, building texture, upper level decks, stepped fences and gates, and porches or small yards that step down in terraces from east to west along the sidewalk.

Subject Property History and Alterations
Constructed in 1912, the subject property is a two-story residential building (residence) designed by W.A. Bray in the Craftsman style. A one-story rear garage constructed in 1920 is no longer extant. Between 1933 and 1947, the western portion of the front porch at south elevation (primary façade) was enclosed (partial porch enclosure; Attachment B, Images 13-14, 20), as evidenced by historic Sanborn maps and historic aerials (Attachment D). A building permit notes alterations to the "outside steps and porch" occurred in 1961 (Attachment E). Substantial work in 2001 included demolition of the one-story garage, and substantial remodel of the subject property consisting of exterior and interior alterations (Attachment C, Images 16-19). Exterior alterations included wood shingle rehabilitation, new construction of wood siding- and plaster/stucco-clad rear addition and an attached two-car garage with partial roof deck (non-original addition and garage; Attachment B, Images 28-30, 38-45, 48, 50-51), skylights installation (Attachment B, Images 56, 59), and substantial window rehabilitation, including reconfiguration and modifications to the original fenestration pattern on the secondary west and east elevations (Attachment B, Images 22-24, 27-30, 33, 35-37, 49-51, 55, 61-65; Attachment H).[9] Window reconfiguration and rehabilitation in 2001 was ultimately found acceptable per the *Secretary's Standards*.[10] A contemporary fence and landscape was also installed in 2001 (Attachment B, Images 1-9). Interior alterations included addition of 96 square feet on first floor, 250 square feet on second floor; basement enlargement of additional 192 square feet; and new construction of non-original addition and garage. The elevation of greatest integrity today is the front south elevation (primary façade). For an exhibit of alterations that have occurred to the subject property, see Attachment H. For excerpts from ARB Documentation Set dated March 18, 2001, see Attachment I.

---

[7] Architectural Resources Group and Historic Resources Group. *City of Santa Monica Citywide Historic Resources Inventory Update Survey Report*. Department of Planning and Community Development, City of Santa Monica. August 9, 2018. 74.

[8] Leslie Heumann & Associates. City of Santa Monica. "Historic Resources Inventory/Phase 3: Seaview & Vicente Terrace District," 1993.

[9] Based on archival documentation.

[10] ARB STOA 01-061.

CHARACTER-DEFINING FEATURES
The STOA identified the following character-defining features:[11]

- Horizontal massing
- Front gable roof
- Wide overhanging eaves with exposed rafter tails and outriggers
- Exterior walls clad in cedar shingle siding material
- Projecting front porch with heavy piers clad in cement plaster topped with wood posts
- Wood sash double-hung windows
- Wide plain window and door surrounds with extended lintels
- Bay window at the east building elevation

SECRETARY'S STANDARDS
The *Secretary's Standards* are not intended to be prescriptive and are intended to be flexible and adaptable to specific project conditions to balance continuity and change while retaining historic building fabric to the maximum extent feasible. Their interpretation requires exercise of professional judgment and balance of the various opportunities and constraints of any given project based on use, materials retention and treatment, and compatibility of new construction. Not every standard necessarily applies to every aspect of a project, nor is it necessary to comply with every standard to achieve conformance.

The *Secretary's Standards* encompass four approaches to treatments for historic properties: preservation, rehabilitation, restoration, and reconstruction. The appropriate treatment for the proposed project is rehabilitation, defined as the *Secretary of the Interior's Standards for Rehabilitation* (Rehabilitation Standards).

The Rehabilitation Standards are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features,

[11] Per SMMC § 9.56.110, interiors are not part of the designation.

size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

PROPOSED WORK

The property owner proposes to rehabilitate the existing residence and seeks to introduce more light into the interior, revise the interior layout, expand the basement and rear, and introduce a rooftop deck. The proposed project would include demolition of a non-original addition and garage, non-original partial porch enclosure, non-original concrete foundation and partial basement, and porch deck; rehabilitation of the exterior and interior of the Landmark Building; construction of a new concrete foundation and full basement that would extend underneath a reconstructed porch deck; construction of a new two-story addition and two-car garage at the rear; construction of a new rooftop deck; and new landscape and hardscape. Proposed work at exterior includes restoration of front porch to original condition before partial enclosure; installation of new front entry door flanked by sidelights; restoration of the original fenestration pattern of the southern portion of secondary east and west elevations; rehabilitation and replacement of non-original windows to more closely match historic; installation of a contemporary window wall at the northern portion of the east elevation; reconstruction of original brick chimney; and new construction of a poured-in-place concrete foundation and full basement with basement lightwell and stainless-steel cable rail visible at grade at west elevation. Proposed project includes a substantial interior rehabilitation of the subject property which would include retaining existing first and second floor area, and expansion of basement floor area which would require temporarily lifting the building through a preferred method such as cribbing. When viewed from the street, the overall scale, form, massing and use of the Landmark Building would remain the same.

The proposed project includes retention and preservation of a Landmark, and thus is eligible for development modifications per SMMC Section 9.43.030(C). The proposed project requests the following:

1. Allow parcel coverage of 52.9%.
2. Allow west side yard setback for a rear garage of four feet (4').

REVIEW FOR COMPATIBILITY OF PROPOSED WORK

Each item in the proposed scope of work is detailed below, along with a statement on how each item conforms with the *Secretary's Standards.*

<u>Demolition</u>

Proposed project includes removal of 204 square feet from the non-original addition and garage constructed in 2001; demolition of the non-original partial porch enclosure; demolition of the non-original concrete foundation and partial basement constructed in 2001 (Attachment B, Images 52-53); as well as demolition and reconstruction of the porch deck and full expansion of basement floor area.

The full basement would be established through a preferred construction method known as cribbing, which would require that the building be temporarily lifted from its foundation and staged on blocks above the subject property while a new foundation and full basement is constructed. The Landmark Building would then be set back down on a new foundation in the same location as it currently exists (original at-grade location), and a new porch deck would be reconstructed in-kind over the full basement in its current location.[12] According to the City, for structures identified on the City HRI,

[12] For a description of porch deck reconstruction, see new concrete foundation and basement subsection

"demolition" is defined as removal of more than 25 percent of the wall(s) (including exterior cladding) facing a public street(s) or 50 percent of all exterior walls.[13] Exterior wall elements is further defined as those which are necessary and integral structural components of the overall building, and includes, but is not limited to, "the subsurface or non-decorative cladding necessary for structural support, columns, studs, cripple walls, or similar vertical load-bearing elements and associated footings, windows, or doors" and must "remain in place" at all times during construction.[14] Thus, while the Landmark Building is proposed to return to its original at-grade location, temporarily lifting the Landmark Building in order to fully expand the basement is defined to constitute demolition.

Conformance to the Standards
In conformance with Standard 2, the work (defined as demolition) by temporarily lifting and installing the Landmark Building on a new foundation would not alter character-defining features, spaces or spatial relationships of the subject property. The Landmark Building would be returned to its original at-grade location, with exterior walls, porch deck, and bottom portion of porch piers reconstructed[15] and finished to match existing historic shingle siding-clad walls, and minimal loss of original material. In conformance with Standard 5, demolition of the non-original concrete foundation and partial basement would not alter any distinctive materials or features of the Landmark Building, as the foundation was not found to be character-defining.

<u>New concrete foundation and basement</u>
The Landmark Building has a partial concrete basement that was constructed in 2001, and is proposed to be replaced with a poured-in-place concrete foundation that would accommodate a new habitable full basement (new basement) that would extend underneath a new porch deck reconstructed in-kind and in the same location as the existing porch.[16] A basement lightwell with stainless-steel cable rail visible at grade is proposed at west elevation to provide light into the basement area. The new basement would not be visible from any street-facing elevations.

Conformance to the Standards
In conformance with Standard 5, removal of the non-original concrete foundation and replacement with a new poured-in-place concrete foundation would not alter any distinctive materials or finishes of the Landmark Building. In conformance with Standard 6, materials found to be in poor condition would be replaced in-kind. In conformance with Standard 9, the new basement would not alter or destroy the spatial relationships that characterize the subject property, and the proposed lightwell and stainless-steel cable rail would be minimally visible at a secondary elevation.

<u>Front porch and entry rehabilitation at primary elevation</u>
Proposed work at front porch at south elevation (primary façade) include retention of porch roof and existing asphalt shingles (Attachment B, Images 1-4, 13-14); reconstruction of new concrete porch deck and new concrete porch stoop (Attachment B, Images 10, 15, 17-20) to replace and match historic in-kind; reconstruction of the bottom portion of porch piers attached to the new porch deck (Attachment B, Images 19-20); and restoration of the remainder of the porch back to original condition before partial enclosure, as informed and evidenced by historic maps and aerials (Attachment D). Proposed new front entry door flanked by sidelights would be centered in east bay and replace the non-original existing entry door (Attachment B, Images 15-16). Proposed new wood sash double-hung windows at west bay south elevation (primary façade) would replace non-original

---

and front porch and entry rehabilitation at primary elevation subsection.

[13] City of Santa Monica Zoning Ordinance § 9.25.030.

[14] Ibid.

[15] For a description of reconstruction, see front porch and entry rehabilitation at primary elevation subsection.

[16] For a description of porch reconstruction, see front porch and entry rehabilitation at primary elevation subsection.

existing windows (Attachment B, Images 13-15, 20) and would follow a presumed traditional fenestration pattern at existing porch.

Conformance to the Standards
In conformance with Standard 2, removal of the non-original partial porch enclosure would restore and retain the historic spatial relationships at the front entry. In conformance with Standard 5, the projecting front porch with heavy piers clad in cement plaster topped with wood posts and front gable roof, which are distinctive features of the subject property, would be retained, with the bottom portion of porch piers reconstructed to match in-kind. In conformance with Standard 9, the new front entry door with sidelights centered in east bay draws inspiration from front entry doors of Craftsman and Period Revival styles (Attachment J, Images 1-15), follows a pattern consistent with these styles, and thus would be compatible with the historic size, scale, and proportion of the subject property. The sidelights have reduced in size based on preliminary review by City staff, and emphasize the prominence of the main entry centered in east bay.

<u>Window rehabilitation at secondary elevations</u>
Proposed window rehabilitation includes restoration of the original fenestration pattern of wood sash double-hung windows at the southern portion of secondary east and west elevations using existing historic documentation (Attachment I). Beyond the southern portion of secondary east and west elevations, non-original window alterations made in 2001 would be replaced with new wood sash double-hung windows which follow a traditional fenestration pattern and would match traditional window groupings.. Installation of a new contemporary wood sash window wall is proposed at the northern portion of the secondary east elevation to span from first to second floors to provide substantially more glazing and offer more light into the residence and would replace non-original window alterations made in 2001 (Attachment B, Images 36-37).

Conformance to the Standards
In conformance with Standards 2 and 5, restoration of original fenestration pattern of wood sash double-hung windows at the southern portion of secondary elevations would retain and preserve the historic features of the subject property. In conformance with Standard 6, non-original window alterations from 2001 would be replaced to match traditional window groupings and would follow a traditional fenestration pattern. In conformance with Standard 9, proposed window wall at the northern portion of the east elevation would not destroy or alter the historic character of the subject property, as installation would occur beyond the southern portion of the primary façade, at a secondary elevation not visible from the street, and would follow traditional window groupings. Proposed window wall would replace non-original window alterations made in 2001 and would be differentiated from the old and yet compatible with the historic character of the subject property in materials and proportion. Design of the window wall provides necessary mullion divisions that draw reference to existing fenestration scale, proportions, and alignment of openings, while drawing inspiration from the materiality of the Craftsman style in a mannerist and contemporary approach (Attachment J, Images 16-21). Proposed window wall has been redesigned and reduced from four bays to three bays, per City staff comments.

<u>Brick chimney reconstruction</u>
Proposed work at chimney includes removal of existing non-original stucco-clad chimney (Attachment B, Images 2, 22-23), and reconstruction of non-functional original brick chimney and configuration using substantial photo and archival documentation (Attachment C, Image 11; Attachment I).

Conformance to the Standards
In conformance with Standard 5, the distinctive exterior materials and finishes of the Landmark Building would be retained. In conformance with Standard 6, replacement of missing features with

reconstruction of original brick chimney would be substantiated by documentary and physical evidence (Attachment I).

New construction

A new contemporary two-story addition and two-car garage (new addition) is proposed to be constructed at the rear of the subject property, with an offset expressed in plan as a transition differentiating the historic building from the new addition. At the west elevation, the offset would express the historic footprint of the Landmark Building by providing definition and emphasizing its corners. The offset would be set back from the north elevation of the Landmark Building by one foot and five inches (1'-5"), and would reveal a historic corner that was altered and missing following the 2001 remodel. The restored north elevation of the Landmark Building would match the historic shingle-clad siding material. The new addition and offset would be a rainscreen wall assembly with an underlying waterproofing membrane and clad in Swiss Pearl® smooth panel board finish material in white at exterior walls and roof. The assembly would read as one singular material with a regular seam pattern providing thin dark recess of gaps between panels to match historic shingles in proportion and scale. Minimal in design, the proposed roof at north elevation mimics the shape and form of the existing roof of the Landmark Building. A recessed panel at garage opening of the addition provides scale to the north elevation along the alley. A west-facing steel trellis at north elevation and northern portion of west elevation is proposed at second-floor balcony of the addition.

Conformance to the Standards

In conformance with Standard 3, proposed new addition and offset would recognize the Landmark Building as a physical record of its time. In conformance with Standard 5, the horizontal massing of the Landmark Building, which is a distinctive feature of the subject property, would be retained, as would the overall scale and form remain the same. In conformance with Standard 9, new work would be differentiated and compatible with old, as the material of the new addition and offset references the verticality of the Landmark Building's shingles with verticality in the Swiss Pearl® cladding. The new addition is compatible and minimal in design as the proposed roof at north elevation references and mimics the shape and form of the existing low-pitched front gable roof, a distinctive feature of the Landmark Building. In conformance with Standard 10, if the new addition and offset were to be removed in the future, the essential form and integrity of the Landmark Building would be unimpaired.

Rooftop deck

Proposed work at existing asphalt shingle roof would include removal of non-original skylights (Attachment B, Images 56, 59), and installation of new rooftop deck tucked into a depressed well on the rear portion of the Landmark Building, constructed with a built-up pedestal system. The reconstructed remnant of the existing roof would read as a skirt roof surrounding the proposed rooftop deck. A powder-coated steel vertical bar stair railing with teak treads is proposed at the northern portion of the east elevation at new addition from second floor to rooftop deck (Attachment K, Image 2), with a matching steel vertical bar low railing with planter (low planter rail) proposed along east elevation of the rooftop deck (Attachment K, Image 3). A low-iron glass railing is proposed along west elevation of the rooftop deck.

Conformance to the Standards

In conformance with Standard 9, proposed depressed rooftop deck would be constructed at the rear portion of the Landmark Building and would not impair the integrity of the subject property. Proposed rooftop deck has been redesigned and reduced in size, per City staff comments in order to further reduce impact on the Landmark Building roof. Proposed vertical steel and glass railings at east elevation stair and rooftop deck would be minimally visible (Attachment J, Images 24-25) and not detract from the Landmark Building, and thus would be differentiated and compatible in design and materials.

Landscape and hardscape
Proposed project includes new landscape and hardscape. Current landscape consists of low wood fence and gate atop a curb along the southern parcel boundary; shrubs set behind low fence (Attachment B, Images 1-9); overgrown bamboo at both side yards; and a mature palm along the western parcel boundary. Current hardscape consists of non-original pavers at front yard (Attachment B, Image 10-12); circular pavers along east side yard to rear (Attachment B, Images 31, 34-36, 39); and crushed gravel walkways at both side yards (Attachment B, Images 22-26).

Proposed work includes demolition of existing curb, non-original low fence and gate, and non-original existing hardscape. New landscape is proposed at the south elevation front yard, both side yards, and at the rooftop deck. A 42-inch (42") tall aluminum vertical white picket fence and solid powder-coated aluminum gate are proposed at the south elevation along the southern parcel boundary. The contemporary vertical picket fence would consist of aluminum vertical bars set in concrete under finish grade without any expressed horizontal bars (Attachment K, Image 1; Attachment J, Image 26). New landscape and hardscape proposed at the south elevation front yard would include low grass and shrubs, lawn with Corten steel edging, and two multi-trunk olive trees flanking a central concrete hardscape path with expressed regular gaps in the concrete and aligned with the reconstructed concrete porch stoop. At both side yards would be 12-foot (12') tall hedges as privacy screens abutting adjacent properties, as well as beach grasses with a gravel walkway proposed at west side yard, and a concrete hardscape path proposed at east side yard. At rooftop deck, a low planter rail with beach grasses is proposed (Attachment J, Images 22-23).

Conformance to the Standards
In conformance with Standard 2, the historic character of the subject property would be retained, as new landscape and hardscape would not alter or destroy any distinctive features, spaces, or spatial relationships of the Landmark Parcel. In conformance with Standard 9, proposed low picket fence and solid gate at the street-facing elevation is compatible and minimal in design, would not detract from the historic character of the Landmark Building, and rather would enhance the visibility of the primary elevation from the street.

CONCLUSION
Overall, the proposed project is in conformance with the *Secretary's Standards*. The proposed project described above generally maintains the integrity and character of the subject property, and the proposed new addition would be compatible in design. The rehabilitation would greatly prolong the useful life of the Landmark Building and enable it to continue to convey its significance in representing the City's early architectural and development history of the residential neighborhood at the potential Seaview Terrace-Vicente Terrace Residential Historic District. As the proposed project is in conformance with the *Secretary's Standards*, the project qualifies for the proposed Minor and Major Modifications offered for preservation projects pursuant to the City's Zoning Ordinance.[17]

ATTACHMENTS
Attachment A: Project plans by Crockett Architects
Attachment B: Contemporary Images
Attachment C: Historic Images
Attachment D: Maps and Aerials
Attachment E: Building Permits
Attachment F: Statement of Official Action (STOA)
Attachment G: Previous Surveys
Attachment H: Alterations Exhibit
Attachment I: Excerpts from Architectural Review Board (ARB) Documentation Set dated March 18, 2001

[17] Santa Monica Zoning Ordinance § 9.43.100(G)(1).

Attachment J: Inspiration Images
Attachment K: Additional Project Details by Crockett Architects

THIS PAGE INTENTIONALLY LEFT BLANK

Attachment A:
Project Plans by Crockett Architects

9 Vicente Terrace
Santa Monica, California

THIS PAGE INTENTIONALLY LEFT BLANK

Attachment B:
Contemporary Images

9 Vicente Terrace
Santa Monica, California

THIS PAGE INTENTIONALLY LEFT BLANK

Image 1: Subject property, south elevation (primary facade) and partial east elevation, view northwest (Chattel, 2019)

Image 2: Subject property, south elevation (primary facade), view north (Chattel, 2019)

Image 3: Subject property, south elevation (primary facade), view north (Chattel, 2019)

Image 4: Subject property, south elevation (primary facade), view north (Chattel, 2019)

Image 5: Subject property, gate and low wood fence, south elevation, view northeast (Chattel, 2019)

Image 6: Subject property, gate, south elevation, view north (Chattel, 2019)

Image 7: Subject property, low wood fence and curb, west portion, south elevation, view northwest (Chattel, 2019)

Image 8: Subject property, low wood fence and curb, east portion, south elevation, view west (Chattel, 2019)

Image 9: Subject property, gate, north elevation, view southwest (Chattel, 2019)

Image 10: Subject property, front yard, non-original hardscape tiles, view west (Crockett Architects (Crockett), 2019)

Image 11: Subject property, front yard, view east (Chattel, 2019)

Image 12: Subject property, front yard, view west (Chattel, 2019)

Image 13: Subject property, south elevation (primary facade), front porch, view north (Chattel, 2019)

Image 14: Subject property, south elevation (primary facade), view north, note cedar shingle siding material and wood sash double-hung windows (Chattel, 2019)

Image 15: Subject property, south elevation (primary facade), front porch, view north, note non-original front-entry door (Crockett, 2019)

Image 16: Subject property, south elevation, non-original front entry door, view north (Chattel, 2019)

Image 17: Subject property, south elevation (primary facade), front porch, view northwest (Chattel, 2019)

Image 18: Subject property, south elevation, front porch steps, view north (Chattel, 2019)

Image 19: Subject property, front porch, south elevation, view northwest, note porch piers (Crockett, 2019)

Image 20: Subject property, front porch, east elevation, view west, note non-original french doors (Crockett, 2019)

Image 21: Subject property, south elevation, west side yard entry, view north (Chattel, 2019)

Image 22: Subject property, west side yard (left) and west elevation (right), view north, note non-original chimney (Crockett, 2019)

Image 23: Subject property, west side yard (right) and west elevation (left), view south, note non-original chimney (Crockett, 2019)

Image 24: Subject property, west side yard (left) and west elevation (right), view north (Crockett, 2019)

Image 25: Subject property, west side yard (left) and west elevation (right), view north, note basement window (Crockett, 2019)

Image 26: Subject property, west elevation, view east, note basement window (Crockett, 2019)

Image 27: Subject property, west elevation (right), view northeast, note non-original sliding doors (Crockett, 2019)

Image 28: Subject property, west elevation (right), view north, note 2001 addition (Crockett, 2019)

Image 29: Subject property, west elevation (left), view southeast, note partial north elevation of original residence and 2001 addition (Crockett, 2019)

Image 30: Subject property, west elevation (left), view southeast, note non-original sliding doors (Crockett, 2019)

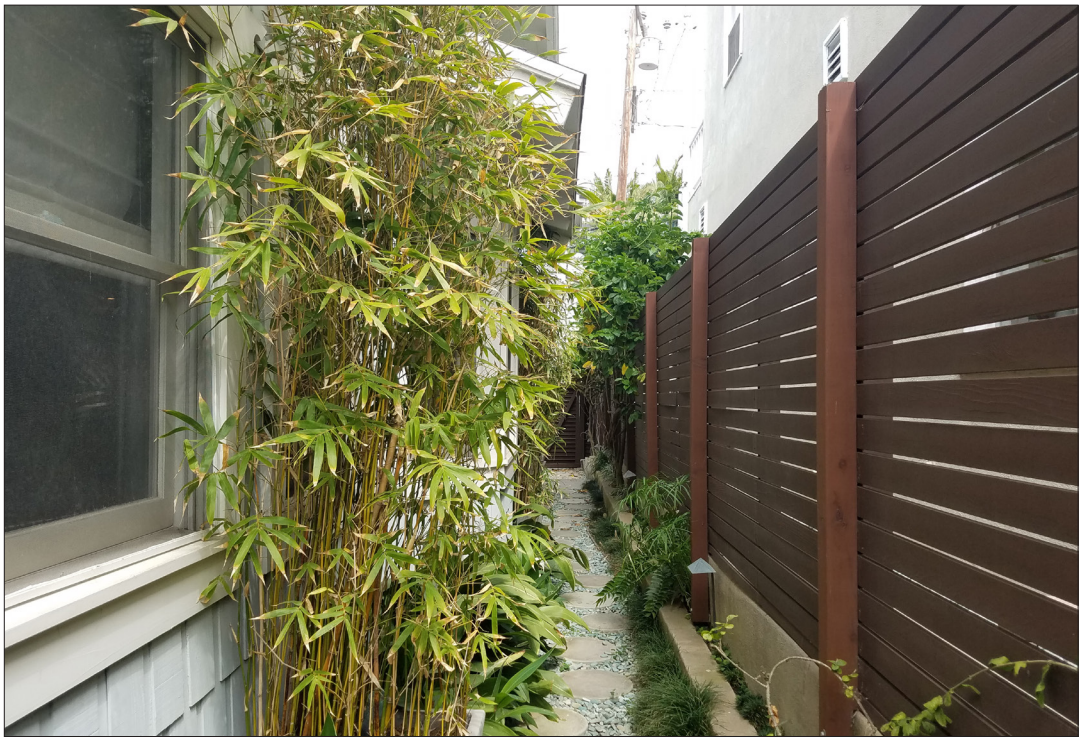


Image 31: Subject property, east elevation (left) and east side yard (right), view north (Crockett, 2019)

Image 32: Subject property, east elevation (left) and east side yard (right), view northwest, note bay window (Chattel, 2019)

Image 33: Subject property, east elevation, view northwest, note shed roof line (Crockett, 2019)

Image 34: Subject property, east elevation (left), view northwest, note bay window (Crockett, 2019)

Image 35: Subject property, east elevation (left) and east side yard (right), view northwest, note non-original windows (Crockett, 2019)

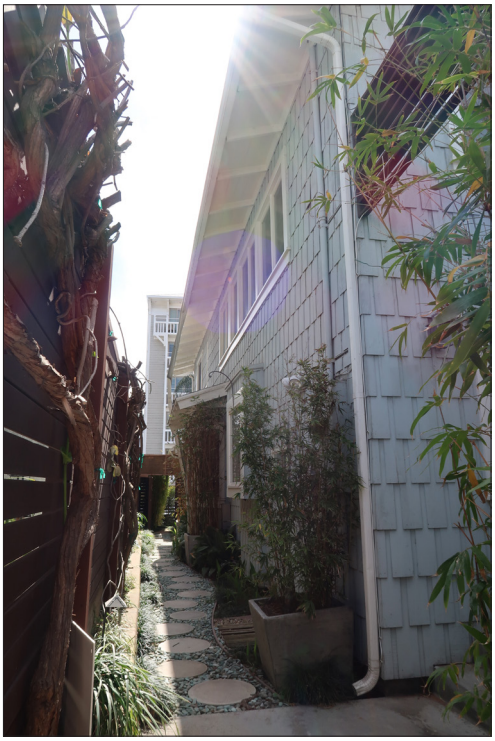


Image 36: Subject property, east elevation (center) and partial north elevation (right), view southeast, note non-original windows (Chattel, 2019)

Image 37: Subject property, east elevation (left), view northwest, note non-original windows (Crockett, 2019)

Image 38: Subject property, north elevation of landmark building (left) and east elevation of 2001 addition (right), view southwest (Chattel, 2019)

Image 39: Subject property, east elevation (right), view southeast, note 2001 addition (Chattel, 2019)

Image 40: Subject property, north elevation at rear, view southwest, note 2001 addition, partial roof deck, and non-original two-car garage (Chattel, 2019)

Image 41: Subject property, north elevation at rear, view southeast, note 2001 addition, partial roof deck, and non-original two-car garage (Chattel, 2019)

Image 42: Subject property, north elevation at rear, view south, note 2001 addition, partial roof deck, and non-original two-car garage (Chattel, 2019)

Image 43: Subject property, north elevation at rear, view south, note 2001 addition and partial roof deck (Chattel, 2019)

Image 44: Subject property, north elevation at rear, view south, note partial north elevation of original residence (Chattel, 2019)

Image 45: Subject property, north elevation at rear, view southeast, note adjacent property side yard landscaping (Chattel, 2019)

THIS SPACE INTENTIONALLY LEFT BLANK

Image 46: Subject property, interior, first floor, entry and living room, view south, note lack of natural daylight (Chattel, 2019)

Image 47: Subject property, interior, first floor, living room, view southwest, note lack of natural daylight (Chattel, 2019)

Image 48: Subject property, interior, first floor, kitchen and 2001 addition, view north, note lack of natural daylight (Chattel, 2019)

Image 49: Subject property, interior, first floor, kitchen, view northeast, note lack of natural daylight (Chattel, 2019)

Image 50: Subject property, interior, first floor, dining area and 2001 addition, view northwest (Chattel, 2019)

Image 51: Subject property, interior, partial floor, 2001 addition, view northwest (Chattel, 2019)

Image 52: Subject property, interior, stairs down to basement, view south (Chattel, 2019)

Image 53: Subject property, interior, basement, wine room, view northwest (Chattel, 2019)

Image 54: Subject property, interior, stairs to second floor, view northeast (Crockett, 2019)

Image 55: Subject property, interior, non-original windows at stairs, view west (Crockett, 2019)

Image 56: Subject property, interior, skylights at landing, view west (Crockett, 2019)

THIS SPACE INTENTIONALLY LEFT BLANK

Image 57: Subject property, interior, second floor, master bedroom, view southwest (Crockett, 2019)

Image 58: Subject property, interior, second floor, master bedroom, view northeast (Crockett, 2019)

Image 59: Subject property, interior, master bedroom, skylights, (Crockett, 2019)

THIS SPACE INTENTIONALLY LEFT BLANK

Image 60: Subject property, interior, second floor, master bathroom, view southeast (Crockett, 2019)

Image 61: Subject property, interior, second floor, master bathroom, view northeast (Crockett, 2019)

Image 62: Subject property, interior, second floor, west bedroom, view north (Crockett, 2019)

Image 63: Subject property, interior, second floor, west bedroom, view south (Crockett, 2019)

Image 64: Subject property, interior, second floor, east bedroom, view north (Crockett, 2019)

Image 65: Subject property, interior, second floor, east bedroom, view southeast (Crockett, 2019)

Attachment C:
Historic Images

9 Vicente Terrace
Santa Monica, California

THIS PAGE INTENTIONALLY LEFT BLANK

Image 1: Subject property, exterior, south elevation (primary facade), view northwest, note non-original porch enclosure and fence condition (Leslie Heumann, 1993)

Image 2: Subject property, exterior, south elevation (primary facade), view northeast, note non-original porch enclosure, front landscape and fence condition (Leslie Heumann, 1993)

Image 3: Subject property, exterior, south elevation (primary facade), view northeast, note non-original porch enclosure, front landscape and fence condition (Leslie Heumann, 1993)

This space intentionally left blank.

Image 4: Subject property, exterior, south elevation (primary facade), view northeast, note front landscape and fence condition, fenestration (City of Santa Monica (City) Planning and Community Development Department, 2001)

Image 5: Subject property, exterior, south (left) and east (right) elevation, view northwest, note front landscape and fence condition, fenestration (City Planning and Community Development Department, 2001)

Image 6: Subject property, exterior, west (left) and south (right) elevations, view northeast on Vicente Terrace (City Planning and Community Development Department, 2001)

Image 7: Subject property, exterior, south elevation (primary facade), view north (City Planning and Community Development Department, 2001)

Image 8: Subject property, exterior, south elevation (primary facade), view north (City Planning and Community Development Department, 2001)

Image 9: Subject property, exterior, south (left) and east (right) elevations, view northwest (City Planning and Community Development Department, 2001)

Image 10: Subject property, exterior, south elevation, view northwest on Vicente Terrace (City Planning and Community Development Department, 2001)

Image 11: Subject property, exterior, west elevation, view east, note fenestration and rear prior to 2001 addition (City Planning and Community Development Department, 2001)

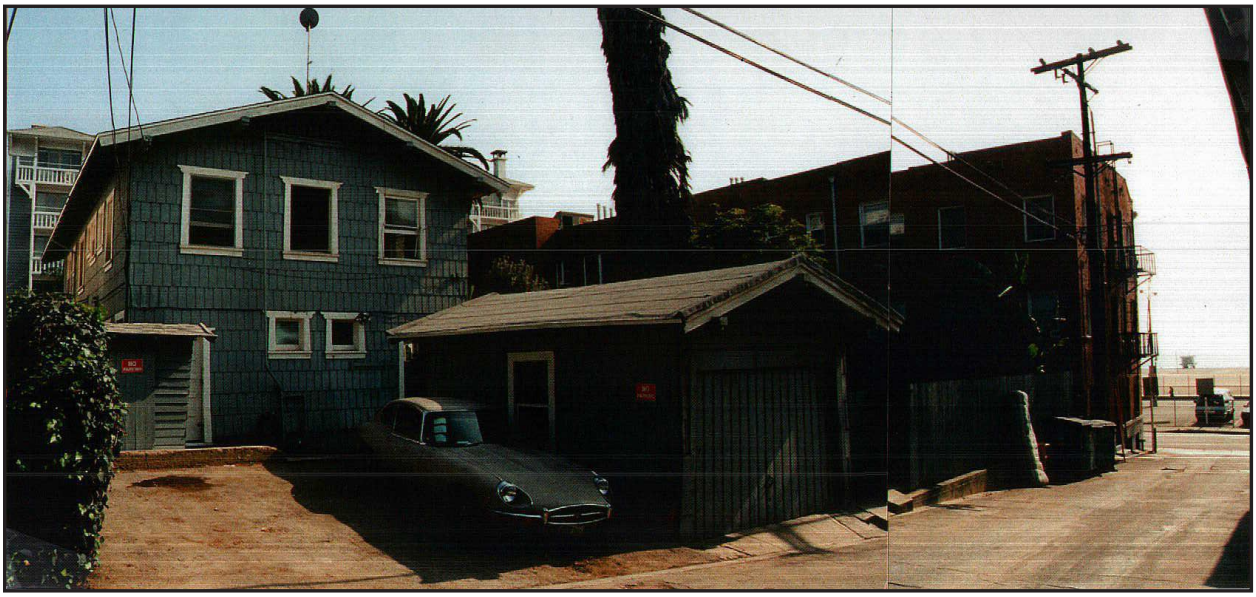


Image 12: Subject property, exterior, north elevation and non-extant garage, view southwest, note fenestration and rear prior to 2001 addition (City Planning and Community Development Department, 2001)

Image 13: Subject property, exterior, south elevation (primary facade), view north, note front landscape and fence condition (City Planning and Community Development Department, 2002)

Image 14: Subject property, exterior, north elevation (rear), non-extant garage, view south, (City Planning and Community Development Department, 2002)

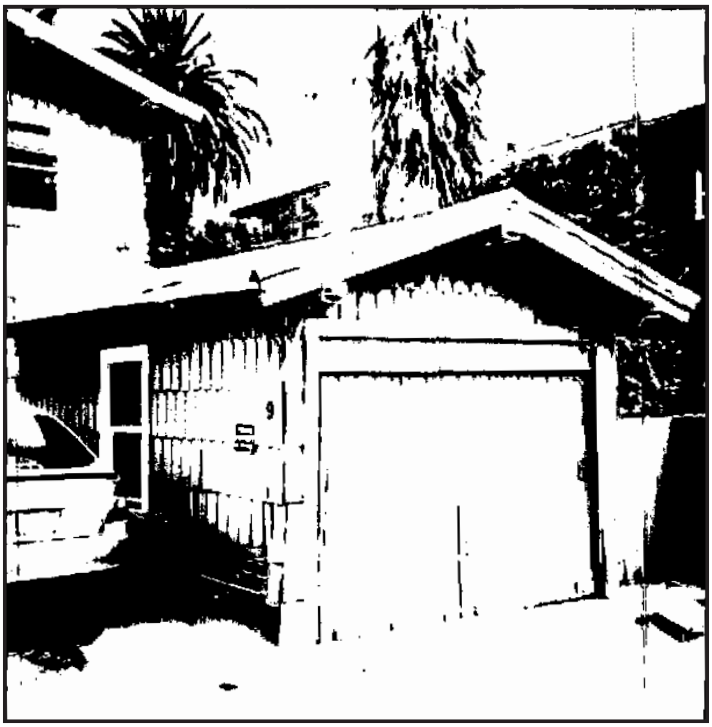


Image 15: Subject property, exterior, north (right) and east (left) elevations, non-extant garage, view southwest (City Planning and Community Development Department, 2002)

Image 16: Subject property, interior, first floor, view southeast, note construction of bay window (Niagara Construction, c. 2002)

Image 17: Subject property, exterior, north elevation, view south (Niagara Construction, c. 2002)

Image 18: Subject property, exterior, partial north elevation, view south (Niagara Construction, c. 2002)

Image 19: Subject property, interior, basement floor, view north (Niagara Construction, c. 2002)

Image 20: Subject property, exterior, south elevation (primary facade), view north, note front landscape condition (City of Santa Monica Historic Resources Inventory, 2007)

This space intentionally left blank.

THIS PAGE INTENTIONALLY LEFT BLANK

Attachment D:
Maps and Aerials

9 Vicente Terrace
Santa Monica, California

THIS PAGE INTENTIONALLY LEFT BLANK

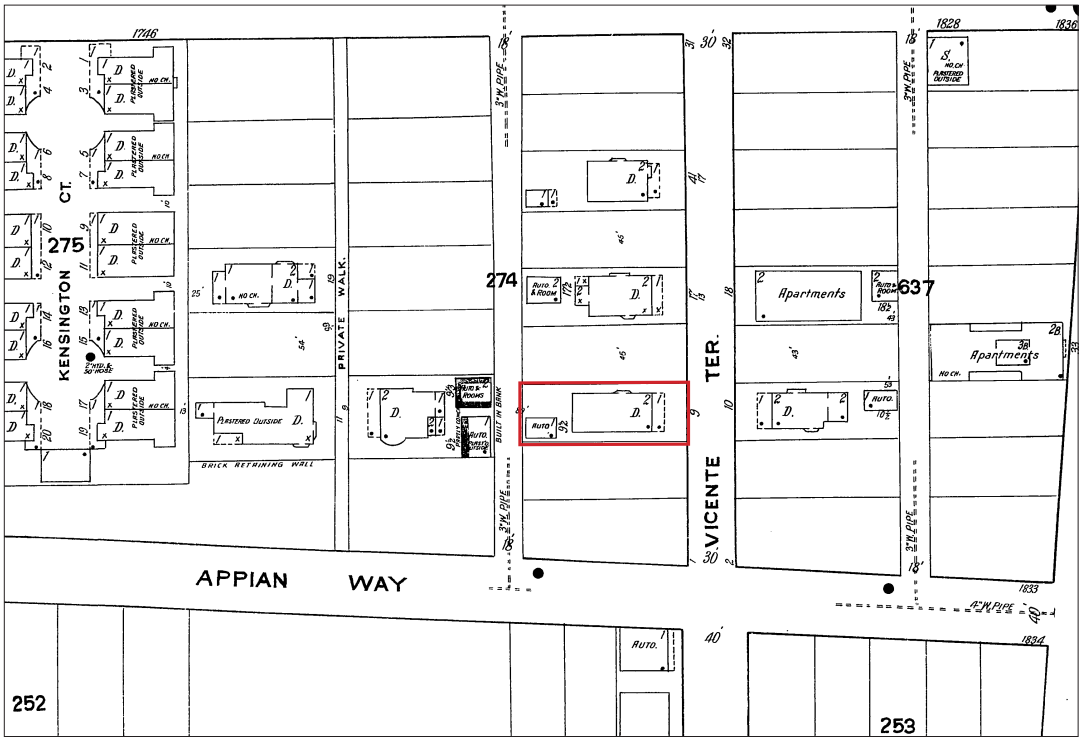


Image 1: Sanborn map of Vicente Terrace in Santa Monica, subject property denoted in red (Los Angeles Public Library, 1919)

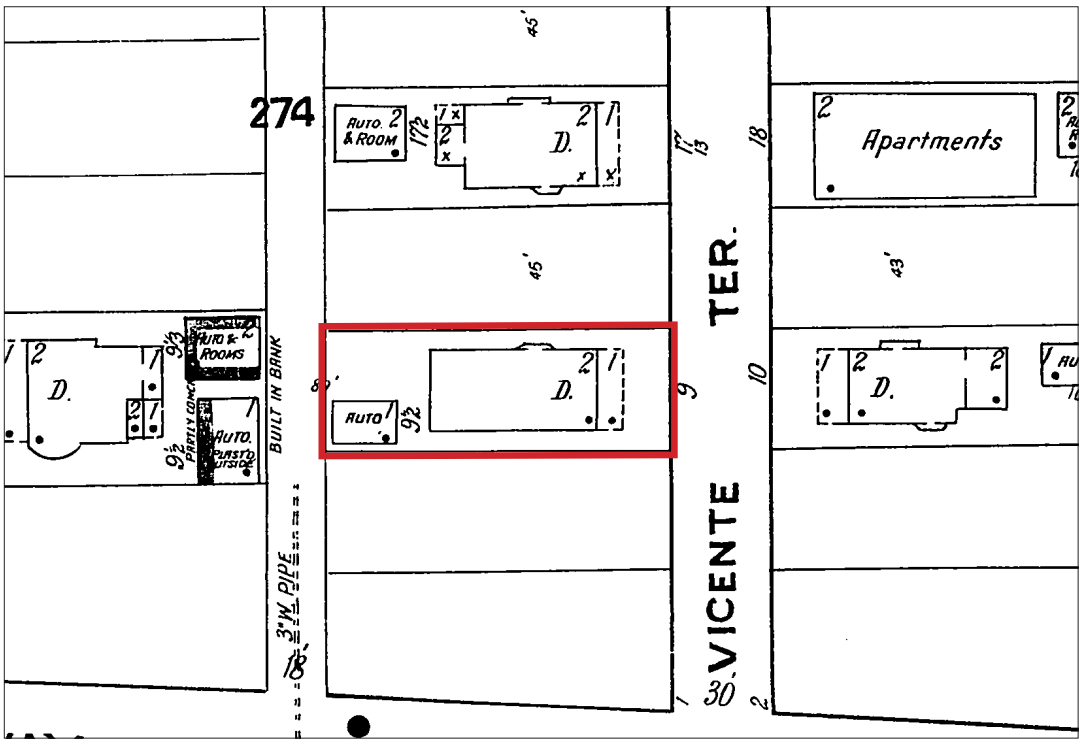


Image 2: Detail of Sanborn map of Vicente Terrace in Santa Monica, subject property denoted in red (Los Angeles Public Library, 1919)

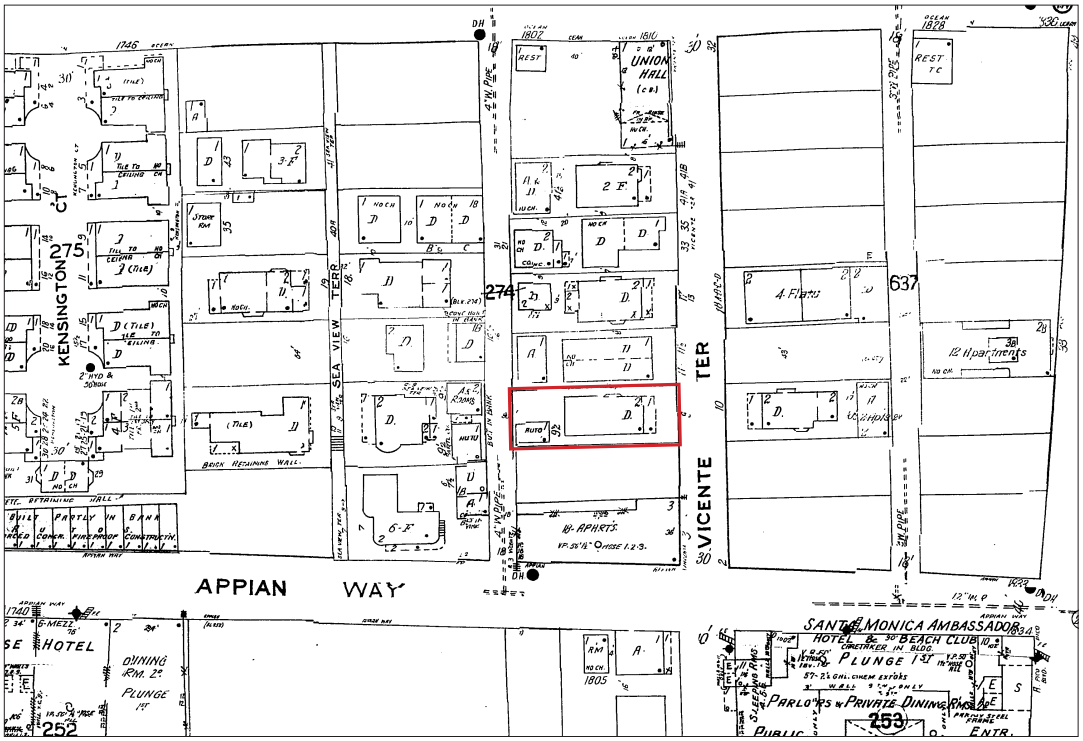


Image 3: Sanborn map of Vicente Terrace in Santa Monica, subject property denoted in red (Los Angeles Public Library, 1950)

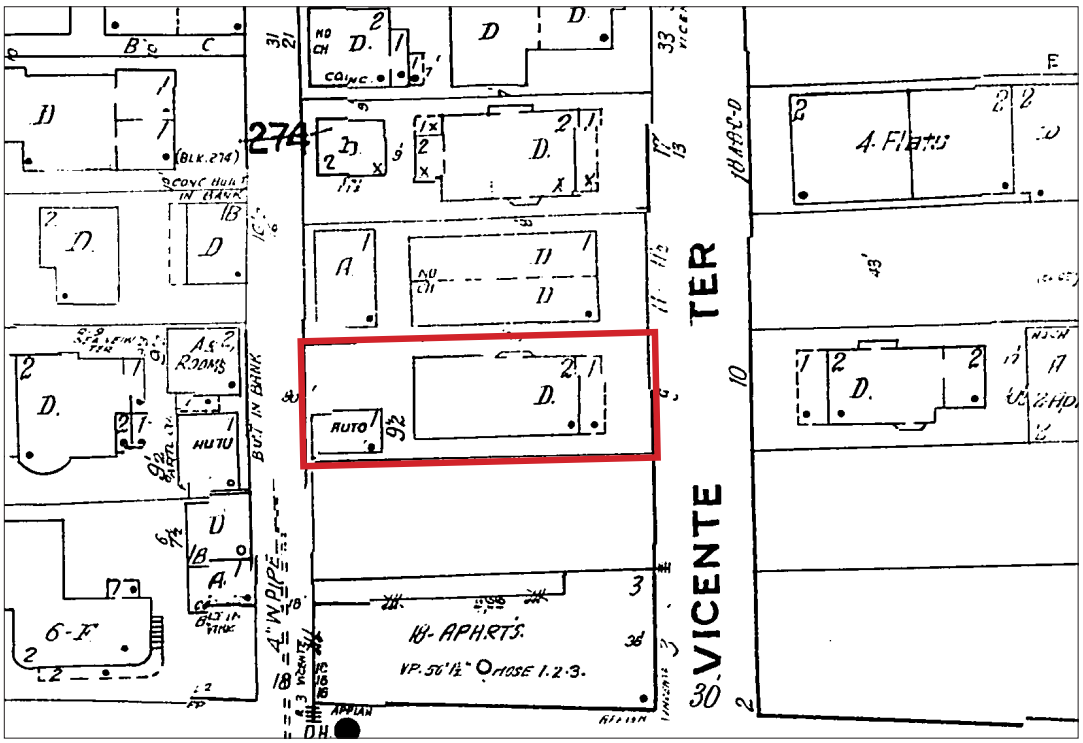


Image 4: Detail of Sanborn map of Vicente Terrace in Santa Monica, subject property denoted in red (Los Angeles Public Library, 1950)

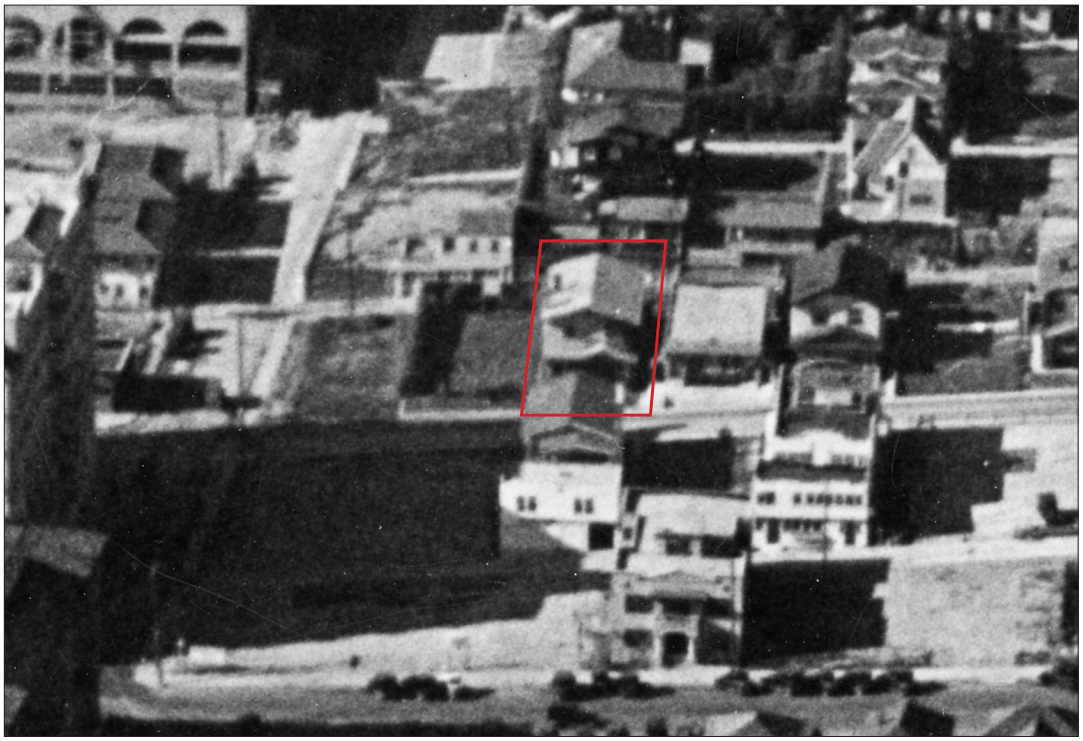


Image 5: Aerial of Vicente Terrace in Santa Monica, view north, subject property denoted in red (The Benjamin and Gladys Thomas Air Photo Archives, Spence Air Photos Collection, UCLA Department of Geography, 1927)

Image 6: Detail of aerial of Vicente Terrace in Santa Monica, view north, subject property denoted in red, note porch shadow (The Benjamin and Gladys Thomas Air Photo Archives, Spence Air Photos Collection, UCLA Department of Geography, 1927)

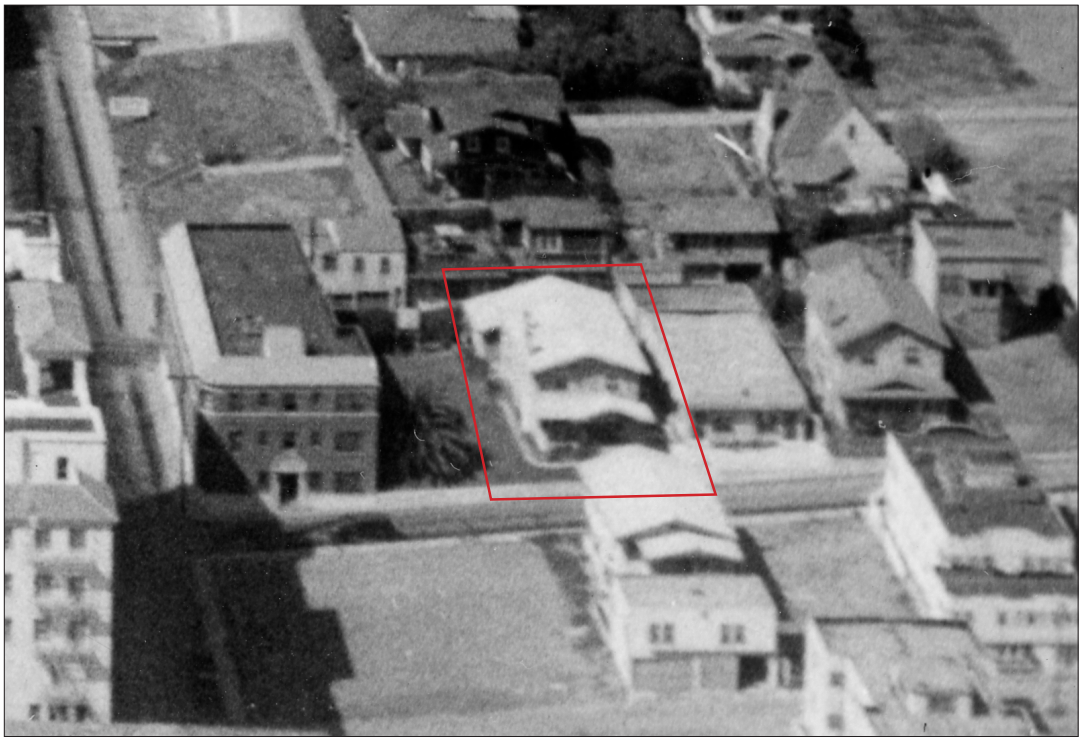


Image 7: Aerial of Vicente Terrace in Santa Monica, view northeast, subject property denoted in red (The Benjamin and Gladys Thomas Air Photo Archives, Spence Air Photos Collection, UCLA Department of Geography, 1933)

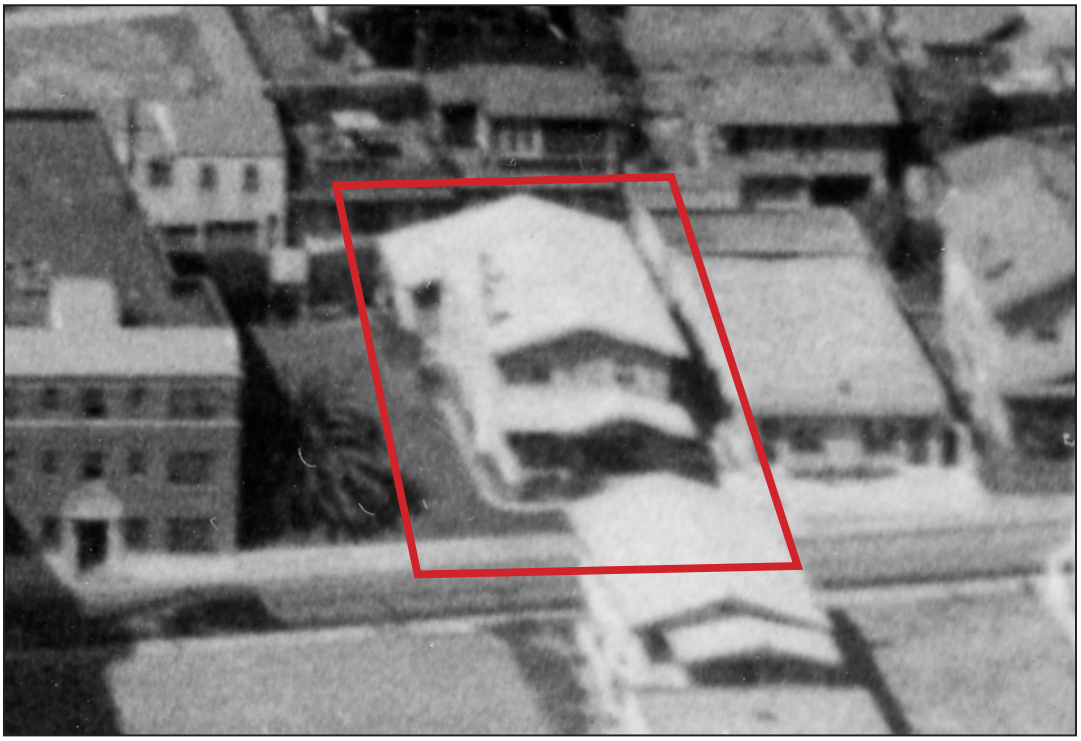


Image 8: Detail of aerial of Vicente Terrace in Santa Monica, view northeast, subject property denoted in red, note porch shadow (The Benjamin and Gladys Thomas Air Photo Archives, Spence Air Photos Collection, UCLA Department of Geography, 1933)

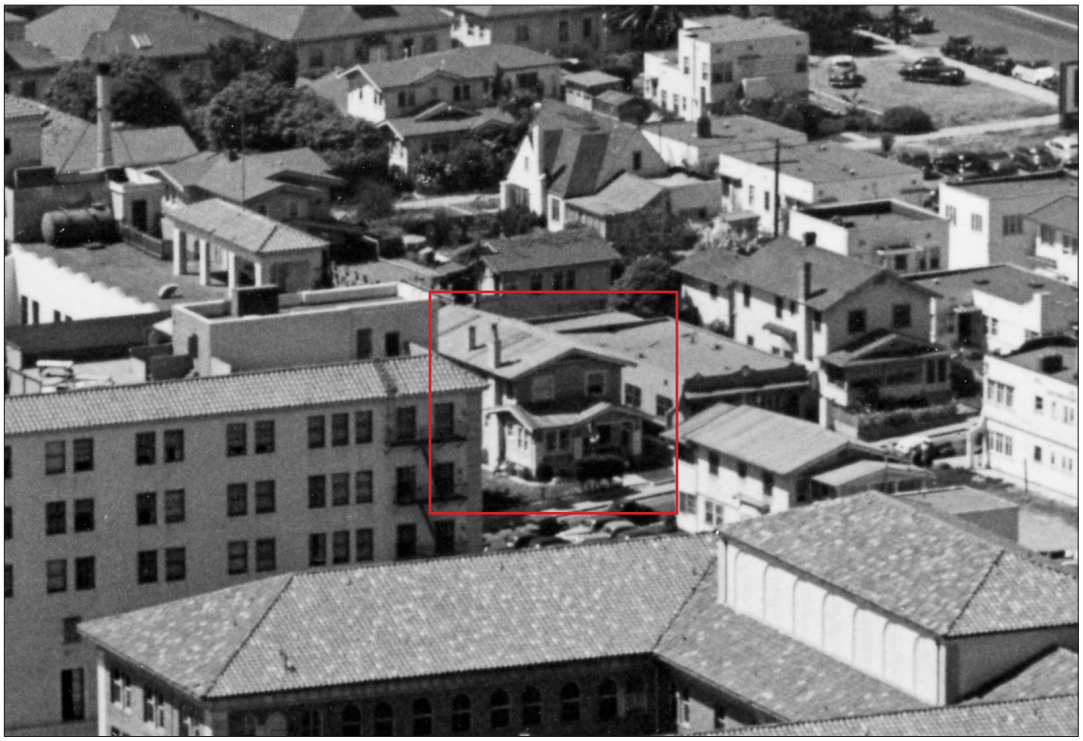


Image 9: Aerial of Vicente Terrace in Santa Monica, view northeast, subject property denoted in red (The Benjamin and Gladys Thomas Air Photo Archives, Spence Air Photos Collection, UCLA Department of Geography, 1947)

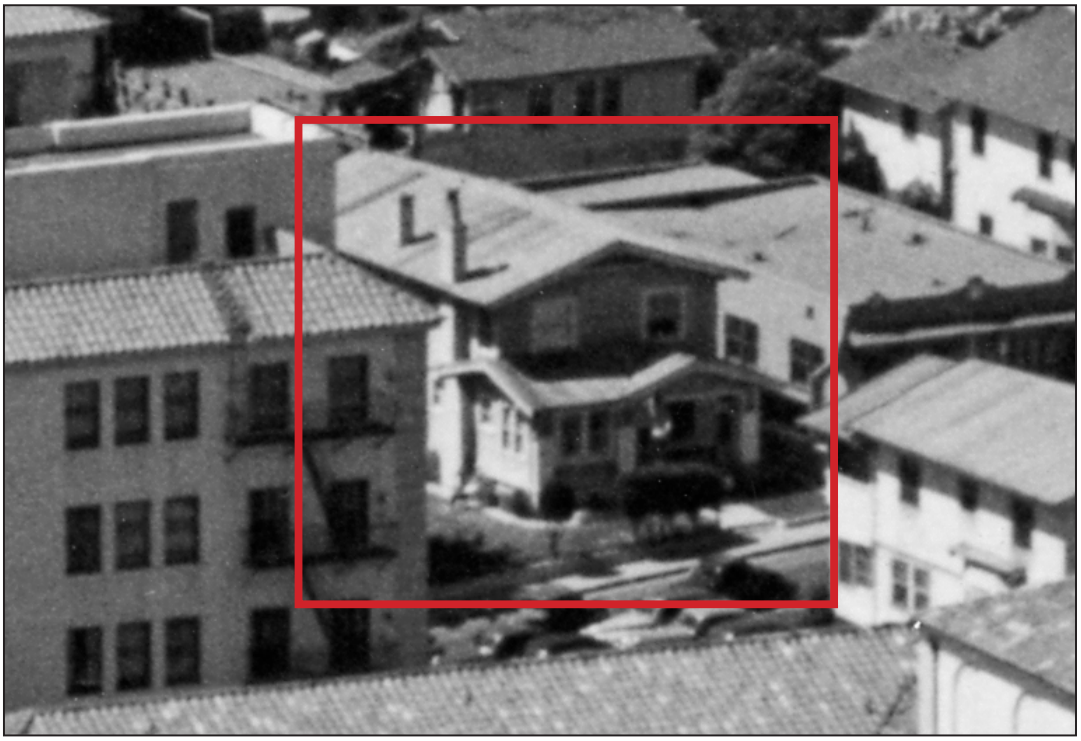


Image 10: Detail of aerial of Vicente Terrace in Santa Monica, view northeast, subject property denoted in red, note porch infill (The Benjamin and Gladys Thomas Air Photo Archives, Spence Air Photos Collection, UCLA Department of Geography, 1947)

THIS PAGE INTENTIONALLY LEFT BLANK

Attachment E:
Building Permits

9 Vicente Terrace
Santa Monica, California

THIS PAGE INTENTIONALLY LEFT BLANK

For Dept. Use Only

No B29271
Date 2-8-61
Fee, $ 1.50
Fire Zone
Occup Group
Type Constr
Approved 2-8-61

APPLICATION FOR BUILDING PERMIT
BUILDING DEPARTMENT, CITY OF SANTA MONICA
This Application Must Be Filled Out In Ink

NOTE THIS IS NOT A BUILDING PERMIT. DO NOT START WORK BEFORE PLANS ARE APPROVED, AND PERMIT IS ISSUED.

Location Address 9 Vicente Ter. SM

Lots 25 + 26 Block Tract No. 1111 M.B. 19, Pgs 84 Size of Lot 36 X 100 x

List Existing Buildings On Lot and Use Garage & Home.

Will it be necessary to request permission to remove trees from parkway to install driveway (Yes..) (No ✓)

Nature of Work
Construction ☑ Conversion ☐ Description OUTSIDE STEPS & PORCH
Enlargement ☐ Repair ☐
Alteration ☐

Specific Use of Building HOME - 2 to 5 SLEEPING No of Rooms 6. No of Families 3.

Material Exterior Walls REDWOOD SHINGLE First Floor Joists x Second Floor Joists x

Number of Stories 2 Height to Highest Point Roof Material NEW

Size Width ft, by Length ft, Total Floor Area sq ft

VALUATION OF PROPOSED BLDG {Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc} $ 200 OR LESS

Owner J. H. & Robert Kagey Address 9 Vicente Ter. SM.

Contractor State License No City License No

Address Phone No

Architect State License No

Address Phone No

NOTE The granting of a Building Permit does not grant any right or privilege to (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof, or (2) Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica
The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit

I have read the above application and know the contents thereof, the same is true and correct I further state that I am familiar with the laws governing building within the City of Santa Monica and State of California, and amendments thereto, that the above building and/or structure will be built in conformity therewith, and that legal property lines have been established
I, the owner, certify that all labor employed on this work will be covered during course of construction by workman's compensation insurance as required by the State of California

J. H. Kagey - Robert Kagey Feb 8-1961
Signature of Owner or Agent Date

NOTE: SHOW PLOT PLAN ON OTHER SIDE.

(FOR ZONING DEPARTMENT USE ONLY)

Curb to Prop Line 1'm
Property Line to Building Line 10'
Side Yard Width 4'
Rear Yard Depth 15'
Depth Off-street Loading —
Distance between Buildings 10'

Map Sheet No 2 Use Classification R4

Affidavit on file that lots 25 + 26 Tract 1111 treated as one building site.

Intended use of new construction or alteration Outside porch + steps. OK for steps & stairs since not in side yard

Image 1: Permit for alteration to outside steps and porch (City of Santa Monica (City) Planning and Community Development Department, 1961)

9 vicente Terrace

City of

Santa Monica

1685 Main Street Santa Monica, CA 90401

DEMOLITION PERMIT

Permit Number :D02-004
Valuation : $0.00
Class Code :649
Work Comp :W

Issue Date :01/18/2002
Today's Date :01-22-2002
Status :ISSUED

SITE INFORMATION
Address :9 VICENTE TER SM
Parcel Number :4290020024
Job Title :

Const. Type :
Occupancy :

Work Description :Demolish one story garage

APPLICANT INFORMATION:
Name :NIAGARA CONSTRUCTION
NIAGARA CONSTRUCTION
Address :4919 BELOIT
City :CULVER CITY, CA
Phone1 :310-390-4988

CONTRACTOR INFORMATION:
Name :NIAGARA CONSTRUCTION

Address :4919 BELOIT
City :CULVER CITY, CA
Phone :310-390-4988
Lic. No. :672938

FEE INFORMATION:
Fee Description:

Item#	Description	Account Code	Tot Fee	Paid	Prv. Pmts	Cur. Pmts
5510	Issuance Fee	01321400500	233.23	233.23	233.23	.00

TOTAL FEES PAID: $233.23

IMPORTANT NOTICE

Violation of the City NOISE or HOURS ordinance will result in Bldg & Safety refusal to inspect all work at this permit site. Other Dept/Division refusals to inspect can be based on violations of State Safety orders or city Street Use Permit conditions, poor site housekeeping or non-posting of City Construction Hours signs.

Please note that Mechanical equipment (Htg/AC/Other) is NOT permitted in sideyards in Residential Zones.

Please note: approval of the City Fire/Tax & License/Environmental Public Works Departments are required PRIOR to Final Bldg & Safety Approval

Office/Inspection Request Line: (310)458-8355 Inspector Line: (310) 458-8358 Fax Number:(310) 396-6473

Image 2: Permit for demolition of one-story garage, page 1 of 5 (City Planning and Community Development Department, 2002)

Building & Safety Use Only
No. B DD2-00 RECEIPTS No. A P012167
Date: 1-18-02 Fee $ 25478
Fee $ 232.22 Date 8-28-01
☐Check No. 3268 ☐Check No.
CODINGS
GIS 649 App'd.
Occp. U Date
Const. DEMO

436.23
118.55
554.78

* PROVIDE PLOT PLAN ON OTHER SIDE OF THIS FORM *

City of Santa Monica
SANTA MONICA BUILDING & SAFETY
1685 Main Street, Santa Monica, Ca. 90401

Demolition
PERMIT APPLICATION
(PRINT IN INK OR TYPE)

Applicant's Name STEPHAN MUNDWILER Tel: (310) 394 1005

PROJECT IDENTIFICATION & DESCRIPTION:
A) Street Addresses of Site 9 VICENTE TERRACE Tax Code:
Legal: Lot 25 Block Tract 1111 Lot Size 36' X 100'
B) Describe Structures to be demolished with estimated ages/dates built.
ONE STORY GARAGE (1920) ON ALLEY SIDE OF LOT

C) Total No. Residential Units to be demolished with this application & type
Single Family N/A Multiple Dwellings N/A
D) Other Site Information (Rent Control Status, Planned Redevelopments, etc.)
PROPERTY IS ELLISED.
PROJECT FOR REMODELING OF EXISTING RESIDENCE
& NEW GARAGE IS IN CITY REVIEW

Date verified by Building & Safety ? Not in file

* * ATTACH PHOTOGRAPHS OF STRUCTURES & COMPLETE A SITE PLAN * *
AND PROPERTY MAINTENANCE PLAN ON REVERSE SIDE

* CERTIFY REQUIRED POSTING OF SITE 3 DAYS PRIOR TO FILING *

Signature Name STEPHAN MUNDWILER Date 8-28-01
26 ARCADIA TERRACE
SANTA MONICA, CA 90401
310 394 1005

PRINCIPALS IDENTIFICATION:
A) Owner's Name: HENRY & SUSIE YOO Tel: (310) 319 9977
Address: 9 VICENTE TERRACE
B) Contractor's Name: [illegible] Tel: 310 390 4988
Address: 4919 [illegible] Ave [illegible], CA 90027

CERTIFICATIONS & DECLARATIONS:
1. CONSTRUCTION LENDING AGENCY:
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec.3097, Civ. C.).
Lender's Name: Lender's Address:

2. ASBESTOS REMOVAL
☐ I declare that a written notice of intent to renovate or demolish has been sent to AQMD.
☐ I declare that notification of asbestos removal is not required. State Lic#:
Name (print): (sign):X Date:

FINAL DECLARATION
I certify that I have read this application and declaration attachment and state under penalty of perjury, under the laws of the State of California, that the above and attached information is true and correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city and county to enter upon the above-mentioned property for inspection purposes. I realize that this application is a request for a permit and that it does not approve or authorize the work specified therein. Also, that a permit does not authorize any violation or failure to comply with applicable laws and ordinances. Furthermore, that neither the City of Santa Monica nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance, or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. (Check one box)
☐ - OWNER ☐ - CONTRACTOR ☐ - AUTHORIZED AGENT
Name (print): CARA LEE (sign):X Date: 8-28-01

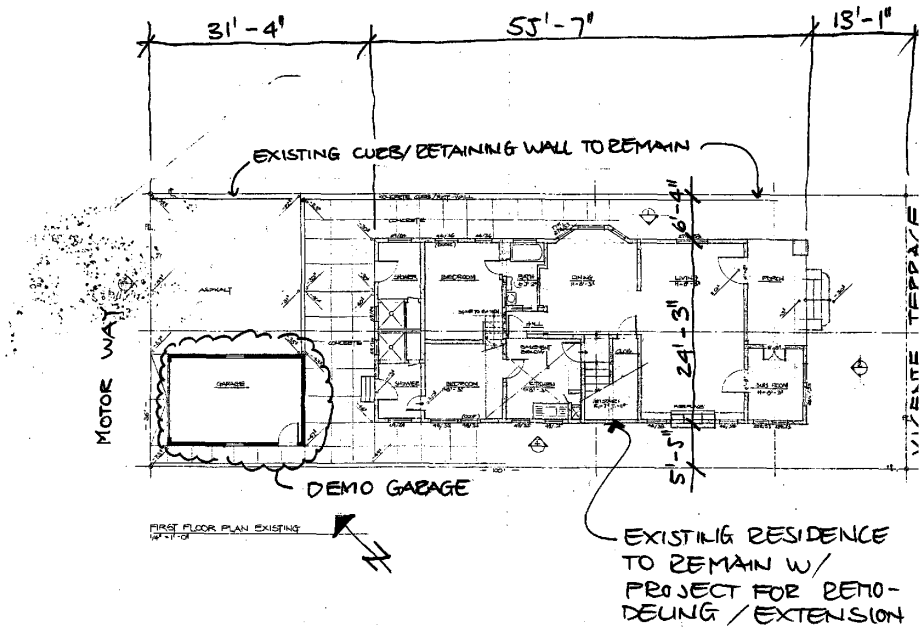
CITY USE ONLY
NOTES:
R3 Property is listed as SD1 in phase 3
Appears to contribute to a district which could be designated under local ordinance

APPROVALS
Ellis 7/10 RCB [illegible] 9/10/01
P & Z
GS
Other

Image 3: Permit for demolition of one-story garage, page 2 of 5 (City Planning and Community Development Department, 2001)

PLOT & SITE PLAN

SITE PLAN SKETCH showing general location & scope of proposed demolition work shall be provided BELOW ON THIS FORM for the permanent city records of this permit activity. Dimension & show location of any structures to remain on site. Indicate location of any fences, trees & other screening to remain on site. Label streets & alleys.



PROPERTY MAINTENANCE PLAN
(Describe a maintenance plan for vacant site & disregard any projects/redevelopments proposed for parcel)

A) Fencing- describe: WILL BE FENCED IF REQUIRED

B) Screening for adjacent properties/streets-(trees shrubs, etc.): NO NEEDED SINCE IMMEDIATE ADJACENT PROPERTY IS VACANT AND OWNED BY SAME OWNER.

C) Ground Cover- describe: NON

D) Maintenance Plan- describe (bi-weekly monitoring/clean up required): WEEKLY MONITORED AND CLEAN UP IF NEEDED

E) Other Maintenance Provisions-describe: WILL BE ADDED IF NEEDED.

OWNER'S AGREEMENT
I pledge to maintain the vacant property as indicated above, if DEMOLITION PERMIT is approved

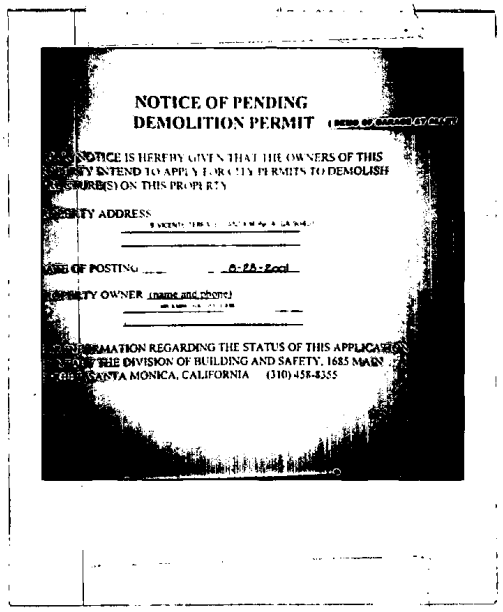
Signature & date — Henry Yoo — Name — (310) 319 9977 — Telephone

APPROVALS:

Planning Director — for Suzanne Frick — Building Officer

10/91

Image 4: Permit for demolition of one-story garage, page 3 of 5 (City Planning and Community Development Department, 2001)



NOTICE OF PENDING
DEMOLITION PERMIT

NOTICE IS HEREBY GIVEN THAT THE OWNERS OF THIS
PROPERTY INTEND TO APPLY FOR CITY PERMITS TO DEMOLISH
STRUCTURE(S) ON THIS PROPERTY

PROPERTY ADDRESS

DATE OF POSTING 6-28-2001

PROPERTY OWNER (name and phone)

INFORMATION REGARDING THE STATUS OF THIS APPLICATION
CONTACT THE DIVISION OF BUILDING AND SAFETY, 1685 MAIN
STREET, SANTA MONICA, CALIFORNIA (310) 458-8355

← SIGN

LOCATION OF SIGN

Image 5: Permit for demolition of one-story garage, page 4 of 5 (City Planning and Community Development Department, 2001)

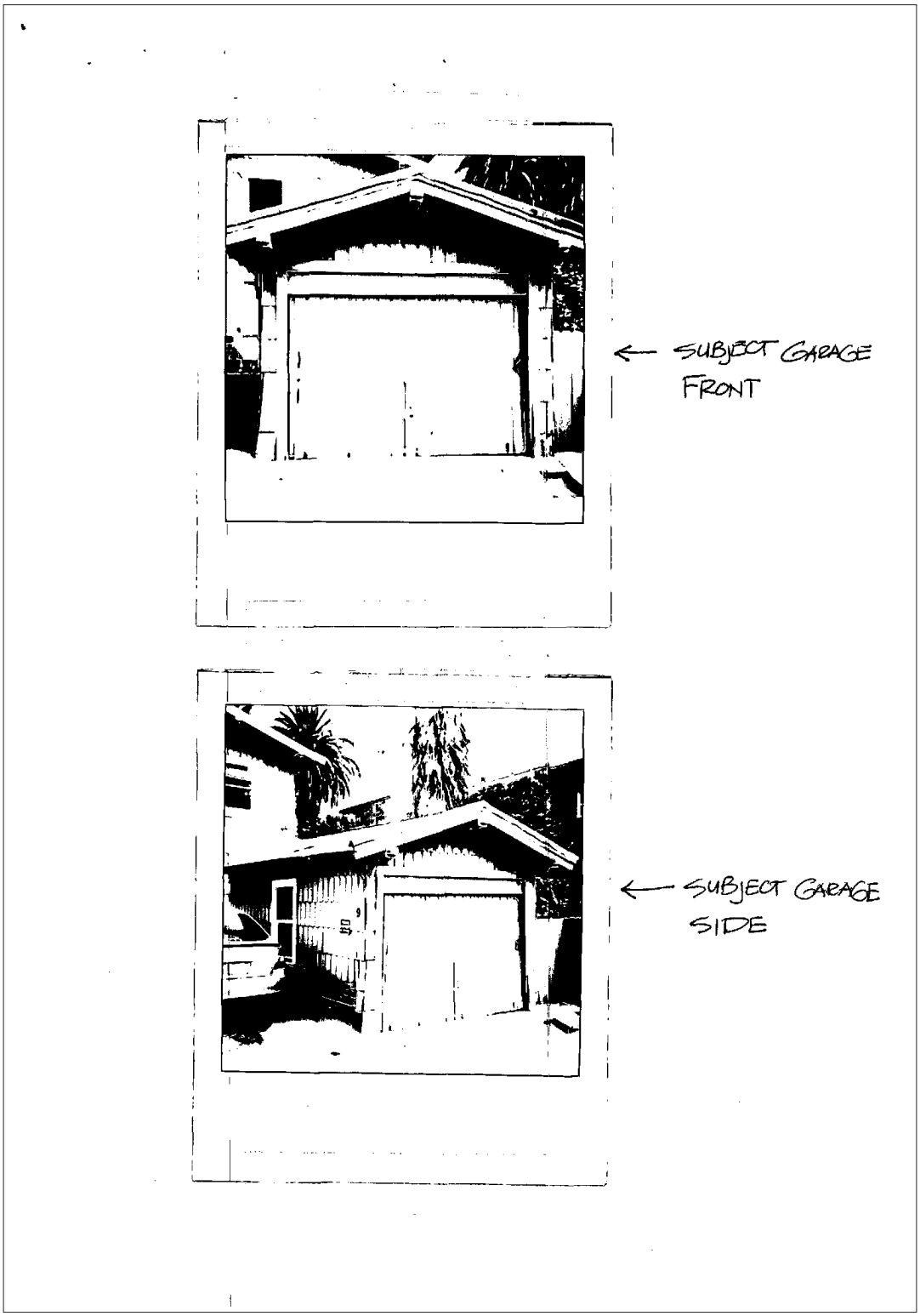


Image 6: Permit for demolition of one-story garage, page 5 of 5 (City Planning and Community Development Department, 2001)

NEW FIRESPRINKLERS

Building & Safety Use Only
RECEIPTS
No. B C09659 No. A P601224
Date: 1-18-02 Fee $ 3897.32
Fee $ 5,931.96 Date 9-17-01
☐Check No. Credit ☑Check No. 141
CODINGS
GIS 424 App'd. EH
Occp. R-3 Date 01/18/02
Const. V-NS

• PROVIDE PLOT PLAN ON OTHER SIDE OF THIS FORM •
City of Santa Monica
SANTA MONICA BUILDING & SAFETY
1685 Main Street, Santa Monica, Ca. 90401
Combination Building
PERMIT APPLICATION
(PRINT IN INK OR TYPE)
Applicant's Name STEPHAN MUNDWILER Tel: (310) 394 1005

542.63 PC
703.06 PC
1771.63 PC
1000.00 SOIL BEFORE
3897.32

INSP 5,808.83
Plan 90.13
TM 33.00
5,931.96

PROJECT IDENTIFICATION & DESCRIPTION:
A) Street Address 9 VICENTE TERRACE Tax Code:
Legal: Lot 25 Block Tract 2562 Lot Size 36 X 100
B) Class of Work: X Dwlg Apts Comm Other: New Const Altns Repairs
Description REMODEL EXISTING 2-STORY SFR, ADD NEW 95 S.F. 1ST. FLOOR AND 250 S.F. ON THE SECOND FLOOR, ENLARGE BASEMENT BY 192 SF NEW 2-CAR ATTACHED GARAGE WITH PARTIAL ROOF DECK ABOVE
FLOOR AREA - Provide floor area calculations for individual uses as well as total area.
Existing Floor Area (sq. ft. of individual uses) 2392
Floor area to be Removed (sq. ft. of individual uses) —
Total Proposed Floor area 2737
Site Dimensions 100 x 36 Site Area 3600 Proposed Lot Coverage 1756 SQF
BUILDING HEIGHT Existing 25'-6" Proposed 18'-62'
SETBACKS Existing Setbacks - 13'-01" Front 21'-6" Rear 5'-5" / 6'-4" Sides
Proposed Setbacks- EXISTING Front 6'-0" Rear 4'-0" Sides
PARKING Existing 1 Proposed 2
RENT CONTROL STATUS: ELUSED OUT *Indicate Rent Control status of the parcel.*
The City will not process applications for which required Rent Control Permits have not been obtained.

TOTAL ESTIMATED VALUATION OF PERMIT IMPROVEMENTS $ 300'000
Valuation is the total $ value of all labor, materials, & permanent equipment included in the project. Estimated $ are compared to current construction cost indexes for determination of permit fees and transmittal to the Assessor's office.

PRINCIPALS IDENTIFICATION:
A) Owner's Name: HENRY & SUSIE YOO Tel: (310) 319 9977
Address: 9 VICENTE TERRACE
B) Contractor's Name: Tel:
Address:
C) Architect, Engineer: STEPHAN MUNDWILER Tel: (310) 394 1005
Address: 26 ARCADIA TERR. SANTA MONICA CA 90401
D) Lending Agency: Tel:
Address:

CERTIFICATIONS & DECLARATIONS:
1. VERIFICATION OF INFORMATION & OWNER'S INTENT:
I certify that information provided on this application is correct, and that the Owner(s) agree to comply with all City ordinances and state laws regulating construction & demolition work. Furthermore, the Owner(s) authorize City staff to enter the described property for inspection purposes.
Applicant's signature: Date: 7-5-01
CHECK STATUS Owner Contractor X Arch/Engr Authorized Agent

2. WORKER'S COMPENSATION INSURANCE CERTIFICATION & DECLARATION:
A) CERTIFICATION: I certify that Worker's Compensation Insurance is in effect for all work authorized by this permit and that a current CERTIFICATE of WORKER'S COMPENSATION INSURANCE is on file with the City of Santa Monica.
Owner/Contractor's Signature: Date: 1-18-2002
State License No 672938 6-03 City Bus. Lic. No. 070854 6-02 W/C 1-1-03
B) EXEMPTION: I certify that I am exempt from the state Worker's Compensation Insurance requirements because I am sole owner and will personally perform ALL work authorized by this permit.
Owner's signature: Date:

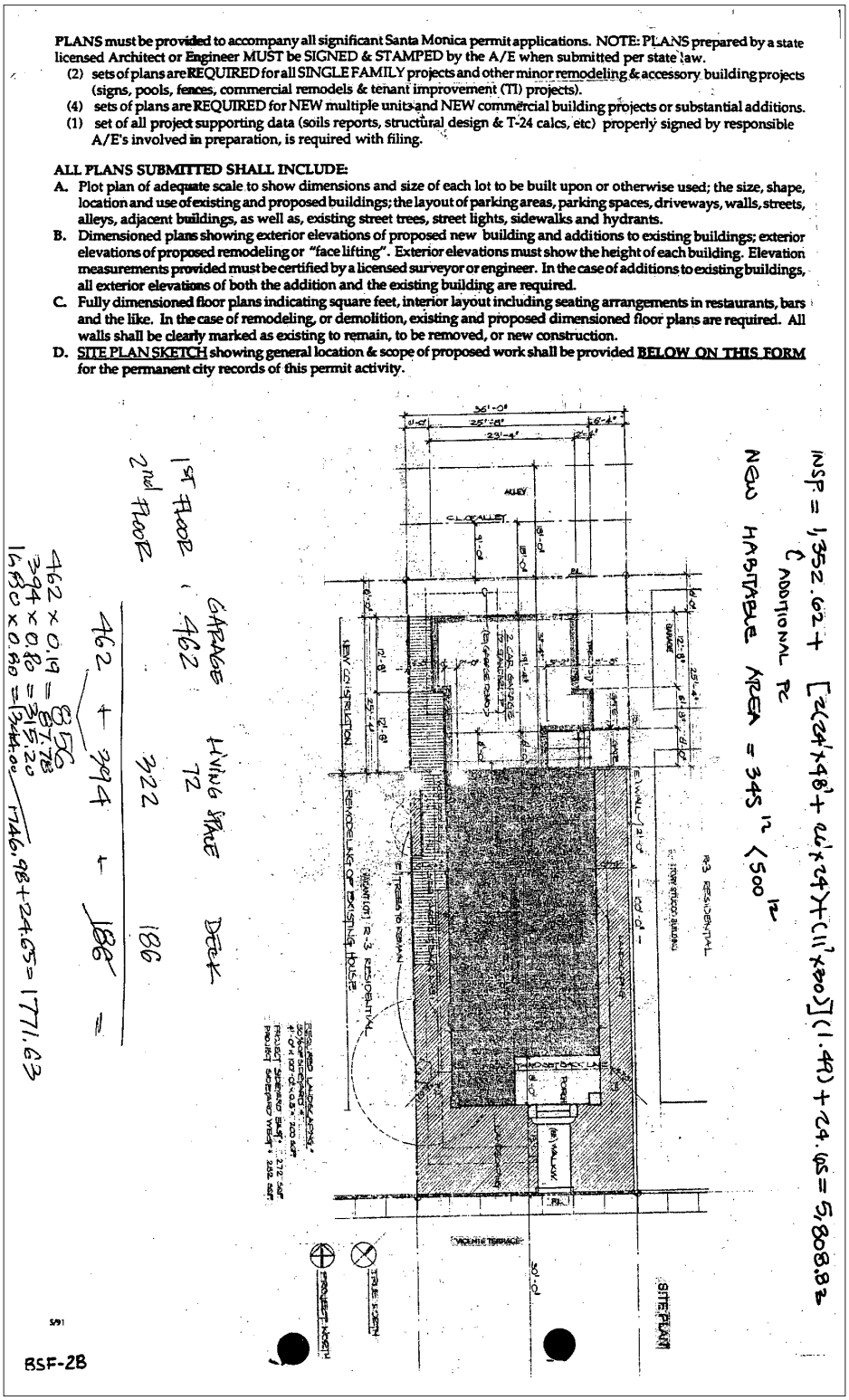
3. ASBESTOS/HAZARDOUS/TOXIC/MATERIALS CERTIFICATION & DECLARATIONS:
I certify that I have inspected the described property and to the best of my professional knowledge it does NOT contain asbestos based building materials that could cause airborne asbestos fibers during the construction, alteration, or demolition process. Furthermore, this site does NOT handle or store hazardous or toxic materials.
Name (print) State Lic. No. Date

PLANNING AND ZONING USE ONLY
Zoning Relevant Permits Notes:
Use Class Zoning Map Sheet
Max Height
Plot Plan & Use Approved
By Date

APPROVALS
RCB 26 Sept 01
Fire
GS/PW
Other

3SF-2F

Image 7: Combination building permit for remodel of existing two-story single-family residence, including first and second floor addition and basement enlargement, and new construction of 2-car attached garage with partial roof deck above, page 1 of 2 (City Planning and Community Development Department, 2001)



PLANS must be provided to accompany all significant Santa Monica permit applications. NOTE: PLANS prepared by a state licensed Architect or Engineer MUST be SIGNED & STAMPED by the A/E when submitted per state law.

(2) sets of plans are REQUIRED for all SINGLE FAMILY projects and other minor remodeling & accessory building projects (signs, pools, fences, commercial remodels & tenant improvement (TI) projects).

(4) sets of plans are REQUIRED for NEW multiple units and NEW commercial building projects or substantial additions.

(1) set of all project supporting data (soils reports, structural design & T-24 calcs, etc) properly signed by responsible A/E's involved in preparation, is required with filing.

ALL PLANS SUBMITTED SHALL INCLUDE:

A. Plot plan of adequate scale to show dimensions and size of each lot to be built upon or otherwise used; the size, shape, location and use of existing and proposed buildings; the layout of parking areas, parking spaces, driveways, walls, streets, alleys, adjacent buildings, as well as, existing street trees, street lights, sidewalks and hydrants.

B. Dimensioned plans showing exterior elevations of proposed new building and additions to existing buildings; exterior elevations of proposed remodeling or "face lifting". Exterior elevations must show the height of each building. Elevation measurements provided must be certified by a licensed surveyor or engineer. In the case of additions to existing buildings, all exterior elevations of both the addition and the existing building are required.

C. Fully dimensioned floor plans indicating square feet, interior layout including seating arrangements in restaurants, bars and the like. In the case of remodeling, or demolition, existing and proposed dimensioned floor plans are required. All walls shall be clearly marked as existing to remain, to be removed, or new construction.

D. SITE PLAN SKETCH showing general location & scope of proposed work shall be provided BELOW ON THIS FORM for the permanent city records of this permit activity.

Image 8: Combination building permit for remodel of existing two-story single-family residence, including first and second floor addition and basement enlargement, and new construction of 2-car attached garage with partial roof deck above, page 2 of 2 (City Planning and Community Development Department, 2001)

Attachment F:
Statement of Official Action (STOA)

9 Vicente Terrace
Santa Monica, California

THIS PAGE INTENTIONALLY LEFT BLANK

6-B

FINDINGS AND DETERMINATION OF THE LANDMARKS COMMISSION OF THE CITY OF SANTA MONICA IN THE MATTER OF THE DESIGNATION OF A LANDMARK

DESIGNATION OF A RESIDENTIAL BUILDING LOCATED AT 9 VICENTE TERRACE AS A CITY LANDMARK — 18ENT-0337

SECTION I. On August 22, 2018, the property owner, Vincent DeFilippo, filed a demolition permit application for the subject residence. On November 1, 2018, the Santa Monica Conservancy filed an application to designate the residence located at 9 Vicente Terrace as a City Landmark. The Landmarks Commission, having held a duly-noticed public hearing on September 9, 2019, hereby designates the subject residence located at 9 Vicente Terrace as a City Landmark and the property commonly known as 9 Vicente Terrace (Assessor's Parcel Number APN 4290-020-024) as a Landmark Parcel based on the following findings:

(1) It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.

Constructed in 1912, the subject property is one of the last remaining examples of original residential development in the area. As one of the earliest in the Vicente Terrace tract, the property exemplifies the City's early architectural and residential development.. Vicente Terrace was originally recorded in November 1909 with many of the oceanfront parcels held for hotel and apartment development, while many of the parcels east of Appian Way were intended for single-unit residences. By 1918, only eight parcels in the tract had been developed, including the subject property at 9 Vicente Terrace, half of which were single-unit residences. Including the subject property, only three of those residences are still extant.

Therefore, the property is an increasingly rare example of early residential development in the Vicente Terrace tract, which reflected the need for housing in proximity to the beach during the early twentieth century, and represents the emergence of beachfront residential in the area. The residence retains sufficient integrity to convey its historic significance, and therefore exemplifies the early residential development in this area of Santa Monica.

SECTION II. The property commonly known as 9 Vicente Terrace (Assessor's Parcel Number 4290-020-024) is designated as a Landmark Parcel in order to preserve, maintain, protect and safeguard the Landmark building.

SECTION III. The following features shall constitute the historic character-defining features of the subject property, reflective of its period of significance (1912):

- Horizontal massing;
- Front gable roof;
- Wide overhanging eaves with exposed rafter tails and outriggers;
- Exterior walls clad in cedar shingle siding material;
- Projecting front porch with heavy piers clad in cement plaster topped with wood posts;
- Wood sash double-hung windows;
- Wide plain window and door surrounds with extended lintels;
- Bay window at the east building elevation.

SECTION IV. I hereby certify that the above Findings and Determination accurately reflect the final determination of the Landmarks Commission of the City of Santa Monica on September 9, 2019 as determined by the following vote:

AYES: Green, Chair Pro Tem Rosenbaum, Sloan, Chair Genser
ABSTAIN: None
ABSENT: None
NAYES: Brand, Breisch, Shari

Each and all of the findings and determinations are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the decision. All summaries of information contained herein or in the findings are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

NOTICE

If this is a final decision not subject to further appeal under the Landmark and Historic District Ordinance of the City of Santa Monica, Santa Monica Municipal Code Chapter 9.56, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

Respectfully Submitted
November 11, 2019

_____
Roger Genser, Chairperson

Attest:

_____
Steve Mizokami,
Landmarks Commission Secretary

THIS PAGE INTENTIONALLY LEFT BLANK

Attachment G:
Previous Surveys

G.1: Historic Resources Inventory: Vicente and Seaview Terrace District, 1993
G.2: Historic Resources Inventory (HRI) Continuation Sheet: 9 Vicente Terrace, 1993
G.3: DPR sheet for Santa Monica Citywide HRI Update Final Report, 2010

9 Vicente Terrace
Santa Monica, California

THIS PAGE INTENTIONALLY LEFT BLANK

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

Ser. No. ____ - ____ - ____
National Register Status 5D1
Local Designation ____

IDENTIFICATION AND LOCATION

1. Historic name [Potential Historic District]
*2. Common or current name Seaview & Vicente Terrace District
*3. Number & street 6-47 Seaview Terr; 3-41 Vicente Terr Cross-corridor ____
City Santa Monica Vicinity only ____ Zip 90401 County LAN
4. UTM zone 11 A ____ B ____ C ____ D ____
5. Quad map No. ____ Parcel No. Multiple Other ____

DESCRIPTION

6. Property category District If district, number of documented resources 14
*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The Seaview and Vicente Terrace district consists of both sides of Seaview Terrace and the north side of Vicente Terrace. It contains 22 parcels, of which 14 are documented as contributing. The undocumented parcels were either improved more recently or contain major renovations. Seaview Terrace is a narrow, pedestrian street located on the hill which slopes down from Ocean Avenue to Appian Way and the beach. Vicente Terrace is slightly wider and allows vehicular access. Due to the slope of the site, the lower section of Seaview Terrace is stepped. This is a mixed use neighborhood whose one and two story buildings exhibit the prevailing architectural styles of the 1910s, 1920s and 1930s: Craftsman bungalows, Revival styled housing, and Moderne apartments. The most notable deviation from this pattern is a three story, masonry apartment hotel in the Renaissance Revival mode located on the corner of Vicente and Appian Way. Most improvements are located on 52' by 92' lots and common setbacks are observed.

Planning agency
y of Santa Monica

Owner & address
tiple

Type of ownership Private

Present use Residential

Zoning R3

Threats Redevelopment

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

*14. Construction date(s) 1912-49 F Original location _____ Date moved _____

15. Alterations & date _____

16. Architect See continuation sheets Builder See continuation sheets

17. Historic attributes (with number from list) 02—Single Family Property, 03—Multiple Family Property

SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Residential Architecture Area Santa Monica
Period 1875-1943 Property type Houses & Apartments Context formally developed? No

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Seaview and Vicente Terrace District is significant as the last relatively intact remnant of a pattern of development that historically characterized this beach neighborhood. Narrow mostly pedestrian streets, some no wider than a footpath and occasionally so steep as to require steps, were developed on the bluffs on the site and southwards of the 1887 Hotel Arcadia near the foot of Colorado. Tract 1111 which encompasses Vicente Terrace was subdivided in 1911; its documentation notes that "terraces and ways vacated by special ordinance #129 of the City of Santa Monica adopted at a regular meeting oon the 19th day of September 1910 . . ." Seaview Terrace is located in Tract 2562 which was recorded sometime later. Carl F. Schader was the principal property holder in both tracts. He was joined by Nellie M. Schader, C. S. Shipman, W. L. Honnold, John P. Jones (one of the city founders) and Georgina P. Jones in Tract 1111 and by real estate partner C. Earl Wells in Tract 2562.

See continuation sheet

20. Sources
Santa Monica Building Permits
Los Angeles County Tax Assessment Records
City Directories
Sanborn Maps

21. Applicable National Register criteria C

22. Other recognition _____
State Landmark No (if applicable) _____

23. Evaluator L. Heumann/Review Committee
Date of evaluation 1992

24. Survey type Comprehensive

25. Survey name Historic Resources Inventory/Phase 3

*26. Year form prepared 1993
By (name) Leslie Heumann & Associates
Organization City of Santa Monica
Address 1685 Main Street
City & Zip Santa Monica 90401
Phone (310) 458 8341

*Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.

N

Continuation Sheet: Seaview and Vicente Terrace District

Significance:

Initially development in the area apparently had a temporary character. "Tent cities" were typical of beach communities from Coronado to Santa Monica canyon. Evidence that some tent houses may have been located in this district is provided by building permits which reference "portable cottages." The first permanent homes appeared in the 1910s and were Craftsman in character. Additional development took place during the 1920s and 1930s, when multiple family housing became the preferred form of improvement in the district. Today the district preserves that layered pattern of development. Along with the Central Beach Tract district and portions of Ocean Park, it is the only typical beach neighborhood such as those seen in Venice and other beach communities that is left today in Santa Monica.

THIS PAGE INTENTIONALLY LEFT BLANK

HISTORIC RESOURCES INVENTORY

Continuation Sheet: Vicente and Seaview Terrace District

Common name: None

Address: 9 Vicente Terrace

National Register status: 5D1

Construction date: 1917

Architect: Unknown

Builder: W. A. Bray

Description:

This two story Craftsman residence is nestled beneath the fronds of a palm tree. Sided with shingles, the building is capped by a low pitched gabled roof. Roof detailing includes extended eaves with exposed beams and rafters and latticed venting in the gable ends. A front gable projects over an attached porch on the first floor. It is supported by cement piers which carry clusters of three short, wooden posts. The western section of the porch has been enclosed and contains double-hung sash like those elsewhere in the house. A picket fence borders the property, which is otherwise substantially unaltered.

Significance:

This property contributes to the historic character of the Vicente and Seaview Terrace District. It was built in 1917 by Harry M. Eichelberger as his own residence. The estimated cost of the home, which was one of the first three built on Vicente Terrace, was $1,000.

THIS PAGE INTENTIONALLY LEFT BLANK

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

Other Listings 5D1
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 9 Vicente Terrace

P1. Other Identifier: _____

* P2. Location: ☑ Not for Publication ☐ Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.

c. Address 9 Vicente Terrace City Santa Monica Zip 90401

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 4290020024

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

* P3b. Resource Attributes: (List attributes and codes) _____

* P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)
4/16/2007

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1912

* P7. Owner and Address:
Brereton,william C
9 Vicente Ter
Santa Monica Ca, 904010000

* P8. Recorded by: (Name, affiliation, address)
P. Moruzzi, M. Potter, K. Lain
ICF International
811 W 7th Street, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded:

* P10. Survey Type: (Describe)
Reconaissance-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Santa Monica Citywide Historic Resources Inventory Update Final Report, prepared for City of Santa Monica by ICF Intl, 2010

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** 9 Vicente Terrace

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

* **B5. Architectural Style:** Craftsman

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

* **B7. Moved?** ☐ No ☐ Yes ☑ Unknown Date: _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: _____ b. Builder: _____

* **B10. Significance:** Theme Residential Development Area Santa Monica

Period of Significance 1912 Property Type Residential Applicable Criteria A.4

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A.4 - Contributes to a district embodying distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study. The resource is recorded in the Historic Resources Inventory with a prior evaluation of 5D1. Also contributes under local Criterion A.1. This property does not appear to have been substantially altered since it was most recently surveyed. As a result, it continues to appear eligible for listing as a contributor to a potential "Seaview and Vicente Terrace District" in the City of Santa Monica.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Basten, Fred. 'Santa Monica Bay: Paradise By the Sea'; Los Angeles County Tax Assessor Records; McAlester, Virginia and Lee. 'A Field Guide to American Houses;' Sanborn Maps. Santa Monica City Building Permits. Santa Monica Public Library Collections.

B13. Remarks:

* **B14. Evaluator:** P. Moruzzi, M. Potter, K. Lain ICF International

Date of Evaluation: _____

(This space reserved for official comments.)

(Sketch map with north arrow required)

Attachment H:
Alterations Exhibit

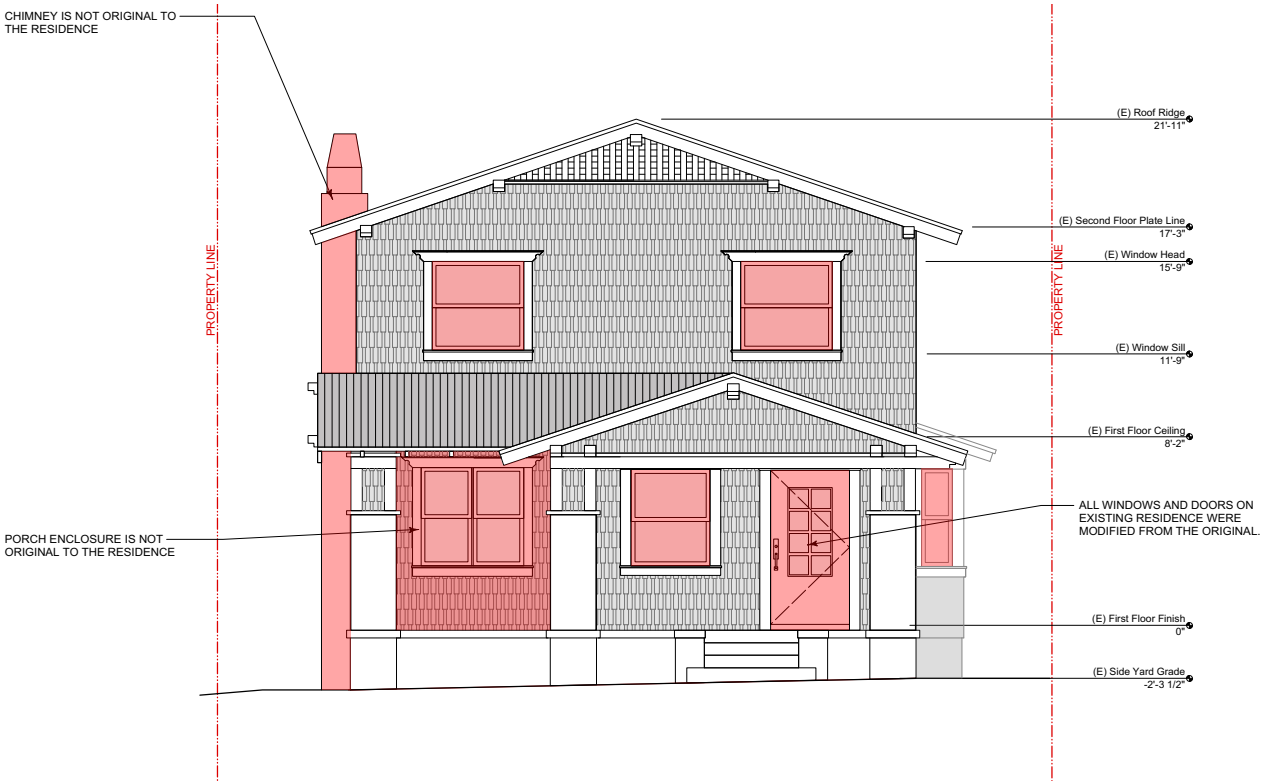
9 Vicente Terrace
Santa Monica, California

THIS PAGE INTENTIONALLY LEFT BLANK

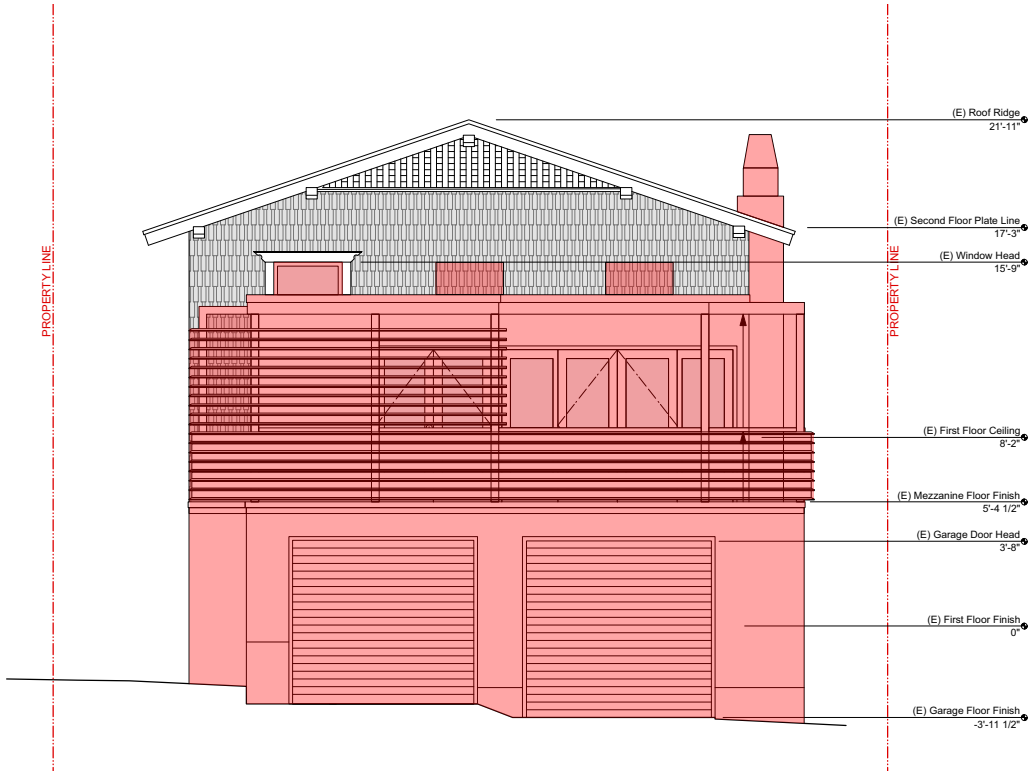
9 Vicente Terrace, Santa Monica, California

Attachment H: Alterations Exhibit

alterations that have occurred



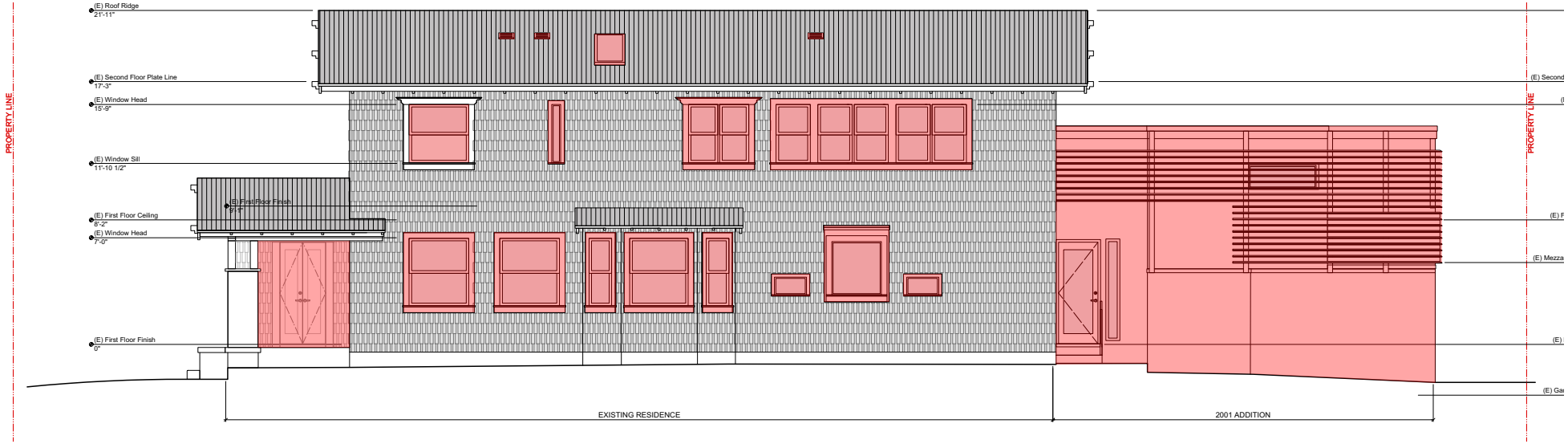
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

alterations that have occurred

EXISTING EAST ELEVATION

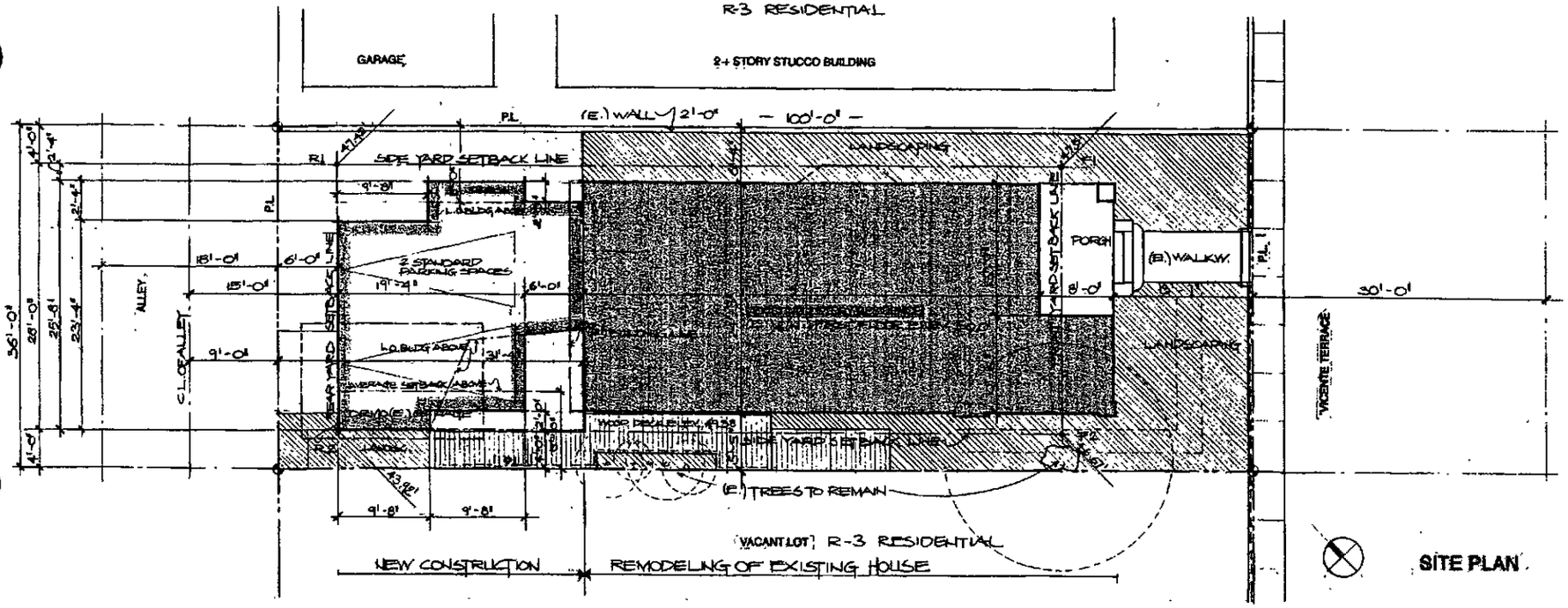


EXISTING WEST ELEVATION

Attachment I:
Excerpts from Architectural Review Board (ARB) Documentation Set dated March 18, 2001

9 Vicente Terrace
Santa Monica, California

THIS PAGE INTENTIONALLY LEFT BLANK



SITE PLAN

PROJECT DESIGN:

Lee & Mundwiler Studio
26 Arcadia Terrace
Santa Monica, CA 90401
p (310) 393 7076
f (310) 394 7714

OWNERS:

Dr. + Mrs. Henry Yoo
9 Vicente Terrace
Santa Monica, 90401

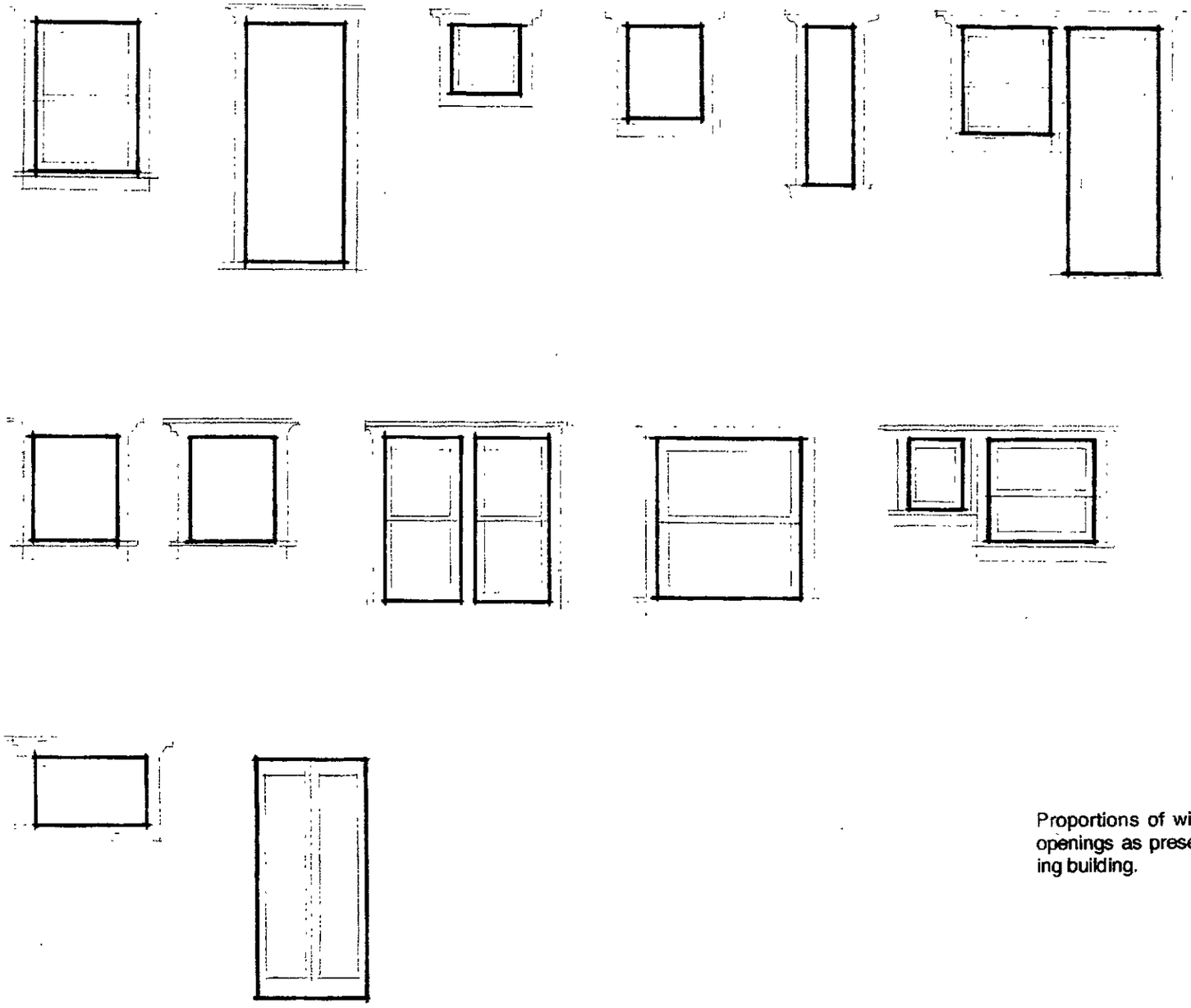
PROJECT :

Residential Remodeling + Addition
9 Vicente Terrace
Santa Monica, CA 90401

ARB DOCUMENTATION

DATE: 3 -18-2001

ARB



Proportions of window and door openings as present on the existing building.

EXISTING STRUCTURE:

The existing structures on the site include a two story residence with a one story garage.

The building is in a desolate state and in it's current condition not habitable.

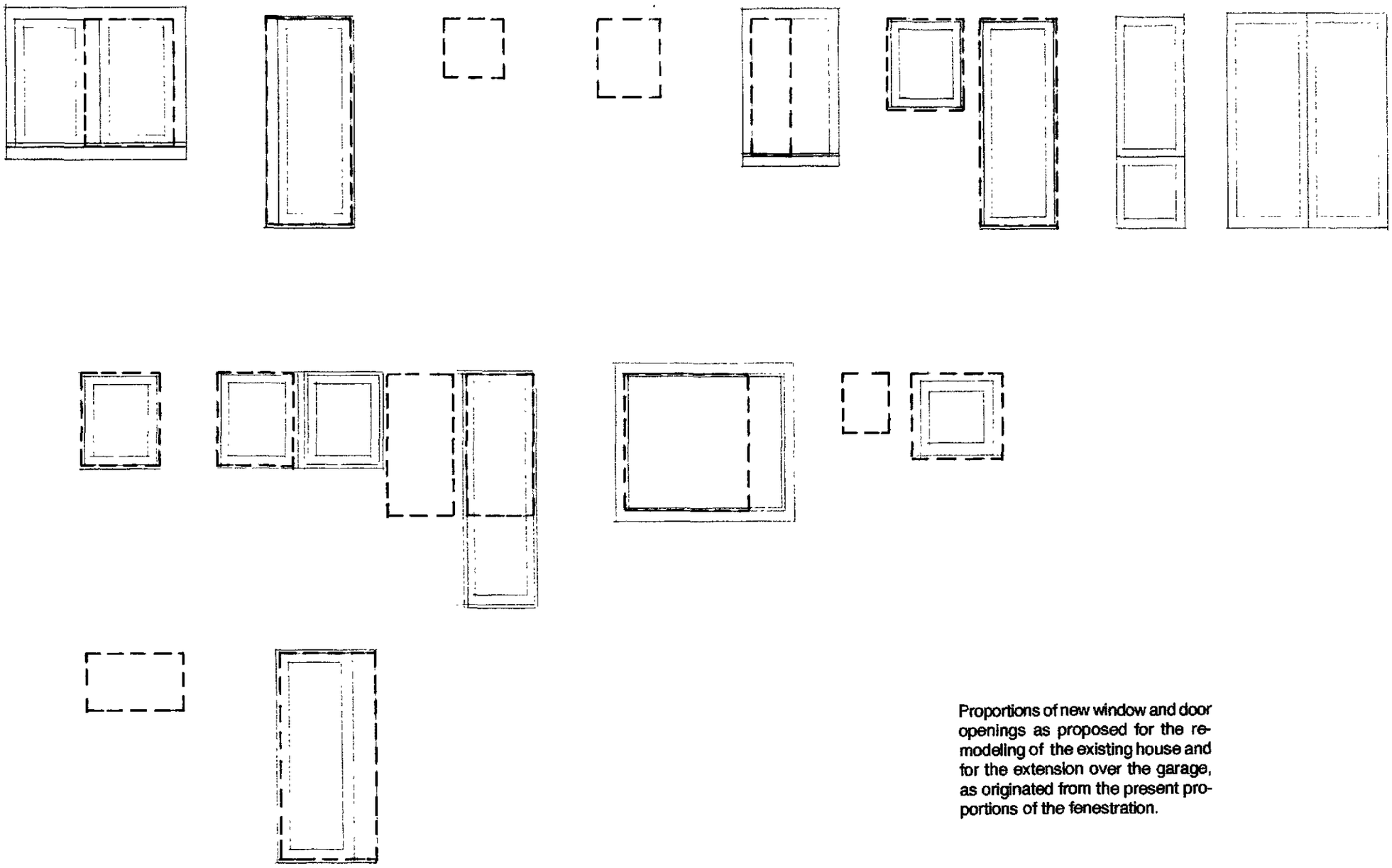
It is the owners desision to remodel the house, rather than to demo it and build from scratch. For that reason, *most of the façade openings will remain and will be complemented by a serious of new windows and doors. These new elements are proportioned based on the existing fenestration.* All openings will receive new wood windows and doors.

The site does not receive much sunlight, because the sun path is blocked by the seven stories high Shutters Hotel to the South, a three plus story high apartment building to the West, and a two plus story heigh apartment building to he East. *It is the owner's outmost concern, to be able to catch as much sunlight as possible.*

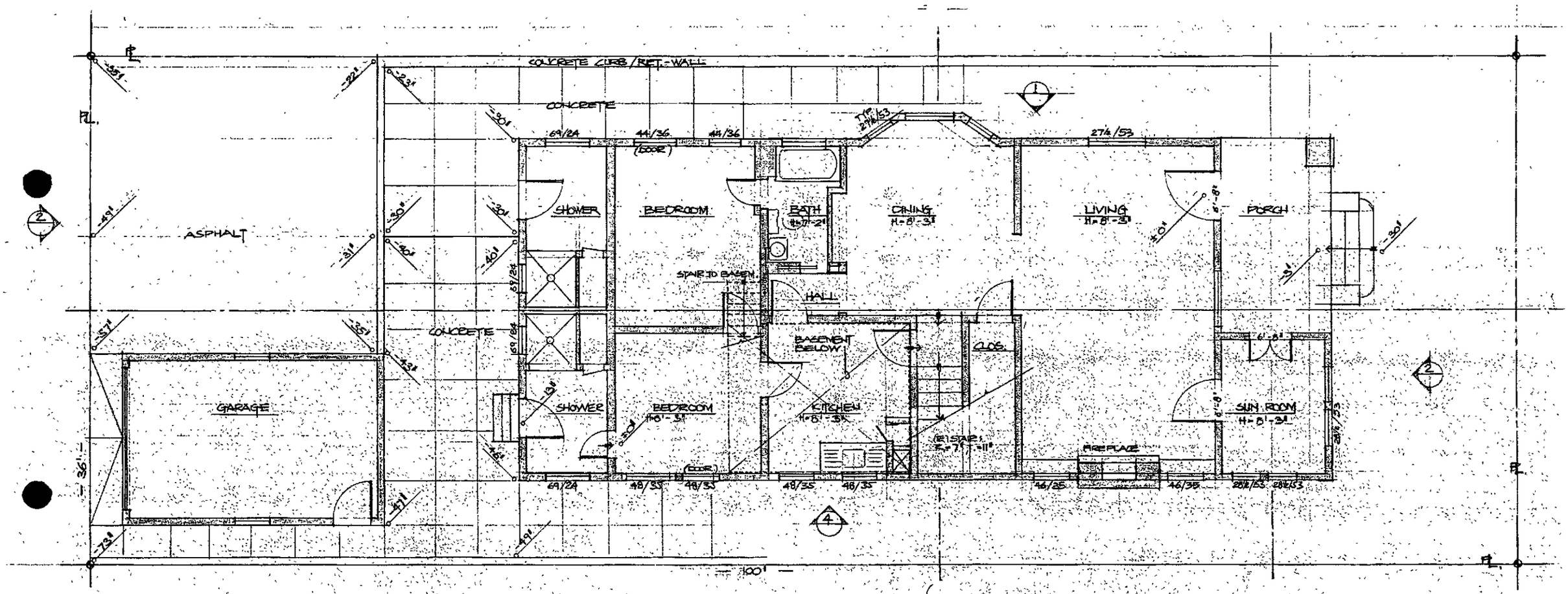
The street elevation will not receive any modification, beside new windows in existing openings.

The existing open entry porch will not be enclosed, since this is concidered a important element of the house.

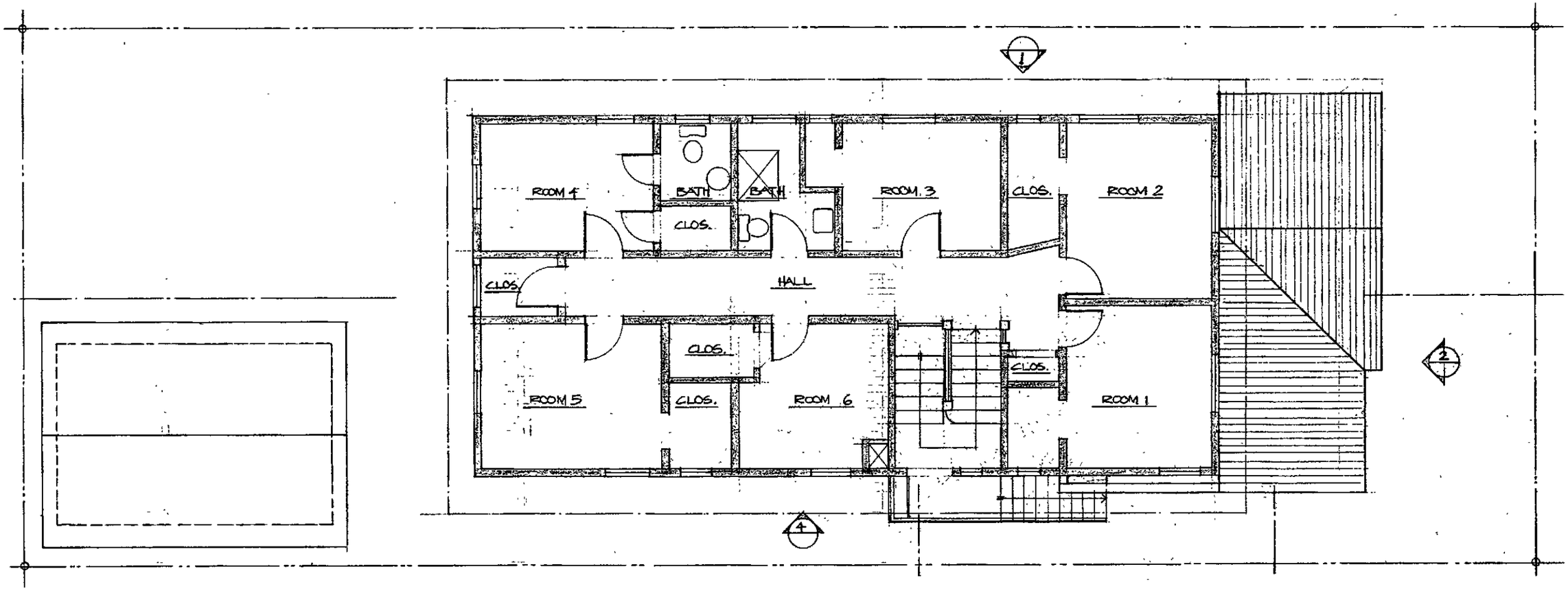
The existing exterior materials will remain, or will be replaced in the same manner (painted Cedar shingles).



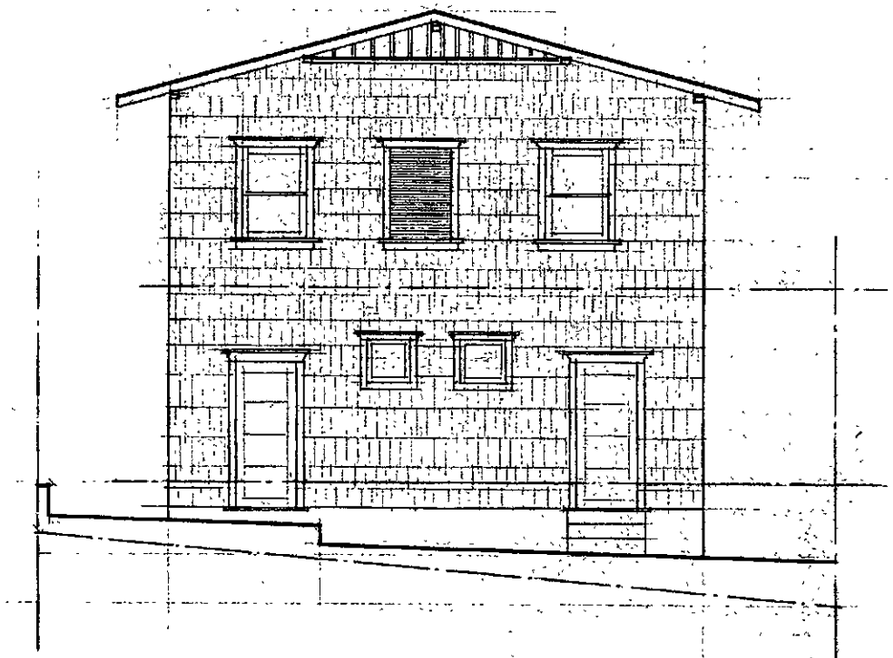
Proportions of new window and door openings as proposed for the remodeling of the existing house and for the extension over the garage, as originated from the present proportions of the fenestration.



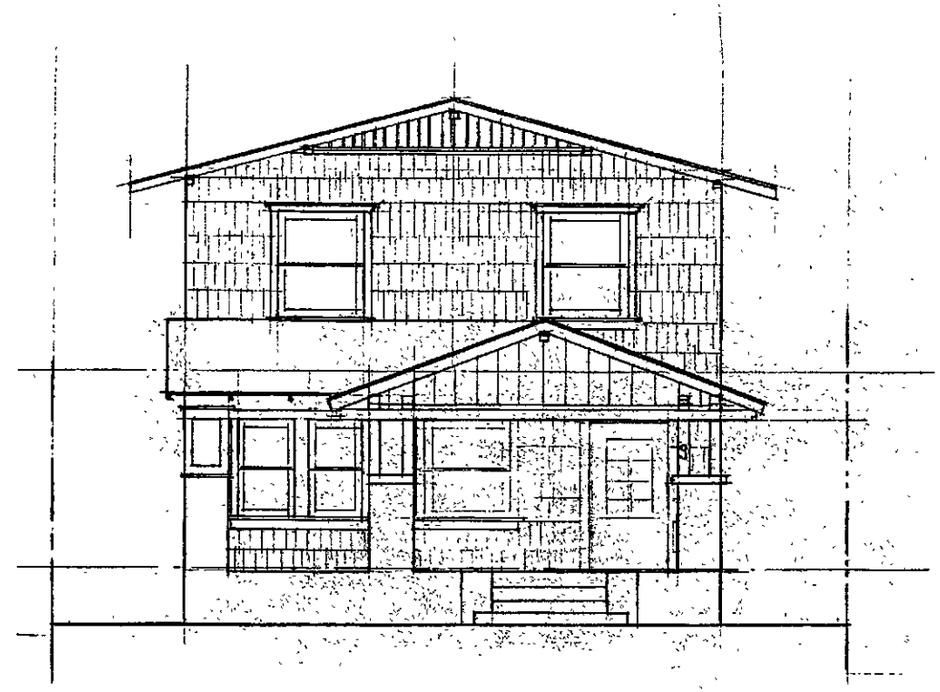
FIRST FLOOR PLAN EXISTING
1/4" = 1'-0"



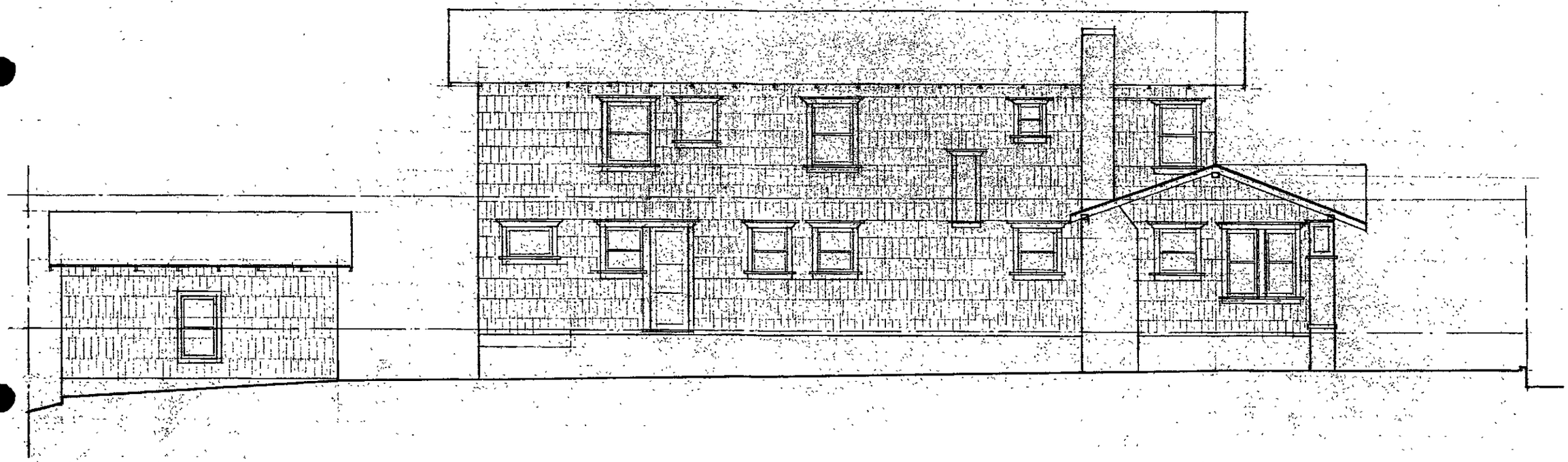
SECOND FLOOR PLAN EXISTING
1/4" = 1'-0"



NORTH ELEVATION 3
1/4" = 1'-0"

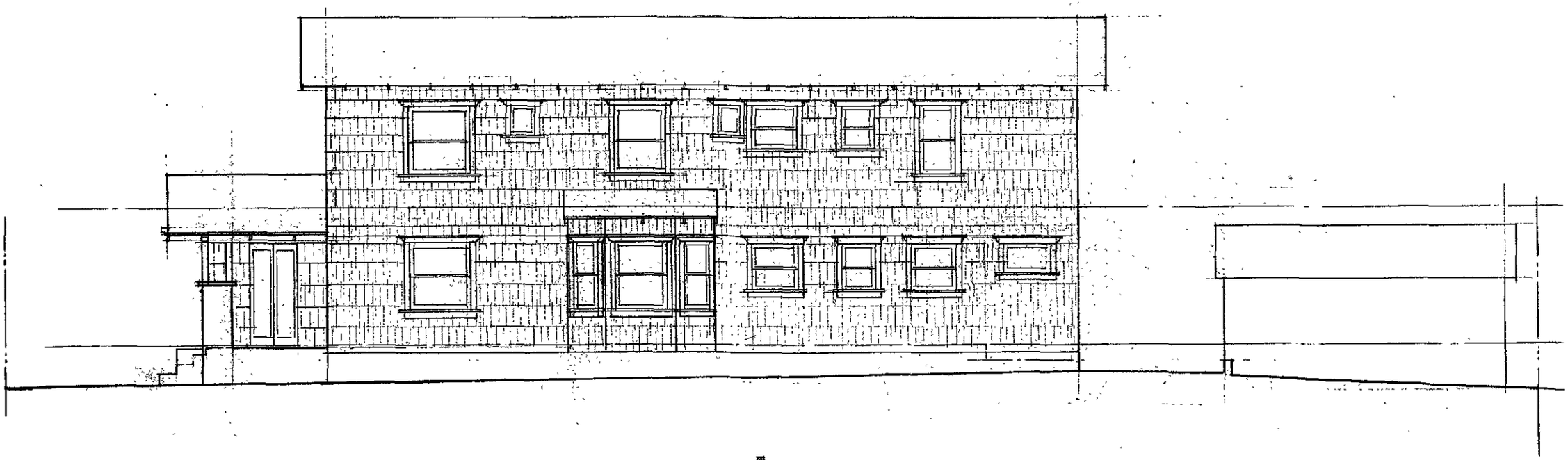


SOUTH ELEVATION 2
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

4



EAST ELEVATION 1

1/4" = 1'-0"

Attachment J:
Inspiration Images

9 Vicente Terrace
Santa Monica, California

THIS PAGE INTENTIONALLY LEFT BLANK

Image 1: Los Angeles, Alvarado Terrace Historic District, Gilbert House, 1333 Alvarado Terrace (1903), Queen Anne Transitional Craftsman style, note front entry door with sidelights (Google Maps, 2019)

Image 2: Los Angeles, Alvarado Terrace Historic District, Raphael House, 1353 Alvarado Terrace (1903), Tudor Revival Craftsman style, note front entry door with sidelights (Google Maps, 2019)

Image 3: Los Angeles, Alvarado Terrace Historic District, Boyle-Barmore House, 1317 Alvarado Terrace (1905), Tudor Craftsman style, note front entry door with sidelights (Google Maps, 2019)

Image 4: Pasadena, Bungalow Heaven Historic District, 897 N. Hollister Avenue (1906), bungalow style, note front entry door with sidelights (The California Bungalow, 1980)

Image 5: Orange, Old Towne Orange Historic District, 247 N. Grand Street (1913), bungalow style, note front entry door with sidelights (Google Maps, 2019)

Image 6: Orange, Old Towne Orange Historic District, 195 N. Shaffer Street (1914), Craftsman style, note front entry door with sidelights (Google Maps, 2019)

Image 7: Orange, Old Towne Orange Historic District, 283 N. Harwood Street (1921), bungalow style, note front entry door with sidelights (Google Maps, 2019)

Image 8: Orange, Old Towne Orange Historic District, 526 E. Maple Avenue (1922), bungalow style, note front entry door with sidelights (Google Maps, 2019)

Image 9: Orland, Isaac Tolman Judson Residence (c.1920), Craftsman bungalow style, note front entry door with sidelights (Google Maps, 2019)

Image 10: Santa Monica, originally on southeast corner of 4th Street and Hollister Avenue (1910), Mission bungalow style, note front entry door with sidelights (The California Bungalow, 1980)

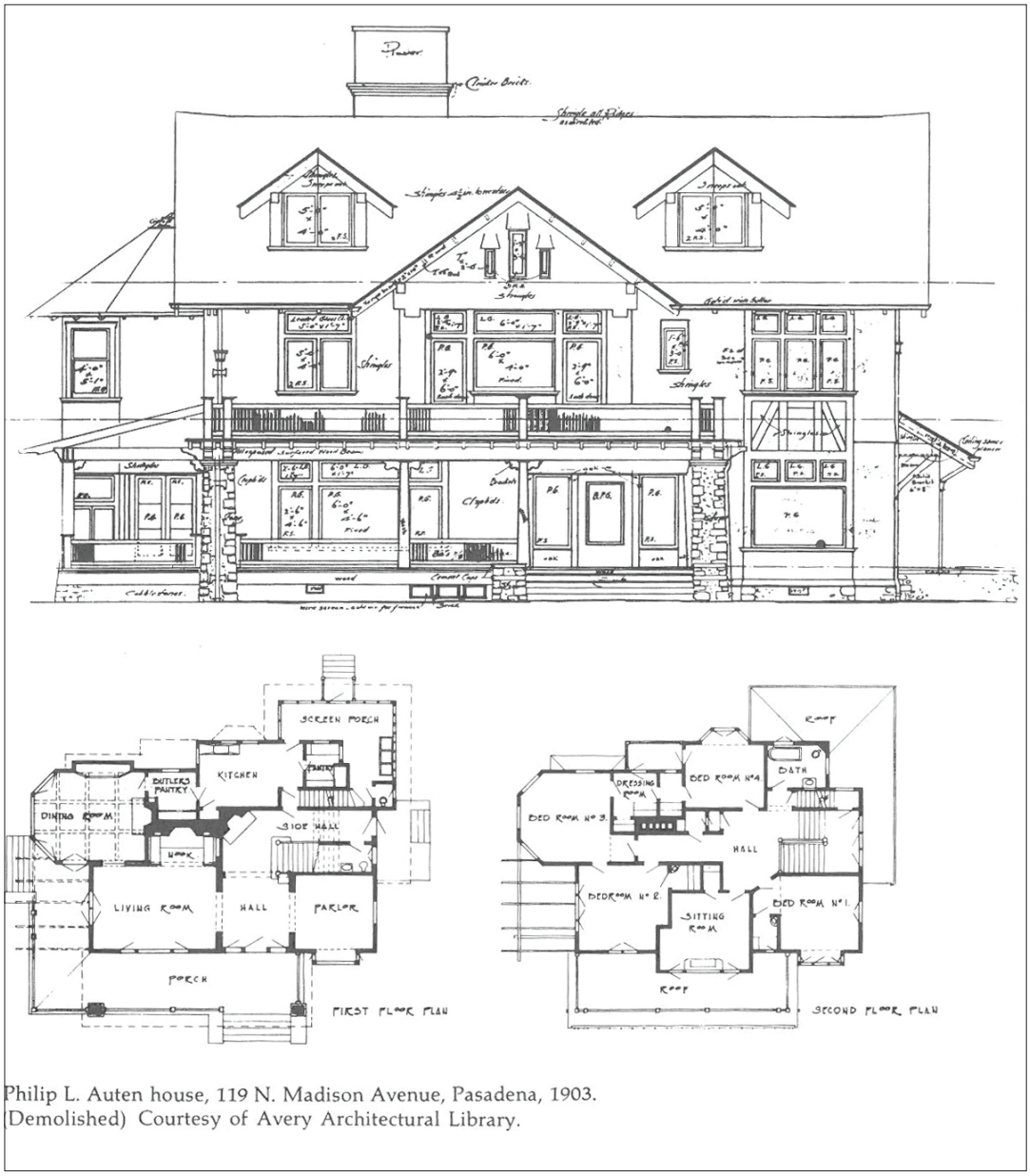


Image 11: Pasadena, Philip L. Austen House, 119 N. Madison Avenue (1903), note front entry door with sidelights (Greene & Greene, Vol. I: Architecture as a Fine Art, 1977)

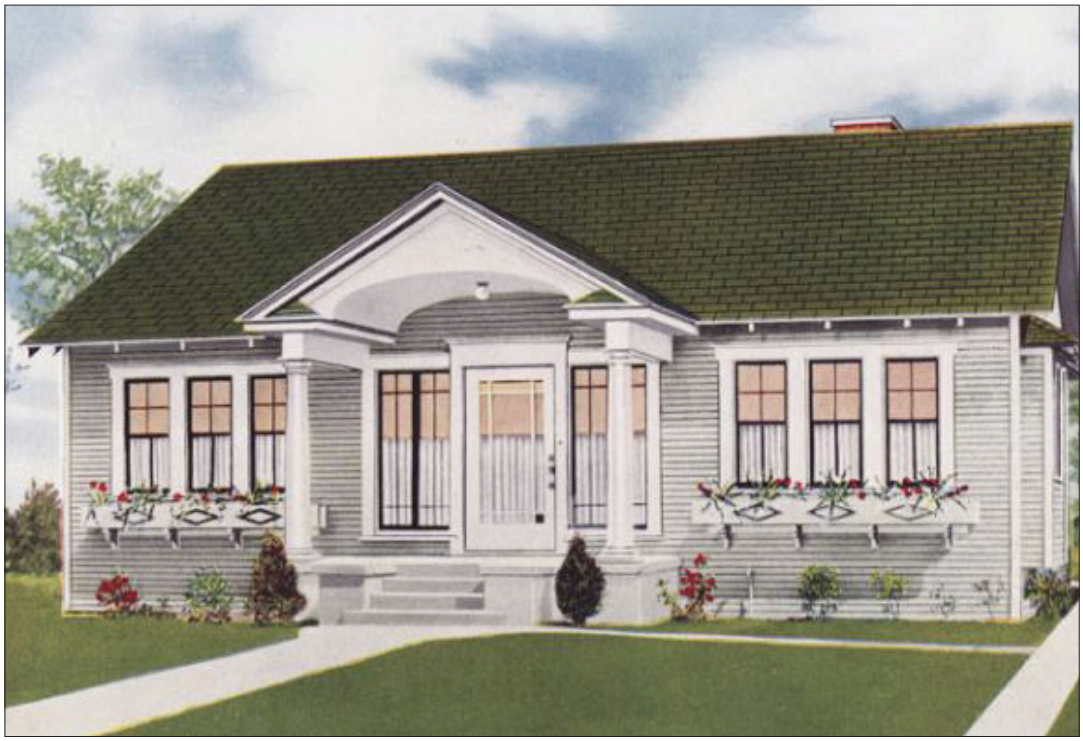


Image 12: American Colonial Revival style residence (c. 1921), note front entry door with sidelights (AntiqueHomeStyle.com, date unknown)

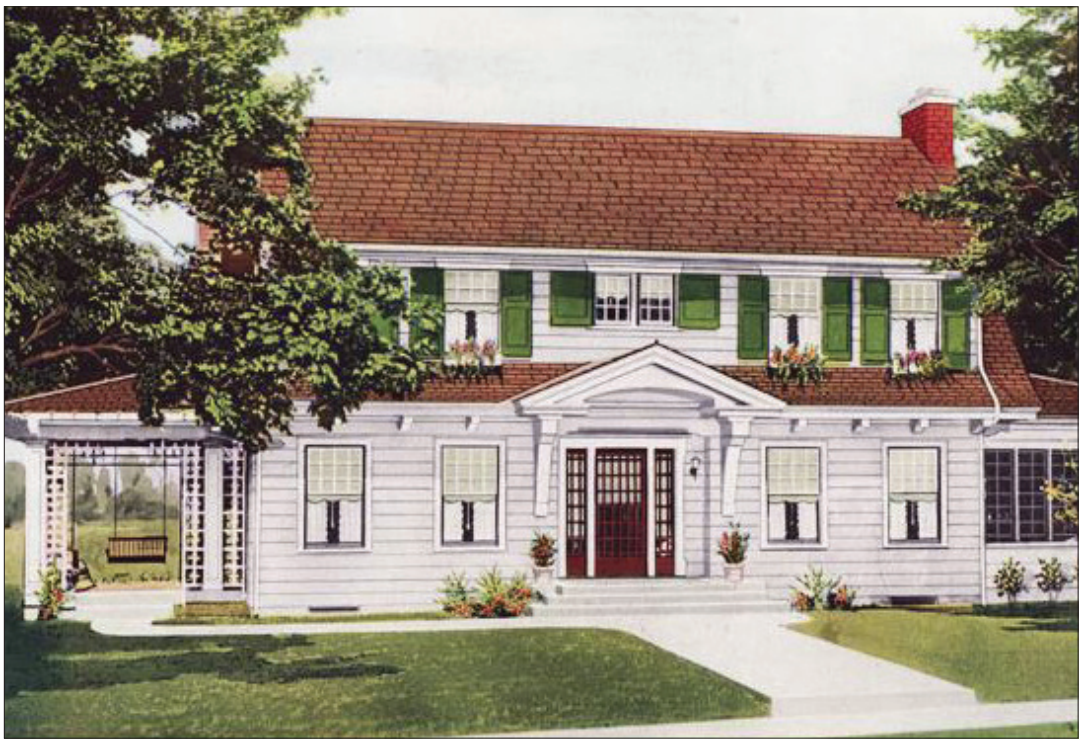


Image 13: American Colonial Revival style residence (c. 1921), note front entry door with sidelights (AntiqueHomeStyle.com, date unknown)

Image 14: Dallas, Texas, Dallas Museum of Art, Robert R. Blacker House, 1177 Hillcrest Avenue (Greene & Greene, 1907), front entry doors with sidelights on display (Chattel, 2019)

Image 15: Dallas, Texas, Dalllas Museum of Art, Robert R. Blacker House, 1177 Hillcrest Avenue (Greene & Greene, 1907), front entry doors with sidelights on display (Chattel, 2019)

Image 16: Sausalito, Owens House, 39 Atwood Avenue (William Wurster, 1939), note window wall (An Everyday Modernism: The Houses of William Wurster, 1996)

Image 17: Los Angeles, J. Phyromn Taylor Residence, 1704 Wellington Road (Paul Revere Williams, 1954), note window wall (Janna Ireland, 2017)

Image 18: Los Angeles, J. Phyromn Taylor Residence, 1704 Wellington Road (Paul Revere Williams, 1954), note window wall (Janna Ireland, 2017)

Image 19: Charleston, South Carolina, Inn at Middleton Place, 4300 Ashley River Road (1987), note window wall massing broken up (Chattel, 2018)

Image 20: Charleston, South Carolina, Inn at Middleton Place, 4300 Ashley River Road (1987), note window wall massing broken up (Chattel, 2018)

Image 21: Los Angeles, Lincoln Place, 1077 Elkgrove Avenue (1950), note window wall massing broken up (Chattel, 2000)

This space intentionally left blank.

Image 22: Santa Monica, 710 Wilshire Boulevard, note planter rail (Chattel, 2019)

Image 23: Santa Monica, 710 Wilshire Boulevard, note planter rail (Chattel, 2019)

Image 24: Santa Monica, 511 San Vicente, note flat vertical bar railing at right (Chattel, 2015)

Image 25: Santa Monica, 511 San Vicente, note flat vertical bar railing (Chattel, 2015)

Image 26: Los Angeles, Los Angeles County Museum of Art (LACMA), note vertical picket bars without any expressed horizontal bars (GoogleMaps, 2019)

This space intentionally left blank.

THIS PAGE INTENTIONALLY LEFT BLANK

Attachment K:
Additional Project Details
by Crockett Architects

9 Vicente Terrace
Santa Monica, California

THIS PAGE INTENTIONALLY LEFT BLANK

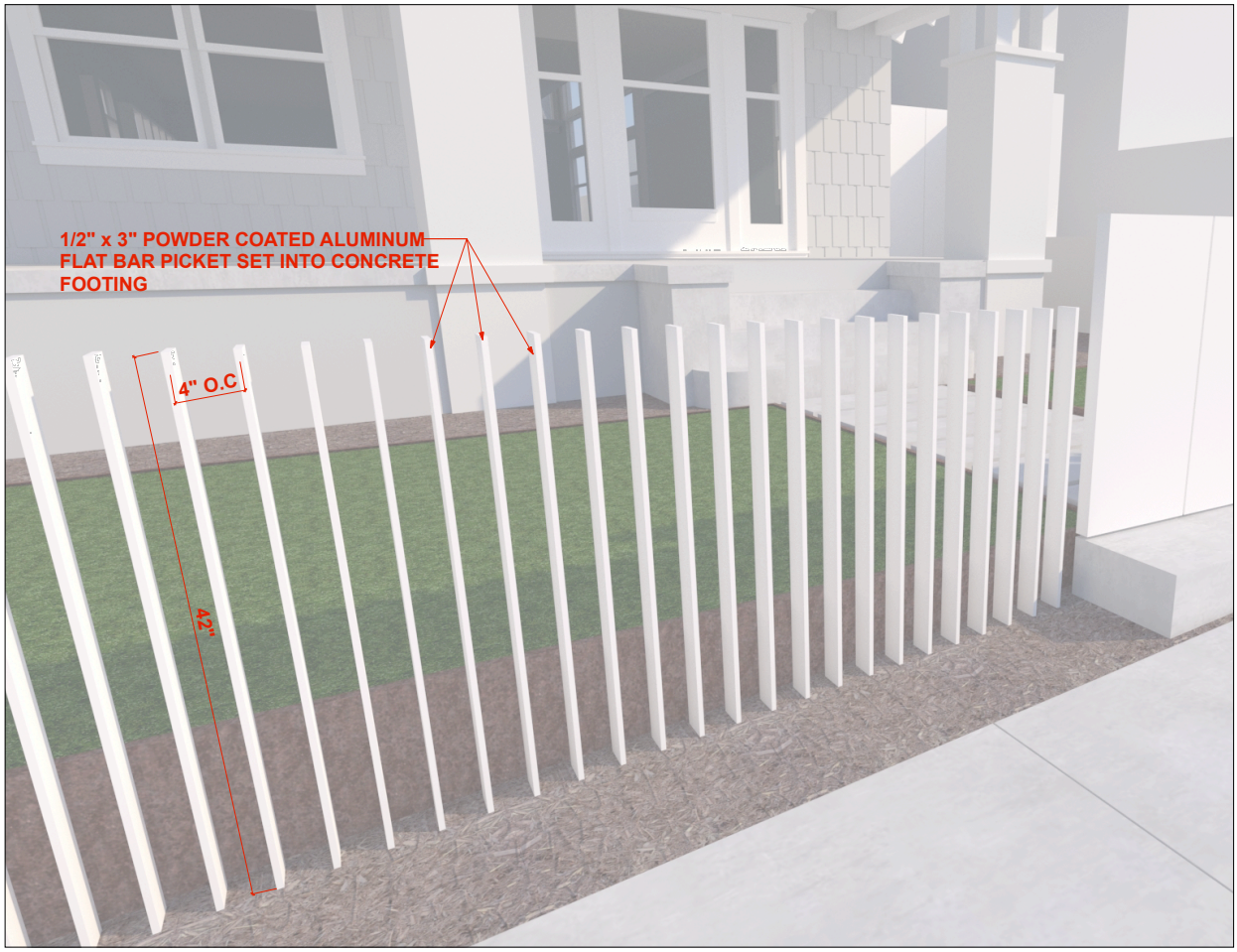


Image 1: South elevation, view northeast, detail of front yard fence (Crockett, 2019)

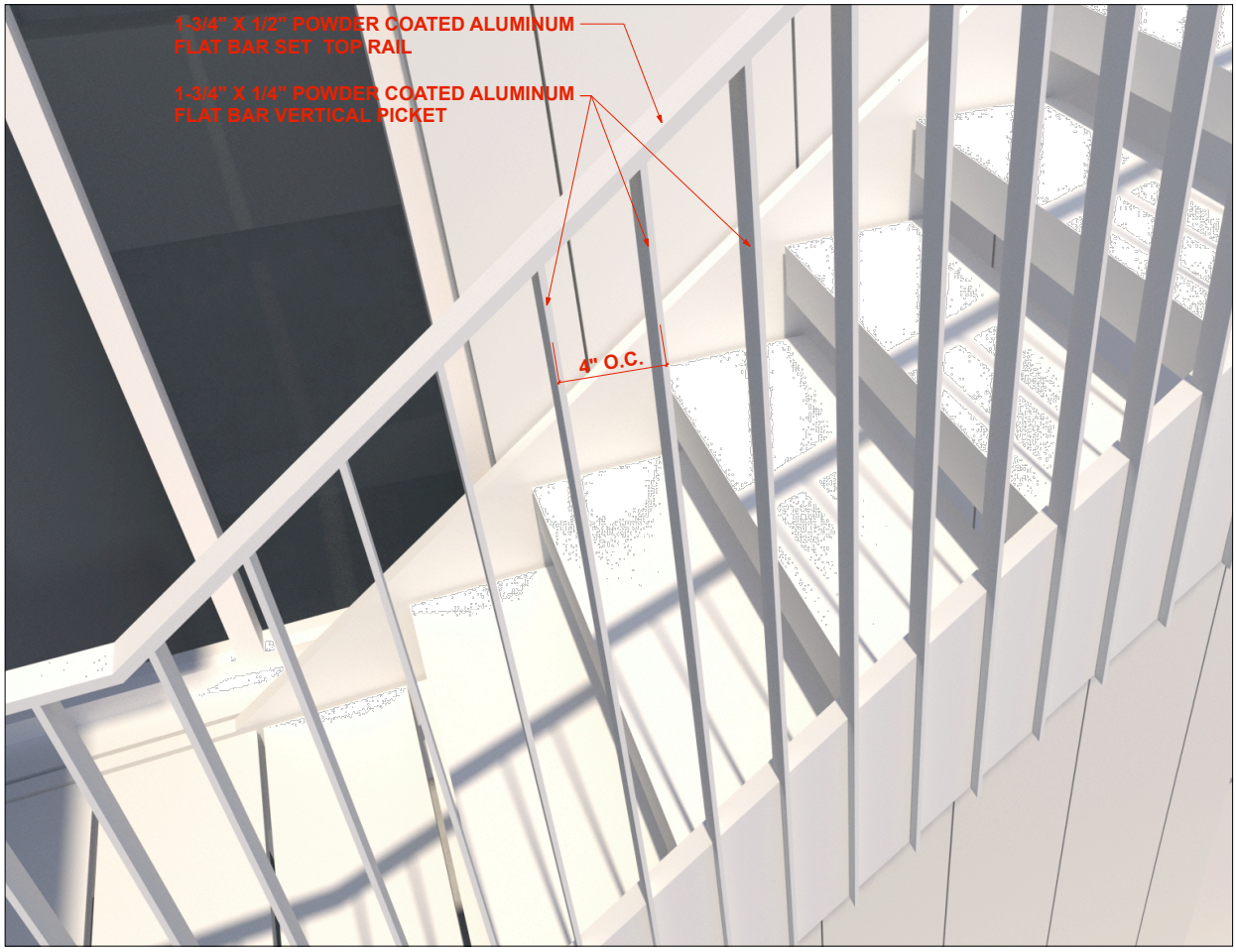


Image 2: East elevation, view west, detail of stair railing (Crockett, 2019)

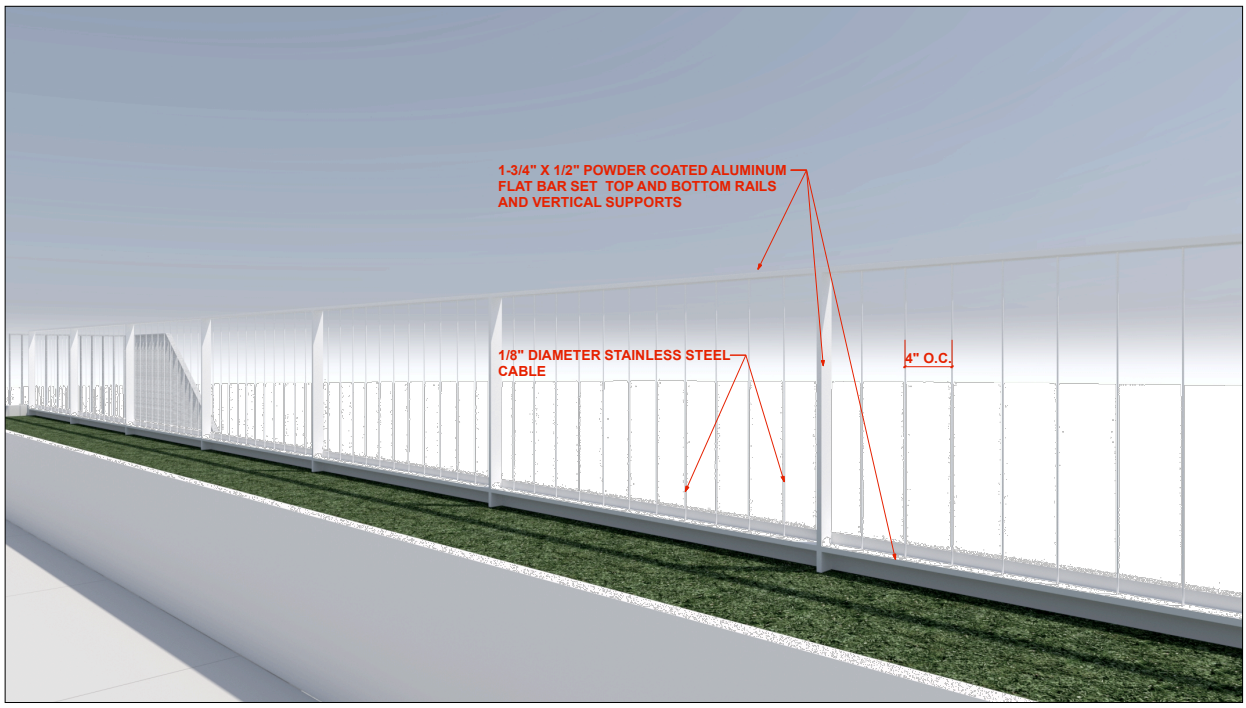


Image 3: East elevation, view northeast, detail of planter railing (Crockett, 2019)

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF SANTA MONICA

Appr'd

DRAFT MINUTES
OF THE
LANDMARKS COMMISSION

SANTA MONICA CIVIC AUDITORIUM,
EAST WING, 1855 MAIN STREET,
SANTA MONICA

MONDAY, FEBRUARY 10, 2020
7:00 PM

CALL TO ORDER OF THE SPECIAL MEETING OF THE LANDMARKS COMMISSION:
Chair Genser called the meeting to order at 7:01:26 PM

1. **ROLL CALL**

Present:
Richard Brand
Kenneth Breisch
Roger Genser, Chair
Amy Green
Ruth Shari
Barry Rosenbaum, Chair Pro Tempore
Dolores Sloan

Also Present:
Heidi von Tongeln, Deputy City Attorney
Stephanie Reich, AIA, LEED, AP, Design and Historic Preservation Planner
Steve Mizokami, Commission Liaison
Wendy Radwan, Staff Assistant III

2. **REPORT FROM STAFF**:

7:02:18 PM
Steve Mizokami, Senior Planner and Landmarks Commission Liaison provided updates and identified projects that may come before the Landmarks Commission in future months. He stated that the applicant for item 10-A has requested 10 minutes for presentation. He announced that on February 25, 2020, the Council will be having a discussion on Planning and Community Development priorities. He also announced a newly forming Boards, Commissions & Task Forces Community Working Group with applications due February 25, 2020, and updated the Commission on appeal item dates currently scheduled before City Council.

3. **COMMISSIONER ANNOUNCEMENTS**: None.

4. **APPROVAL OF MINUTES:**

4-A. January 13, 2020

7:06:45 PM
Commissioner Shari made a motion to approve. Chair Pro Tempore Rosenbaum seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Genser, Green, Rosenbaum, Shari
NAYS: None
ABSTAIN: Brand, Sloan
ABSENT: None

5. **APPROVAL OF STATEMENTS OF OFFICIAL ACTION:**

5-A. Certificate of Appropriateness 19ENT-0467, 321-415 Palisades Beach Road/Pacific Coast Highway (Annenberg Community Beach House), approval of the repair and rehabilitation of the pool tile including the in-kind replacement of deteriorated marble tile at the pool deck, replacement of mosaic pool tile, and rehabilitation of hand-painted tiles at the former Marion Davies Estate, a designated City Landmark.

7:07:56 PM
Commissioner Shari made a motion to approve. Commissioner Green seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Genser, Green, Rosenbaum, Shari
NAYS: None
ABSTAIN: Brand, Sloan
ABSENT: None

5-B. Landmark/Structure of Merit Designation 19ENT-0329, 824 Woodacres Road, denial of the subject residential building as a City Landmark and Structure of Merit.

Commissioner Shari made a motion to approve. Chair Pro Tempore Rosenbaum seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Genser, Green, Rosenbaum, Shari
NAYS: None
ABSTAIN: Brand, Sloan
ABSENT: None

5-C. Landmark Designation 19ENT-0372, 633 21st Street, denial of the subject residence as a City Landmark.

7:08:52 PM
Chair Pro Tempore Rosenbaum seconded the motion. Commissioner Green seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Genser, Green, Rosenbaum, Shari
NAYS: None
ABSTAIN: Brand, Sloan
ABSENT: None

6. **PUBLIC INPUT: (On items not on agenda and within the jurisdiction of the Commission)** None

7. **DEMOLITION PERMITS:**

7-A. **Historic Resources Preliminary Review Hearing.** Preliminary review and consideration of whether there is credible evidence in the record to proceed with a further public hearing to determine whether buildings or structures meet the criteria for a City Landmark or Structure of Merit in accordance with Interim Zoning Ordinance Number 2626 (CCS). Upon filing an application for demolition of a building or structure that is 40 years of age or older, applicants request a review by the Landmarks Commission to determine whether the building or structure meets one or more of the criteria for Landmark or Structure of Merit. Preliminary review hearings do not result in buildings or structures being designated as City Landmarks or Structures of Merit.

7:12:14 PM
Commissioners provided the following *ex parte* disclosures:
Commissioners Shari, Green, Sloan, Breisch and Chair Genser visited all properties. Chair Pro Tempore Rosenbaum stated that 2629 33rd Street is likely within 1000 feet of his property but not within 500 feet, so he is not required to recuse himself based on the factors in the statute, and he also stated that he visited all properties except for 645 Navy Street.

1. **1626 California Avenue** (19BLD-4070)
(20ENT-0022) Landmark/Structure of Merit Designation Review
R2 – Low Density Residential
Single Family Dwelling
Approximate Date of Construction: 1923
Structure Identified in Historic Resources Inventory 5S3*
End of 75 Day Period: February 26, 2020

The following member of the public addressed the Commission: Ruthann Lehrer (Santa Monica Conservancy) spoke in support of a full evidentiary hearing.

Chair Pro Tempore Rosenbaum made a motion that there is credible evidence in the record to proceed to a full evidentiary hearing. Commissioner Shari seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: None

2. **901 Princeton Street** (19BLD-3432)
(19ENT-0024) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Single Family Dwelling & Garage
Approximate Date of Construction: 1925
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: March 3, 2020

Chair Genser made a motion that no further hearing is required. Commissioner Green seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: None

3. **1754 10th Street** (19BLD-4292)
(20ENT-0025) Landmark/Structure of Merit Designation Review
R2 – Low Density Residential
Single Family Dwelling & Garage
Approximate Date of Construction: 1922
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: March 6, 2020

Commissioner Sloan recused herself and left the room.

Chair Pro Tempore Rosenbaum made a motion that no further hearing is required. Commissioner Shari seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari
NAYS: None
ABSTAIN: None
ABSENT: Sloan

4. **318 Georgina Avenue** (19BLD-4969)
(20ENT-0026) Landmark/Structure of Merit Designation Review

R1 – Single-Unit Residential
Single Family Dwelling & Garage
Approximate Date of Construction: 1974
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: March 11, 2020

Commissioner Sloan returned to the dais.

Commissioner Shari made a motion that no further hearing is required. Commissioner Breisch seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: None

5. **1814 Euclid Street** (19BLD-4828)
(20ENT-0023) Landmark/Structure of Merit Designation Review
R2 – Low Density Residential
Single Family Dwelling & Garage
Approximate Date of Construction: 1924
Structure Identified in Historic Resources Inventory 5S3
End of 75 Day Period: March 16, 2020

The following member of the public addressed the Commission: Linas Baskauskas (property owner) spoke in opposition to further review or designation. He spoke of the substantial maintenance required over the years, and that the listing on the HRI appears to be interfering with his effort to sell the property.

Nina Fresco (Santa Monica Conservancy) noted the correspondence provided to the Commission and spoke in support of further study.

Chair Pro Tempore Rosenbaum made a motion that no further hearing is required. Commissioner Brand seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Green, Rosenbaum, Shari, Sloan
NAYS: Genser
ABSTAIN: None
ABSENT: None

6. **457 23rd Street** (19BLD-5100)
(20ENT-0028) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Single Family Dwelling & Garage

Approximate Date of Construction 1937
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: March 23, 2020

Commissioner Green recused herself and left the room.

Chair Pro Tempore Rosenbaum made a motion that no further hearing is required. Commissioner Shari seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: Green

7. **2508 25th Street** (20BLD-0023)
(20ENT-0029) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Single Family Dwelling & Garage
Approximate Date of Construction 1944
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: March 26, 2020

Chair Genser made a motion that no further hearing is required. Commissioner Brand seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: Green

8. **3233 21st Street** (19BLD-4768)
(20ENT-0027) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Single Family Dwelling
Approximate Date of Construction: 1948
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: March 29, 2020

Commissioner Green returned to the dais.

Commissioner Shari made a motion that no further hearing is required. Chair Pro Tempore Rosenbaum seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan

NAYS: None
ABSTAIN: None
ABSENT: None

9. **2312 3rd Street** (20BLD-0061)
(20ENT-0033) Landmark/Structure of Merit Designation Review
OP2– Ocean Park Low Density Residential
Single Family Dwelling
Approximate Date of Construction 1953
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: April 7, 2020

Chair Genser made a motion that no further hearing is required. Commissioner Shari seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: None

10. **2629 31st Street** (19BLD-3372)
(20ENT-0030) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Single Family Dwelling (Fire Damage)
Approximate Date of Construction 1951
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: April 9, 2020

Commissioner Sloan made a motion that no further hearing is required. Chair Genser seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: None

11. **1853 12th Street** (19BLD-5125)
(20ENT-0031) Landmark/Structure of Merit Designation Review
R2 – Low Density Residential
(2) Multi-Family Dwellings
Approximate Date of Construction 1924
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: April 9, 2020

Commissioner Rosenbaum made a motion that no further hearing is required. Commissioner Brand seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: None

12. 2217 21st Street (19BLD-5131)
(20ENT-0032) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Garage Only
Approximate Date of Construction 1932
Structure Identified in Historic Resources Inventory 5D3
End of 75 Day Period: April 9, 2020

Commissioner Brand made a motion that no further hearing is required. Commissioner Shari seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: None

13. 457 20th Street (20BLD-0097)
(20ENT-0034) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Single Family Dwelling
Approximate Date of Construction 1951
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: April 9, 2020

Chair Genser made a motion that no further hearing is required. Chair Pro Tempore Rosenbaum seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: None

14. 645 Navy Street (20BLD-0175)
(20ENT-0035) Landmark/Structure of Merit Designation Review
OP1– Ocean Park Single-Unit Residential

Single Family Dwelling & Garage
Approximate Date of Construction 1924
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: April 12, 2020

Commissioner Brand made a motion that no further hearing is required. Commissioner Breisch seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: None

15. 2709 Santa Monica Blvd (19BLD-4814)
(20ENT-0036) Landmark/Structure of Merit Designation Review
MUBL – Mixed-Use Boulevard Low
(3) Commercial Buildings & Garage
Approximate Date of Construction 1945
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: April 12, 2020

Commissioner Sloan stated that she is familiar with Rip City Skates, the business in the building and that it's part of the history of commerce in the area and as such would like more information.

Commissioner Sloan made a motion that there is credible evidence in the record to proceed to a full evidentiary hearing. The motion failed to get a second.

Commissioner Brand made a motion that no further hearing is required. Chair Genser seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, ~~Genser~~, Green, Rosenbaum, Shari
NAYS: Sloan, Genser
ABSTAIN: None
ABSENT: None

8. **CONSENT CALENDAR:** None

9. **OLD BUSINESS:** None

10. **NEW BUSINESS/PUBLIC HEARINGS:**

10-A. Certificate of Appropriateness 20ENT-0019, 2501 2nd Street, consideration for design approval of a 3-unit residential condominium development at the subject property. The proposed project includes the relocation, retention, and rehabilitation of the existing City Landmark residence (Turn-of-the-Century Cottage) and the construction of a new two-unit, two-story residential building above a subterranean garage located behind the Landmark residence. Rehabilitation and restoration of the residence includes but is not limited to the repair/restoration of exterior siding material, windows, and doors, and construction of a new basement/foundation and a one-story addition. The project's associated Vesting Tentative Map and Major Modifications to certain development standards were approved by the Planning Commission on August 21, 2019.

7:48:39 PM
Commissioner Shari made a motion to reorder the Agenda to hear Item 10-B before 10-A. Commissioner Green seconded the motion. A voice vote was held for the motion and unanimously approved.

8:03:36 PM
Commissioners provide *ex parte* communication: Commissioner Shari goes by the property often but not specifically for this hearing. All other Commissioners stated they visited the property. Commissioner Sloan had a meeting with the architect and Mr. Kutcher, and discussed the content included in the staff report.

Mr. Mizokami presented the staff report, describing the project in relationship to the preliminary project review by the Landmarks Commission in July 2018, and stated that Planning Commission review and approval was required because of the Tentative Tract Map. He presented the project in detail, including the Consultant's assessment finding that the project is in compliance with the Secretary of Interior's Standards.

Commissioner Brand made a motion to grant the applicant 15 minutes to present to the Commission, including rebuttal time. Chair Genser seconded the motion. A voice vote was held for the motion and unanimously approved.

Ken Kutcher (property owner representative) introduced the project team. He stated that the project has been revised in response to the Landmarks Commission's comments during Preliminary Review. He stated that the existing porch is currently enclosed and will remain enclosed as part of the proposal. He also stated that the porch is existing enclosed space and therefore outside the purview of the Commission.

Howard Laks (architect) presented the project, including a model of the project as presented to the Landmarks Commission for Preliminary Review in July 2018, and a model showing the current proposal. He identified the changes made in response to the Landmarks Commissioner's comments, primarily those related to massing

and scale included in the revised proposal that was presented to the Planning Commission. He also identified the comments made by the Planning Commission and revisions provided in response. Olivia White (historic preservation consultant) described the work proposed to the Landmark structure, stating that all work will comply with the Secretary of Interior's Standards.

The following members of the public addressed the Commission: Nina Fresco (representing herself) stated concern regarding the original front porch and that she disagreed with the Planning Commission decision on that item. She also stated concern about the planter shown above the garage ramp. Mike Salazar (Landmark property owner/architect) stated that the project had improved since the preliminary review, and he also commented on the treatment of the front porch.

Ken Kutcher, in rebuttal, stated that there will be an increase in exterior area due to Building Code requirements, and noted that the Landmarks Commission would be outside their purview to require the front portion of the building to be re-created as an open front porch. Ms. White noted that this is a rehabilitation project, not a restoration project and that restoration of the front porch is not required. It was also noted that the enclosure of the front porch was an early modification that was relatively common in the Ocean Park neighborhood.

Discussion was held. Commissioner Brand stated that the architect has done a great job incorporating the recommendations from the Commission, that the color of the addition could be lightened, and supports the planter above the ramp as is.

Commissioner Breisch also stated support for the project and commented that the house was designated with the porch as is, that the enclosure of the porch has existed for a substantial amount of time, and the enclosure is also not uncommon. He noted that the Commission does not have the ability to request removal of the enclosure and in any case, it is not an issue. He spoke in support of the addition, noting that it creates a dialogue between the new addition and the Landmark, which is the goal of providing an addition to a Landmarks structure.

Chair Pro Tempore Rosenbaum agreed, noting that the Planning Commission approved the CEQA exemption without stipulating that the porch be restored and in response to his question, Deputy City Attorney Heidi von Tongeln stated that the Commission could not require removal of the enclosure. Commissioners Shari and Sloan stated support of the project and agreed that staff can work with the applicant to properly calibrate the color of the addition.

There was discussion regarding differentiation of the planter above the garage ramp. Commissioner Brand suggested a score line be provided between the floor slab and planter wall, and the Commission agreed on that solution.

Commissioner Brand made a motion to approve the project with the conditions included in the staff report and the following:

1. Work with staff to soften the dark grey color of the addition to better complement the Landmark, and
2. Provide a reveal between the planter and floor slab above the driveway ramp.

A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: None

10-B. Landmark Designation application 19ENT-0398, 518 Adelaide Drive, to determine whether the residence, in whole or in part, should be designated as a City Landmark and, if so designated, whether an associated Landmark Parcel should be defined and described in order to preserve, maintain, protect, or safeguard the Landmark. The Landmarks Commission will consider the application based on whether the application, research and public testimony presented demonstrates that the building meets one or more of the required criteria for Landmark designation pursuant to SMMC Section 9.56.100(A).

7:50:39 PM
Commissioners provide *ex parte* communication: All Commissioners stated that they visited the property.

Mr. Mizokami presented the staff report. He stated that the City's historic Preservation consultant, GPA Consulting found the property meets criteria 1, 2, and 4 and that staff agrees with that assessment. He noted the property as a French Revival architectural style and that the property has substantial integrity.

The following member of the public addressed the Commission: Barry Boehm (property owner) noted the chimney was lost in the 1994 earthquake and he had it reconstructed. He stated his support of the designation. Ruthann Lehrer (Santa Monica Conservancy) stated that the property owner has supported Conservancy tours, commended the staff report and suggested the Commission adopt the staff recommendation.

Chair Pro Tempore Rosenbaum made a motion to adopt the staff recommendation, the criteria 1, 2, 4, including the parcel as a Landmark Parcel, and the character defining features as identified in the consultant assessment on page 14. Commissioner Shari seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Brand, Breisch, Genser, Green, Rosenbaum, Shari, Sloan
NAYS: None
ABSTAIN: None
ABSENT: None

11. **DISCUSSION ITEMS:**

11-A. Presentation of conceptual plans and preliminary discussion regarding a proposed improvement project pursuant to Minor Modification 19ENT-0439 and Major Modification 19ENT-0438 for the property located at 9 Vicente Terrace consisting of an addition to and rehabilitation of the Landmark residence located on the subject property.

9:05:46 PM
Commissioner Brand made a motion to grant the applicant team 10 minutes to present to the Commission. Commissioner Sloan seconded the motion. The motion was approved by a voice vote.

Regina Szilak, Associate Planner, presented the staff report, describing the project and modification requests proposed that will be heard by the Zoning Administrator.

Ken Kutcher (HLKK, representing the property owner) introduced the project team and identified the modification requests. Aleli Balaguer (historic preservation consultant) presented the restoration of the front porch and rehabilitation of the Landmark building. Robert Crockett (architect) presented the modifications to the property, clarifying dimensions of the existing and proposed building in relation to the property line. He presented the intent of the addition at the rear of the property. He also described the addition of a full basement which would require the house to be lifted and subsequently placed in the same location upon completion of the basement construction. He stated that the addition will be recessed from the sides of the existing building. He also noted that the existing chimney is non-original, and that the intent is to replace the chimney with one that more closely matches the original chimney. Robert Chattel (historic preservation architect) added that an aspect of the proposal is to restore the front porch. He noted the three columns supporting the porch roof are original and will remain.

Mr. Crockett noted all the windows in the existing building were replaced in 2001, and that they will be replaced to more closely match the original windows.

Discussion was held. Commissioner Shari noted support for the project, Commissioner Brand agreed and expressed appreciation for the lightness of the addition, the vertical siding, use of light color, and trellis. Commissioners generally agreed with support for the direction of the project.

11-B. Discussion and possible selection of a Commissioner(s) to address the City Council regarding the Commission's decision to deny the Landmark designation of the residence located at 633 21st Street at future appeal hearing(s) (Landmark Designation 19ENT-0372).

9:25:20 PM

The following member of the public addressed the Commission: Ken Kutcher.

Chair Genser volunteered to represent the Commission with Chair Pro Tempore Rosenbaum as alternate.

11-C. Update from the Landmarks Ordinance Update Subcommittee and Staff on recent activities related to recommendations for the proposed update to the Landmarks Ordinance, Santa Monica Municipal Code Chapter 9.56, including but not limited to, discussions held, recommendations formulated, input received, and upcoming Subcommittee meetings, and discussion on whether waiving the present fee for historic district applications for nonprofit organizations should be a recommendation for the update to the Landmarks Ordinance.

9:27:50 PM
Commissioners Shari and Sloan raised the issue of fees required for District nominations and reminded the Commission that they can nominate a Historic District, in which case a fee doesn't apply. Commissioner Sloan stated that the community should be engaged in bringing forward applications and spoke in support of waiving the fee for District applications.

Stephanie Reich, Design and Historic Preservation Planner, stated that the City Council adopts fees and suggested that if the Commission would like to make that recommendation to Council it might go forward at the same time as the Ordinance. Ms. von Tongeln stated that fees are reviewed by Council annually and could potentially review the fees at an earlier date.

Chair Pro Tempore Rosenbaum stated support for the idea, and the Commission supported the recommendation.

11-D. Update from the San Vicente Courtyard Apartments Historic District Ordinance Subcommittee and Staff on the draft Ordinance and to discuss next steps, including but not limited to, upcoming Subcommittee meetings.

Nothing to report.

11-E. Update from the Public Education and Media Outreach Subcommittee on recent activities related to enhancing the awareness of, and engagement and participation in, the City's historic preservation programs and activities.

9:41:43 PM
The Subcommittee met on January 29, 2020 and would like to revive the Historic Preservation series in the Santa Monica Daily Press initiated by former Commissioner Margaret Bach. They also discussed the importance of updating the Preservation website.

and agreed that to convey on all
occasion + make website easier to navigate.

11-F. Report from Landmarks Commission Liaison to the Architectural Review Board (ARB) on recent ARB consideration and action taken on proposed projects involving additions to or modifications of potential historic resources.

Nothing to report.

11-G. Report from Landmarks Commission representative to the Santa Monica Pier Corporation (SMPC) on recent SMPC activities and action taken on proposed projects involving the Landmark Santa Monica Pier.

Nothing to report.

11-H. Update from Staff on notable activities affecting any designated Landmarks or Structures of Merit.

Nothing to report.

11-I. Planning Commission Case List (Information Only).

12. **WRITTEN COMMUNICATIONS: (Public and Commission discussion and comment is permitted.)**

None.

13. **FUTURE AGENDA ITEMS:** (Requests from Commissioners to add items to upcoming agendas) None

14. **NEXT MEETING DATE AND COMMISSION AGENDA:** Special Meeting of the Landmarks Commission: 7:00 PM Monday, March 9, 2020 at Santa Monica Institute (SMI) Training Room (2nd Floor), 330 Olympic Drive, Santa Monica.

15. **ADJOURNMENT:** Commissioner Green made a motion to adjourn at 9:51:53 PM on Monday February 10, 2020.

ATTEST:

Wendy Radwan
Recording Secretary

APPROVE:

Roger Genser
Chair

SANTA MONICA CONSERVANCY
Celebrating Our Architectural Heritage

P.O. BOX 653
SANTA MONICA, CA 90406
310-496-3146
www.smconservancy.org

July 13, 2020

To: Santa Monica Zoning Administrator
Re: Application for 9 Vicente Terrace

This letter supports the application of the project team for the major modifications requested for the rehabilitation plans at 9 Vicente Terrace on your July 14th agenda.

Our organization was the party that filed the nomination of this historic structure for designation as a Santa Monica Landmark. Although the owner was initially opposed to landmarking, he was persuaded by the expertise of his architect and historic preservation consultant that he could both preserve the building's significant historic architectural character and make changes to adapt it for his family's use. The project has required expert balancing between preservation and alterations, and in so doing has become a model for navigating these complexities.

In order to incentivize property owners to undertake the hurdles of combining historic preservation with rehabilitation and renovation, the City adopted policies to allow flexibility with some zoning and development standards. Such flexibility makes it possible for projects to achieve the City's goals of historic preservation along with owners' individual requirements.

The modifications requested for your approval at 9 Vicente Terrace are relatively small, but are crucial to the project plans. Historic preservation rehabilitation projects are often more challenging, but are important to ensure that the City's historic resources have contemporary viability and a sustainable future. This project has benefited from the expertise of their historic preservation consultant in following the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, while adding considerable new living space to a historic dwelling.

We urge you to support this application and allow this worthy project to proceed as planned.

Thank you for your consideration.

Sincerely,
Ruthann Lehrer
Santa Monica Conservancy

9 Vicente Terrace - Theoretical Tier 2 Project

Parcel Coverage

Lot Dimensions:	36'-0" x 100'-0"	
Lot Area:	3,593 SF	
Maximum Parcel Coverage (First Floor):	Allowed -	(50%) 3,593 / 2 = 1,797 SF
	Existing -	(53.0%) 1,907 SF
	Theoretical -	(50.0%) 1,797 SF
Maximum Parcel Coverage (Second Floor):	Allowed -	90% of first floor (1,797 SF) = 1,617
	Existing -	(92.0%) 1,488 SF
	Theoretical -	(90.0%) 1,617 SF
Maximum Parcel Coverage (Third Floor):	Allowed -	90% of first floor (1,797 SF) = 1,617
	Existing -	n/a
	Theoretical -	(90.0%) 1,617 SF

Setbacks

Required

Front -	20'-0"
West Side -	6'
East Side -	6'
Rear / Alley -	15'-0" from centerline of alley

Existing

Front -	14'-1"
West Side -	4'-0"
East Side -	3'-9"
Rear / Alley -	15'-0" from centerline of alley

Theoretical

Front -	20'-0"
West Side -	6'-0"
East Side -	6'-0"
Rear / Alley -	15'-0" from centerline of alley

Allowed Projections

Exterior stairs leading to upper floors above rear yard:	Allowed - 4' Existing - None Theoretical - 4'
Chimney projection in setback floors above rear yard:	Allowed - 1'-6" Existing - 1'-6" Theoretical - 1'-6"
Front and side porches not covered by roof / canopy:	Allowed - Front: 6' / Interior side: No limit Existing - N/A Theoretical - 6' (front)
Second floor rear balcony:	Allowed - 4' Existing - 6'-11 3/4" Theoretical - 4'
Third floor rear balcony:	Allowed - 4' Existing - N/A Theoretical - 4'
Cantilevered bay window on both sides:	Allowed - 1'-6" Existing - 2'-1" Theoretical - 1'-6"
Fences, Walls and Hedges Height: Within front setback	Allowed - 3'-6" Existing - 3'-6" Theoretical - 3'-6"
Fences, Walls and Hedges Height: At side and rear yards	Allowed Walls - 8'-0" / Hedges - 12'-0" Existing Walls - 8'-0" Theoretical Walls - 8'-0" / Hedges - 12'-0"

Theoretical Project Information and Summaries

Project Name:	Theoretical Tier 2 Project Maximum Allowable Project on Lot
Address:	9 Vicente Terrace Santa Monica, CA 90401
Legal Description:	Lot 25 Tract 1111 Map Book 17, Pages 154 / 155
APN:	4290-020-024
Owner:	Vincente DeFilippo trustee
Construction Type:	V-NS
Zoning:	R3
Theoretical Project Description:	The theoretical project assumes a vacant lot available for development. The theoretical project is a single-family home fully consistent with Tier 2 development standards. This theoretical project is protected by the Housing Accountability Act due to full compliance with all objective development standards.

Height

Number of Stories:	Allowed - 3 Stories Existing - 2 Stories + Partial Basement Theoretical - 3 Stories + Basement
Building Height:	Allowed - 40'-0" Existing - 24'-10" (existing ridge - measured from ANG) Theoretical - 40'-0"

Allowed Height Projections

Chimney Height Projection:	Allowed - 5' Existing - 3'-6" Theoretical - 5'
Rooftop Trellises, Sunshade and Landscape Height Projection:	Allowed - 10' Existing - None Theoretical - 10'
Rooftop Stairwell Height Projection:	Allowed - 14' above the roof-line Existing - None Theoretical - 14'
Rooftop Mechanical Enclosure Height Projection:	Allowed - 12' above the roof-line Existing - None Theoretical - 12'
Allowable Projections Rooftop:	Allowed - Max. 25% coverage Existing - None Theoretical - 25%

Parking

Automobile Parking:	Required - 2 Existing - 2 Theoretical - 2

Project Team

Project Architect:	Crockett Architects 373 South Doheny Drive, Suite A Beverly Hills, CA 90211 310.859.0818 Robert Crockett
Legal Counsel:	Harding Larmore Kutcher & Kozal, LLP 1250 Sixth Street, Suite 200 Santa Monica, CA 90401 310.451.3669 Ken Kutcher
Surveyor:	M&M&Co. 26074 Avenue Hall, Suite 12 Valencia, CA 91355 818.891.9115 Greg Amoroso

Sheet Index

01	Project Information
02	First Level Proposed Plan
03	Second Level Proposed Plan
04	Third Level Proposed Plan
05	Roof Proposed Plan
06	Basement Proposed Plan
07	Proposed Short Section
08	Proposed Short Section
09	Proposed Long Section

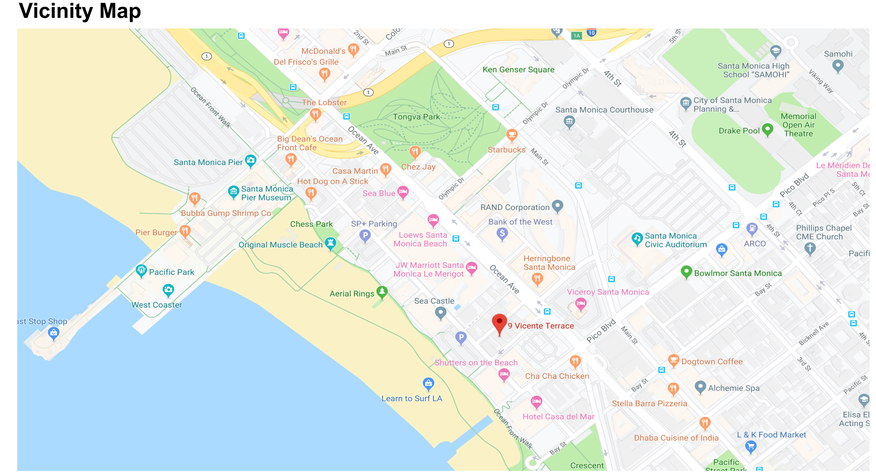
Area Calculations

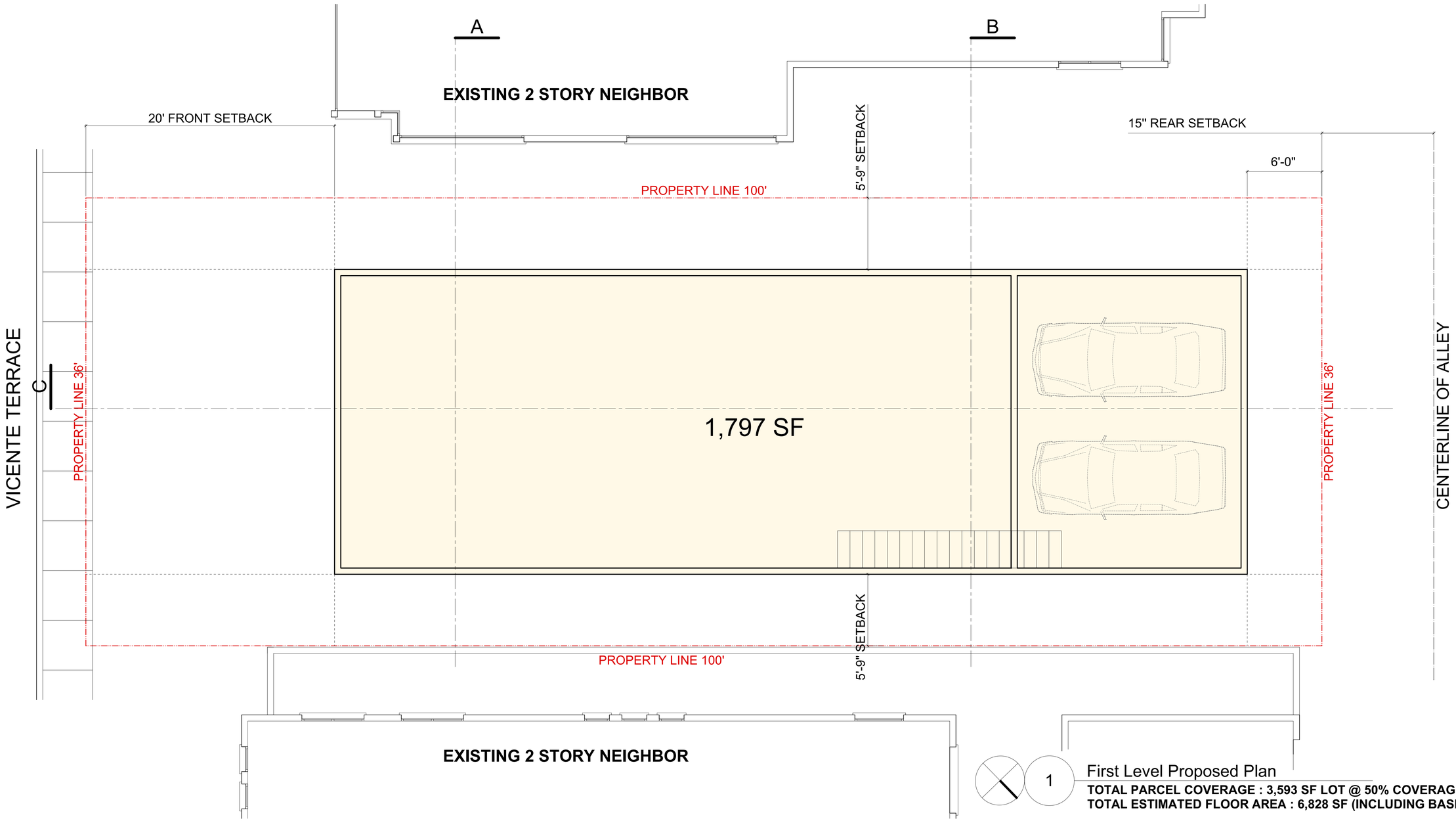
	Proposed Project	Theoretical Project
First Floor (House):	1,375 SF	1,347 SF
First Floor (Garage):	423 SF	450 SF
First Floor:	1,798 SF	1,797 SF
Second Floor:	1,175 SF	1,617 SF
Third Floor:	0 SF	1,617 SF
Floor Area (Massing Only):	**2,973 SF**	**5,031 SF**
Roof Deck:*	565 SF*	1,075 SF*
Basement:**	1,432 SF**	1,797 SF**
Usable Improved SF:	4,970 SF	7,903 SF

* Not relevant to massing, and outdoor areas are excluded when determining floor area per Zoning Code.

** Not relevant to massing, and generally excluded when determining floor area per Zoning Code (except as to parking for nonresidential projects).

Vicinity Map



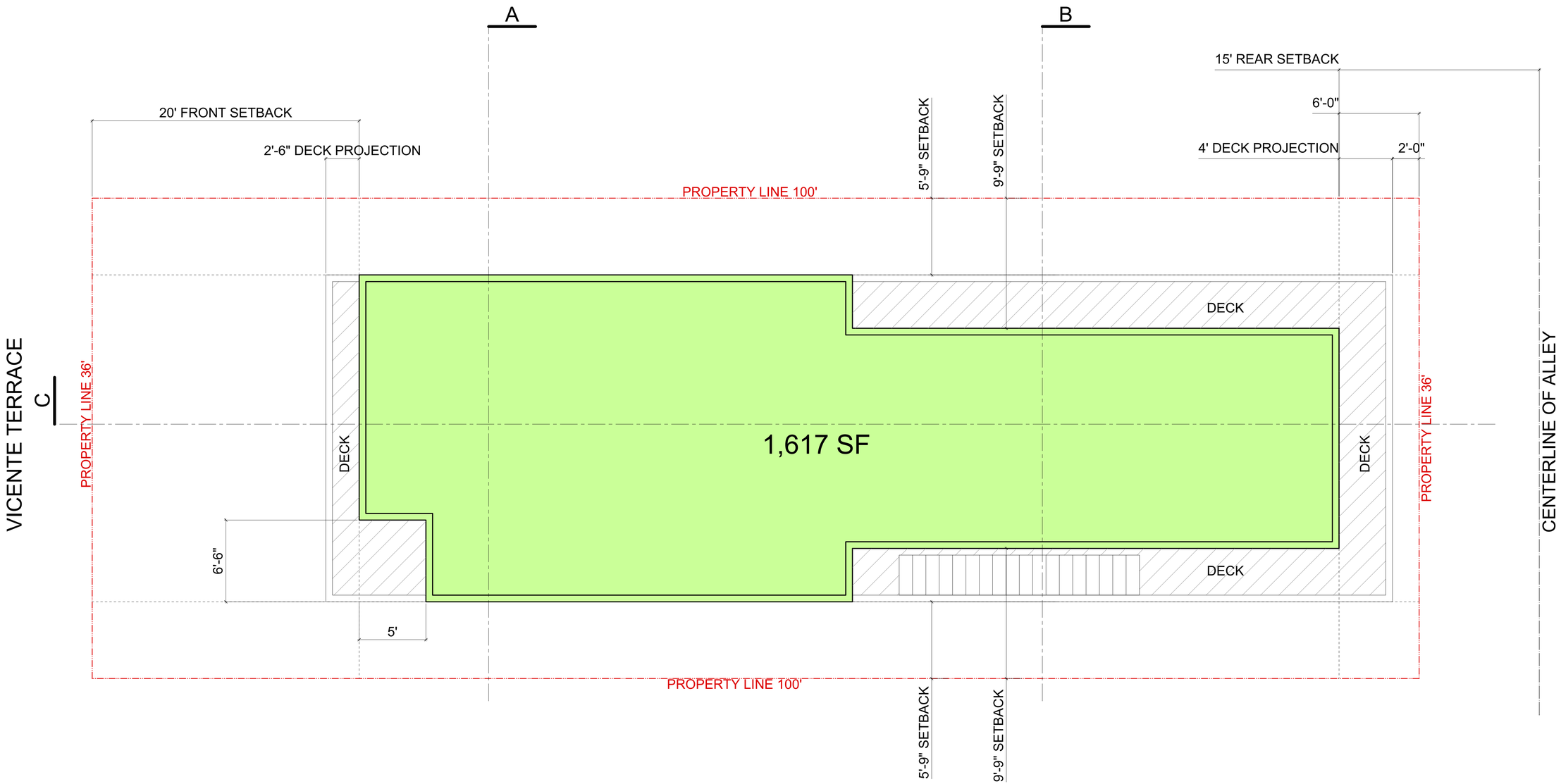


1 First Level Proposed Plan

TOTAL PARCEL COVERAGE : 3,593 SF LOT @ 50% COVERAGE = 1797 SF
TOTAL ESTIMATED FLOOR AREA : 6,828 SF (INCLUDING BASEMENT)

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

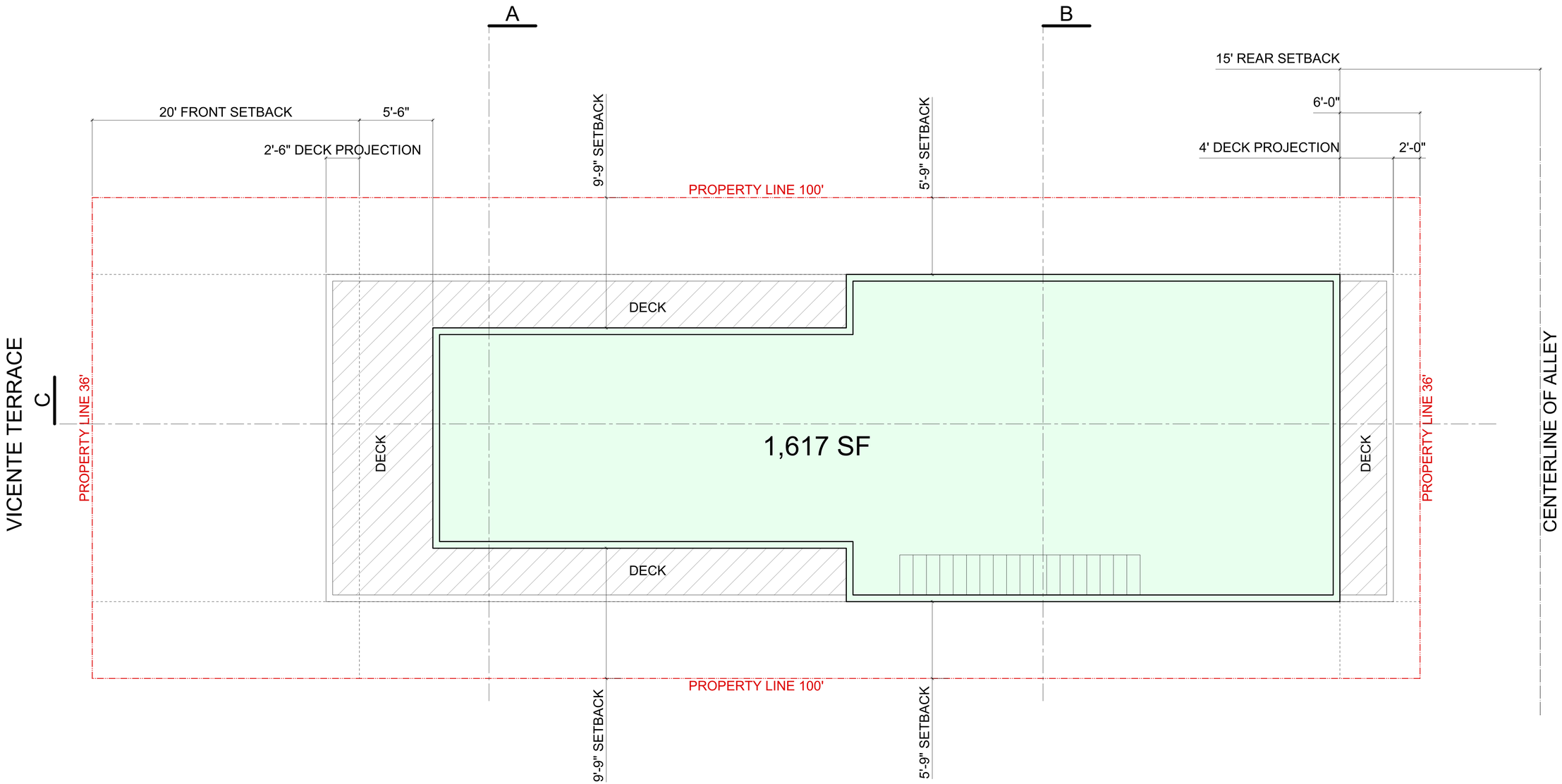
Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



2 Second Level Proposed Plan

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

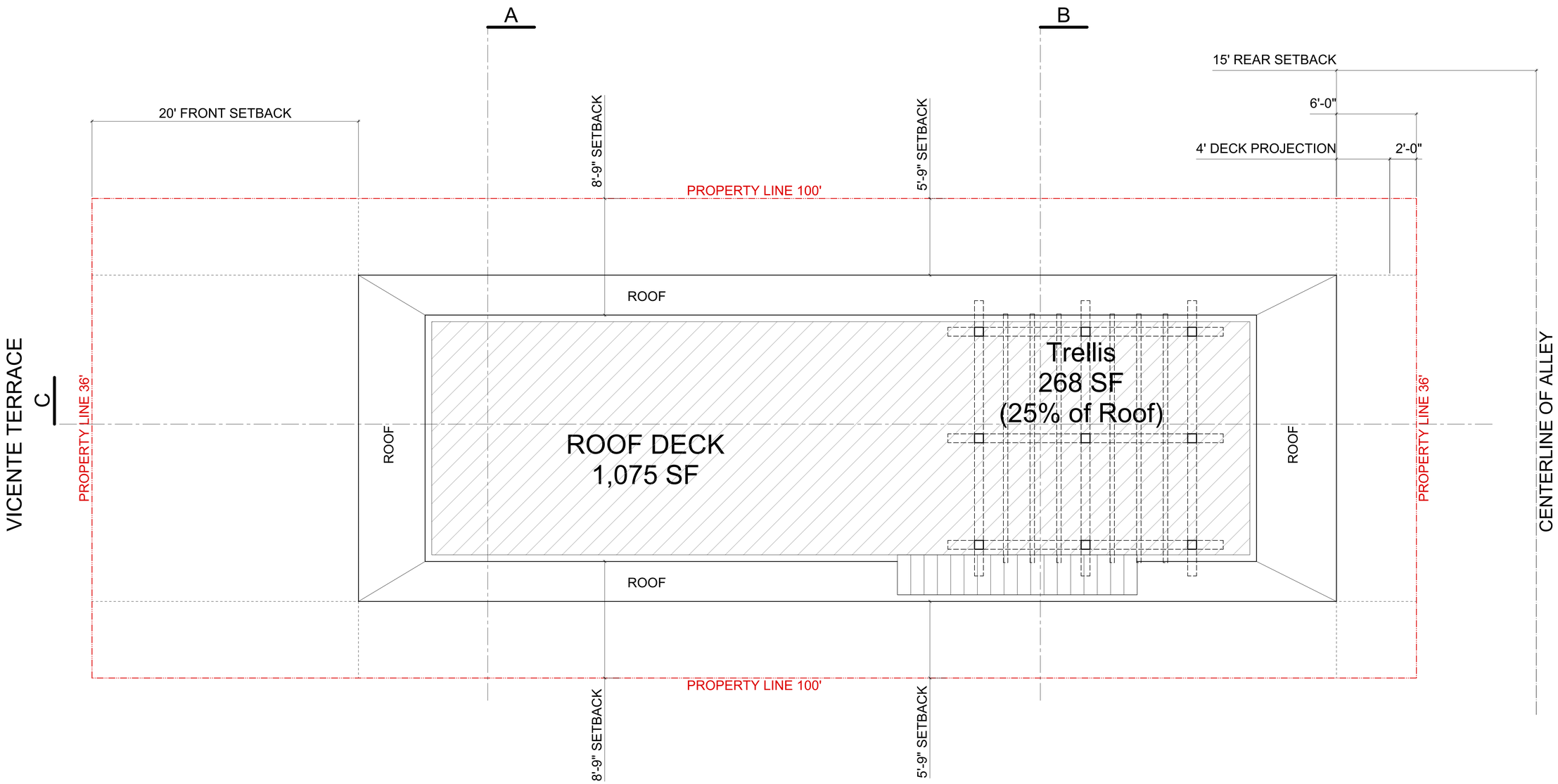
Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



3 Third Level Proposed Plan

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

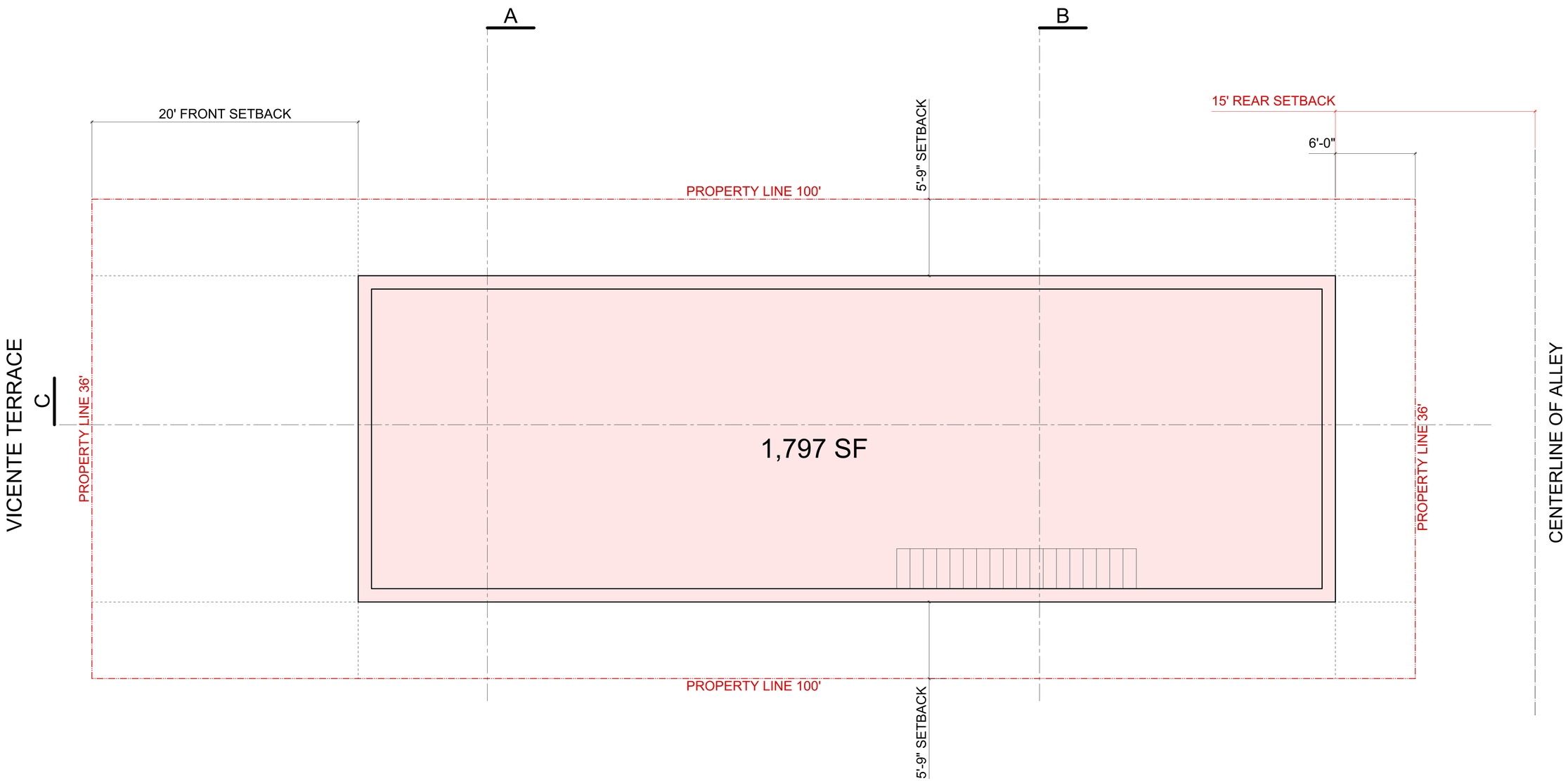
Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



R Roof Proposed Plan

Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

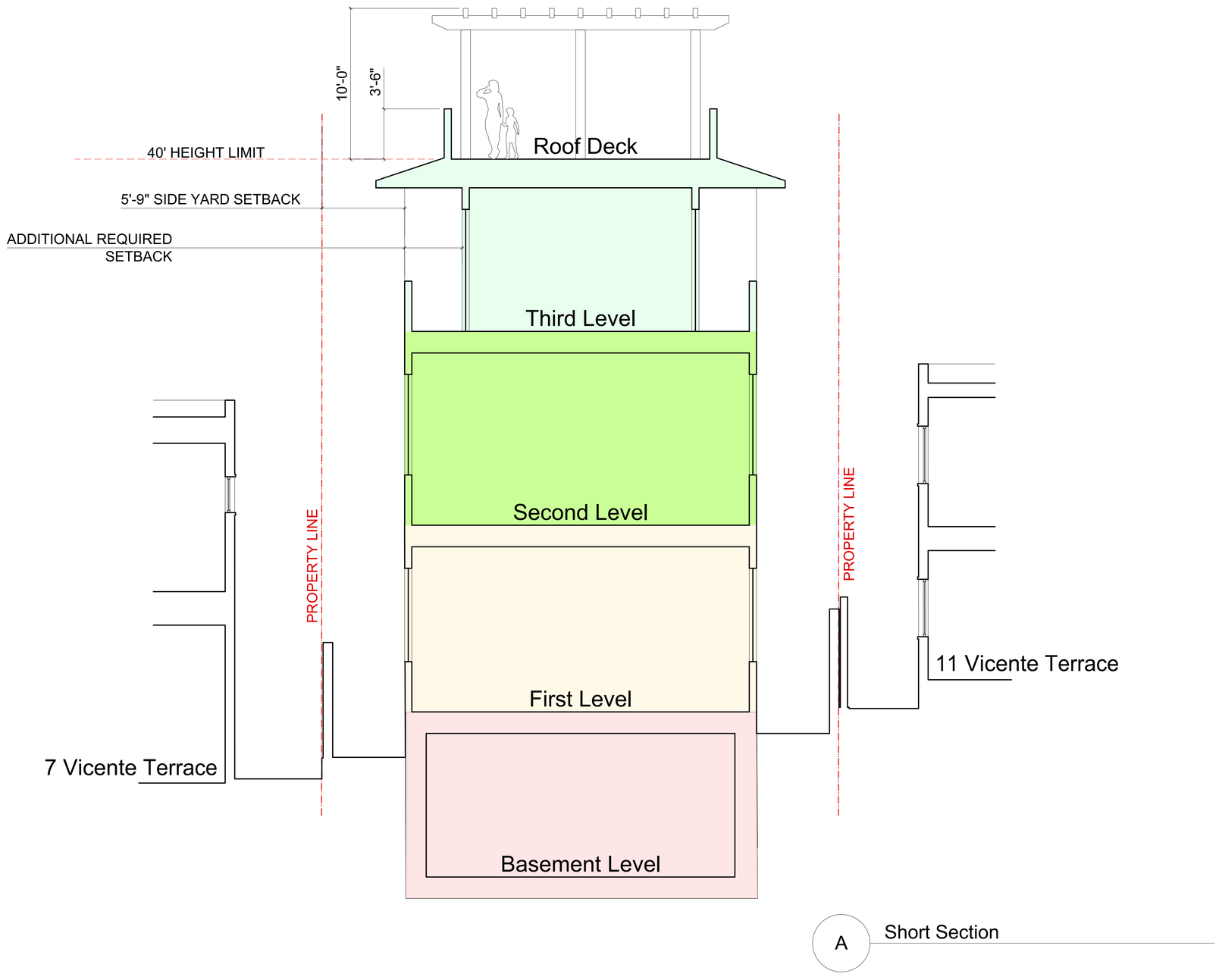
Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



B Basement Proposed Plan

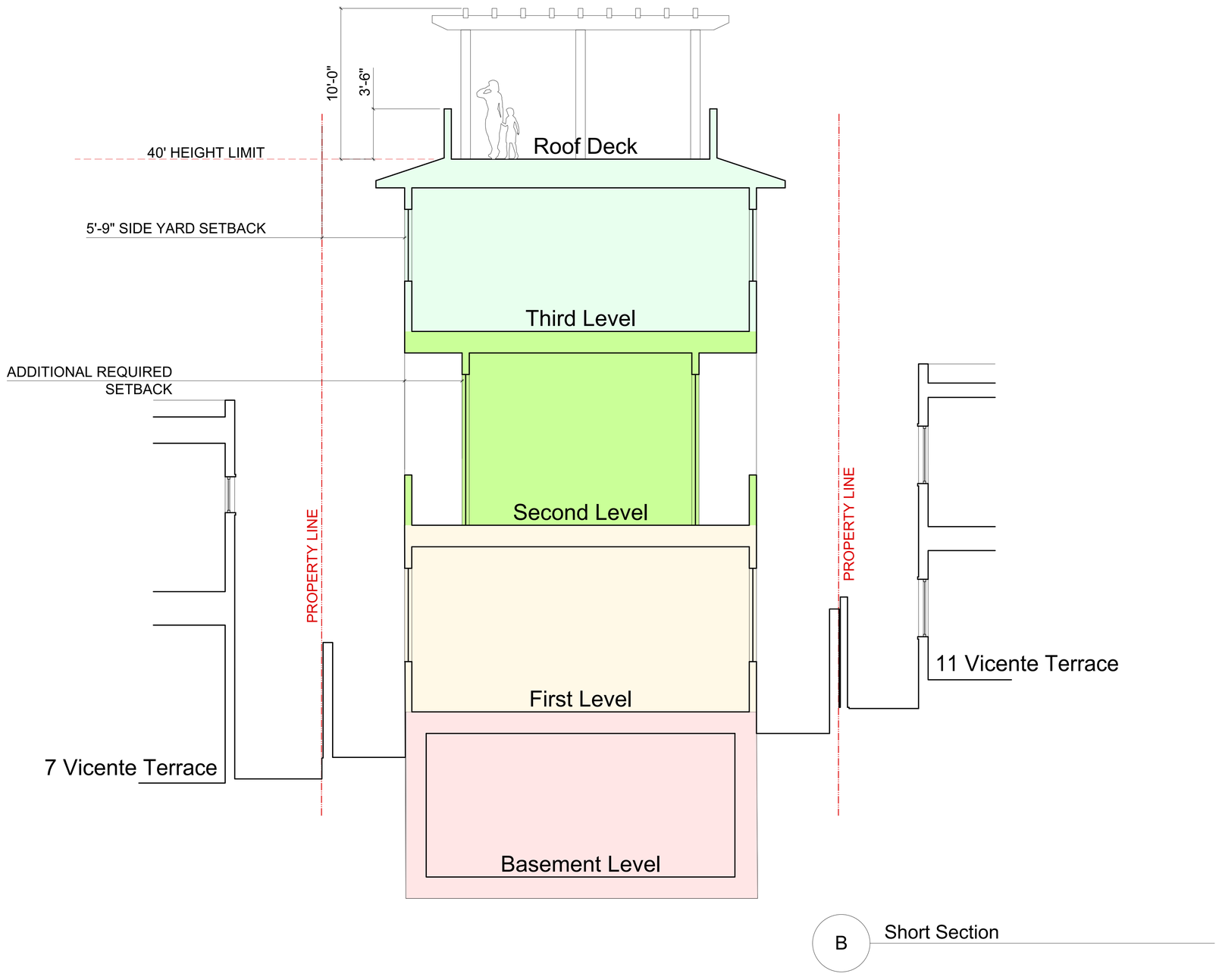
Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



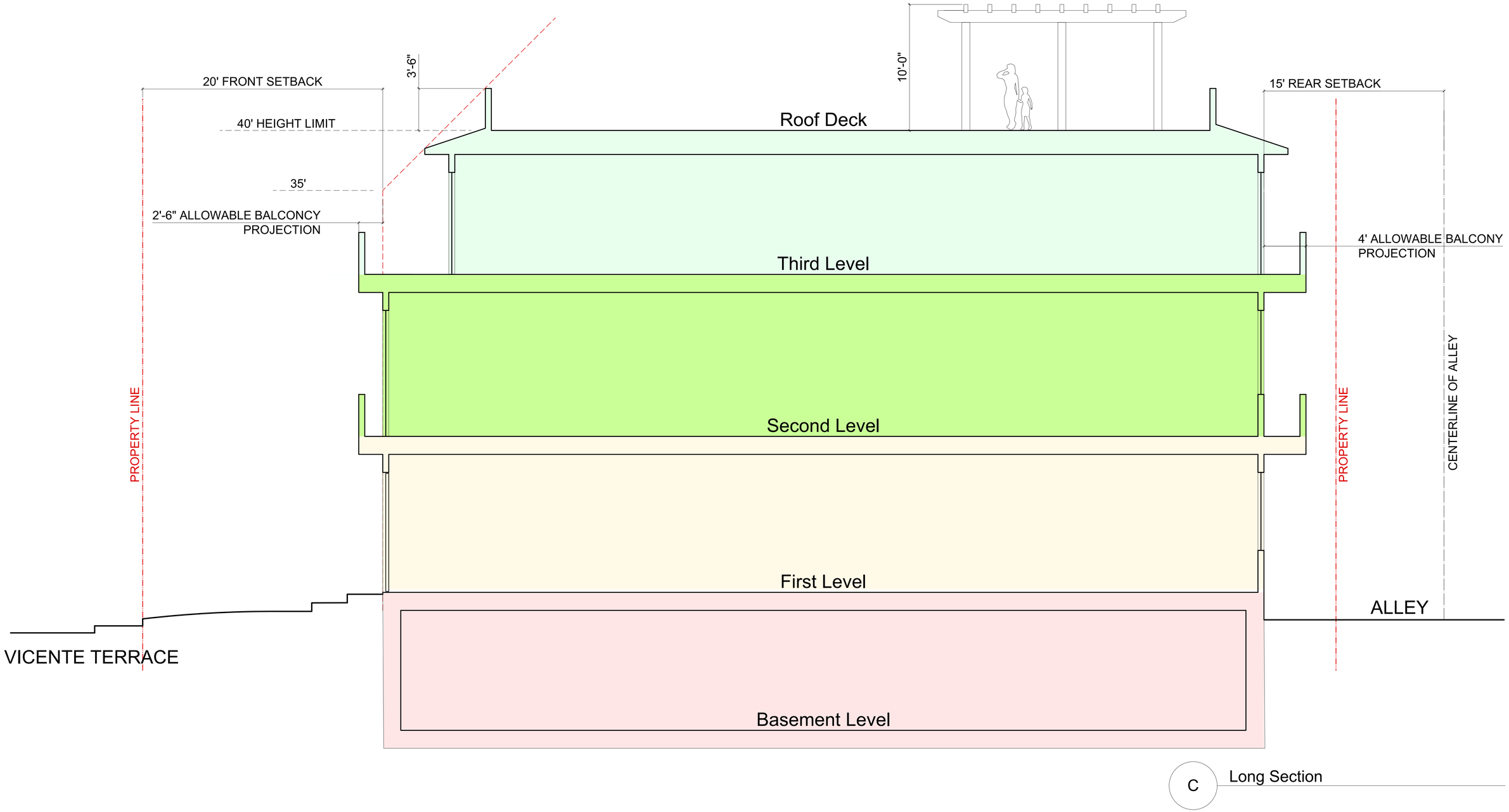
Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020



Design Architect
Crockett Architects
373 South Doheny Drive, Suite A
Beverly Hills, California 90211
310.859.0818

Theoretical Project - 9 Vicente Terrace Santa Monica 90401
07 July 2020

VICENTE TERRACE – NORTH SIDE

3 Vicente (3-story red brick building) & 7 Vicente (hedge)

7 Vicente huge front hedge

3 Vicente & 7 Vicente

7 Vicente w/ roof deck next to subject property

VICENTE TERRACE – SOUTH SIDE

Shutters @ Vicente & Appian

Shutters along Vicente
Viceroy Hotel in background

Shutters Hotel directly across from subject property

VICENTE TERRACE – SOUTH SIDE

Vicente Terrace (looking west)

Approved 83 units w/ roof decks at 1828 Ocean Avenue

Vicente Terrace elevation of approved project at 1828 Ocean Avenue in context photo

VICENTE TERRACE – NORTH SIDE

7 Vicente Terrace w/ roof deck *subject property*

9 Vicente *11 Vicente*

Vicente Terrace – north side

VICENTE PLACE ALLEY – SOUTH SIDE

7 Vicente (rear alley)

Vicente Place alley (looking west)

7 Vicente (rear) 3 Vicente (rear)

VICENTE PLACE ALLEY – NORTH SIDE

12 Seaview (rear)
Directly across from subject property

VICENTE PLACE ALLEY – NORTH SIDE

Vicente Place Alley (looking east)

12 Seaview (rear alley)

Vicente Place (looking west)

Vicente Place (looking west)

STOP

Google
© 2020 Google
Terms of Use
Report a problem

ADT

DO NOT
ENTER

Vicente Terrace
Google
© 2020 Google
Terms of Use
Report a problem

ADT
Google
© 2020 Google
Terms of Use
Report a problem

Google
© 2020 Google
Terms of Use
Report a problem

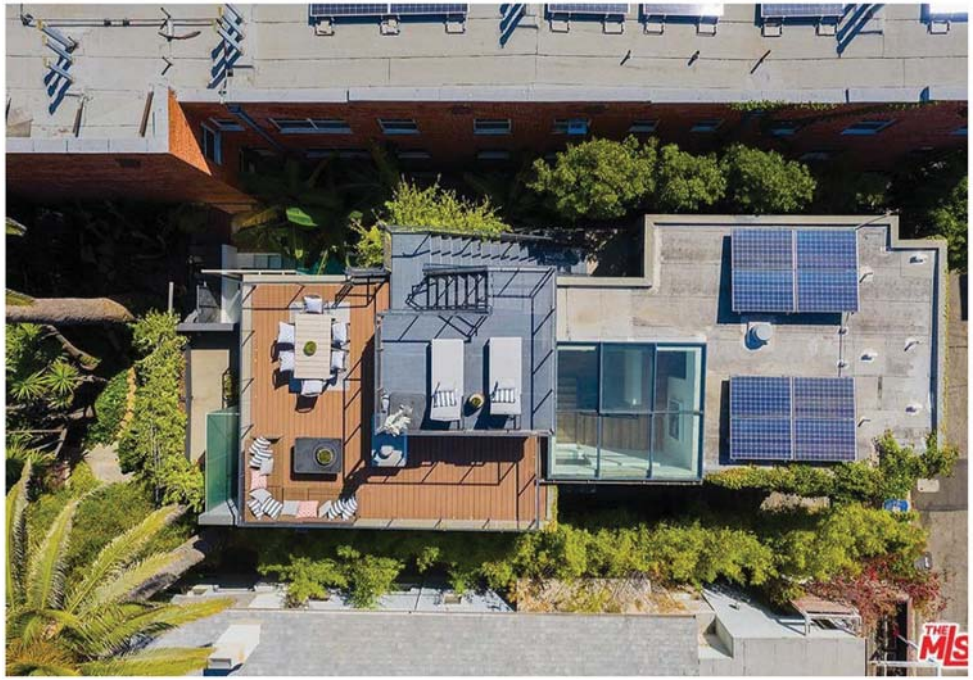
Google
© 2020 Google
Terms of Use
Report a problem

P
IN
ALLE

IN
ALLEY

7 VICENTE TERRACE (immediately west of 9 Vicente)

Roof deck and balcony



7 VICENTE TERRACE (immediately west of 9 Vicente)

Floor plans

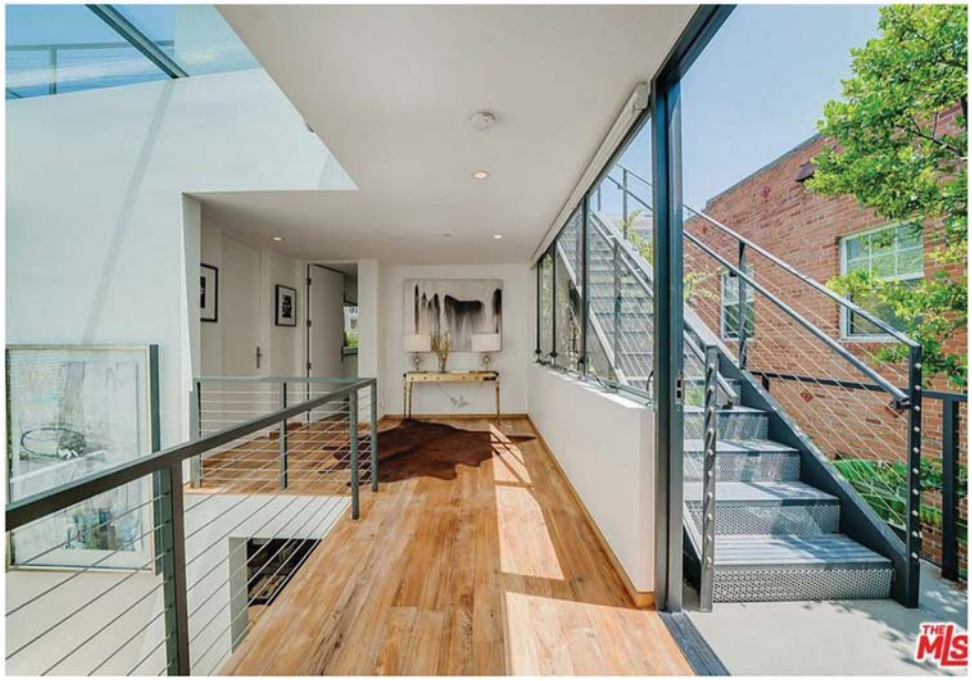
GROSS INTERNAL AREA
FLOOR 1: 418 sq ft, FLOOR 2: 1230 sq ft
FLOOR 3: 1105 sq ft, EXCLUDED AREAS:
PORCH: 53 sq ft, GARAGE: 421 sq ft
BALCONY: 93 sq ft
TOTAL: 2753 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

7 VICENTE TERRACE (immediately west of 9 Vicente)

Numerous floor-to-ceiling windows

7 VICENTE TERRACE (immediately west of 9 Vicente)

Exterior stairs to roof decks



THE MLS .COM

THE MLS .COM

THE MLS.COM

THE MLS .COM

GROSS INTERNAL AREA
FLOOR 1: 418 sq ft, FLOOR 2: 1230 sq ft
FLOOR 3: 1105 sq ft, EXCLUDED AREAS:
PORCH: 53 sq ft, GARAGE: 421 sq ft
BALCONY: 93 sq ft
TOTAL: 2753 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

THE MLS.COM

THE MLS.COM

THE MLS.COM

THE MLS.COM

THE MLS.COM

THE MLS.COM

THE MLS .COM

THE MLS.COM

City of Santa Monica
City Planning Division

CITY COUNCIL
STATEMENT OF OFFICIAL ACTION

City of
Santa Monica

PROJECT INFORMATION

CASE NUMBER:	Appeals 18ENT-0390, 18ENT-0391, 18ENT-0392
LOCATION:	1828 Ocean Avenue
APPLICANT:	Hank Koning, Architect
PROPERTY OWNER:	NXT2 SHUTTERS, LLC
CASE PLANNER:	Russell Bunim, AICP, Acting Senior Planner
REQUEST:	Three Appeals of Planning Commission's approval of a Development Review Permit 15ENT-0300, Waiver 18ENT-0227, and Major Modification 18ENT-0226 to allow a new five-story (47 feet) 81,630 square-foot mixed project consisting of 83 residential units, 2,000 square-feet of ground floor commercial space, and 273 automobile parking spaces within a three-level subterranean parking garage. Waiver application seeking relief from the Active Commercial Design standard which requires the ground floor level along commercial boulevards not to exceed 18 inches lower or higher from the adjacent sidewalk. The proposed project has a ground floor level 36 inches above the adjacent sidewalk. Major Modification application seeking relief from the Active Commercial Design standard which requires the ground floor (floor to floor) height to be within 11 feet to 16 feet. The proposed project has a ground floor (floor to floor) height of 19 feet. The 83 residential units are intended for use bypersons as their permanent place of residence and shall not be used as Corporate Housing or Lodging for persons who intend their occupancy to be temporary. Project residents shall be prohibited from purchasing after hours parking permits for beach parking lots operated by the

	City located south of the Santa Monica Pier. Leases for residential units shall include restrictions against Corporate Housing, temporary lodging and beach lot parking. Consistent with Proposition S, this project does not propose or constitute an expansion of any hotel use. Other than continuation of the use of the property by Hotel Casa Del Mar for parking for guests, visitors and/or employees of that hotel, there shall be no hotel amenities from the adjacent hotel -- e.g., housekeeping, valet (except as referenced above), food/room service -- provided at the Project. In connection with providing up to 16 affordable units in this project, the developer shall coordinate with the City's Housing Division and an agency to facilitate support services for the households occupying the affordable units in the project, and make every effort to coordinate and complement the services of other similar providers for affordable residents of 50% income households or greater in the neighboring area. The support services shall be in place prior to the issuance of certificate of occupancy of the affordable units. Waiver application seeking relief from the Active Commercial Design (ACD) Standard which requires the ground floor level along commercial boulevards not to exceed 18 inches lower or higher from the adjacent sidewalk. The proposed project has a ground floor level 36 inches above the adjacent sidewalk on Pico Boulevard. Major Modification application seeking relief from the ACD Standard which requires the ground floor (floor to floor) height to be within 11 feet to 16 feet. The proposed project has a ground floor (floor to floor) height of 19 feet in the commercial space located at the corner of Ocean Avenue and Pico Boulevard.
AFFORDABLE HOUSING:	Twelve 50% income units (6 one-bedroom, 5 two-bedroom, and 1 three-bedroom) deed-restricted affordable units located on-site. Additionally, four 50% income units from 1921 Ocean Front Walk will be located on-site (2 one-bedroom, 1 two-bedroom, and 1 three-bedroom)

CEQA STATUS:	An EIR was prepared to analyze the potential environmental effects of the 1921 Ocean Front Walk Project and the 1828 Ocean Avenue Project. The EIR analyzes the impacts of each project individually and cumulatively. A Notice of Preparation (NOP) was published on September 13, 2016 for a 30-day comment period. On April 10, 2018, a Notice of Completion and Public Availability of the Draft EIR was published, commencing a 45-day public comment period for the Draft EIR. The Final EIR was published on August 30, 2018, and certified by the Planning Commission on October 3, 2018.

CITY COUNCIL ACTION

April 23, 2019 Determination Date

__ Appeal granted based on the following findings.

X Appeal Denied; Application approved based on the following findings and subject to the conditions below.

__ Other:

EFFECTIVE DATES OF ACTIONS IF NOT APPEALED:	April 23, 2019
EXPIRATION DATE OF ANY PERMITS GRANTED:	October 22, 2022
LENGTH OF ANY POSSIBLE EXTENSION OF EXPIRATION DATES:	12 months

* Any request for an extension of the expiration date must be received in the City Planning Division prior to expiration of this permit.

Each and all of the findings and determinations are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information contained herein or in the findings are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

FINDINGS

DEVELOPMENT REVIEW PERMITS FINDINGS

A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses

within the project are consistent with applicable standards and are both compatible and relate harmoniously to surrounding sites and neighborhoods in that the proposed project includes a mixed-use commercial and residential building that complies with the Oceanfront (OF) and Beach Overlay (BCH) Districts development standards. The proposed commercial and residential land uses relate harmoniously to the existing land uses including hotels, multi-family housing, and retail along Ocean Avenue, Pico Boulevard, and Vicente Terrace. The building includes outdoor dining with the commercial tenant space on the ground floor at the corner of Ocean Avenue and Pico Boulevard. The restaurant is 2,000 square feet maximum, which is consistent with Proposition S, codified in the BCH District. The project complies with the height, setbacks, and pedestrian orientation requirements for commercial uses in the OF District. Additionally, the project is setback 15 to 22 feet along Vicente Terrace, which is an additional 10 feet or more beyond the required five-foot setback and provides an upper-floor stepback on Vicente Terrace which is across the street from low-scale and low-density residential uses and a potential historic district.

B. The rights-of-way can accommodate autos, bicycles, pedestrians, and multi-modal transportation methods, including adequate parking and access, in that the project will provide 273 parking spaces in a three-level subterranean garage with vehicle access from Pico Boulevard. Furthermore, the project includes pedestrian entrances to the residential units from Ocean Avenue, Pico Boulevard, and Vicente Terrace and pedestrian access to the commercial tenant spaces from Ocean Avenue and Pico Boulevard. 17 (4 commercial and 13 residential) short-term bicycle spaces are located along the building frontages on Pico Boulevard and Ocean Avenue. 130 (4 commercial and 126 residential) long-term bicycle places will be provided.

C. The health and safety services (police, fire, etc.) and public infrastructure (e.g. utilities) are sufficient to accommodate the new development, in that the proposed development is located in an urbanized area that is already adequately served by existing City infrastructure. No new safety services or public infrastructure will be required for this project.

D. The project is generally consistent with the Municipal Code, General Plan, and any applicable Specific Plan, in that the project is located in the Oceanfront District land use designation in the LUCE. The development parameters in the LUCE are implemented in the Zoning Ordinance for Tier 2 projects. The proposed project complies with all of the development standards outlined in the Zoning Ordinance.

The proposed development is also consistent with the goals, objectives, and policies in the LUCE. Specifically, Policy D18.2 seeks to respect the scale and character of the district's existing residential areas in the design and construction of new buildings and Policy D18.8 encourages visitor serving uses consistent with Proposition S in commercial areas west of Ocean Avenue between Colorado Avenue and Pico Boulevard.

The proposed project complies with these goals and policies in that it is a mixed-use building with a small ground floor café facing Ocean Avenue and Pico Boulevard with residential as the proposed use on the upper floors. The project's height and mass are consistent with height and mass of the neighboring hotels (Shutters and Viceroy) and is setback from the low-density multi-family residential on Vicente Terrace on the lower floors and steps back on the upper-floor.

The Oceanfront District designation is intended to maintain and enhance the Oceanfront District as an important visitor serving destination with lodging, restaurants, shopping and recreation, as well as to protect the existing residential enclaves in the area. The unique character and scale of the area is maintained, centering on the Landmark Santa Monica Pier. New residential and commercial uses are consistent with the character of existing buildings and improvements.

As little change is expected to occur within this District, many of the existing uses remain, including residential, local and visitor-serving uses such as restaurants, hotels, beach clubs, and public facilities. Existing hotels may remodel and rebuild, not to exceed existing floor area and building footprint, in accordance with Proposition S. Future uses protect the residential enclaves, maintaining the existing character of the Oceanfront District, and support its function as a local and regional recreational amenity.

The proposed project complies with these goals and policies in that the mixed-use residential and commercial building is designed with an inviting and activated ground floor, includes a variety of housing unit types and affordability, and formed in a manner that is sensitive to the context of the adjacent properties. Lastly, the commercial tenant space intended for a restaurant use is no more than 2,000 square- feet consistent with Proposition S.

E. Based on environmental review, the proposed project has no potentially significant environmental impacts or any potentially significant environmental impacts have been reduced to less than significant levels because of mitigation measures incorporated in the project.

In accordance with CEQA, an EIR was prepared to analyze the potential environmental effects of the 1921 Ocean Front Walk Project and the 1828 Ocean Avenue Project. While the Projects would require two separate development review permits, both projects are analyzed together in the EIR as required by CEQA. Under CEQA, an agency cannot "piecemeal" the environmental reviewfor a project. Per CEQA, a "project" is defined as the "whole of the action." An EIR must include an analysis of the environmental effects of the project, which includes a future expansion or other action if: (1) it is a reasonably foreseeable consequence of the initial project; and (2) the future expansion or action will be significant in that it will likely change the scope or nature of the initial project or its environmental effects. In the case of the 1828 Ocean Avenue Project and the 1921 Ocean Front Walk Project, the affordable housing requirement for the 1921 Ocean Front Walk Project may be provided off-site at 1828 Ocean Avenue (affordable

housing Scenario A). The EIR clearly provides an analysis of each site independently while also evaluating the potential for combined effects given the proximity of the Project Sites.

In accordance with Section 15082 of the CEQA Guidelines, a Notice of Preparation (NOP) was published on September 13, 2016 for a 30-day comment periodwhich indicated the City's intent to prepare an EIR for both projects. The NOP was distributed to Federal, State, Regional, and City agencies, neighborhood groups, and occupants and owners within a 1,000-foot radius of the project sites and was published on the City's Planning and Community Development website. Additionally, a public scoping meeting was held on October 20, 2016, to present the projects and receive comments on the scope of the EIR.

On April 10, 2018, a Notice of Completion and Public Availability of the Draft EIR was published, commencing a 45-day public comment period for the Draft EIR.

The environmental issues studied in detail in the Draft EIR include:

- Aesthetics
- Air Quality
- Construction Effects
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Neighborhood Effects
- Noise and Vibration
- Population and Housing
- Fire Protection
- Police Protection
- Transportation/Traffic
- Utilities – Wastewater and Water Supply

Other issue areas such as Agricultural/Forestry Resources, Biological Resources, Mineral Resources, Neighborhood Effects, Recreation, and Solid Waste were determined to be less than significant in the Initial Study (Appendix A of the EIR).

The Final EIR, which was published in August 2018, contains all comments and responses to comments received during the comment period as well as minor changes to the Draft EIR. The Draft EIR was available for a 45-day public review period, during which a total of 9 comment letters were received. Most of the comment letters were from members of the public and 2 were from commenting agencies.

Comments were raised regarding the mass/scale of the buildings, traffic impacts of the projects, and concerns regarding short-term rentals of the residential units. Responses to all comments received are included in the Final EIR.

Significant Impacts
Based on the analysis provided in the EIR, there are no significant and unavoidable impacts associated with the 1921 Ocean Front Walk Project or the 1828 Ocean Avenue Project (individually and on a cumulative basis).

Alternatives Studied
Although there were no significant environmental impacts identified. In accordance with CEQA, the EIR studied five alternatives to the projects, which are intended to reduce the environmental impacts of the projects:

- Alternative 1 – No Project/No Build (Existing Conditions)
- Alternative 2 – Projects with Less than 7,500 square feet
- Alternative 3 – Tier 1 Development with On-Site Affordable Housing
- Alternative 4 – Tier 2 Development with Reduced FAR and Reduced Density
- Alternative 5 – Tier 1 Development with Reduced Density

Environmentally Superior Alternative
In general, the environmentally superior alternative as defined by CEQA should minimize adverse impacts to the project site and its surrounding environment. Of the alternatives considered, the "No Project/No Build Alternative" does not create any new impacts; therefore, it is environmentally superior to the project, which proposes to change existing conditions. However, the No Project/No Build Alternative does not meet any of the project objectives. CEQA Guidelines section 15126.6 states that if the environmentally superior alternative is the No Project/No Build Alternative, the EIR shall also identify an environmentally superior alternative from among the other alternatives.

The remaining alternatives were reviewed in accordance with the State CEQA Guidelines requirement to identify an environmentally superior Alternative other than the No Project/No Build Alternative. Of the remaining Alternatives, Alternative 2, with 4,999 sf of cultural use and 2,500 sf restaurant at the 1921 Ocean Front Walk Site, would be the environmentally superior alternative. However, Alternative 2 would not meet the project objectives and would violate Proposition S. Further, while Alternative 2 would incrementally reduce environmental impacts, it would not be supportive of City goals and policies to accommodate housing needs and sustainable development patterns to reduce vehicle miles traveled. The project as proposed would provide a higher level of community benefits and greater support for the goals and policies related to the provision of in-fill housing development in high quality transit areas.

F. The project promotes the general welfare of the community in that it allows for the redevelopment of existing, underutilized property with a mixed-use project that is compliant with the LUCE vision for the area. The proposed project provides 83

residential units and features space for a neighborhood serving ground-floor commercial use. Further, the project would provide community benefits including four additional affordable residential units for a total of twelve units (15% of the project) affordable to 50% income level households, a specified market-rate unit mix of 15% studios, 50% one-bedrooms, 20% two-bedrooms, and 15% three bedrooms, an average number of bedrooms for the market-rate units of at least 1.2, enhanced development impact fees (i.e. Transportation Impact Fee, Parks & Recreation Impact Fee) 14% above the base fee, and enhanced Transportation Demand Management elements such as 75% transportation allowance and free bike valet for the commercial uses if vehicle valet is provided.

G. The project has no unacceptable adverse effects on public health or safety in that the project is a mixed-use project consisting of residential uses and is designed to accommodate neighborhood-serving commercial uses. The commercial uses are located along Ocean Avenue and Pico Boulevard, which is an appropriate location given other commercial uses in the area. The project complies with all development standards in the Zoning Ordinance and conditions of approval for project operations ensure that the project will not adversely affect public health or safety.

H. The project provides Community Benefits consistent with Chapter 9.23 of the Zoning Ordinance in that it provides 50% more affordable housing units than would be required by the City's Affordable Housing Production Program, a minimum unit mix, a minimum average number of bedrooms, and enhanced development fees 14% above the base fee for the Transportation Impact Fee and Parks and Recreation Impact Fee (i.e. Open Space). As a result, the project would provide community benefits including 12 residential units (15% of the project) affordable to 50% income level households, a specified market-rate unit mix of 15% studios, 50% one-bedrooms, 20% two- bedrooms, and 15% three bedrooms, an average number of bedrooms for the market- rate units of at least 1.2, enhanced development impact fees (i.e. Transportation Impact Fee, Parks & Recreation Impact Fee) 14% above the base fee, and enhanced Transportation Demand Management elements such as 75% transportation allowance and free bike valet for the commercial uses if vehicle valet is provided.

WAIVER AND MAJOR MODIFICATION FINDINGS

A. The requested modification is consistent with the General Plan and any applicable area or specific plan in that the project is located in Oceanfront District land use designation in the LUCE.

Waiver

The development parameters in the LUCE are implemented in the Zoning Ordinance for Tier 2 projects. Specifically, Policy D18.2 seeks to respect the scale and character of the district's existing residential areas in the design and construction of new buildings and Policy D18.8 encourages visitor serving uses consistent with Proposition S in commercial areas west of Ocean Avenue between

Colorado Avenue and Pico Boulevard. The proposed project is consistent with the LUCE in that it provides a small 2,000 square-foot commercial tenant space in the Oceanfront District. The commercial tenant space is even with the sidewalk level, but since the property slopes approximately seven percent on a corner property, the level tenant space is 36 inches higher than the sidewalk along Pico Boulevard.

Major Modification
The development parameters in the LUCE are implemented in the Zoning Ordinance for Tier 2 projects. Specifically, Policy D18.2 seeks to respect the scale and character of the district's existing residential areas in the design and construction of new buildings and Policy D18.8 encourages visitor serving uses consistent with Proposition S in commercial areas west of Ocean Avenue between Colorado Avenue and Pico Boulevard. In an effort to align the ground floor of the café at sidewalk grade on Ocean Avenue and align the residential units above the café with the residential levels, the floor height exceeds the maximum 16 feet. The applicant has proposed a design in which the floor to ceiling height would be 15 feet and is therefore trying to comply with the intent of the ACD standard. From the interior and exterior of the building, the project will have the appearance of code compliance. As depicted on Sheet A50 of the project plans, the ceiling will have a 4-foot ceiling thickness.

B. The project as modified meets the intent and purpose of the applicable zone districts in that the project is located in the OF and BCH Districts and complies with the established property development standards that govern height, FAR, and setbacks of the proposed building. The OF District was intended to: (A) Maintain and enhance the beach area as an important visitor-serving destination with lodging, restaurants, shopping, and recreation that support it as a regional, national, and international tourist destination, (B) Preserve the unique scale, character, and uses along the Ocean Front Walk and on the Santa Monica Pier, (C) Protect the existing residential mix in the area while providing for coastal-related, lodging, dining, recreation, and shopping needs of tourists and others in the oceanfront area. Conditionally permit other uses such as office, new residential, and cultural uses, and (D) Avoid the deleterious effects of uncontrolled growth and preserve the unique and diverse character of the Santa Monica oceanfront by limiting the proliferation of excessive hotel, motel, and large restaurant development in the oceanfront area. The BCH District was intended to add a new overlay district to the City of Santa Monica's Zoning Districts. This initiative ordinance is necessary to protect the public health, safety and welfare of present and future residents of the City of Santa Monica [the "City"] by avoiding the deleterious effects of uncontrolled growth in the Beach Overlay District and preserving the unique and diverse character of the Santa Monica oceanfront. This purpose is achieved by limiting the proposed proliferation of excessive hotel, motel and large restaurant development within the Beach Overlay District. Such development ignores the need to preserve Santa Monica's greatest asset — its oceanfront setting, view, and access to coastal resources — and to maintain its

beach and oceanfront parks as open recreational area for present and future generations.

Waiver
The proposed project's ground floor aligns with the adjacent sidewalk on Ocean Avenue. However, since the sidewalk slopes seven percent (36 inches) along the front of the café on Pico Boulevard over the course of 26 feet (the width of the tenant space), the project's ground floor cannot be located within 18 inches of the adjacent sidewalk on Pico Boulevard without sinking 18 inches below the Ocean Avenue sidewalk and requiring people to otherwise step down into the commercial space from Ocean Avenue. The proposed design meets the intent of the Active Commercial Design standards.

Major Modification
The proposed project has a 19-foot ground floor (floor to floor) height in order for the building to be constructed with the upper floors to be constructed on the same surface levels. In an effort to align the ground floor of the café at sidewalk grade on Ocean Avenue and align the residential units above the café with the residential levels, the floor height exceeds the maximum 16 feet. The applicant has proposed a design in which the floor to ceiling height would be 15 feet and is therefore trying to comply with the intent of ACD standard. From the interior and exterior of the building, the project will have the appearance of code compliance. As depicted on Sheet A50 of the project plans, the ceiling will have a 4-foot ceiling thickness.

C. The approval or conditional approval of the requested modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or result in a change in land use or density that would be inconsistent with the requirements of this Ordinance.

Waiver
Specifically, the project is a mixed-use development located in the Oceanfront District where a mix of uses are permitted. The project will have vehicle access provided from Pico Boulevard to a subterranean garage on site and there will be no detrimental impacts to persons in the general vicinity. The driveway and garage comply with the Hazardous Visual Obstructions (HVO) standards as prescribed in SMMC Section 9.28.120(B)(4). In order to set the ground floor level with the sidewalk on Ocean Avenue on a lot that slopes seven percent on Pico Boulevard, the Waiver allows the tenant space to be 36 inches higher than the sidewalk level on Pico Boulevard.

Major Modification
Specifically, the project is a mixed-use development located in the Oceanfront District where a mix of uses are permitted. The project will have vehicle access provided from Pico Boulevard to a subterranean garage on site and there will be no detrimental impacts to persons in the general vicinity. The driveway and garage comply with the Hazardous Visual Obstructions (HVO) standards as prescribed in SMMC Section 9.28.120(B)(4).

D. The approval of the requested modification is justified by environmental features, site conditions, location of existing improvements, architecture or sustainability considerations, or retention of historic features or mature trees in that the project is proposed on property in a neighborhood consisting of a variety of buildings types and uses.

Waiver
The request is justified by the site condition containing an approximate 7 percent slope along Pico Boulevard which creates a 36 inch grade differential for the commercial space which has a ground floor at the same grade as the sidewalk on Ocean Avenue.

Major Modification
The request is justified by the site condition containing an approximate 7 percent slope along Pico Boulevard and the practical difficulty of constructing a building with even floor plates on the upper levels and complying with a minimum ground floor (floor to floor) height on a sloping project site.

E. The proposed design meets the Design Objectives of the Santa Monica Design Guidelines, Division 4: Administration and Permits 4.33 in that the Santa Monica Design Guidelines have not been established, and therefore the proposed Waiver and Major Modification requests are not subject to design criteria.

F. The proposed project will not significantly affect the properties in the immediate neighborhood as a result of approval or conditional approval of the Waiver and Major Modification or be incompatible with the neighborhood character.

Waiver
The request for a 36 inch grade differential for the commercial space on Pico Boulevard does not increase the overall height and scale or the density of the proposed development. Specifically, the request allows the building to have a ground floor for the commercial space to be level with Ocean Avenue.

Major Modification
The request for a 19-foot-tall ground floor (floor to floor) height does not increase the overall height and scale or the density of the proposed development. Specifically, the request would allow the construction of the two residential levels above the commercial tenant space to be at the same level as the other three buildings on the site which is a preferred design for ADA accessibility. Otherwise, the building would need to incorporate stairs and lifts as residents walk around the building on the residential floors.

G. The subject property is currently vacant. The proposed Waiver and Major Modification requests do not affect a City-Designated Historic Resource.

MITIGATION MEASURES AND CONDITIONS OF APPROVAL

Section A - Final EIR Mitigation Measures

MM-ARCH-1:

1. Prior to the issuance of a demolition permit, the Applicant shall retain a qualified Archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards (qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction excavations such as clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall be based on the rate of excavation and grading activities, the materials being excavated (younger sediments vs. older sediments), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified Archaeologist. Prior to commencement of excavation activities, an Archaeological Sensitivity Training shall be given for construction personnel. The training session, shall be carried out by the qualified Archaeologist and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.

MM-ARCH-2:

2 In the event that historic (e.g., bottles, foundations, refuse dumps/privies, etc.) or prehistoric (e.g., hearths, burials, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. An appropriate buffer area shall be established by the qualified Archaeologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by the qualified Archaeologist. If the resources are prehistoric or Native American in origin, the Applicant shall retain a Native American representative from a Gabrielino Tribe who shall be present to monitor further construction excavations and shall coordinate with the City and Qualified Archaeologist regarding the treatment and curation of any prehistoric archaeological resources. If a resource is determined by the qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the qualified Archaeologist shall coordinate with the Applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with

subsequent laboratory processing and analysis. Any archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, such as the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

MM-ARCH-3:

3. Prior to the release of the grading bond that is required for a grading permit to guarantee that grading will be completed in conformity with the approved building plans and terms of the grading permit, the qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted by the Project applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the development and required mitigation measures.

MM-ARCH-4:

4. If human remains are encountered unexpectedly during implementation of the Project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the land owner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the land owner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. Whenever the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner or his or her authorized

representative rejects the recommendation of the descendants and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

MM-PALEO-1:

5. Prior to the issuance of a demolition permit, the Applicant shall retain a qualified Paleontologist to develop and implement a paleontological monitoring program for construction excavations that would encounter older Quaternary alluvial sediments (associated with sediments below six feet deep across the Project Site). The qualified Paleontologist hold a pregrading/excavation meeting for construction personnel to discuss the monitoring program and how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event. A qualified Paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified Paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the Paleontologist during construction excavations into older alluvial sediments. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall be determined by the qualified Paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered. Full-time monitoring can be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified Paleontologist.

MM-PALEO-2:

6. If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area shall be established by the qualified Paleontologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the qualified Paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock/sediment samples for initial processing and evaluation. If preservation in place is not feasible, the qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are submitted to their final repository. Any fossils collected shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. If no institution accepts the fossil collection, they shall be donated to a local school in

the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school.

MM-PALEO-3:

7. Prior to the release of the grading bond that is required for a grading permit to guarantee that grading will be completed in conformity with the approved building plans and terms of the grading permit, the qualified Paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Applicant to the City, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.

MM-NOISE-1:

8. Construction Noise Management Plan. A Construction Noise Management Plan shall be prepared by the applicant and approved by the City. The Plan shall address noise impacts and outline measures that would be used to reduce impacts. Measures shall include:

- To the extent that they exceed the applicable construction noise limits, construction activities shall be restricted to between the hours of 10 a.m. and 3 p.m. Monday through Friday, in accordance with Section 4.12.110(d) of the SMMC.

- The construction contractor(s) shall ensure that construction equipment is properly maintained and in working order per manufacturer specifications and that all construction equipment is equipped with manufacturer-approved mufflers and baffles.

- The construction contractor(s) shall place noise-generating construction equipment and locate construction staging areas away from sensitive uses, to the extent practical to the satisfaction of the Department of Building and Safety. All stationary construction equipment will be located and oriented so that emitted noise is directed away from sensitive receptors nearest the Project Site.

- Heavily loaded trucks shall be routed away from residential streets, conforming to the City's recommended haul route corridors.

- Construction activities shall be scheduled so as to avoid operating several pieces of high noise-generating equipment simultaneously, to the extent practical.

- The construction contractor(s) shall implement noise attenuation measures, which may include temporary noise barriers and/or noise blankets placed between noise-generating construction equipment and activities and the off-site

noise sensitive receptors to the satisfaction of the City's Department of Building and Safety.

MM-NOISE-2:

9. Construction Vibration. The applicant and its contractor(s) shall implement the following vibration-reduction measures:

   - The construction contractor(s) shall restrict the use of large bulldozers and other similarly large vibration-generating equipment, so that the vibration-generating portion of the equipment (i.e., the motor, engine, power plant, or similar) remains at the minimum applicable distances shown on Table 4.13-15 of the EIR as measured to guest rooms of Shutters on the Beach, and the residential structures designed for long-term human occupancy along Vicente Terrace, unless it can be demonstrated to the satisfaction of the City based on in-situ measurements (prior to initiation of full-scale demolition/excavation) that vibration levels can be kept below the threshold of 80 VdB at vibration sensitive receptor locations where sleeping occurs through any combination of revised setbacks, alternative construction equipment, alternative construction methods, alternative sequencing of activities, or limitations of hours (between 10:00 AM and 3:00 PM) during which such activity can occur. The vibration measurements, if undertaken, shall be performed by a qualified acoustician, approved by the City at the contractor/Applicant's sole cost.

MM-TRAF-1

10. The applicant shall prepare, implement, and maintain a Construction Traffic Mitigation Plan (Plan) for review and approval prior to issuance of a building permit to address traffic during construction and shall be designed to:

    - Prevent traffic impacts on the surrounding street network;
    - Minimize parking impacts both to public parking and access to private parking to the greatest extent practicable;
    - Ensure safety for both those constructing the Project and the surrounding community;
    - Prevent substantial truck traffic through residential neighborhoods; and
    - Provide for coordination with adjacent or nearby construction projects

    The Plan shall be subject to review and approval by the following City departments: Public Works, Fire, Planning and Community Development, and Police, to ensure that the Plan has been designed in accordance with this mitigation measure and meets City standards. This review shall occur prior to issuance of grading or building permits. It shall, at a minimum include the following:

Ongoing Requirements throughout the Duration of Construction

- A detailed Plan for work zones shall be maintained. At a minimum, this shall include parking and travel lane configurations; warning, regulatory, guide, and directional signage; and area sidewalks, bicycle lanes, and parking lanes. The Plan shall include specific information regarding the Project's construction activities that may disrupt normal pedestrian and traffic flow, and the measures to address these disruptions. Further, the Plan shall address, in addition to normal traffic and pedestrian conditions, conditions regarding beach accessibility and parking, for pedestrians and automobiles, and avoidance of conflicts with loading activities at the hotels that are adjacent to the Project Site. Such plans shall be reviewed and approved by the Strategic and Transportation Planning Division prior to commencement of construction and implemented in accordance with this approval.

- Work within the public right-of-way shall be performed between 9:00 AM and 4:00 PM. This work includes dirt and demolition material hauling and construction material delivery. Work within the public right-of-way outside of these hours shall only be allowed after the issuance of an after-hours construction permit.

- Streets and equipment shall be cleaned in accordance with established Public Works Department requirements.

- Trucks shall only travel on a City-approved construction route. Truck queuing/staging shall not be allowed on Santa Monica streets. Limited queuing may occur on the construction site itself.

- Materials and equipment shall be minimally visible to the public; the preferred location for materials is to be onsite, with a minimum amount of materials within a work area in the public right-of-way, subject to a current Use of Public Property Permit.

- Any requests for work before or after normal construction hours within the public right-of-way shall be subject to review and approval through the After Hours Permit process administered by the Building and Safety Division.

- Provision of off-street parking for construction workers, which may include the use of a remote location with shuttle transport to the site, if determined necessary by the City of Santa Monica.

Project Coordination Elements That Shall Be Implemented Prior to Commencement of Construction.

- The applicant shall advise the traveling public of impending construction activities (e.g., information signs, portable message signs, media listing/notification, and implementation of an approved Plan).

- The applicant shall obtain a Use of Public Property Permit, Excavation Permit, Sewer Permit, or Oversize Load Permit, as well as any Caltrans permits required, for any construction work requiring encroachment into public rights-of-way, detours, or any other work within the public right-of-way.

- The applicant shall provide timely notification of construction schedules to all affected agencies (e.g., MTA. Big Blue Bus, Police Department, Fire Department, Public Works Department, and Planning and Community Development Department) and to all owners and residential and commercial tenants of property within a radius of 500 feet.

- The applicant shall coordinate construction work with affected agencies in advance of start of work. Approvals may take up to two weeks per each submittal. Coordination with MTA regarding construction activities that may impact Metro bus lines or result in closures lasting over six months shall be initiated at least 30 days in advance of construction activities.

- The applicant shall obtain Strategic and Transportation Planning Division approval of any haul routes for earth, concrete, or construction materials and equipment hauling.

PLANNING AND COMMUNITY DEVELOPMENT

Project Specific Conditions

1. The Architectural Review Board shall pay particular attention to the following:

    - The relationship of the building along Vicente Terrace and Pico Boulevard and the connectivity to the public sidewalk.

    - The ground floor commercial tenant space and the connectivity to the sidewalk along Ocean Avenue and Pico Boulevard.

    - The building design on Vicente Terrace and compatibility to the adjacent low density neighborhood.

    - The planting design details throughout the project.

    - The landscaped and open space area on the corner of Ocean Avenue and Vicente Terrace.

    - The terraced landscaping on Vicente Terrace should not be dominated by concrete planter boxes and should create a more natural, soft-planted area.

    - The pedestrian experience on Pico Boulevard by establishing a visual sense of arrival at the project site that can be anticipated from up the block.

- On the Pico Boulevard side of the project, consider providing an interactive feature, work of public art, or other element that would be of interest to pedestrians on route to the beach.

2. There shall be no construction staging on Vicente Terrace.

3. On Vicente Terrace, no hedges or physical screens are permitted on private open space areas.

4. The 83 residential units shall not be used for "Corporate Housing" as defined in SMMC Section 9.51.020(A)(2), nor as "Lodging" as defined in SMMC Section 9.51.030(B)(15), or any generally applicable successor thereto. These prohibitions shall be included in all leases.

5. Project residents shall be prohibited from purchasing after hours parking permits for beach parking lots operated by the City located south of the Santa Monica Pier. Leases for residential units shall include this restriction.

6. The garage vent on the rooftop shall be located at least 50 feet from the northern property line and the exhaust from that vent shall be directed towards the south.

7. Except as to the relief granted by the Major Modification (18ENT-0226) and Waiver (18ENT-0227), the project shall comply with SMMC Sections 9.11.030(A-C) regulating the Active Commercial Design, Active Use, Pedestrian-Oriented Design, and Build-to Line design requirements for the ground floor street frontage of new buildings on commercial boulevards.

8. Pursuant to SMMC Section 9.23.030(D) the project shall provide the following community benefits:

   a. Affordable Housing: Pursuant to Santa Monica Municipal Code (SMMC) Chapter 9.64, the project is subject to the City's Affordable Housing Production Program which requires the proposed 83-unit housing project to provide one of the following: 1) five percent of the total units of the project for 30% income households, 2) ten percent of the total units of the project for 50% income households, or 3) twenty percent of the total units of the project for 80% income households. Pursuant to SMMC Section 9.23.030(A)(1), the applicant is required to provide at least 50% more affordable housing units than would be required pursuant to Section 9.64.050. The applicant has elected to provide ten percent of the total units of the project for 50% income households. Additionally, in a Tier 2 project, the applicant will be providing a community benefit for 50% over the amount required.

   b. Unit Mix: Pursuant to SMMC Section 9.23.030(A)(2), the project is required to have a varied unit mix of at least 15% three-bedroom units, at least 20% two-bedroom units, and no more than 15% studio units with the average

number of bedrooms greater than 1.2. The average number of bedrooms of the affordable units shall be equal to or greater than the market rate units.

c. Affordable Housing Commercial Linkage Fee: Pursuant to SMMC Section 9.23.030(A)(3), no building permit shall be issued for the project until the applicant pays an Affordable Housing Commercial Linkage Fee of 14 percent above the base fee applicable at the time of issuance of the building permit for that portion of the commercial floor area above the maximum Tier 1 floor area allowed by the Zoning Ordinance.

d. Transportation Impact Fee: Pursuant to SMMC Section 9.23.030(B), no building permit shall be issued for the project until the applicant pays a Transportation Impact Fee of 14 percent above the base fee applicable at the time of issuance of the building permit for that portion of the floor area above the maximum Tier 1 floor area allowed by the Zoning Ordinance.

e. Parks and Recreation Development Impact Fee: Pursuant to SMMC Section 9.23.030(C), no building permit shall be issued for the project until the applicant pays a Parks and Recreation Development Impact Fee of 14 percent above the base fee applicable at the time of issuance of the building permit for that portion of the floor area above the maximum Tier 1 floor area allowed by the Zoning Ordinance.

f. Transportation Demand Management: The applicant shall include the TDM measures required by SMMC Section 9.23.030(D) in the project's TDM Plan.

g. Pursuant to SMMC Section 9.64.090, the Parks and Recreation Development Impact Fee described in SMMC Chapter 9.67, the Transportation Impact Fee described in SMMC Chapter 9.66, and the Child Care Linkage Fee described in SMMC Chapter 9.65 shall be waived for required affordable housing units. Prioritization of potential occupants of the on-site affordable housing unit(s) shall be in accordance with the Affordable Housing Production Program Ordinance Guidelines. Developer hereby acknowledges that in approving a Development Review Permit for the Project, the City is waiving fees and modifying development standards otherwise applicable to the Project such as increasing the Floor Area Ratio and Building Height, and other property development standards. In exchange for such forms of assistance from the City, which constitute direct financial contributions to the Developer, Developer will enter into a contract with the City prior to issuance of a building permit which among other conditions will require Developer to provide and maintain twelve units on site for this project and four units as off-site for the market-rate project at 1921 Ocean Front Walk, all sixteen of which shall be available to and occupied by Fifty Percent Income Households at Affordable Rent, as defined by Santa Monica Municipal Code Chapter 9.64. The Developer agrees and acknowledges that this contract will provide forms of assistance

to the Developer within the meaning of Civil Code Section 1954.52(b) and Chapter 4.3 of the State Planning and Zoning Laws, Government Code Section 65915 et seq.

Administrative

9. The City shall, at its discretion, be entitled to enforce the terms and conditions of this permit, including, without limitation, its prohibition against use of the residential units for "Corporate Housing" as defined in SMMC Section 9.51.020(A)(2) and "Lodging" as defined in SMMC Section 9.51.030(B)(15), or any generally applicable successor to either such provision, as provided in Condition 4, using all of its enforcement powers as provided by law, including, without limitation, Santa Monica Municipal Code Chapters 1.08, 1.09, 1.10, and 9.48. This condition shall be included in all leases within the Project.

10. The property owner shall provide the City Planning Director with an annual report demonstrating full compliance with the prohibition against Corporate Housing or Lodging, the prohibition from purchasing after hours parking permits for beach lots operated by the City located south of the Santa Monica Pier, and compliance with Proposition S. The report shall include the length of tenancy for each tenant/occupant of each residential unit over the course of the year, certification that each tenant/occupant of each unit does not maintain a permanent place of residence elsewhere, certification of compliance with City of Santa Monica Proposition S codified in SMMC Chapter 9.20, and any other information reasonably required by the City.

11. The approval of this permit shall expire if the rights granted are not exercised within three and a half years (for projects in the Coastal Zone) from the permit's effective date. Exercise of rights shall mean issuance of a building permit to commence construction.

12. Pursuant to SMMC Section 9.37.110(D), if the Building Official determines that another building permit has been issued less than fifteen months prior to the date on which the building permit for this project has received all plan check approvals and none of the relevant exceptions specified in Sections 9.37.110(C) and (E) apply, the Building Official shall place the project on a waiting list in order of the date and time of day that the permit application received all plan check approvals, and the term of this approval and other City approvals or permits necessary to commence the project shall be automatically extended by the amount of time that a project remains on the waiting list. However, the permit shall also expire if the building permit expires, if final inspection is not completed or a Certificate of Occupancy is not issued within the time periods specified in SMMC Section 8.08.060. One 1-year extension for projects with residential components may be permitted if approved by the Director of Planning. Applicant is on notice that time extensions shall not be granted if development standards or the development

process relevant to the project have changed since project approval. Extension requests to a subdivision map must be approved by the Planning Commission.

13. In the event permittee violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals or Certificates of Occupancy shall be issued until such violation has been fully remedied.

14. Within ten days of City Planning Division transmittal of the Statement of Official Action, project applicant shall sign and return a copy of the Statement of Official Action 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 potential revocation of the permit approval. By signing same, applicant shall not thereby waive any legal rights applicant may possess regarding said conditions. The signed Statement shall be returned to the City Planning Division. Failure to comply with this condition shall constitute grounds for potential permit revocation.

15. Within thirty (30) days after final approval of the project, a sign shall be posted on site stating the date and nature of the approval. The sign shall be posted in accordance with the Zoning Administrator guidelines and shall remain in place until a building permit is issued for the project. The sign shall be removed promptly when a building permit is issued for the project or upon expiration of the Design Review Permit.

Indemnity

16. Applicant shall defend, indemnify, and hold harmless the City and its boards, commissions, agents, officers, and employees (collectively, "City") from any claims, actions, or proceedings (individually referenced as "Claim" and collectively referenced as "Claims") against the City to attack, set aside, void, or annul, the approval of this Development Review Permit concerning the Applicant's proposed project, or any Claims brought against the City due to the acts or omissions in any connected to the Applicant's project. City shall promptly notify the applicant ofany Claim and shall cooperate fully in the defense. Nothing contained in this paragraph prohibits the City from participating in the defense of any Claims, if both of the following occur:

    (1) The City bears its own attorney's fees and costs.
    (2) The City defends the action in good faith.

    Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

    In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of any approvals granted for the Project, or is commenced for any other reason against the City for the act or omissions relating to the Applicant's project, within fourteen (14) days following notice of such action from the City, the Applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City ("the Security") in a form satisfactory to the City, and in the amount of $100,000 to ensure applicant's

performance of its defense, indemnity and hold harmless obligations to City. The Security amount shall not limit the Applicant's obligations to the City hereunder. The failure of the Applicant to provide the Security shall be deemed an express acknowledgment and agreement by the Applicant that the City shall have the authority and right, without consent of the Applicant, to revoke the approvals granted hereunder.

Conformance with Approved Plans

17. This approval is for those plans dated March 8, 2019, a copy of which shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.

18. Minor amendments to the plans shall be subject to approval by the Director of Planning. A significant change in the approved concept shall be subject to Planning Commission Review. Construction shall be in conformance with the plans submitted or as modified by the Planning Commission, Architectural Review Board, or Director of Planning.

19. Project plans shall be subject to complete Code Compliance review when the building plans are submitted for plan check and shall comply with all applicable provisions of Article IX of the Municipal Code and all other pertinent ordinances and General Plan policies of the City of Santa Monica prior to building permit issuance.

Fees

20. As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city fee schedule.

21. No building permit shall be issued for the project until the developer complieswith the requirements of Chapter 9.30 of the Santa Monica Municipal Code, Private Developer Cultural Arts Requirement.

22. No building permit shall be issued for the project until the developer complieswith the requirements of Chapter 9.65 of the Santa Monica Municipal Code, the Child Care Linkage Program.

23. No building permit shall be issued for the project until the developer complieswith the requirements of Chapter 9.66 of the Santa Monica Municipal Code, the Transportation Impact Fee Program.

24. No building permit shall be issued for the project until the developer complies with the requirements of Chapter 9.53, the Transportation Demand Management Fee.

Mitigation Monitoring Program

25. Pursuant to the requirements of Public Resources Code Section 21081.6, the City Planning Division will coordinate a monitoring and reporting program regarding any required changes to the project made in conjunction with project approval and any conditions of approval, including those conditions intended to mitigate or avoid significant effects on the environment. This program shall include, but is not limited to, ensuring that the City Planning Division itself and other City divisions and departments such as the Building and Safety Division, the Department of Environmental and Public Works, the Fire Department, the Police Department, the Planning and Community Development Department and the Finance Department are aware of project requirements which must be satisfied prior to issuance of a Building Permit, Certificate of Occupancy, or other permit, and that other responsible agencies are also informed of conditions relating to their responsibilities. Project owner shall demonstrate compliance with conditions of approval in a written report submitted to the Planning Director and Building Officer prior to issuance of a Building Permit or Certificate of Occupancy, and, as applicable, provide periodic reports regarding compliance with such conditions.

Cultural Resources

26. If any archaeological remains are uncovered during excavation or construction, work in the affected area shall be suspended and a recognized specialist shall be contacted to conduct a survey of the affected area at project's owner's expense. A determination shall then be made by the Director of Planning to determine the significance of the survey findings and appropriate actions and requirements, if any, to address such findings.

Rent Control

27. Pursuant to SMMC Section 4.24.030, prior to receipt of the final permit necessary to demolish, convert, or otherwise remove a controlled rental units from the housing market, the owner of the property shall first secure a removal permit under Section 1803(t), an exemption determination, an approval of a vested rights claim from the Rent Control Board, or have withdrawn the controlled rental units pursuant to the provisions of the Ellis Act.

Project Operations

28. The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.

29. No exterior activity such as trash disposal, disposal of bottles or noise generating trash, deliveries or other maintenance activity generating noise audible from the exterior of the building shall occur during the hours of 11:00pm to 7:00am daily. In addition, there shall be no outdoor cleaning of the property with pressurized or mechanical equipment during the hours of 9:00pm to 7:00am daily. Trash containers shall be secured with locks.

Final Design

30. Plans for final design, landscaping, screening, trash enclosures, and signage shall be subject to review and approval by the Architectural Review Board.

31. Landscaping plans shall comply with Subchapter 9.26.040 (Landscaping Standards) of the Zoning Ordinance including use of water-conserving landscaping materials, landscape maintenance and other standards contained in the Subchapter.

32. Refuse areas, storage areas and mechanical equipment shall be screened in accordance with SMMC Sections 9.21.100, 9.21.130 and 9.21.140. Refuse areas shall be of a size adequate to meet on-site need, including recycling. The Architectural Review Board in its review shall pay particular attention to the screening of such areas and equipment. Any rooftop mechanical equipment shall be minimized in height and area, and shall be located in such a way as to minimize noise and visual impacts to surrounding properties. Unless otherwise approved by the Architectural Review Board, rooftop mechanical equipment shall be located at least five feet from the edge of the roof. Except for solar hot water heaters, no residential water heaters shall be located on the roof.

33. No gas or electric meters shall be located within the required front or street side yard setback areas. The Architectural Review Board in its review shall pay particular attention to the location and screening of such meters.

34. Prior to consideration of the project by the Architectural Review Board, the applicant shall review disabled access requirements with the Building and Safety Division and make any necessary changes in the project design to achieve compliance with such requirements. The Architectural Review Board, in its review, shall pay particular attention to the aesthetic, landscaping, and setback impacts of any ramps or other features necessitated by accessibility requirements.

35. As appropriate, the Architectural Review Board shall require the use of anti-graffiti materials on surfaces likely to attract graffiti.

Construction Plan Requirements

36. During demolition, excavation, and construction, this project shall comply with SCAQMD Rule 403 to minimize fugitive dust and associated particulate emission, including but not limited to the following:

- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least three times daily with complete coverage, preferably at the start of the day, in the late morning, and after work is done for the day.
- All grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph measured as instantaneous wind gusts) so as to prevent excessive amounts of dust.
- All material transported on and off-site shall be securely covered to prevent excessive amounts of dust.
- Soils stockpiles shall be covered.
- Onsite vehicle speeds shall be limited to 15 mph.
- Wheel washers shall be installed where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.

37. Final building plans submitted for approval of a building permit shall include on the plans a list of all permanent mechanical equipment to be placed indoors which may be heard outdoors.

38. Kitchen facilities including, but not limited to, restaurants, caterers, school cafeterias, hotels, hospitals, and other commercial cooking facilities must conduct operations in a manner which avoids causing grease blockages to the City sewer.

    a. A grease interceptor must be installed for all projects with kitchen facilities as described above unless a variance is granted through City of Santa Monica Water Resources Protection. The minimum capacity of the interceptor will be determined using Chapter 10 of the latest California Plumbing Code. Contributory sources shall include wastewater from kitchen area including pot sinks, pre-rinse sinks, dishwashers, floor drains, and mat washing areas. Show the location of the grease interceptor on the plumbing plans that clearly indicates what drain fixtures will connect to the interceptor.
    b. All grease interceptors, regardless of size, shall be equipped with a standard final- stage sample box.

Construction Period

39. Immediately after demolition and during construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc.

40. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions. Immediately after commencing dirt removal from the site, the general contractor shall provide the City of Santa Monica with written certification that all trucks leaving the site are covered in accordance with this condition of approval.

41. Developer shall prepare a notice, subject to the review by the Director of Planning and Community Development, that lists all construction mitigation requirements, permitted hours of construction, and identifies a contact person at City Hall as well as the developer who will respond to complaints related to the proposed construction.

    The notice shall be mailed to property owners and residents within a 200-foot radius from the subject site at least five (5) days prior to the start of construction.

42. A sign shall be posted on the property in a manner consistent with the public hearing sign requirements which shall identify the address and phone number of the owner and/or applicant for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.

43. A copy of these conditions shall be posted in an easily visible and accessible location at all times during construction at the project site. The pages shall be laminated or otherwise protected to ensure durability of the copy.

Standard Conditions

44. Lofts or mezzanines shall not exceed 33.3% of the room below unless compliance with the district's limits on number of stories can be maintained.

45. Mechanical equipment shall not be located on the side of any building which is adjacent to a residential building on the adjoining lot, unless otherwise permitted by applicable regulations. Roof locations may be used when the mechanical equipment is installed within a sound-rated parapet enclosure.

46. Final approval of any mechanical equipment installation will require a noise test in compliance with SMMC Section 4.12.040. Equipment for the test shall be provided by the owner or contractor and the test shall be conducted by the owner or contractor. A copy of the noise test results on mechanical equipment shall be submitted to the Community Noise Officer for review to ensure that noise levels do not exceed maximum allowable levels for the applicable noise zone.

47. Construction period signage shall be subject to the approval of the Architectural Review Board.

48. The property owner shall insure any graffiti on the site is promptly removed through compliance with the City's graffiti removal program.

MOBILITY DIVISION

49. Developer shall comply with SMMC Chapter 9.53, Transportation Demand Management, including payment of the Developer Annual TDM Fee pursuant to Section 9.53.110.

50. Final auto parking, bicycle parking and loading layouts specifications shall be subject to the review and approval of the Mobility Division:

51. Where a driveway, garage, parking space or loading zone intersects with the public right-of-way at the alley or sidewalk, hazardous visual obstruction triangles shall be provided in accordance with SMMC Section 9.21.180.

52. Slopes of all driveways and ramps used for ingress or egress of parking facilities shall be designed in accordance with the standards established by the Mobility Manager but shall not exceed a twenty percent slope.

53. Bicycle parking provided in the Project shall meet the requirements of SMMC Section 9.28.140.

PUBLIC LANDSCAPE

54. Street trees shall be maintained, relocated or provided as required in a manner consistent with the City's Urban Forest Master Plan, per the specifications of the Public Landscape Division of the Community & Cultural Services Department and the City's Tree Code (SMMC Chapter 7.40). No street trees shall be removed without the approval of the Public Landscape Division.

55. Prior to the issuance of a demolition permit all street trees that are adjacent to or will be impacted by the demolition or construction access shall have tree protection zones established in accordance with the Urban Forest Master Plan. All tree protection zones shall remain in place until demolition and/or construction has been completed.

56. Replace or plant new street trees in accordance with Urban Forest Master Plan and in consultation with City Arborist.

OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT

57. Developer is hereby informed of the availability for free enrollment in the Savings By Design incentive program where available through Southern California Edison. If Developer elects to enroll in the program, enrollment shall occur prior to submittal of plans for Architectural Review and an incentive agreement shall be executed with Southern California Edison prior to issuance of a building permit.

58. The project shall comply with requirements in section 8.106 of the Santa Monica Municipal code, which adopts by reference the California Green Building Standards Code and which adds local amendments to that Code. In addition, the project shall meet the landscape water conservation and construction and demolition waste diversion requirements specified in Section 8.108 of the Santa Monica Municipal Code.

PUBLIC WORKS DEPARTMENT (PWD)

General Conditions

59. Developer shall be responsible for the payment of the following Public Works Department (PWD) permit fees prior to issuance of a building permit:

    a. Water Services

    b. Wastewater Capital Facility

    c. Water Demand Mitigation

    d. Fire Service Connection

    e. Tieback Encroachment

    f. Encroachment of on-site improvements into public right-of-way

    g. Construction and Demolition Waste Management – If the valuation of a project is at least $50,000 or if the total square feet of the project is equal to or greater than 1000 square feet, then the owner or contractor is required to complete and submit a Waste Management Plan. All demolition projects are required to submit a Waste Management Plan. A performance deposit is collected for all Waste Management Plans equal to 3% of the project value, not to exceed $30,000. All demolition only permits require a $1,000 deposit or $1.00 per square foot, whichever is the greater of the two.

    Some of these fees shall be reimbursed to developer in accordance with the City's standard practice should Developer not proceed with development of the Project. In order to receive a refund of the Construction and Demolition performance deposit, the owner or contractor must provide receipts of recycling 70% of all materials listed on the Waste Management Plan.

60. Any construction related work or use of the public right-of-way will be required to obtain the approval of the City of Santa Monica, including but not limited to: Use of Public Property Permits, Sewer Permits, Excavation Permits, Alley Closure Permits, Street Closure Permits, and Temporary Traffic Control Plans.

61. Plans and specifications for all offsite improvements shall be prepared by a Registered Civil Engineer licensed in the State of California for approval by the City Engineer prior to issuance of a building permit.

62. Immediately after demolition and during construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc.

63. Upon commencement of construction, a sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the owner, developer and contractor for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.

64. Prior to the demolition of any existing structure, the applicant shall submit a report from an industrial hygienist to be reviewed and approved as to content and form by the Building & Safety Division. The report shall consist of a hazardous materials survey for the structure proposed for demolition. The report shall include a section on asbestos and in accordance with the South Coast AQMD Rule 1403, the asbestos survey shall be performed by a state Certified Asbestos Consultant (CAC). The report shall include a section on lead, which shall be performed by a state Certified Lead Inspector/Assessor. Additional hazardous materials to be considered by the industrial hygienist shall include: mercury (in thermostats, switches, fluorescent light), polychlorinated biphenyls (PCBs) (including light Ballast), and fuels, pesticides, and batteries.

Water Resources

65. Connections to the sewer or storm drains require a sewer permit from the PWD - Civil Engineering Division. Connections to storm drains owned by Los Angeles County require a permit from the L.A. County Department of Public Works.

66. Parking areas and structures and other facilities generating wastewater with potential oil and grease content are required to pretreat the wastewater before discharging to the City storm drain or sewer system. Pretreatment will require that a clarifier or oil/water separator be installed and maintained on site.

67. If the project involves dewatering, developer/contractor shall contact the LA Regional Water Quality Control Board (RWQCB) to obtain an NPDES Permit for discharge of groundwater from construction dewatering to surface water. For more information refer to: http://www.waterboards.ca.gov/losangeles/ and search for Order # R4-2003- 0111.

68. Prior to the issuance of the first building permit, the applicant shall submit a sewer study that shows that the City's sewer system can accommodate the entire development. If the study does not show to the satisfaction of the City that the City's sewer system can accommodate the entire development, prior to issuance of the first building permit, the Developer shall be responsible to upgrade any downstream deficiencies, to the satisfaction of the Water Resources Manager, if calculations show that the project will cause such mains to receive greater demand than can be accommodated. Improvement plans shall be submitted to the Engineering Division. All reports and plans shall also be approved by the Water Resources Engineer.

69. Prior to the issuance of the first building permit, the applicant shall submit a water study that shows that the City's water system can accommodate the entire development for fire flows and all potable needs. Developer shall be responsible to upgrade any water flow/pressure deficiencies, to the satisfaction of the Water Resources Manager, if calculations show that the project will cause such mains to receive greater demand than can be accommodated. Improvement plans shall be submitted to the Engineering Division. All reports and plans shall also be approved by the Water Resources Engineer.

70. Prior to the issuance of the first building permit, the applicant shall submit a hydrology study of all drainage to and from the site to demonstrate adequacy of the existing storm drain system for the entire development. Developer shall be responsible to upgrade any system deficiencies, to the satisfaction of City Engineer, if calculations show that the project will cause such facilities to receive greater demand than can be accommodated. All reports and improvement plans shall be submitted to Engineering Division for review and approval. The study shall be performed by a Registered Civil Engineer licensed in the State of California.

71. Developer shall not directly connect to a public storm drain pipe or direct site drainage to the public alley. Commercial or residential units are required to either have an individual water meter or a master meter with sub-meters.

72. All existing sanitary sewer "house connections" to be abandoned, shall be removed and capped at the "Y" connections.

73. The fire services and domestic services 3-inches or greater must be above ground, on the applicant's site, readily accessible for testing.

74. Developer is required to meet state cross-connection and potable water sanitation guidelines. Refer to requirements and comply with the cross-connections guidelines available at:

    http://www.lapublichealth.org/eh/progs/envirp/ehcross.htm. Prior to issuance of a Certificate of Occupancy, a cross-connection inspection shall be completed.

75. Ultra-low flow plumbing fixtures are required on all new development and remodeling where plumbing is to be added, including dual flush toilets, 1.0 gallon urinals and low flow shower heads.

Urban Water Runoff Mitigation

76. To mitigate storm water and surface runoff from the project site, an Urban Runoff Mitigation Plan shall be required by the PWD pursuant to Municipal Code Chapter 7.10. Prior to submittal of landscape plans for Architectural Review Board approval, the applicant shall contact PWD to determine applicable requirements, such as:

a. The site must comply with SMMC Chapter 7.10 Urban Runoff Pollution Ordinance for the construction phase and post construction activities;

b. Non-storm water runoff, sediment and construction waste from the construction site and parking areas is prohibited from leaving the site;

c. Any sediments or materials which are tracked off-site must be removed the same day they are tracked off-site;

d. Excavated soil must be located on the site and soil piles should be covered and otherwise protected so that sediments are not tracked into the street or adjoining properties;

e. No runoff from the construction site shall be allowed to leave the site; and

f. Drainage control measures shall be required depending on the extent of grading and topography of the site.

g. Development sites that result in land disturbance of one acre or more are required by the State Water Resources Control Board (SWRCB) to submit a Storm Water Pollution Prevention Plan (SWPPP). Effective September 2, 2011, only individuals who have been certified by the Board as a "Qualified SWPPP Developer" are qualified to develop and/or revise SWPPPs. A copy of the SWPPP shall also be submitted to the PWD.

77. Prior to implementing any temporary construction dewatering or permanent groundwater seepage pumping, a permit is required from the City Water Resources Protection Program (WRPP). Please contact the WRPP for permit requirements at least two weeks in advance of planned dewatering or seepage pumping. They can be reached at (310) 458-8235.

Public Streets & Rights-of-Way

78. Prior to the issuance of a Certificate of Occupancy for the Project, all required offsite improvements, such as AC pavement rehabilitation, replacement of sidewalk, curbs and gutters, installation of street trees, lighting, etc. shall be designed and installed to the satisfaction of the Public Works Department and Public Landscape Division.

79. All off site improvements required by the Public Works Department shall be installed. Plans and specifications for off site improvements shall be prepared by a registered civil engineer and approved by the City Engineer.

80. Unless otherwise approved by the PWD, all sidewalks shall be kept clear and passable during the grading and construction phase of the project.

81. Sidewalks, curbs, gutters, paving and driveways which need replacing or removal as a result of the project or needed improvement prior to the project, as determined

by the PWD shall be reconstructed to the satisfaction of the PWD. Design, materials and workmanship shall match the adjacent elements, including architectural concrete, pavers, tree wells, art elements, special landscaping, etc.

82. Street and alley sections adjacent to the development shall be replaced as determined by the PWD. This typically requires full reconstruction of the street or alley in accordance with City of Santa Monica standards for the full adjacent length of the property.

Utilities

83. No Excavation Permit shall be issued without a Telecommunications Investigation by the City of Santa Monica Information Systems Department. The telecommunications investigation shall provide a list of recommendations to be incorporated into the project design including, but not limited to measures associated with joint trench opportunities, location of tie-back and other underground installations, telecommunications conduit size and specifications, fiber optic cable specifications, telecommunications vault size and placement and specifications, interior riser conduit and fiber optic cable, and adjacent public right of way enhancements. Developer shall install two Telecommunications Vaults in either the street, alley and/or sidewalk locations dedicated solely for City of Santa Monica use. Developer shall provide two unique, telecommunication conduit routes and fiber optic cables from building Telecommunications Room to Telecommunications Vaults in street, alley and/or sidewalk. Developer will be responsible for paying for the connection of each Telecommunications Vault to the existing City of Santa Monica fiber optic network, or the extension of conduit and fiber optic cable for a maximum of 1km terminating in a new Telecommunications Vault for future interconnection with City network. The final telecommunications design plans for the project site shall be submitted to and approved by the City of Santa Monica Information Systems Department prior to approval of project.

    a. Project shall comply with any City of Santa Monica issued telecommunications guidelines

    b. Project shall comply with City of Santa Monica Right-of-Way Management Ordinance No. 2129CCS, Section 3 (part), adopted 7/13/04

84. Prior to submittal of plan check application, make arrangements with all affected utility companies and indicate points of connection for all services on the site plan drawing. Pay for undergrounding of all overhead utilities within and along the development frontages. Existing and proposed overhead utilities need to be relocated underground.

85. Location of Southern California Edison electrical transformer and switch equipment/structures must be clearly shown on the development site plan and other appropriate plans within the project limits. The SCE structures serving the proposed development shall not be located in the public right-of-way.

Resource Recovery and Recycling

86. Development plans must show the refuse and recycling (RR) area dimensions to demonstrate adequate and easily accessible area. If the RR area is completely enclosed, then lighting, ventilation and floor drain connected to sewer will be required. Section 9.21.130 of the SMMC has dimensional requirements for various sizes and types of projects. Developments that place the RR area in subterranean garages must also provide a bin staging area on their property for the bins to be placed for collection.

87. Contact Resource Recovery and Recycling RRR division to obtain dimensions of the refuse recycling enclosure.

88. Prior to issuance of a building permit, submit a Waste Management Plan, a map of the enclosure and staging area with dimensions and a recycling plan to the RRR Division for its approval. The State of California AB 341 requires any multi-family building housing 5 units or more to have a recycling program in place for its tenants. All commercial businesses generating 4 cubic yards of trash per week must also have a recycling program in place for its employees and clients/customers. Show compliance with these requirements on the building plans. Visit the Resource Recovery and Recycling (RRR) website or contact the RRR Division for requirements of the Waste Management Plan and to obtain the minimum dimensions of the refuse recycling enclosure. The recycling plan shall include:

    - List of materials such as white paper, computer paper, metal cans, and glass to be recycled;
    - Location of recycling bins;
    - Designated recycling coordinator;
    - Nature and extent of internal and external pick-up service;
    - Pick-up schedule; and
    - Plan to inform tenants/ occupants of service.

89. For temporary excavation and shoring that includes tiebacks into the public right-of- way, a Tieback Agreement, prepared by the City Attorney, will be required.

90. Nothing contained in these Conditions of Approval shall prevent Developer from seeking relief pursuant to any Application for Alternative Materials and Methods of Design and Construction or any other relief as otherwise may be permitted and available under the Building Code, Fire Code, or any other provision of the SMMC.

Construction Period Mitigation

91. A construction period mitigation plan shall be prepared by the applicant for approval by the following City departments prior to issuance of a building permit: Public Works, Fire, Planning and Community Development, and Police. The approved mitigation plan shall be posted on the site for the duration of the project construction and shall be produced upon request. As applicable, this plan shall:

    a. Specify the names, addresses, telephone numbers and business license numbers of all contractors and subcontractors as well as the developer and architect;
    b. Describe how demolition of any existing structures is to be accomplished;
    c. Indicate where any cranes are to be located for erection/construction;
    d. Describe how much of the public street, alleyway, or sidewalk is proposed to be used in conjunction with construction;
    e. Set forth the extent and nature of any pile-driving operations;
    f. Describe the length and number of any tiebacks which must extend under the property of other persons;
    g. Specify the nature and extent of any dewatering and its effect on any adjacent buildings;
    h. Describe anticipated construction-related truck routes, number of truck trips, hours of hauling and parking location;
    i. Specify the nature and extent of any helicopter hauling;
    j. State whether any construction activity beyond normally permitted hours is proposed;
    k. Describe any proposed construction noise mitigation measures, including measures to limit the duration of idling construction trucks;
    l. Describe construction-period security measures including any fencing, lighting, and security personnel;
    m. Provide a grading and drainage plan;
    n. Provide a construction-period parking plan which shall minimize use of public streets for parking;
    o. List a designated on-site construction manager;
    p. Provide a construction materials recycling plan which seeks to maximize the reuse/recycling of construction waste;
    q. Provide a plan regarding use of recycled and low-environmental-impact materials in building construction; and
    r. Provide a construction period water runoff control plan.

92. Construction Phasing: If the projects at 1828 Ocean Avenue (15ENT-0300) and 1921 Ocean Front Walk (15ENT-0297) are constructed concurrently, the excavation of one project site shall be completed before the excavation of the other project site shall be allowed to commence.

93. Construction Equipment: The following requirements applicable to construction equipment shall included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment:

- The Project shall utilize off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 interim off-road emissions standards for equipment rated at 50 hp or greater during Project construction. All equipment rated at 50 hp or greater will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filter or equivalent. Implementation of this feature will minimize diesel particulate matter and NOX emissions during construction activities. A copy of each unit's certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment.
- Equipment such as tower cranes and welders shall be electric or alternative fueled (i.e., non-diesel). To the extent possible, pole power will be made available for use with electric tools, equipment, lighting, etc.
- Alternative-fueled generators shall be used when commercial models that have the power supply requirements to meet the construction needs of the Project are readily available from local suppliers/vendors.
- The projects at 1828 Ocean Avenue (15ENT-0300) and 1921 Ocean Front Walk (15ENT-0297) shall not simultaneously engage in on-road heavy-duty haul truck or concrete truck activities on any given day of construction throughout the entire duration of construction. During each day of demolition, excavation, or concrete pouring activities, when on-road heavy-duty demolition or soil haul trucks or concrete trucks are operating for one of the project sites, no on-road heavy-duty demolition or soil haul trucks or concrete trucks may be used to transport demolition debris, excavated soil, or concrete to or from the other project site.

94. Control of VOCs: The Project shall utilize low-emitting materials pursuant to the requirements of the California Green Building Standards (CALGreen) Code. Indoor coatings will be limited to 50 grams per liter of VOCs or less.

VOTE: Appeals 18ENT-0390, 18ENT-0391, 18ENT-0392

Ayes: Himmelrich
Nays: Mayor Davis, Jara, Morena, McKeown, Winterer
Abstain:
Absent:

VOTE: Approve Development Review Permit (DRP) 15ENT-0300, Waiver 18ENT-0227, and Major Modification 18ENT-0226

Ayes: Mayor Davis, Jara, Morena, McKeown, Winterer
Nays: Himmelrich
Abstain:
Absent:

NOTICE

If this is a final decision not subject to further appeal under the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

I hereby certify that this Statement of Official Action accurately reflects the final determination of the City Council of the City of Santa Monica.

Denise Anderson-Warren 9.12.19

Denise Anderson-Warren Date

Acknowledgement by Permit Holder

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

HENDRIK KONING. SEPT. 6th 2019

Print Name and Title Date

PRINCIPAL KONING EIZENBERG ARCHITECTURE

Applicant's Signature

City of
Santa Monica
Planning and Community Development Department
City Planning Division
(310) 458-8341

City of
Santa Monica

APPEAL FORM

(Please Type or Print all Information)

Application Number
18ENT-0391

Filed: 12/19/18
By: ROSS

APPELLANT NAME: S.O.A.R. (South Ocean Avenue Residents)

APPELLANT ADDRESS: 11 Vicente Terrace, SM

CONTACT PERSON: Sally Reinman Phone: 310-433-4191
(all correspondence will be mailed to this address)
Address: 11 Vicente Terrace, Santa Monica 90401

PROJECT CASE NUMBER(S): 18ENT-0300, 18ENT-0229, 18ENT-0226

PROJECT ADDRESS: 1828 Ocean Ave.
APPLICANT: Koning Eizenberg Architecture, Property Owner: NEXTZ SHUTTERS, LLC.

ORIGINAL HEARING DATE: Oct. 3, 2018, Dec. 5, 2018

ACTION BEING APPEALED: All approvals granted by Planning Commission Dec 5, 2018

The City's General Plan and the Land Use and Circulation Element (LUCE) have a primary goal of preserving existing neighborhoods by requiring new development to be compatible with the "size, height, and scale" of the old. That is what we are asking. This is not housing versus protecting a neighborhood. It is possible to do both.

Specifically, we are asking the City Council to direct the Applicant to revise the project in the following manner:

- Set-backs on the Vicente Terrace side averaging 20 ft.
- Height on the Vicente Terrace side not exceeding 36 ft.
- A project design, at least on the Vicente Terrace side, more compatible with the neighborhood, resembling townhouses.
- Impose strict conditions to ensure the Project's residential units will remain residential.
- Offer the Project's residential parking at the same or lower amount as street parking and the beach parking lot.

Is the appeal related to discretionary action and findings issued for the proposed project?

All approvals granted by the Planning Commission on Dec. 5, 2018.

Is the appeal related to conditions of the approval?

At this time, neither the minutes of the Planning Commission approval of the Project and conditions nor the Statement of Official Action (STOA) have been made public. We cannot respond to the conditions when we have not been able to review them. We reserve the right to comment when they are available to the public.

Is the appeal related to design issues?

The Project is not sensitive to its context, LU 15.3, and it does not reflect the neighborhood character of Vicente Terrace LU 1.5. It is a very modern, aggressive building facing a potential historic neighborhood. Front yards and landscaping do not make the design compatible and are not enough to claim it is in character with the neighborhood. Attachment 1 provides examples of design that the neighborhood would find compatible.

Is the appeal related to compatibility issues such as height, massing, pedestrian orientation?

The Project is too massive, dense and high. It is at odds with LU 15.2 as it does not respect the existing residential scale of Vicente Terrace. The building reaches 52 ft or 5 stories directly across from two story residences. The step back does not minimize the bulk of the building on the Vicente Terrace side and violates LU 15.11. It is so high as not to be visible to pedestrians or residents on the narrow Vicente Terrace. Attachment 2 illustrates the actual massing of the Project.

Is the appeal related to non-compliance with the Santa Monica Municipal Code?

The Project is not in conformance with the LUCE. " The highest priority of LUCE framework is to preserve the character and scale of Santa Monica neighborhoods". This Project does neither and violates the LUCE at many levels. It defies the Master Plan which envisioned the west side of Ocean Avenue as an area which would retain "low-scale character and appearance of the Beach and Oceanfront District and ensures its continued role as Santa

Monica's character defining space", LU Goal D18. It does not offer design compatibility nor a smooth transition zone, LU 1.5. And it does not comply with LU 15.2, LU 15.3, LU 15.4, LU 15.10, LU15.11, LU 18.1, LU HP1.3. (see Appendix)

Is the appeal related to environmental impacts associated with the project?

The Project will block air, light and cause shadows on Vicente Terrace, deterring/preventing solar panel options for existing structures. As such it is in violation of LU 15.2.

This Project, in conjunction with 1921 Ocean Front Walk, will add vehicles to an already congested neighborhood that regularly experiences gridlock during summer months. Circulation has been hampered throughout the year by the use of Appian Way as a loading dock for Shutters. Additionally the new renters' cars are only provided "paid for parking" by the applicant, who knows at what rate, but possibly adding to the demand among residents and beach visitors for an already limited number of street and public lot parking spaces. These are violations of LU 18.1.

Emergency access is already compromised on warm, beach days. The public safety is at risk by not recognizing that this is an existing problem. Adding more traffic is irresponsible. Attachment 3 shows the traffic situation in summer.

Is the appeal related to other issues?

Vicente Terrace is a potential historic district. This Project is not sensitive to it, LU HP1.3

The property value of Vicente Terrace owners will be devalued because of the jarring imposition of this massive, high, out-of-character building that casts their homes and terrace into shadow.

The residents were not offered a fair hearing. Two Planning Commissioners, one who made the motion to send the Project back for revision, and the other who seconded that motion, were both absence at the second hearing when approval was granted. When the residents learned of the absence of these two commissioners on the day of the hearing, they requested in an urgent email, and again at the hearing, a continuance. They never received a response, much less a discussion or consideration of their request. As a result the concerns that those commissioners had raised at the previous meeting were not addressed. The alternative proposal of the residents was summarily dismissed in what appeared to be a pre-arranged set of questions and answers immediately before the vote when residents were unable to respond. Attachment 4 provides the alternative proposal for the Project.

Santa Monica is plagued with apartments that have become short term housing or corporate housing and this applicant has refused to agree to one year leases for tenants. Language was added at the first Planning Commission hearing, written by the applicant's attorney, to address this concern but it is not sufficient. The City Council must impose strict conditions of approval to ensure the project's proposed residential units remain residential.

At the last Planning Commission hearing, the Project was praised as "improved" because of the changes made to date, most notably the additional set back. This must be retained. The residents have advocated from the beginning for a 20 ft. set back, the same that would be required if someone were to build on the north side of Vicente Terrace today.

Lastly, the residents request that the date of the hearing be pre-cleared with South Ocean Avenue Residents (SOAR) through Sally Reinman.

Appendix
The LUCE Notations

Framework elements
1. Neighborhood Conservation and Enhancement
Protect and conserve the character and scale of Santa Monica's neighborhoods.

LUCE PROGRAMS AND POLICIES THAT STRENGTHEN THE CITY'S NEIGHBORHOODS:
Requiring that new buildings:
Be of a compatible scale and character with the existing neighborhood
Provide respectful transitions between new and existing structures
Conform to building envelopes that preserve access to light and air and require appropriate setbacks along neighborhood streets, transitioning in size and scale toward adjacent residential structures
Provide ground level open space
2.2-4

LU1.5 Design Compatibility. Require that new infill development be compatible with the existing scale, mass and character of the residential neighborhood. New buildings should transition in size, height and scale toward adjacent residential structures.

LU15.1 Create Pedestrian-Oriented Boulevards. Orient the City's auto-dependent boulevards to be inviting avenues with wider sidewalks, improved transit, distinctive architecture, landscaping, trees, planted medians and neighborhood–friendly services— defining a new sense of place where local residents will be attracted to shop, work, live and play.

LU15.2 Respect Existing Residential Scale. New commercial or mixed-use buildings adjacent to residential districts shall be contained within a prescribed building envelope designed to maintain access to light and air and to preserve the residential character.

LU15.3 Context-Sensitive Design. Require site and building design that is context sensitive and contributes to the City's rich urban character.

LU15.4 Open and Inviting Development.
Encourage new development to be open and inviting with visual and physical permeability, Pedestrian-oriented design is highly desirable along the City's boulevards, in transit villages and in residential neighborhoods. connections to the existing street and pedestrian network, and connections to the neighborhoods and the broader community

LU15.10 Roofline Variation. Buildings should be designed with a variety of heights and shapes to create visual interest while maintaining a generally consistent overall street front. To achieve this goal, development standards should provide flexibility to encourage buildings with interesting silhouettes and skylines, and the primary building façade shall not be lower than the designated minimum street façade height.

LU15.11 Building Façades and Step Backs. Buildings should generally conform to the minimum and maximum requirements for the street façade height established for their designated area. Portions of a building façade higher than the street frontage, 35 feet for most mixed-use areas, shall step back from the façade of the floor below in a manner

that will minimize the visual bulk of the overall building as viewed from the public sidewalks and roadway and ensure maximum light, air and sense of openness for the general public. Guidelines or standards for the building mass above the street wall shall be established in the zoning ordinance.

HP1.3 Ensure that new development, alterations or remodeling on, or adjacent to, historic properties are sensitive to historic resources and are compatible with the surrounding historic context

GOAL LU18: Enhance the Beach and Oceanfront – Celebrate the beach and oceanfront as the City's most valuable natural, recreational and public asset.

D18.1 Preserve the existing residential uses to maintain the existing land use diversity and character.

CITY OF SANTA MONICA
CITY PLANNING DIVISION

DATE: August 20, 2001

TO: Architectural Review Board

FROM: Planning Staff

SUBJECT: ARB 01-061, 9 Vicente Terrace: Single Family Residence Approval of Modifications to Previously Approved Building Design, Colors and Materials, and Landscape Plans

APPLICANT: Stephan Mundwiler
PROPERTY OWNER: Henry and Suzie Yoo

INTRODUCTION

The applicant requests Architectural Review Board approval for modifications to the previously approved building design, colors, and materials for a remodel and addition to an existing single family residence at 9 Vicente Terrace.

Recommendation
Approve with conditions.

Zoning District / Relevant Specific Plans or Guidelines
R3 (Medium Density Multiple Family Residential District) / None.

Historic Resources Inventory Designation
The subject property is listed as a Category "5D" on the City's Historic Resources Inventory, which states that the structure appears to contribute to a district which could be designated under local ordinance. The potential historic district is identified as the Seaview and Vicente Terrace District, a mixed-use neighborhood whose one and two-story buildings exhibit the prevailing architectural styles of the 1910's, 1920's, 1930's: Craftsman bungalows, Revival-styled housing, and Moderne apartments. The Secretary of the Interior's Standards for the Treatment of Historic Properties states that new additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. These standards also state that new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

A historic consultant has reviewed the relevant plans, conducted a site visit, and researched the site to verify that the Secretary of the Interior's Standards for the Treatment of Historic Properties has been met. The consultant's research and review

have demonstrated that the proposed project, as modified, meets the Secretary of the Interior's Standards and will not adversely impact the site's potential historic district. Two modifications regarding windows have been made by the applicant and are represented in the submitted plans.

CEQA Status

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 of the State Implementation Guidelines in that the project will be limited to the maintenance, repair, rehabilitation, restoration, preservation, conservation, and reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Relevant Permit History / Prior Action (ARB)

Zoning Conformance (00ZC-073) approval on March 19, 2001, and modified on August 8, 2001. / The ARB approved on consent the building design, colors, materials, and landscape plans for this project on April 16, 2001.

Following the ARB approval for this project, two appeals were filed by neighbors of the proposed project. The appeals were based on the potential obstruction of views caused by the addition to the rear of the existing single-family residence. In the process of preparing the staff report for the Planning Commission, staff forwarded the proposed plans to a historic consultant in order to determine if the proposed project was exempt from CEQA. Prior to scheduling the appeal of the ARB decision for Planning Commission, the applicant decided to redesign the project and scale it down in order to address the concerns of the neighbors. The redesigned project has been reviewed by the City's historic consultant and as modified, is exempt from CEQA.

DESIGN REVIEW

Building Design

DESIGN ELEMENTS	PROPOSED EXTERIOR MATERIAL, FINISH AND COLOR
Façade	Existing: 4" cedar wood shingle siding (menthe). New addition: 3.5" beveled horizontal wood clapboard siding (menthe). Garage base, front porch base and pilasters, chimney: Plaster (posh voyage).
Windows	Vertical fenestration: Single pane and double-hung sash. ¼" plate glass (clear) and ¼" tempered glass (clear). Window frames, mullions, door frames: Wood (blue jade). Accents: Wood (carotine orange).
Doors	Sliding glass doors Door frames: Wood (blue jade).
Roof	Asphalt comp. shingles (light gray-white).
Mechanical Screening	N/A
Refuse Screening	N/A
Lighting	Recessed lighting at front porch ceiling.
Canopy/Awning/	Trellis walls: Horizontally installed pine wood (natural).

Trellis	
Railings	Guardrails: Pine wood (natural).
Other	Skylights: Aluminum clad (black anodized) with bronze tinted glass. Garage doors: Aluminum with anodized finish.

Landscape Plans

Landscape plans were approved on consent by the Board with the building design approval on April 16, 2001. No modifications to the previously approved landscape plans are proposed.

The City's landscape consultant has determined that the project does not comply with the City's Water Conservation Ordinance. A condition has been added requiring landscape compliance prior to issuance of a building permit.

STAFF ANALYSIS

Staff supports the design of this project. The existing structure is a two-story Craftsman residence. The front façade of the residence will not be altered, and the new addition at the rear of the property will not be visible from the street but will be visible from the alley. The proposed skylights will also not be visible from the street or alley.

The new addition at the rear of the existing residence meets the requirements as stated in the Secretary of the Interior's Standards for the Treatment of Historic Properties. The style of the new addition does not mimic the existing residence, but is differentiated from the existing structure by the use of different but compatible wood materials and window types. The addition uses horizontal wood siding instead of wood shingles, and the additions also use mainly single pane fenestration as opposed to the double-hung sash windows on the existing house. The new addition is also distinguished from the existing structure by the use of wood trellis walls used to accentuate the design as well as provide privacy and protection for the outdoor patio. At the same time, several elements provide a consistency between the portions of the residence and tie them together aesthetically. The height and massing of the new addition is compatible with the existing structure as well as with other structures on adjacent properties. The materials of the new addition are also compatible with similar additions on adjacent properties along the rear alley. The new windows of the addition, although of different style from the existing house, are proportionally sized to match the windows on the existing house. Several new windows on the existing house are also designed in the contemporary fashion, blending similar features into both portions of the structure. In addition, the neighborhood contains an eclectic mix of architectural styles.

Staff feels that the proposed project is well designed and consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The design of the new addition and the remodel of existing residence do not replicate a Craftsman building but instead are differentiated from the original building through the use of different wood cladding and window and styles. Nevertheless, the modifications are still compatibly tied to the historic building by similar massing, size and color. As a result, the neighborhood's character defining qualities of scale, massing and pattern of development have been

retained. The project preserves the neighborhood historic integrity while allowing modifications that meet the property owner's current needs.

RECOMMENDATION

Planning staff recommends that the Architectural Review Board approve ARB application 01-161 based upon the following findings and subject to the condition(s) below:

FINDINGS:

A. The plan for the proposed project is expressive of good taste, good design and in general contributes to the image of Santa Monica as a place of beauty, creativity and individuality in that the new addition to the existing single family residence is well designed and reflective of the eclectic mix of styles in Santa Monica and that the project provides a transition between the structures on adjacent properties. The design of the new addition and the remodel of existing residence also do not replicate Craftsman architecture but instead are differentiated through the use of different wood cladding and trellis walls, yet are still compatibly tied by similar massing and size.

B. The proposed building or structure is not of inferior quality such as to cause the nature of the local neighborhood or environment to materially depreciate in appearance and value in that high quality material as detailed in the application submittal and as presented to the Architectural Review Board will be used.

C. The proposed design of the project is compatible with development on and in the general area in that the proposed addition provides a good transition between the adjacent structures on the block and across the rear alley and use similar materials to other additions along the rear alley while also incorporating additional setbacks and stepbacks to lessen the massing affect along the side property lines. The design of the new addition and the remodel of existing residence also do not replicate Craftsman architecture and instead are differentiated through the use of different materials and styles, yet are still compatibly tied by similar massing and size.

D. The proposed development is in conformity with the effective guidelines and standards adopted pursuant to this chapter and all other applicable ordinances insofar as the location and appearance of the buildings and structures are involved in that as demonstrated with the subject application, based on findings and applicable conditions, the project complies with Chapter 9.32 (Architectural Review) and other applicable ordinances as documented Zoning Conformance application 00ZC-073.

CONDITION(S):

1. This approval shall expire when the administrative or discretionary entitlements previously granted by an associated approval have lapsed. If no such permit has been issued, this approval shall expire one year from the date of approval, unless appealed or otherwise implemented pursuant to applicable municipal regulations.

2. Prior to the issuance of a building permit, the landscape plans shall be revised and resubmitted for review by the City's landscape consultant and approved by staff to ensure compliance with the City Water Conservation Ordinance.

Attachments:
Historic Consultant's Memorandum
Excerpt from the Historic Resources Inventory Pertaining to the Subject Property
Applicant's Submittal Material

tk f\plan\...\01\ARB01061.modif.doc

PCR

Memorandum

TO: Tony Kim, City of Santa Monica **DATE:** June 27, 2001
CC:
FROM: Jan Ostashay, PCR Services Corp.
RE: **SECRETARY OF THE INTERIOR'S STANDARDS COMPLIANCE REVIEW: 9 VICENTE TERRACE**

PCR has conducted a site visit of the property and neighboring historic district and has reviewed relevant archival materials on the property. In addition, PCR has completed its review of the proposed plans for the property at 9 Vicente Terrace in respect to compliance under CEQA. We submit the following comments to the City of Santa Monica for their information and use. If you have any questions please do not hesitate to contact me at 310-451-4488, ext. 348.

As you know, any work proposed for this particular property should respect the building's original historic character and fabric. For CEQA compliance, any maintenance; repair; stabilization; preservation; restoration; reconstruction; conservation; and/or rehabilitation work proposed should be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties* (1995) Weeks and Grimmer (the Standards). In addition, proposed work should be guided by the treatment recommendations outlined in the National Park Service (NPS) Preservation Brief series, specifically, *Brief 14: New Exterior Additions to Historic Buildings-Preservation Concerns.*

<u>Work Proposed:</u>

1. **Existing Wood Shingle Siding**
   Single siding should be retained and repaired where necessary. Replacement of shingles because of deterioration or damage should be limited and "in-kind."

2. **New wood siding**
   Clapboard siding proposed on exterior of new addition appears acceptable. Siding material proposed on new addition appears compatible with that on existing building; further, it clearly differentiates the old from the new.

3. **Exterior Plaster**
   Plaster/stucco exterior proposed for new addition appears acceptable. Would recommend the texture of the plaster to be compatible with that on front (south elevation) of existing building. Of concern is the plastering of the entire north elevation of existing building. Would recommend first considering the retention of the shingle siding and replace deteriorated shingles "in-kind." As a second-level option, would recommend considering plastering the first level only. Through utilization of these options, more of the overall historic character of the existing building and district is preserved and not impacted with the addition of the new rear unit. Note: Trying to illustrate the transition from shingle/wood to predominately stucco

233 Wilshire Boulevard, Suite 130, Santa Monica, CA 90401 INTERNET www.pcrnet.com TEL 310.451.4488 FAX 310.451.5279

exteriors is irrelevant. The importance is the compatibility between the Craftsman design of the existing building and the contemporary design of the new addition.

4. **Exterior Plaster and Concrete**
Proposed plastering of new garage walls at north, east, and west elevations appears acceptable. Proposed painting of concrete foundation walls, front (south elevation) porch, and front concrete pilasters and chimney of existing building also appear acceptable. Keep in mind that any work to the surfaces of the existing building must be done "in-kind."

5. **Wooden Storage Boxes**
The addition of wooden storage boxes at rear (north) of existing building appears acceptable. Please keep in mind that these storage box features should be "compatible with the color, material, and character" of the existing building. There should not be too many contrasting textures, materials, and/or colors in relationship to the existing historic dwelling.

6. **Roof**
Designing a rooftop addition should be setback from the front (south) wall plane and should be as inconspicuous as possible. Since the placement of the proposed rooftop deck is located at the rear (north) of the existing building, this addition appears acceptable. The proposed roofing materials for both the existing building and new addition also appear acceptable. The pitch of the new addition should be compatible with the existing dwelling. Though off-center, the pitch of the roof on the new addition appears acceptable.

7. **Skylights**
The addition of skylights into the existing building should not break the plane of the roof-line and should be as inconspicuous as possible. The proposed skylights appear acceptable.

8. **Metal Railings**
Since the proposed roof deck is situated at the rear of the property, the proposed metal pipe handrail with metal cable railing appears acceptable. Please keep in mind that the railing design, material, scale, and color should be as unobtrusive as possible to the historic character of the existing building and surrounding historic district. Railings such as those framing the balconies across the street at the Shutters Hotel are a good example of compatibility.

9. **Garage Overhead Doors**
Since the proposed aluminum "roll-up" doors are situated along the alley and punctuate the rear (north) elevation of the new addition, they appear acceptable.

Memorandum

RE: SECRETARY OF THE INTERIOR'S STANDARDS COMPLIANCE REVIEW: 9 VICENTE

PCR

10. **New Addition**
The overall design for the proposed addition may be contemporary or may reference (suggest) design elements from the historic building. In either case, the addition should always be differentiated from the historic building and be compatible in terms of materials, relationship of solids to voids, color, scale, and massing. The proposed scale and massing of the new addition does not appear to overpower or dwarf the existing building or any of the other nearby historic district contributors; therefore, it appears acceptable. In addition, the proposed exterior siding (clapboard and stucco/plaster) appears acceptable, as does the proposed roof pitch and roofing material (see relevant comments above).

The proposed fenestration along all elevations of the new addition, however, does not appear to respect the existing building's window materials, proportions, alignment, and relationship of solids to voids. Therefore, this design element is inconsistent with the Standards. This design element needs revisiting.

11. **Existing Building**
Most of the proposed work called for appears acceptable. However, the exterior window types, openings, frames, and surrounds are important character-defining features to this historic building. Besides retaining the fenestration along the primary (south) elevation, most of the main windows along the other elevations (primarily east and west) should be retained and repaired "in-kind." In addition, the Oriental-influenced window surrounds around the original window openings should also be retained and repaired where necessary. Removing or radically changing window features, which are important in defining the historic character of the building, is not recommended. Further, drastically changing the number, location, size, or glazing pattern of windows is also not recommended. Therefore, the reconfiguration and modification of windows along the west and east elevations appear inconsistent with the Standards. The design and placement of windows should be revisited for a more compatible approach. Proportional similarities and alignment of openings should be respected. Any historic fabric removed from the existing should be salvaged and reused where possible. One other comment: is there a rear (north) elevation rendering that illustrates the proposed work?

PCR

Memorandum

TO: Tony Kim, City of Santa Monica **DATE:** August 8, 2001
CC:
FROM: Jan Ostashay, PCR Services Corp.
RE: **SECRETARY OF THE INTERIOR'S STANDARDS COMPLIANCE REVIEW: 9 VICENTE TERRACE**

PCR has reviewed the revised proposed plans for the property at 9 Vicente Terrace in respect to compliance under CEQA and the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties (Standards). We submit the following comments to the City of Santa Monica for their information and use.

As a reminder, any work proposed for this particular property should respect the building's original historic character and fabric. For CEQA compliance, any maintenance; repair; stabilization; preservation; restoration; reconstruction; conservation; and/or rehabilitation work proposed should be conducted in a manner consistent with the Standards. In addition, proposed work should be guided by the treatment recommendations outlined in the National Park Service (NPS) Preservation Brief series, specifically, *Brief 14: New Exterior Additions to Historic Buildings-Preservation Concerns.*

Work Proposed Existing Building:

1. **Existing Wood Shingle Siding**
   Proposed plans call for the retention and repair, where necessary, of the existing wood single siding on main house (all elevations where applicable). Therefore, the proposed work appears acceptable per the Standards and will not impact the historic district or existing building's architectural significance.

2. **Roof**
   Revised plans no longer reflect the incorporation of a rooftop addition to the existing building. Proposed work appears acceptable per the Standards and will not impact the historic district or existing building's architectural significance.

3. **Skylights**
   The addition of skylights into the existing building should not break the plane of the roofline and should be as inconspicuous as possible. Proposed work appears

233 Wilshire Boulevard, Suite 130, Santa Monica, CA 90401 INTERNET www.pcrnet.com TEL 310.451.4488 FAX 310.451.5279

acceptable per the Standards and will not impact the historic district or existing building's architectural significance.

4. **Windows**
Revised plans appear to respect most of the original window types, openings, and surrounds along the primary (south, east, and west) elevations of the existing building. Those original windows to be retained per the plan will be restored and repaired, where necessary. The new window additions proposed along the east and west elevations of the existing building appear compatible with the Standards, except for two. The rectangular-shaped casement window along the east elevation of the first floor and the new window proposed along the north elevation of the second floor (far east bay) appear incompatible with the Standards. Recommend replacing the casement window with an "in-kind" double hung sash. Also recommend retaining and repairing, where necessary, the existing double hung sash window and window surround along second floor of the north elevation (far east bay). ***Condition:*** upon incorporating the proposed recommendations, the proposed work specified appears acceptable per the Standards.

5. **Landscaping**
Revised plans also call for the overall landscaping of the parcel. The plans call for the retention of significant landscape features important in defining the historic character of the setting. The revised plans also retain the historic relationship between the existing building and significant landscape features. Such features include the tall mature palm (Canary Island?) at the front of the property (along the west elevation) and the grouping of Musa/Banana palms midway along the west elevation. New landscaping features proposed appear compatible with the character of the property's setting and historic district in terms of foliage type, size, and scale.

Work Proposed New Addition:

1. **Scale and Scope**
The overall design of the proposed addition has been reduced in scope and scale. The scale and massing of the new addition does not appear to overpower or dwarf the existing building or any of the other nearby historic district contributors. In

addition, the design and placement of the new addition is inconspicuous from the public public-right-of-way and does not damage or obscure important character-defining features of the existing building. Therefore, it appears acceptable.

2. **Exterior Siding and Trellis**
   The proposed exterior siding (clapboard and plaster) for the new addition appears compatible with that of the existing building. Further, it clearly differentiates the old from the new. The proposed wooden trellis along portions of the addition's rear deck also appears compatible with the existing building. This trellis does not appear to diminish or adversely impact the historic character of the existing building.

3. **Roof**
   The proposed flat roof is also acceptable because it clearly distinguishes the old from the new and respects the gabled roof of the existing building. Therefore, the proposed work appears acceptable per the Standards and will not impact the historic district or existing building's architectural significance.

4. **Garage**
   The plaster exterior proposed for new the addition (garage level) appears acceptable. The texture of the plaster should be compatible with that on front (south elevation) of existing building. The proposed aluminum "roll-up" sectional garage doors will be situated along the alley and will punctuate the rear (north) elevation of the new addition; therefore they appear acceptable.

In conclusion, all but two design items illustrated in the revised plans appear consistent with the guidelines set by the Standards. The two *inconsistent* items are noted and discussed under the work proposed for the existing building, comment number 4: Windows. Upon incorporating the proposed recommendations given under comment number 4 for the existing building, the overall project appears acceptable per the Standards guidelines and in compliance under CEQA. If you have any questions please do not hesitate to contact me via e-mail (j.ostashay@pcrnet.com) or at 310-451-4488, ext. 348.

Continuation Sheet: Seaview and Vicente Terrace District

Significance:

Initially development in the area apparently had a temporary character. "Tent cities" were typical of beach communities from Coronado to Santa Monica canyon. Evidence that some tent houses may have been located in this district is provided by building permits which reference "portable cottages." The first permanent homes appeared in the 1910s and were Craftsman in character. Additional development took place during the 1920s and 1930s, when multiple family housing became the preferred form of improvement in the district. Today the district preserves that layered pattern of development. Along with the Central Beach Tract district and portions of Ocean Park, it is the only typical beach neighborhood such as those seen in Venice and other beach communities that is left today in Santa Monica.

HISTORICAL INFORMATION

*14. Construction date(s) 1912-49 F Original location _____ Date moved _____

15. Alterations & date _____

16. Architect See continuation sheets Builder See continuation sheets

17. Historic attributes (with number from list) 02--Single Family Property, 03--Multiple Family Property

SIGNIFICANCE AND EVALUATION

18. Context for evaluation. Theme Residential Architecture Area Santa Monica
Period 1875-1943 Property type Houses & Apartments Context formally developed? No

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Seaview and Vicente Terrace District is significant as the last relatively intact remnant of a pattern of development that historically characterized this beach neighborhood. Narrow mostly pedestrian streets, some no wider than a footpath and occasionally so steep as to require steps, were developed on the bluffs on the site and southwards of the 1887 Hotel Arcadia near the foot of Colorado. Tract 1111 which encompasses Vicente Terrace was subdivided in 1911; its documentation notes that "terraces and ways vacated by special ordinance #129 of the City of Santa Monica adopted at a regular meeting oon the 19th day of September 1910 . . ." Seaview Terrace is located in Tract 2562 which was recorded sometime later. Carl F. Schader was the principal property holder in both tracts. He was joined by Nellie M. Schader, C. S. Shipman, W. L. Honnold, John P. Jones (one of the city founders) and Georgina P. Jones in Tract 1111 and by real estate partner C. Earl Wells in Tract 2562.

See continuation sheet

20. Sources
Santa Monica Building Permits
Los Angeles County Tax Assessment Records
City Directories
Sanborn Maps

21. Applicable National Register criteria C

22. Other recognition _____
State Landmark No. (if applicable) _____

23 Evaluator L. Heumann/Review Committee
Date of evaluation 1992

24. Survey type Comprehensive

25. Survey name Historic Resources Inventory/Phase 3

*26. Year form prepared 1993
By (name) Leslie Heumann & Associates
Organization City of Santa Monica
Address 1685 Main Street
City & Zip Santa Monica 90401
Phone (310) 458 8341

*Sketch map Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature

N

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

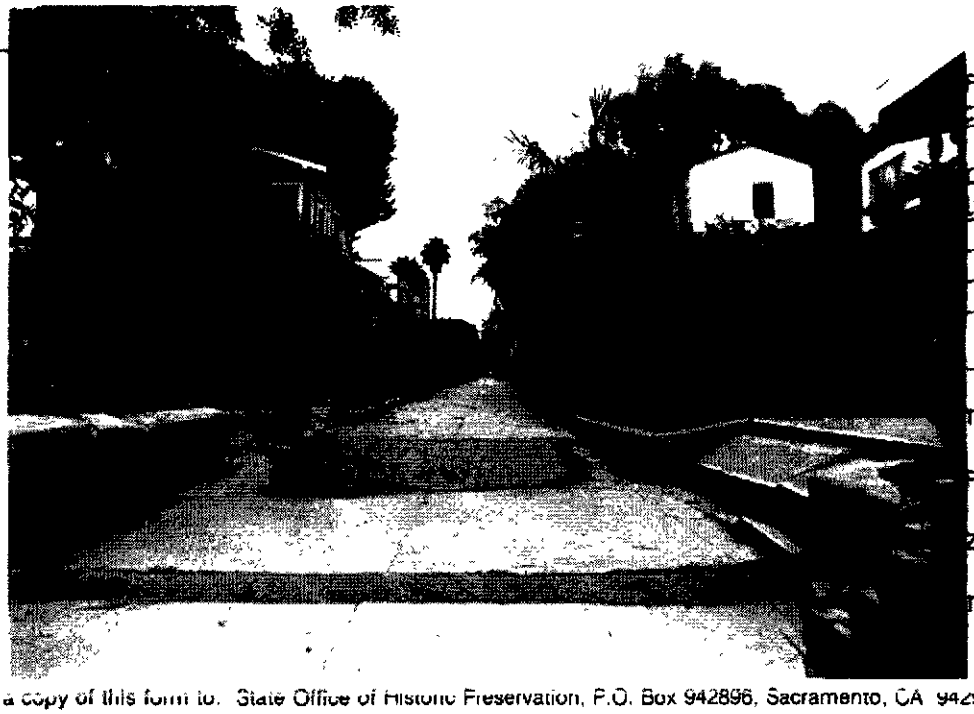
Ser. No _____ - _____ - _____
National Register Status 5D1
Local Designation _____

1. Historic name [Potential Historic District]
*2. Common or current name Seaview & Vicente Terrace District
*3. Number & street 6-47 Seaview Terr; 3-41 Vicente Terr Cross-corridor _____
City Santa Monica Vicinity only _____ Zip 90401 County LAN
4. UTM zone 11 A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. Multiple Other _____

DESCRIPTION

6. Property category District If district, number of documented resources 14
*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The Seaview and Vicente Terrace district consists of both sides of Seaview Terrace and the north side of Vicente Terrace. It contains 22 parcels, of which 14 are documented as contributing. The undocumented parcels were either improved more recently or contain major renovations. Seaview Terrace is a narrow, pedestrian street located on the hill which slopes down from Ocean Avenue to Appian Way and the beach. Vicente Terrace is slightly wider and allows vehicular access. Due to the slope of the site, the lower section of Seaview Terrace is stepped. This is a mixed use neighborhood whose one and two story buildings exhibit the prevailing architectural styles of the 1910s, 1920s and 1930s: Craftsman bungalows, Revival styled housing, and Moderne apartments. The most notable deviation from this pattern is a three story, masonry apartment hotel in the Renaissance Revival mode located on the corner of Vicente and Appian Way. Most improvements are located on 52' by 92' lots and common setbacks are observed.



Planning agency
ty of Santa Monica

Owner & address
tiple

Type of ownership Private

Present use Residential

Zoning R3

Threats Redevelopment

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORIC RESOURCES INVENTORY

Continuation Sheet: Vicente and Seaview Terrace District

Common name: None

Address: 9 Vicente Terrace

National Register status: 5D1

Construction date: 1917

Architect: Unknown

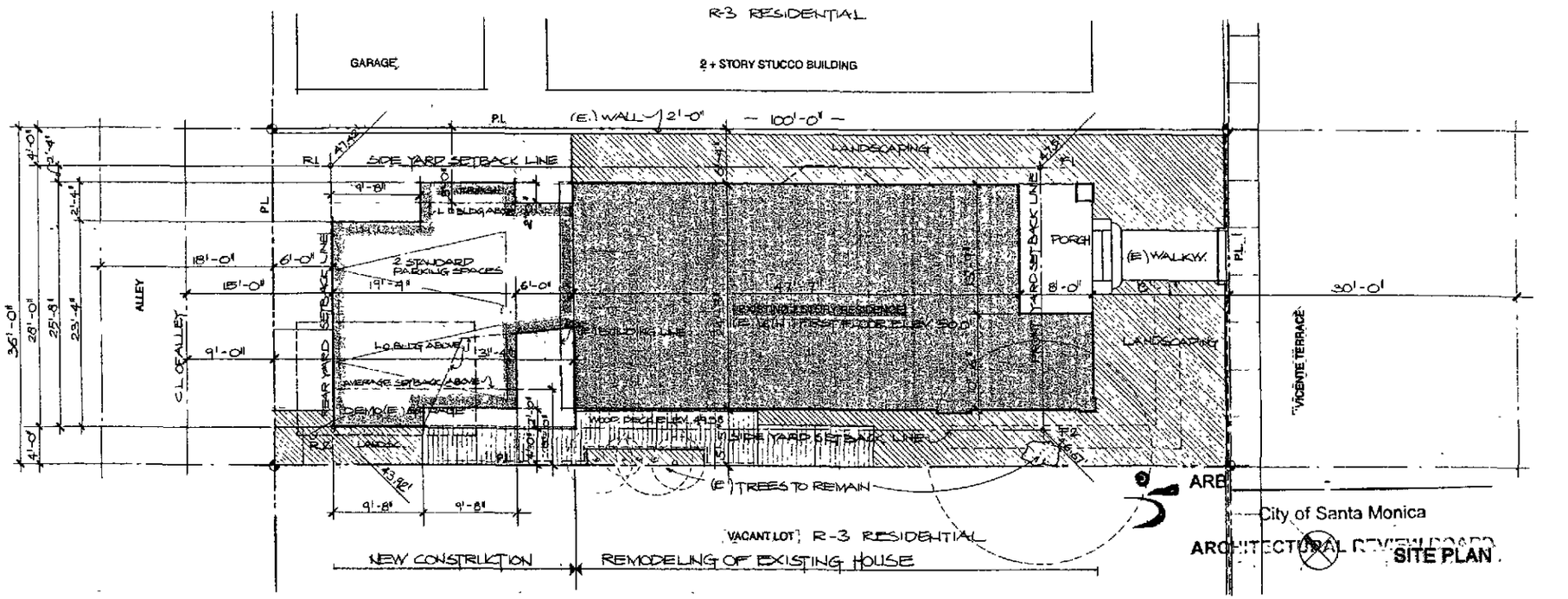
Builder: W. A. Bray

Description:

This two story Craftsman residence is nestled beneath the fronds of a palm tree. Sided with shingles, the building is capped by a low pitched gabled roof. Roof detailing includes extended eaves with exposed beams and rafters and latticed venting in the gable ends. A front gable projects over an attached porch on the first floor. It is supported by cement piers which carry clusters of three short, wooden posts. The western section of the porch has been enclosed and contains double-hung sash like those elsewhere in the house. A picket fence borders the property, which is otherwise substantially unaltered.

Significance:

This property contributes to the historic character of the Vicente and Seaview Terrace District. It was built in 1917 by Harry M. Eichelberger as his own residence. The estimated cost of the home, which was one of the first three built on Vicente Terrace, was $1,000.



ARB

City of Santa Monica

ARCHITECTURAL REVIEW BOARD

SITE PLAN

APPROVED

NOTED

14 pgs

Revisions and Changes to Approved Architectural Landscaping Plans Must Be Resubmitted to Architectural Review Board for Approval

PROJECT DESIGN:

Lee & Mundwiler Studio
26 Arcadia Terrace
Santa Monica, CA 90401
p (310) 393 7076
f (310) 394 7714

OWNERS:

Dr. + Mrs. Henry Yoo
9 Vicente Terrace
Santa Monica, 90401

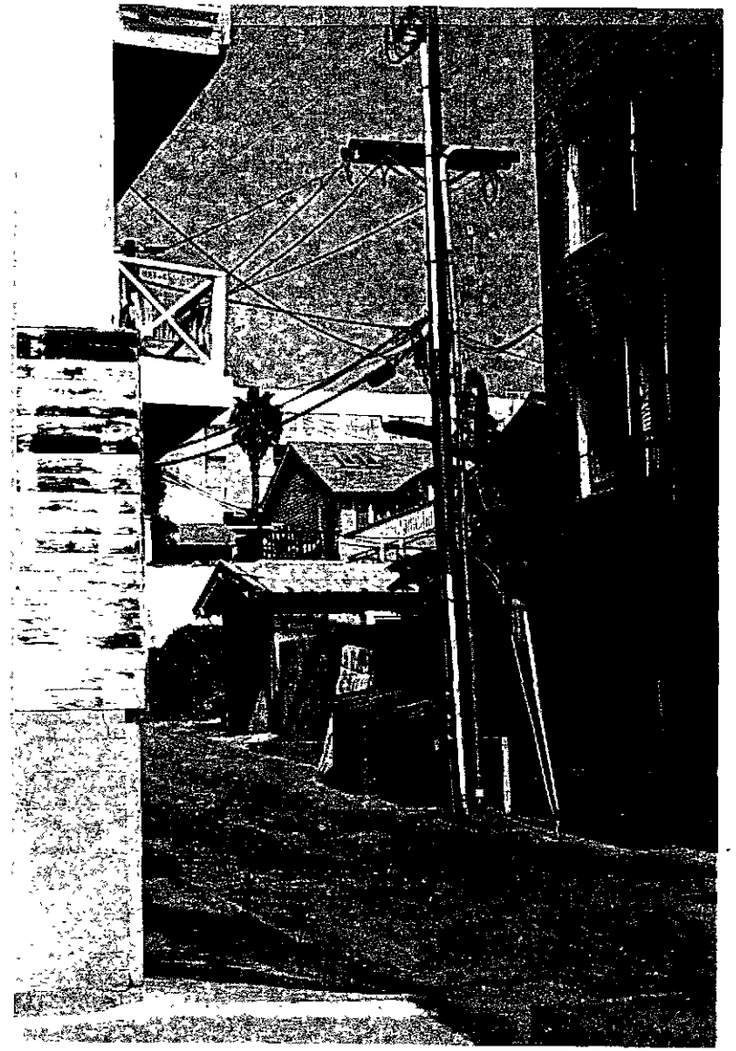
PROJECT :

Residential Remodeling + Additic
9 Vicente Terrace
Santa Monica, CA 90401

ARB DOCUMENTATION

DATE: 3 -18-2001

ARB

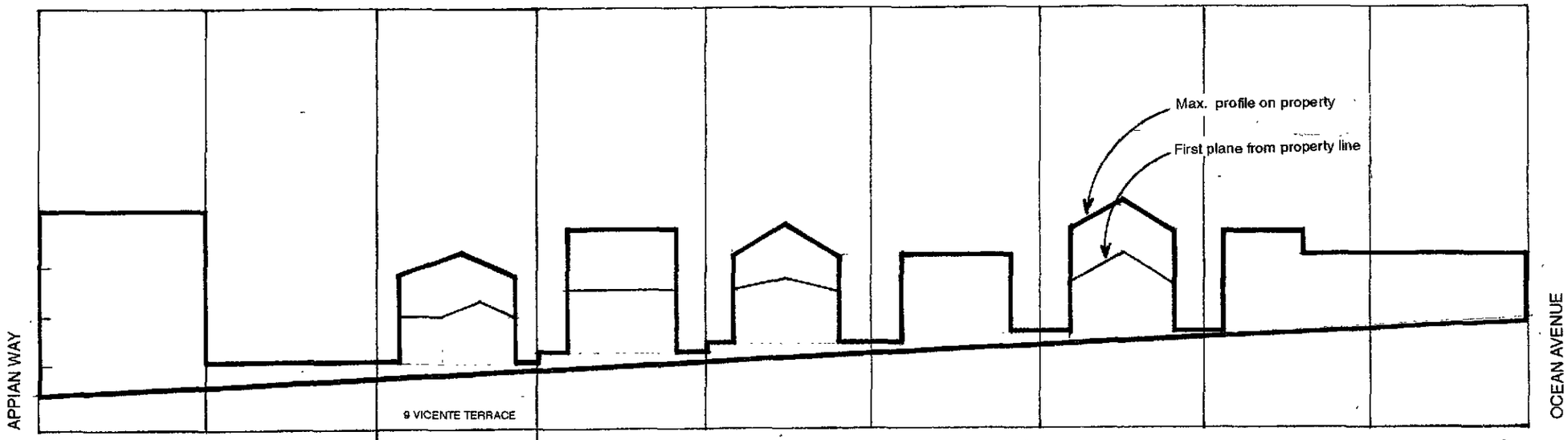


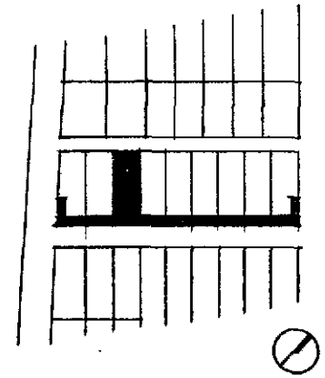
SURROUNDING NEIGHBOR-HOOD:

The site is located on Vicente terrace and accessed by a Alley Way to the North. Immediately across he front of the project, the six story structure of Shutters Hotel dominates the street. To the West, a three plus story brick structure with about 20 apartments is shading the project site. The adjacent property to the east consists of a two plus story apartment building in "International Style" with stucco finish.

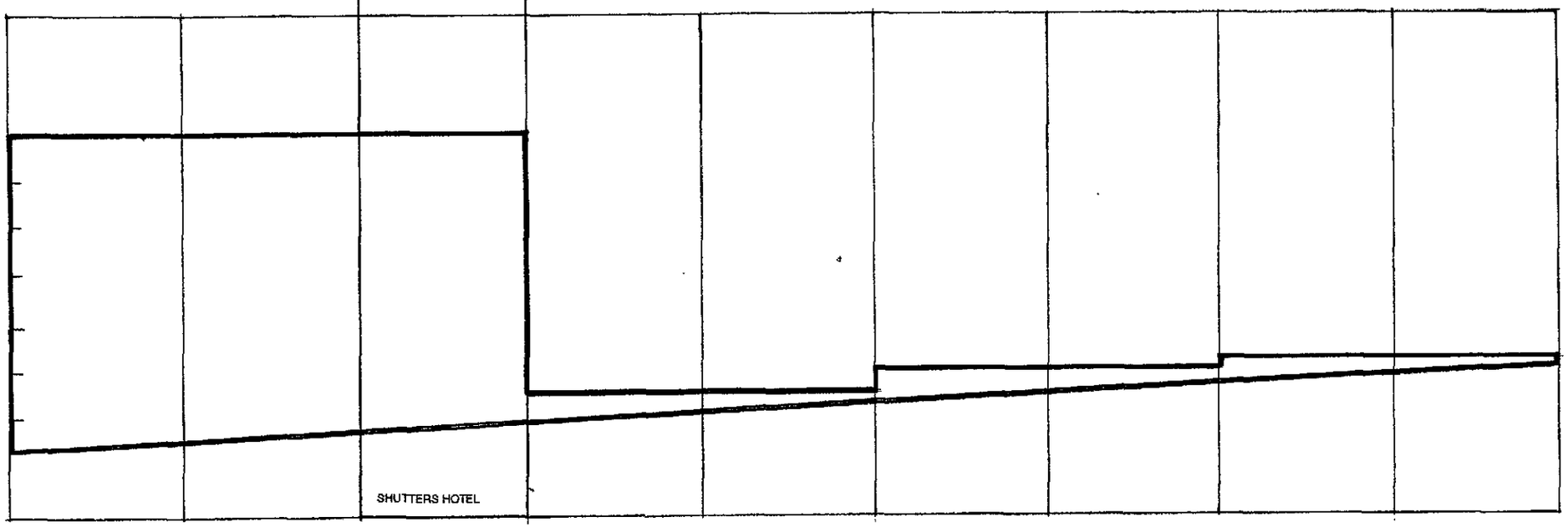
The buildings across the Aley Way are accessed from the alley, but mainly situated on the approximate *25 feet higher elevation of the* "Seaview Terrace" walk street. This situation gives these buildings a up to five story appearance, as seen from the alley way.

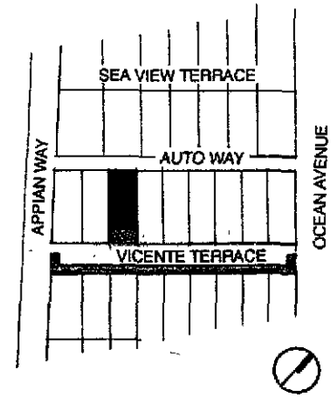
The surrounding neighborhood consists of a eclectic mix of different styles and periods of construction.

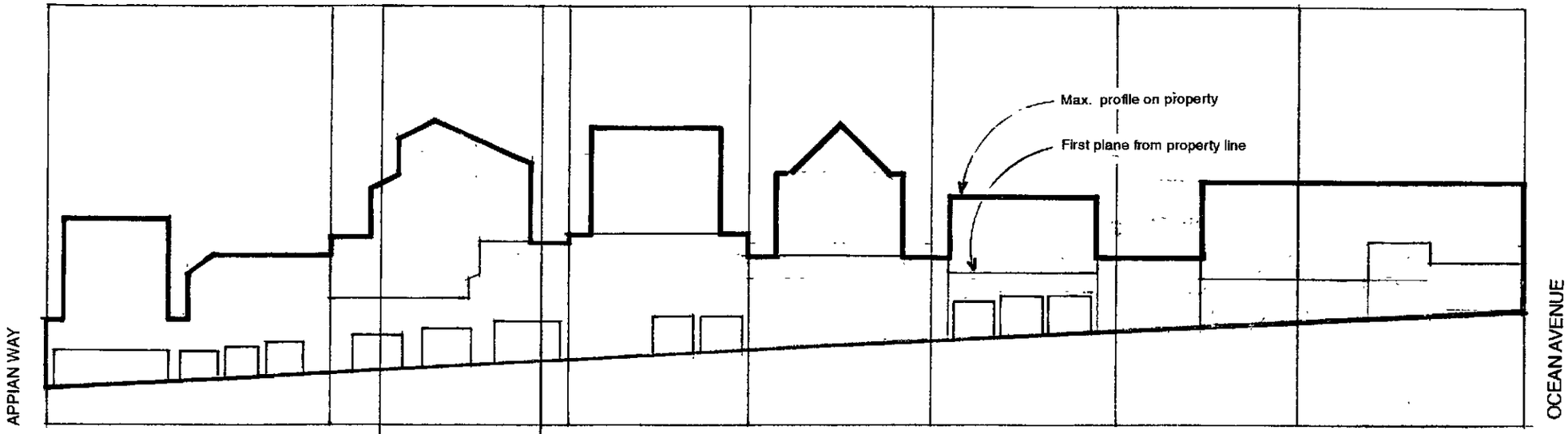


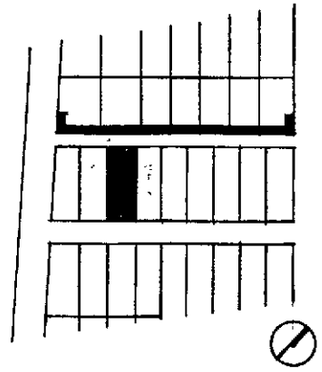


STREET ELEVATIONS AT VICENTE TERRACE

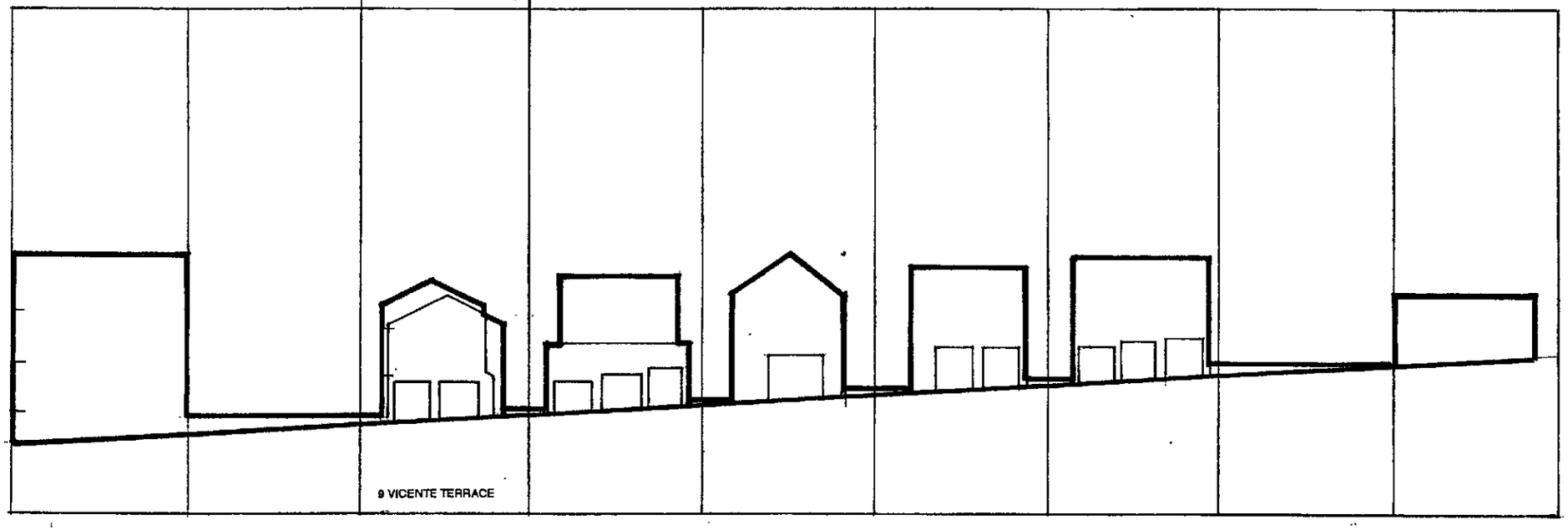


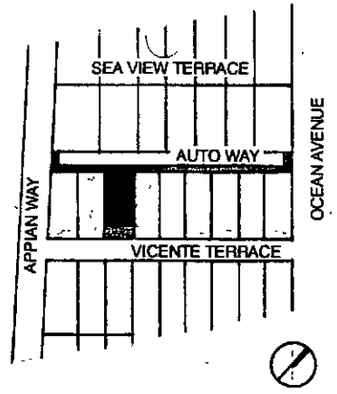


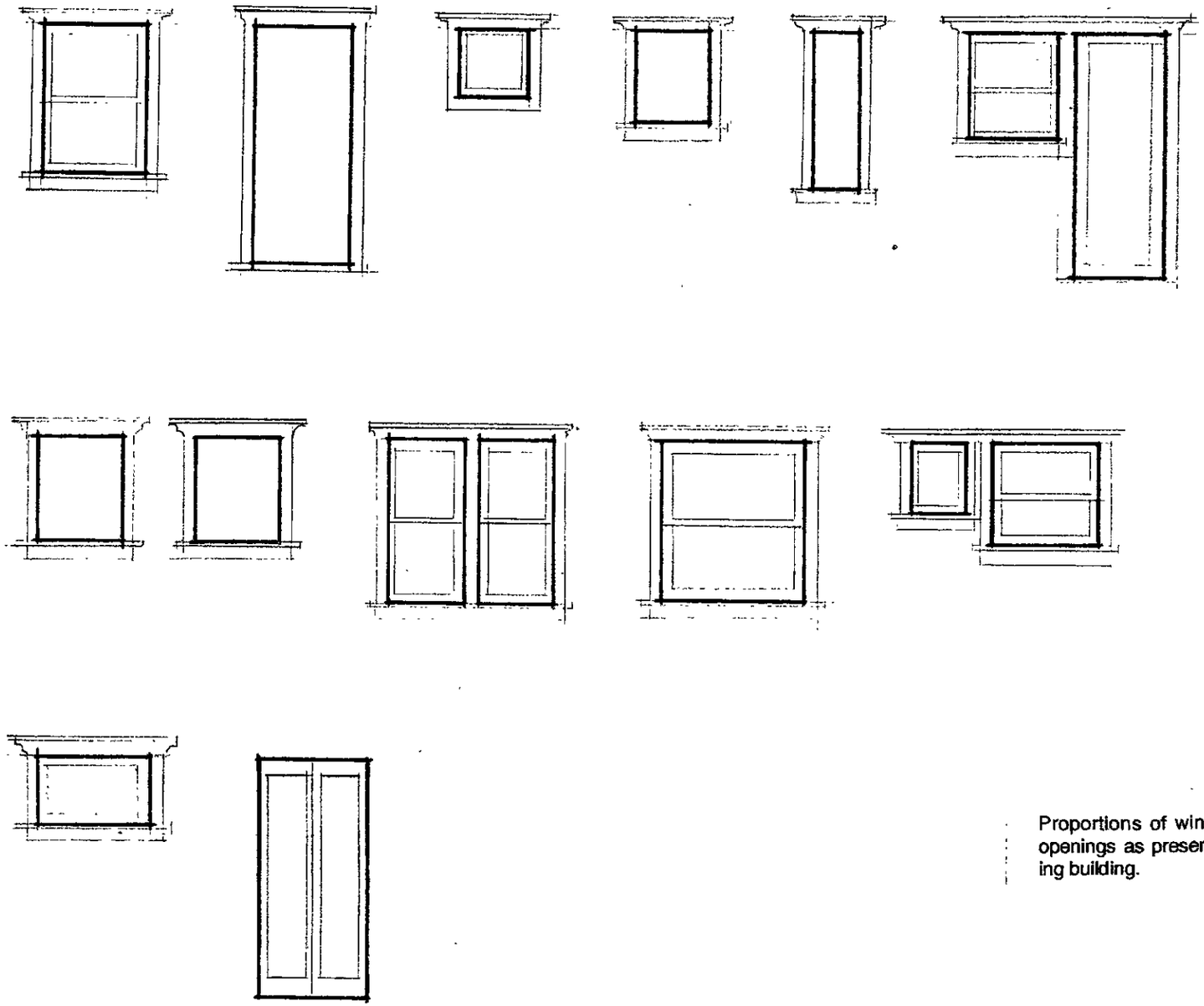




STREET ELEVATIONS AT ALLEY SIDE (AUTO WAY)







Proportions of window and door openings as present on the existing building.

EXISTING STRUCTURE:

The existing structures on the site include a two story residence with a one story garage.

The building is in a desolate state and in it's current condition not habitable.

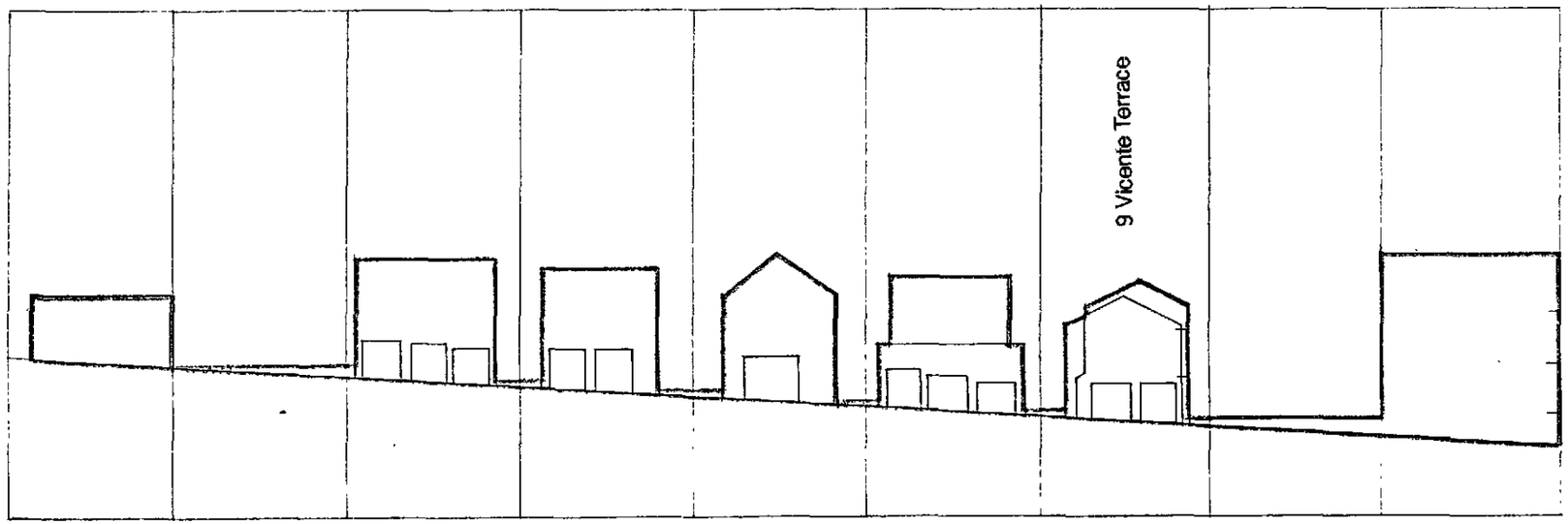
It is the owners desision to remodel the house, rather than to demo it and build from scratch. For that reason, *most of the facade openings will remain and will be complemented by a serious of new windows and doors. These new elements are proportioned based on the existing fenestration.* All openings will receive new wood windows and doors.

The site does not receive much sunlight, because the sun path is blocked by the seven stories high Shutters Hotel to the South, a three plus story high apartment building to the West, and a two plus story heigh apartment building to he East. *It is the owner's outmost concern, to be able to catch as much sunlight as possible.*

The street elevation will not receive any modification, beside new windows in existing openings.

The existing open entry porch will not be enclosed, since this is concidered a important element of the house.

The existing exterior materials will remain, or will be replaced in the same manner (painted Cedar shingles).



Street elevation along alley, showing the new extension for 9 Vicente Terrace in relation to the other properties on the block.

NEW EXTENSION:

Several options have been studied, how to accomodate the spatial need of the owner's family within the existing building footprint.

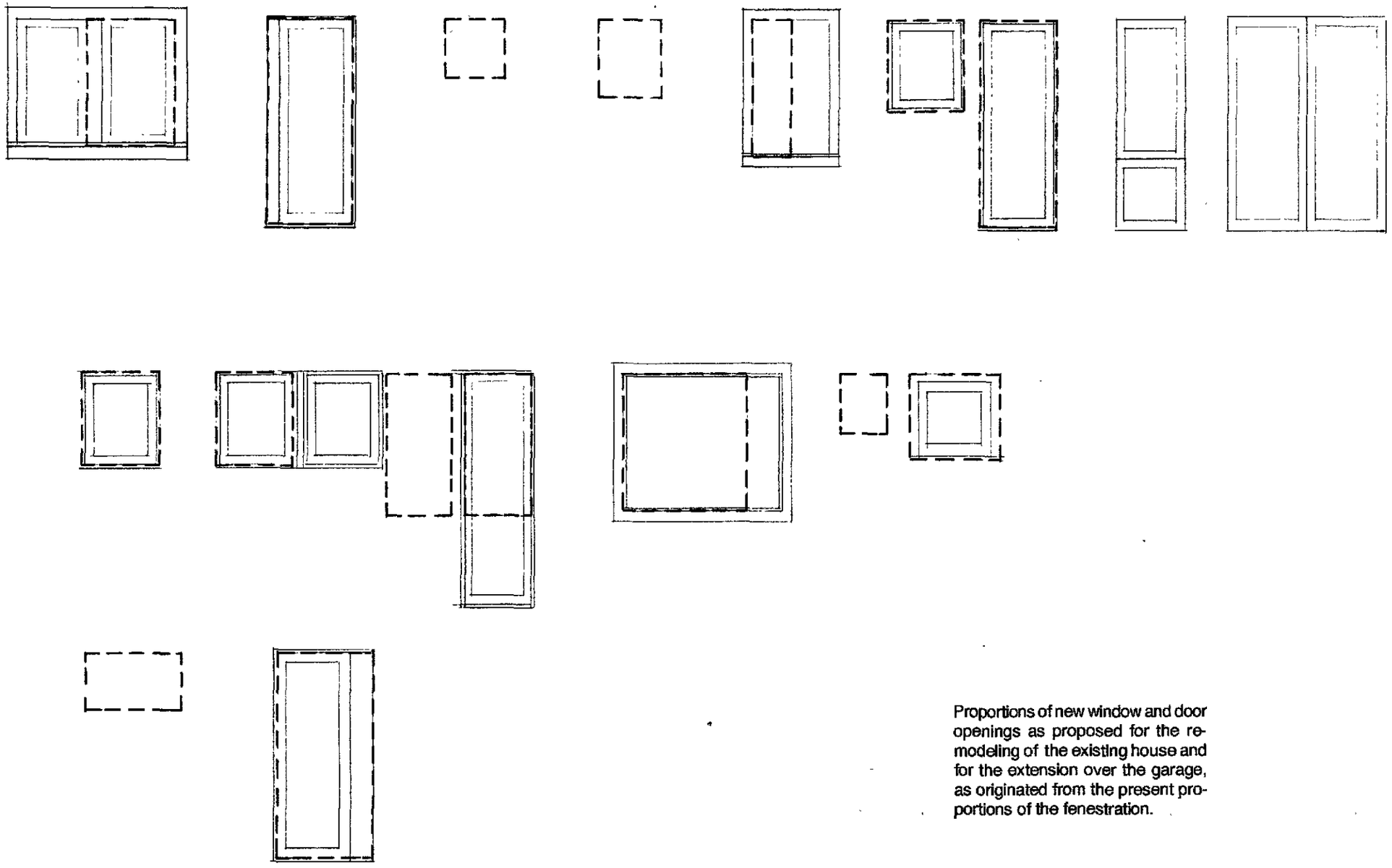
The possibility of a third story was explored, but considered not coherent with the proportions of the existing house.

Instead, a new space has been designed above the new garage, wich is connected to the existing house at the first floor level, and by a open stairway above the first level.

The size and proportion of this addition is derived from studying the existing street elevations along the alley way, *where living space above the garage, right at the setback from the alley, is a historically typical element in this neighborhood.*

The roof slope of the addition is taking on the same slope as the main house, while it's materialisation is indicating a slight difference by the use of horizontal wood siding with the same coloration like the remodeled existing house.

This difference indicates *the transition to the predominating stucco exteriours of the neighboring buildings along the alley way.*



Proportions of new window and door openings as proposed for the remodeling of the existing house and for the extension over the garage, as originated from the present proportions of the fenestration.

1 Existing wood shingle siding

Re using or replacement of existing cedar wood shingles, painted or stained according to color charts

2 New wood siding

4 " wood clapboard siding, painted

3 Exteriour plaster

Plastered sides at porch above garage and on north side of existing building, painted

4 Exteriour Plaster and concrete

Plastered and painted CMU at garage walls, painted concrete at existing foundation walls, front porch, front concrete pilasters and chimney

5 Wooden storage boxes.

painted plywood

6 Roofing asphalt comp. shingles, dark grey

7 Skilights

aluminum cladded, painted black

8 Metal railing

Galvanized metal pipe handrailing w/ metal cable railing

9 Garage overhead doors

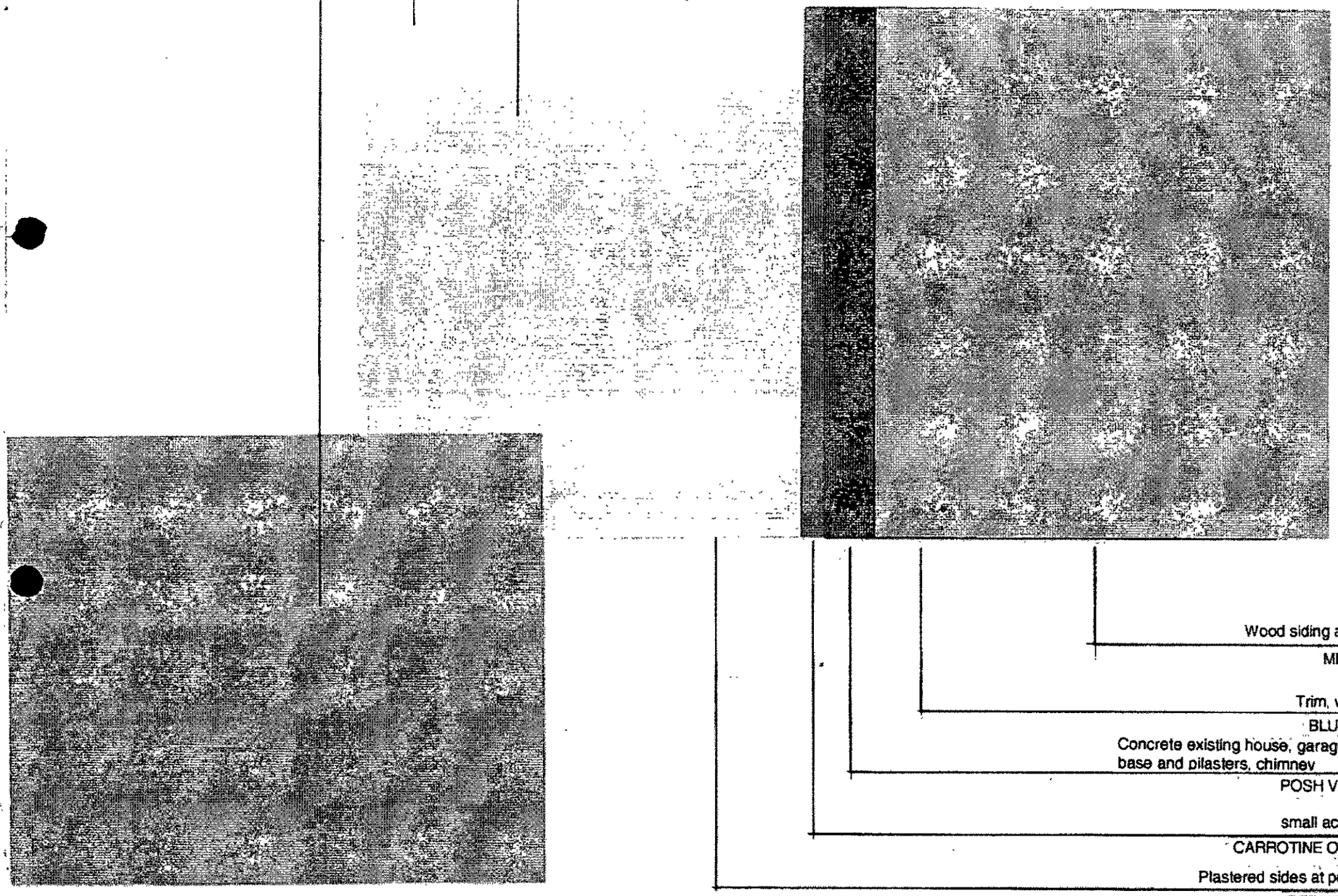
Aluminum with gray anodized finish

MATERIAL REFERENCE:

- All numbers refere to the building elevations A 1.4

EXISTING PREDOMINANT COLORS ON ADJACENT NEIGHBOR BUILDINGS

COLORATION:



Wood siding and Wood shingles

MENTHE (SW 1445)

Trim, windows and doors

BLUE JADE (SW 1198)

Concrete existing house, garage base, front porch base and pilasters, chimney

POSH VOYAGE (SW 1202)

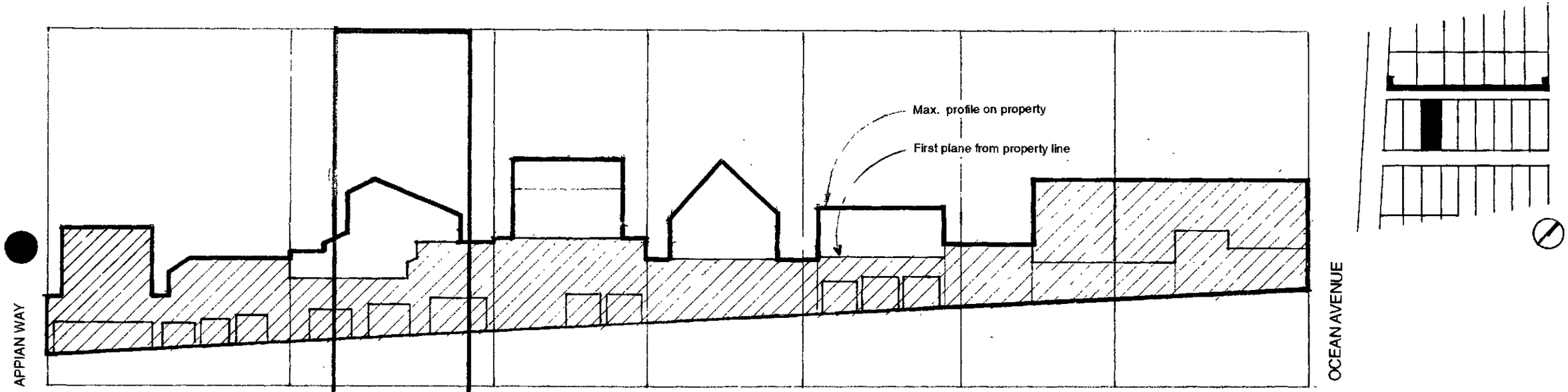
small accents as per plans

CARROTINE ORANGE (SW 1644)

Plastered sides at porch above garage

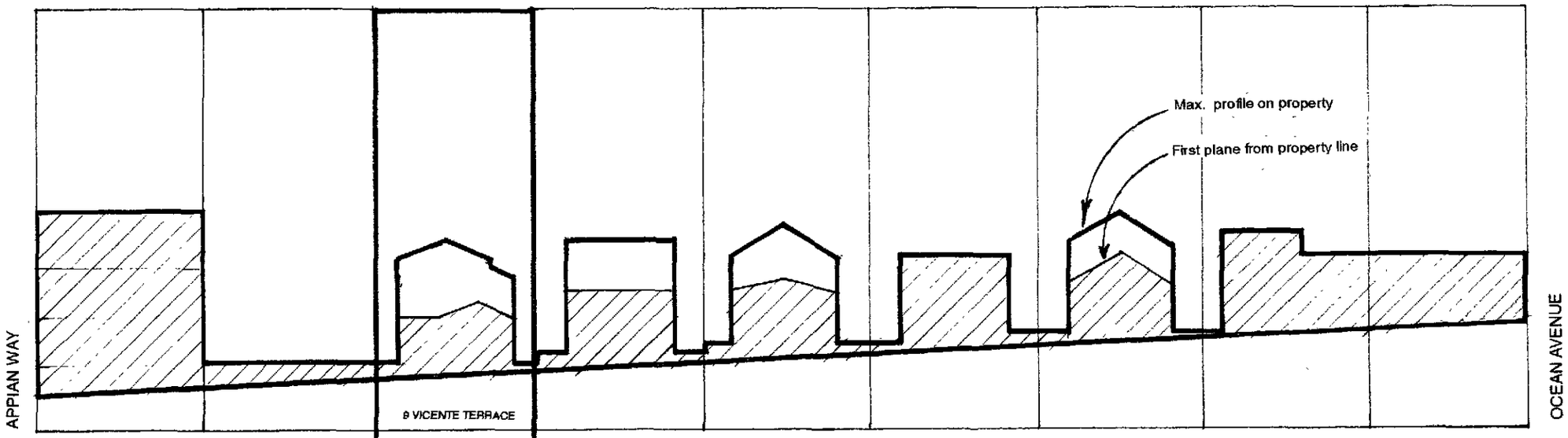
PERMA WHITE (SW 2130)

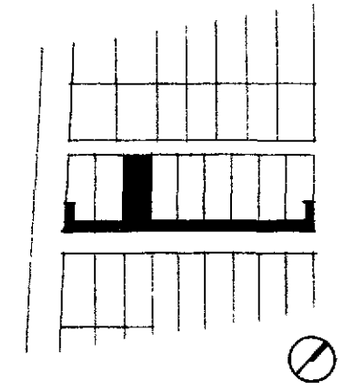
These elevation diagrams are based on field observations only
They are believed to be of sufficient accuracy to explain the existing building fabric.



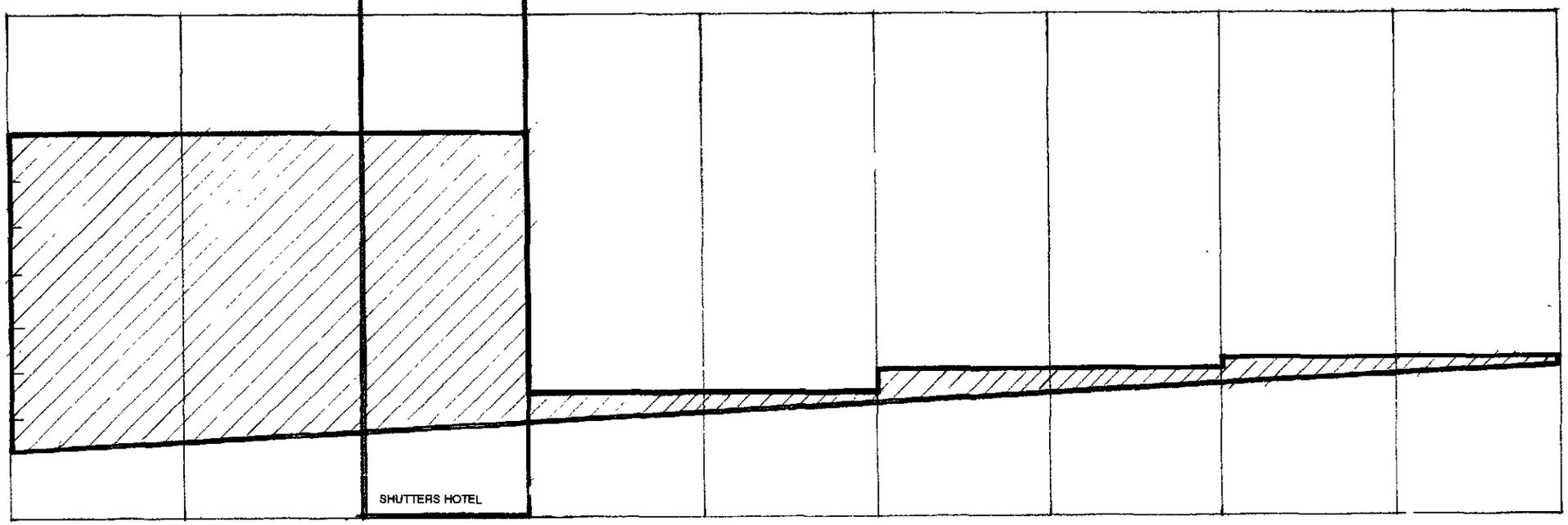
STREET ELEVATIONS AT ALLEY SIDE (AUTO WAY)

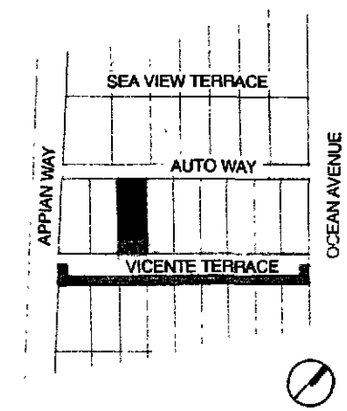
These elevation diagrams are based on field observations only.
They are believed to be of sufficient accuracy to explain the existing building fabric

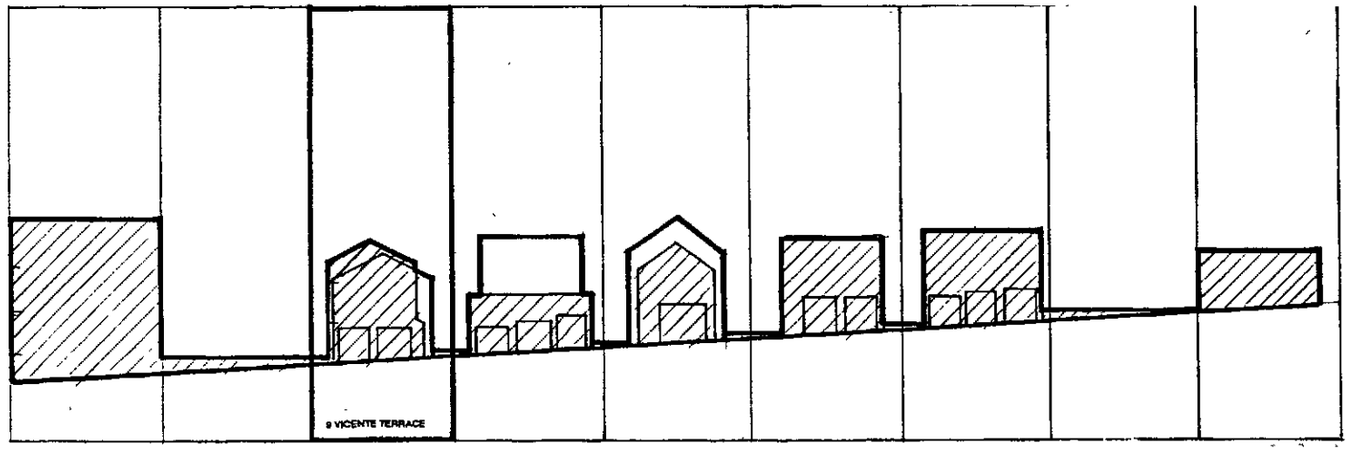


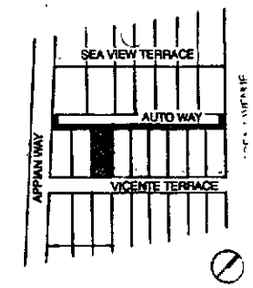


STREET ELEVATIONS AT VICENTE TERRACE









Street elevation along alley, showing the new extension for 9 Vicente Terrace in relation to the other properties on the block.

NEW EXTENSION:

Several options have been studied, how to accomodate the spatial need of the owner's family within the existing building footprint.

The possibility of a third story was explored, but considered not coherent with the proportions of the existing house.

Instead, a new space has been designed above the new garage, wich is connected to the existing house at the first floor level, and by a open stairway above the first level.

The size and proportion of this addition is derived from studying the existing street elevations along the alley way, *where living space above the garage, right at the setback from the alley, is a historically typical element in this neighborhood.*

The roof slope of the addition is taking on the same slope as the main house, while it's materialisation is indicating a slight difference by the use of horizontal wood siding with the same coloration like the remodeled existing house.

This difference indicates *the transition to the predominating stucco exteriours of the neighboring buildings along the alley way.*

EXISTING RESIDENCE

9 Vicente Terrace, Santa Monica, CA 90401

DRAWING INDEX:

Tract Map

Existing First Floor Plan

Existing Second Floor Plan

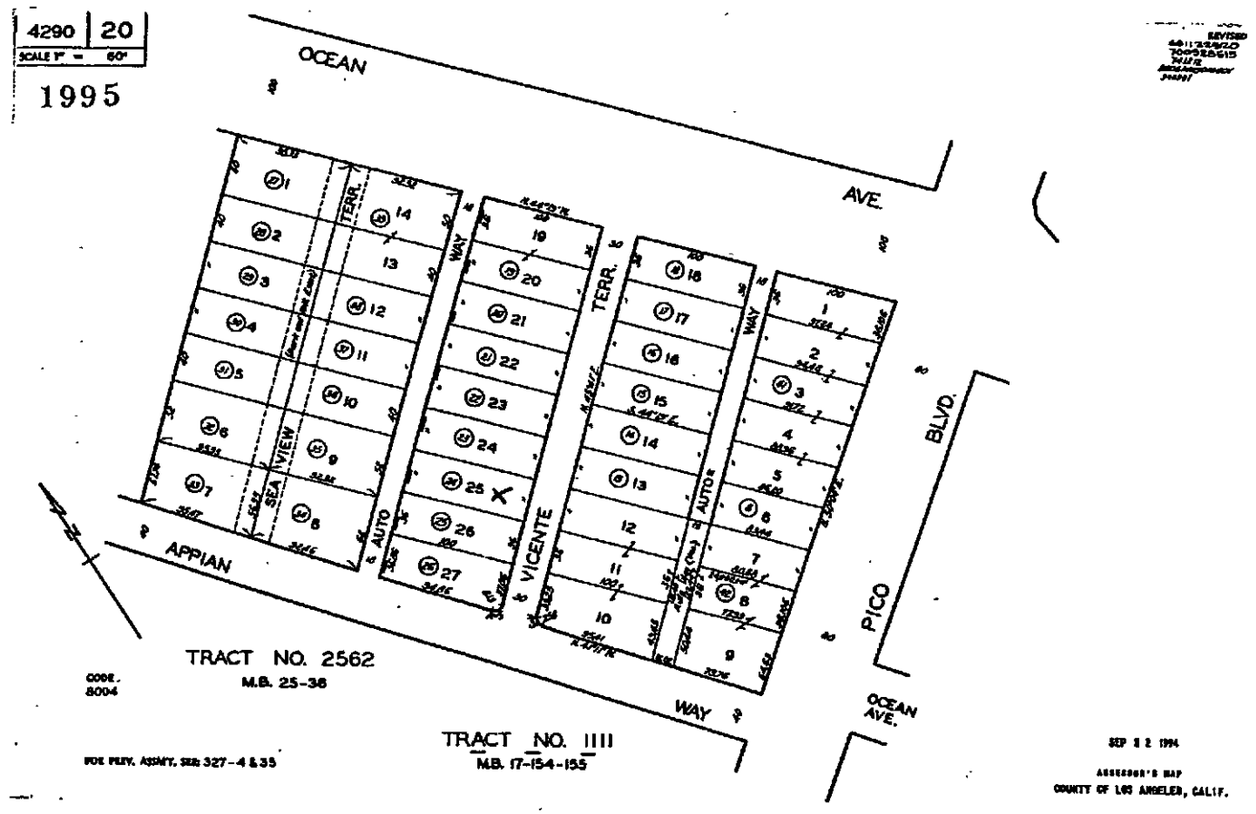
West Elevation

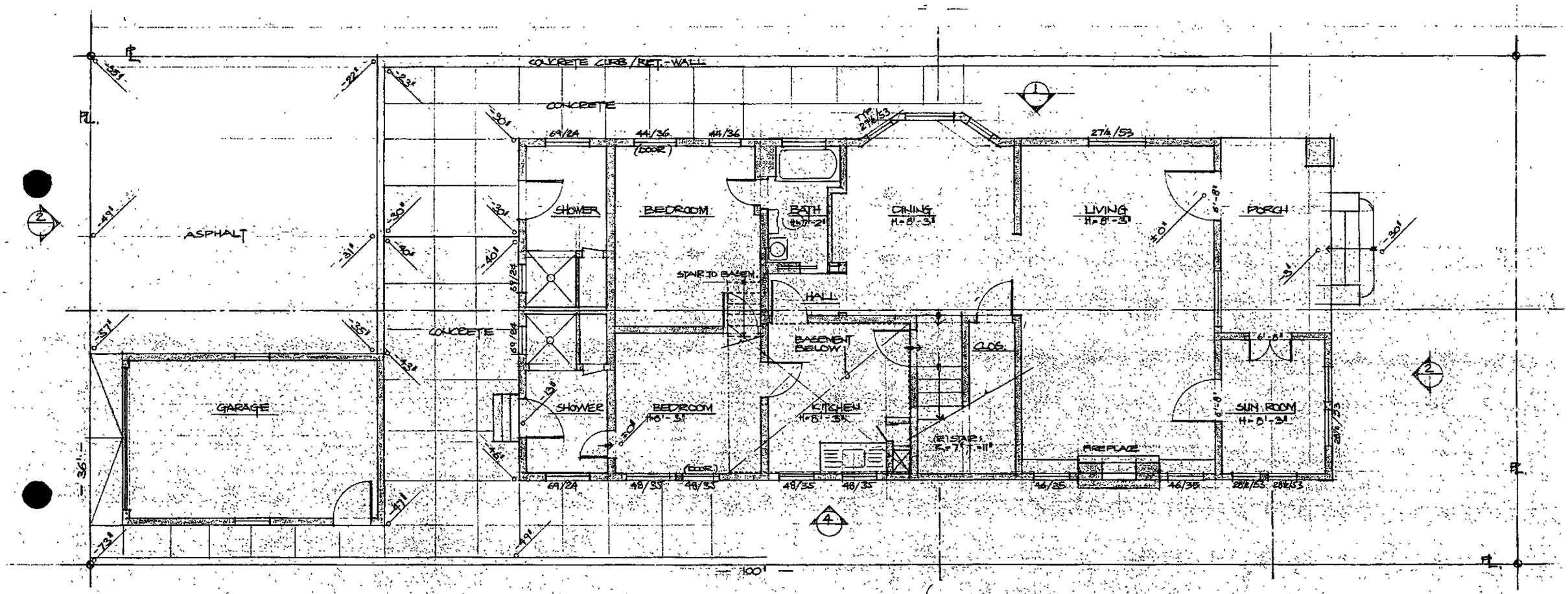
North Elevation / South Elevation

East Elevation

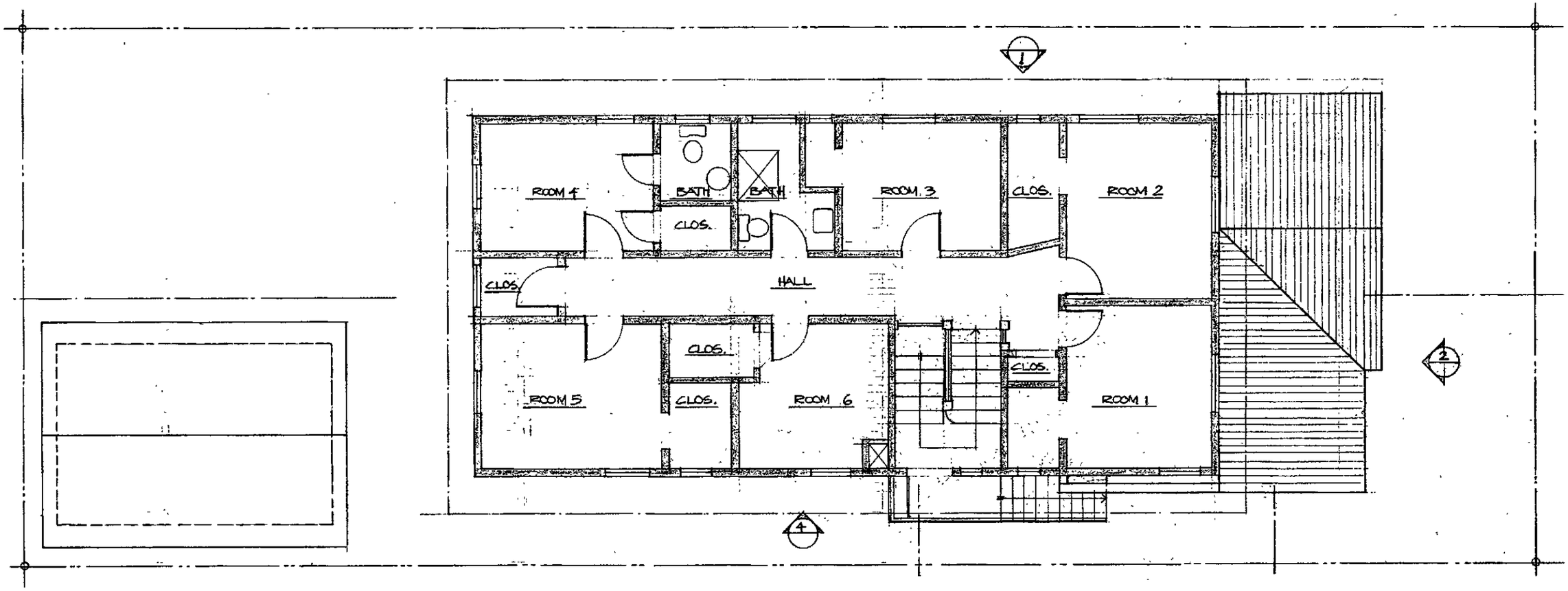
Longitudinal Section

Cross Section

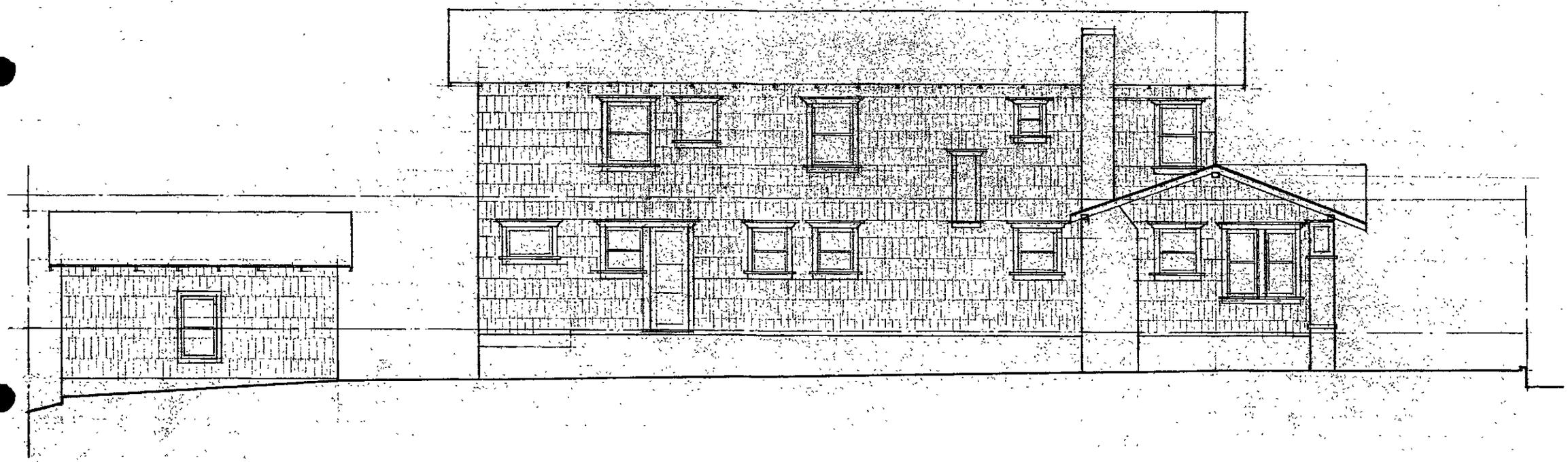

4290 20
SCALE 1" = 60'
1995
OCEAN
AVE.
APPIAN
WAY
PICO
BLVD.
OCEAN AVE.
SEA VIEW TERR.
AUTO WAY
VICENTE TERR.
AUTO WAY
TRACT NO. 2562
M.B. 25-38
TRACT NO. 1111
M.B. 17-154-155
CODE. 8004
FOR PRIV. ASSMT. SEE: 327-4 & 35
SEP 8 2 1994
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



FIRST FLOOR PLAN EXISTING
1/4" = 1'-0"

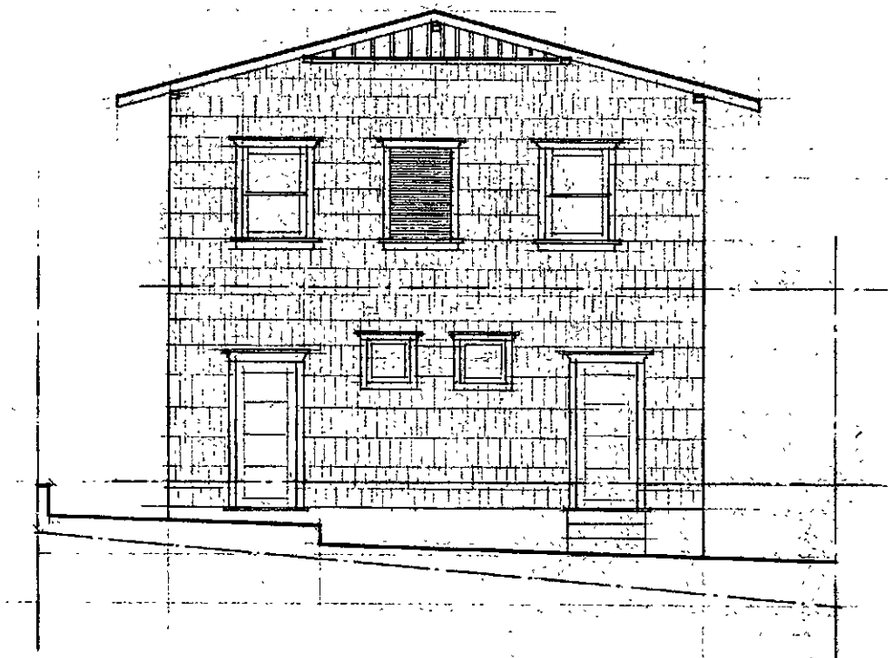


SECOND FLOOR PLAN EXISTING
1/4" = 1'-0"

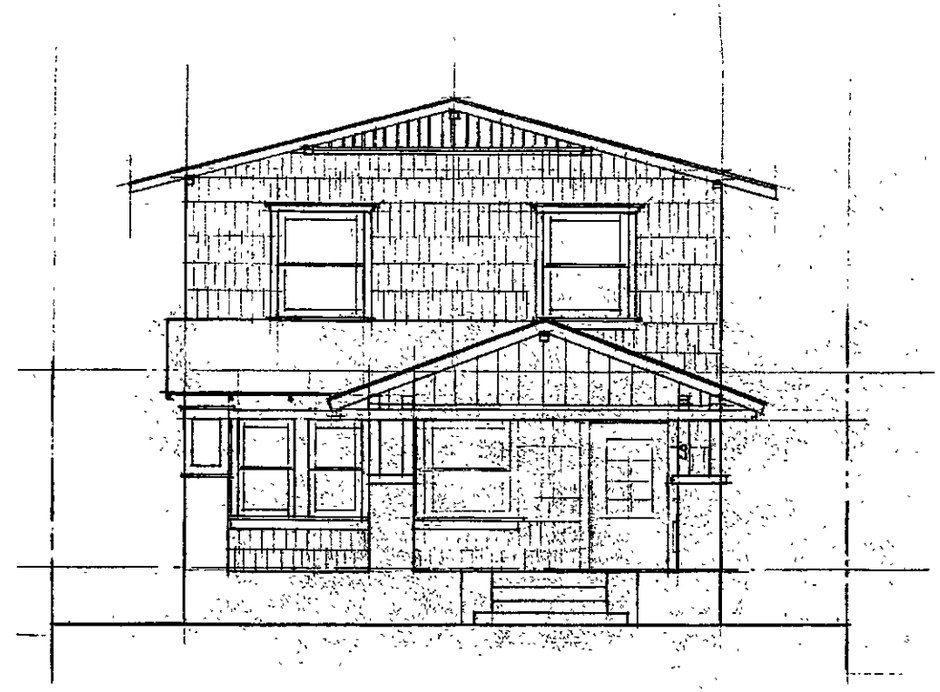


WEST ELEVATION
1/4" = 1'-0"

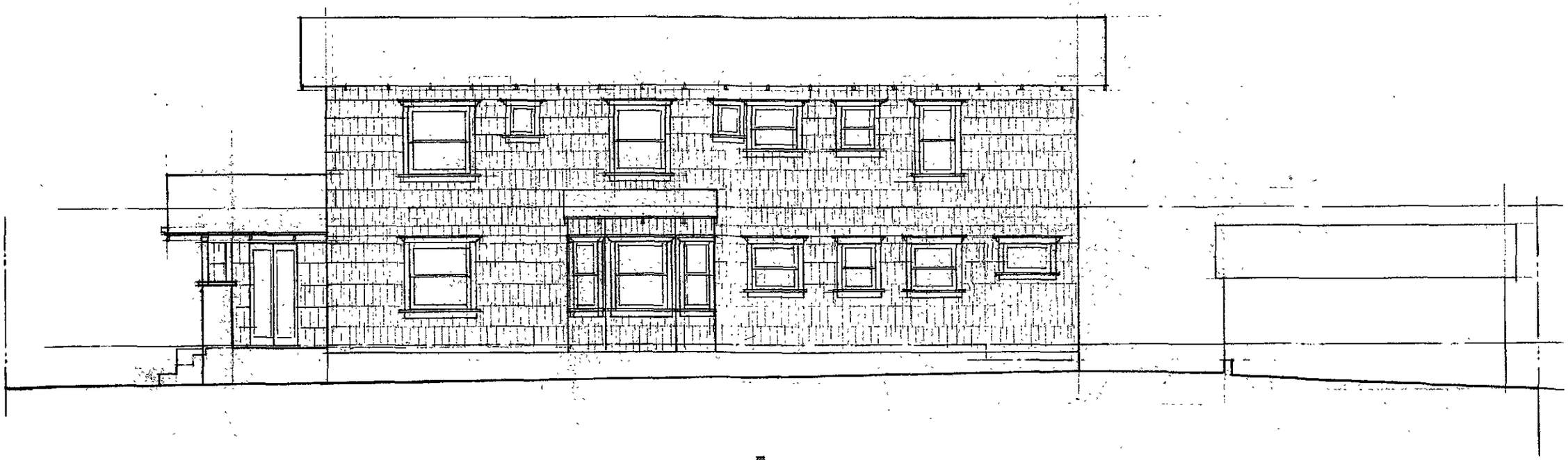
4



NORTH ELEVATION 3
1/4" = 1'-0"

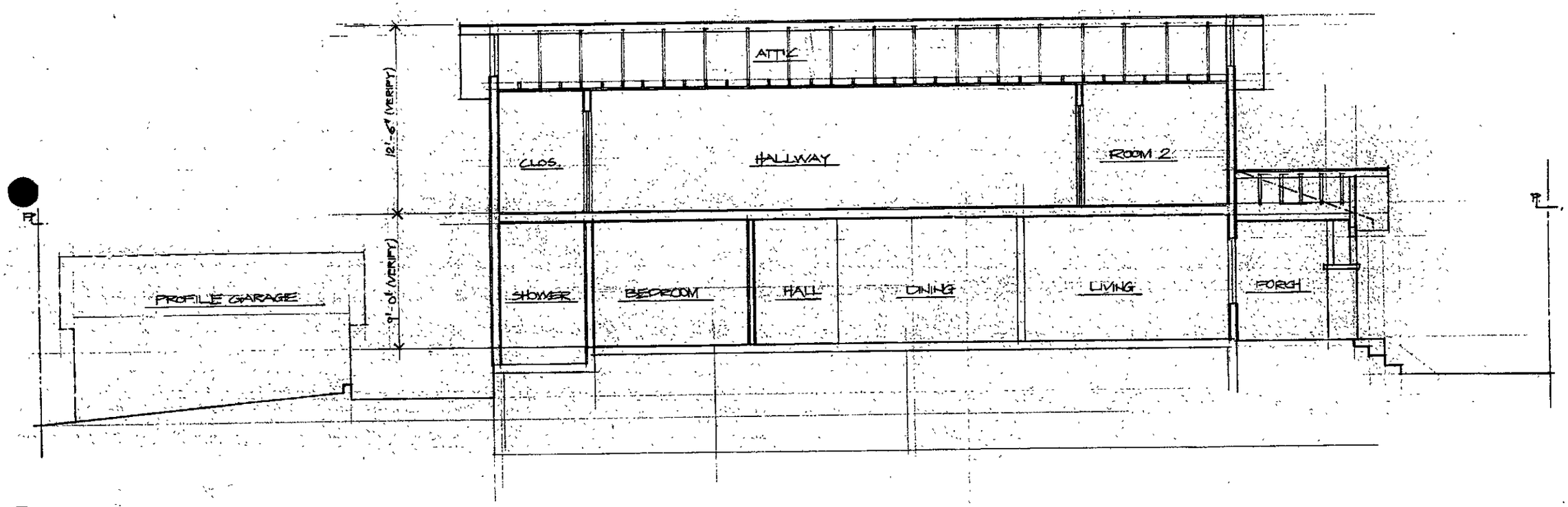


SOUTH ELEVATION 2
1/4" = 1'-0"

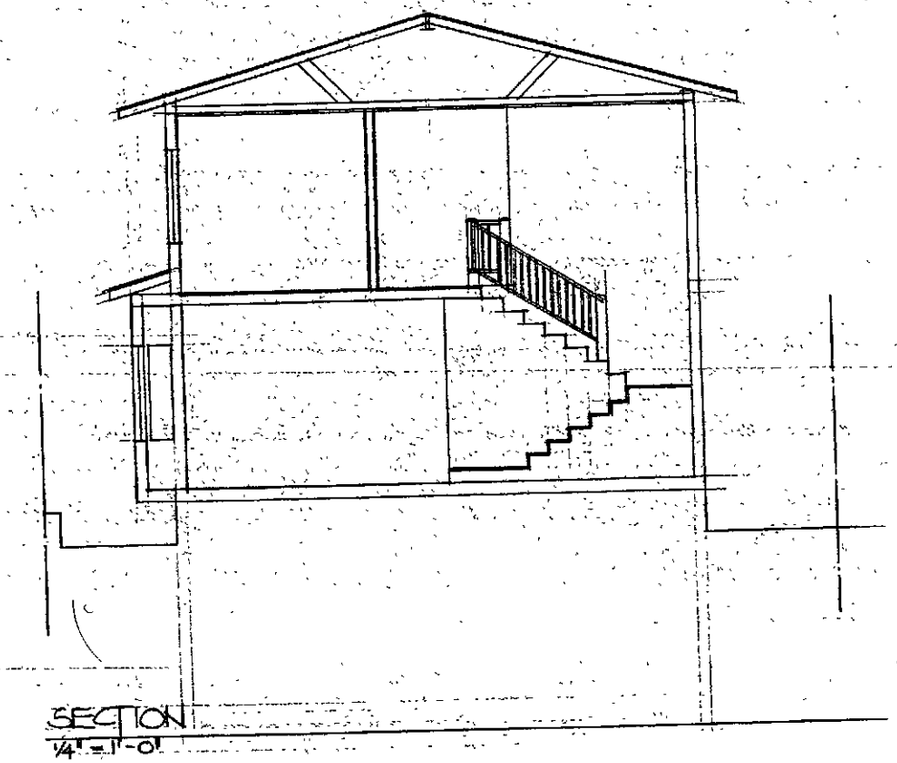


EAST ELEVATION 1

1/4" = 1'-0"



SECTION
1/4" = 1'-0"



SECTION
1/4" = 1'-0"

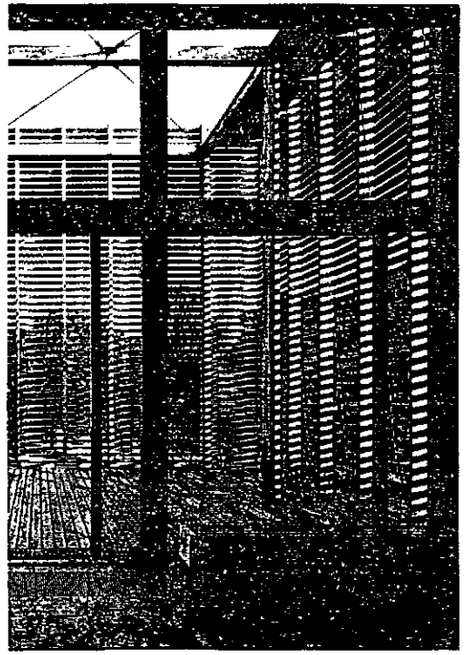
view from Vicente Terrace

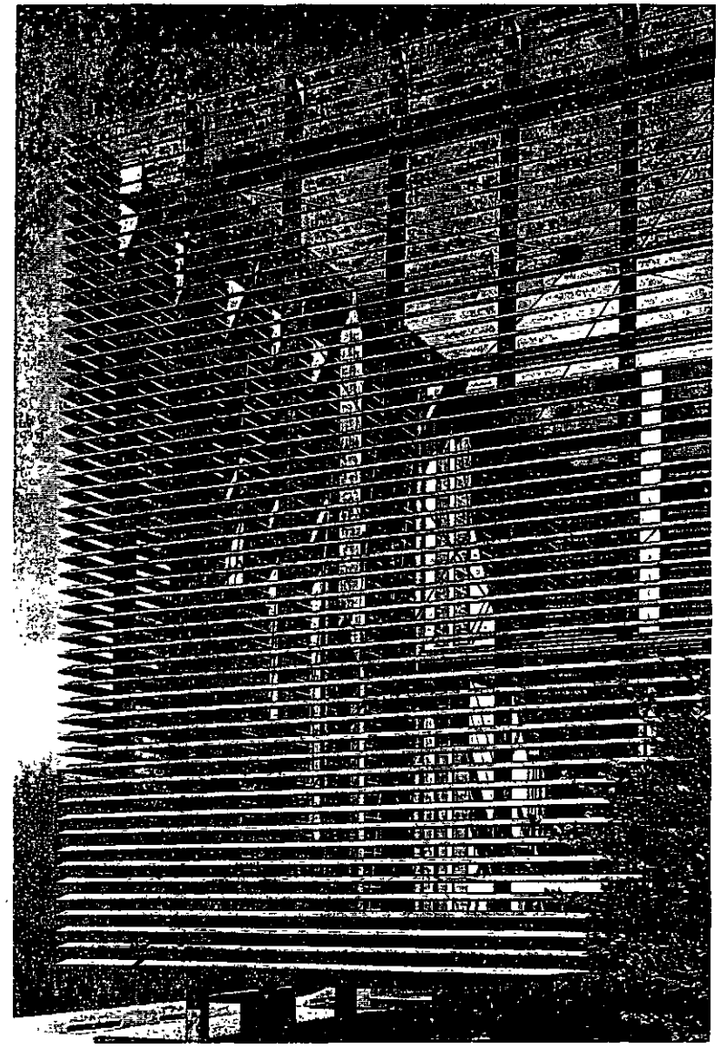
6 story Shutters hotel just across the street on Vicente

9 Vicente

empty lot ②
west of project

3 Story apartment building





A wooden trellis along portions of the balcony provides privacy and protection for the user of this outdoor space.

NEW ADDITION:

After studying several options, a design of a new garage with studio and loft space was submitted to the ARB and approved by this board in consent.

Following this approval, two neighbors appealed the ARB decision, because they felt they would loose some views of the ocean down along the Alley Way. View was the only issue, all neighbors including the appellants acknowledged the design as a welcoming asset for there mixed neighborhood.

Nevertheless the owners of the property decided to accommodate the neighbors concern and to redesign the project rather than having the Planning Commission to confirm the ARB action.

A new space of 350 sqf (a fraction of the previously approved version) has been designed above a new two car garage, which extends the program of the existing house out to a balcony area along the Alley Way. A wooden trellis along portions of the balcony provides privacy and protection for the user of this outdoor space.

The size and proportion of this addition is derived from studying the existing street elevations along the alley way, where living space above the garage, is a historically typical element.

Most of these additions along the Alley Way are built in a "contemporary style", or "international style" with flat roofs and stucco or wood siding.

Besides achieving the differentiation from the existing building and style, the choice of a flat roof for the addition in the subject project was given, to ensure the views from the properties east of 9 Vicente Terrace.

The compatibility with the existing house is achieved by the use of horizontal wood siding on solid walls, and the horizontal wood trellis that is derived from the linear quality and pattern of the existing shingle siding.

Portions of the new garage are finished with exterior plaster, and it's texture is matched with the existing plaster portions on front (south elevation) of existing building.

New window openings in the existing house as well as on the addition are derived from existing proportions on the house and from other examples in the neighborhood.

The project is designed without the need for air conditioning. Casement windows in the new wall openings enables the owners to take full advantage of the prevailing ocean breezes.

The color scheme over the whole project is designed to blend new and old, and accentuated colors on carefully chosen areas complement the design.

CONSTRUCTION PHOTOGRAPHS FROM 2002 REMODEL
9 Vicente Terrace

DocuSign Envelope ID: F58EE96C-A368-4965-8172-5B3E8BD71322

CALIFORNIA ASSOCIATION OF REALTORS®

SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 12/16)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead.

I. Seller makes the following disclosures with regard to the real property or manufactured home described as *9 Vicente Terrace*, Assessor's Parcel No. *4290-020-024*, situated in *Santa Monica*, County of *Los Angeles* California ("Property").

II. **The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.**

III. **Note to Seller:** PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

IV. **Note to Buyer:** PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

V. **SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Explain any "Yes" answers in the space provided or attach additional comments and check section VI.**

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: **ARE YOU (SELLER) AWARE OF...**

1. Within the last 3 years, the death of an occupant of the Property upon the Property . . . . . [ ] Yes [✓] No
2. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) . . . . . [ ] Yes [✓] No
3. The release of an illegal controlled substance on or beneath the Property . . . . . [ ] Yes [✓] No
4. Whether the Property is located in or adjacent to an "industrial use" zone . . . . . [ ] Yes [✓] No (In general, a zone or district allowing manufacturing, commercial or airport uses.)
5. Whether the Property is affected by a nuisance created by an "industrial use" zone. . . . . [ ] Yes [✓] No
6. Whether the Property is located within 1 mile of a former federal or state ordnance location. . . . . [ ] Yes [✓] No (In general, an area once used for military training purposes that may contain potentially explosive munitions.)
7. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision. . . . . [ ] Yes [✓] No
8. Insurance claims affecting the Property within the past 5 years . . . . . [✓] Yes [ ] No
9. Matters affecting title of the Property . . . . . [ ] Yes [✓] No
10. Material facts or defects affecting the Property not otherwise disclosed to Buyer . . . . . [ ] Yes [✓] No
11. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3 . . . . . [ ] Yes [✓] No

Explanation, or [ ] (if checked) see attached;

SEE DOCUMENT 55 ITEM 4

Buyer's Initials (DS) (Vincent Daldeno)

Seller's Initials (OK) (_____)

© 2005-2016, California Association of REALTORS®, Inc

Keller Williams, 251 S. Lake Ave, Suite 150 Pasadena, CA 91101 Phone: (626) 204-3351 Fax: 9 Vicente Terrace,
Jason Berns

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

DocuSign Envelope ID: F58EE96C-A368-4965-8172-5B3E8BD71322

Property Address: *9 Vicente Terrace, Santa Monica, CA 90401* Date: *October 3, 2017*

B. REPAIRS AND ALTERATIONS: ARE YOU (SELLER) AWARE OF...

1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) . . . . . [✓] Yes [ ] No
2. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? . . . . . [ ] Yes [✓] No
3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) . . . . . [✓] Yes [ ] No
4. Any part of the Property being painted within the past 12 months. . . . . [✓] Yes [ ] No
5. If this is a pre-1978 Property, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces completed in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule. . . . . [ ] Yes [✓] No

Explanation: PROPERTY HAS BEEN REMODELED IN 2002, 2008, 2011 AND 2014. PROPERTY INTERIOR RECENTLY PAINTED, GARDNER SERVICE

C. STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLER) AWARE OF...

1. Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances . . . . . [✓] Yes [ ] No
2. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank (s) . . . . . [ ] Yes [X] No
3. An alternative septic system on or serving the Property. . . . . [ ] Yes [X] No

DS Vincent Dejesus

Explanation: WATER HEATER REPLACED SEPT 2017. OVEN + MICROWAVE REPLACED 2017. WASHER + DRYER REPLACED 2017. STOVETOP 2017.

D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER) AWARE OF...

1. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs . . . . . [✓] Yes [ ] No

Explanation: FARMERS INSURANCE CLAIM 2008 + 2011 DUE TO FLOODING.

E. WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) AWARE OF...

1. Water intrusion into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property . . . . . [✓] Yes [ ] No
2. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property . . . . . [✓] Yes [ ] No
3. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood . . . . . [ ] Yes [✓] No

Explanation: 2008 WASHING MACHINE BROKE CAUSING WATER DAMAGE
2011 BATHROOM SINK PIPE LEAK CAUSING WATER DAMAGE
2017 WATER HEATER PIPE BROKE CAUSING WATER DAMAGE IN BASEMENT

F. PETS, ANIMALS AND PESTS: ARE YOU (SELLER) AWARE OF...

1. Pets on or in the Property . . . . . [ ] Yes [✓] No
2. Problems with livestock, wildlife, insects or pests on or in the Property . . . . . [ ] Yes [✓] No
3. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above . . . . . [ ] Yes [✓] No
4. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above. . . . . [ ] Yes [✓] No
   If so, when and by whom _____

Explanation: _____

Buyer's Initials DS Vincent Dejesus

Seller's Initials (CAD) (_____)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

DocuSign Envelope ID: F58EE96C-A368-4965-8172-5B3E8BD71322

Property Address: 9 Vicente Terrace , Santa Monica , CA 90401 Date: October 3, 2017

G. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SELLER) AWARE OF...

1. Surveys, easements, encroachments or boundary disputes . . . . . [ ] Yes [✓] No
2. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage . . . . . [ ] Yes [✓] No
3. Use of any neighboring property by you . . . . . [ ] Yes [✓] No

Explanation:

H. LANDSCAPING, POOL AND SPA: ARE YOU (SELLER) AWARE OF...

1. Diseases or infestations affecting trees, plants or vegetation on or near the Property . . . . . [ ] Yes [✓] No
2. Operational sprinklers on the Property . . . . . [✓] Yes [ ] No
   (a) If yes, are they [✓] automatic or [ ] manually operated.
   (b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system . . . . [✓] Yes [ ] No
3. A pool heater on the Property . . . . . [ ] Yes [✓] No
   If yes, is it operational? . . . . . [ ] Yes [✓] No
4. A spa heater on the Property . . . . . [ ] Yes [✓] No
   If yes, is it operational? . . . . . [ ] Yes [✓] No
5. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired . . . . . [ ] Yes [✓] No

Explanation: SPRINKLERS DON'T REACH ALL PLANTS + TREES

I. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: ARE YOU (SELLER) AWARE OF...

1. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property. . . . . [ ] Yes [✓] No
2. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property . . . . . [ ] Yes [✓] No
3. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Commitee requirement. . . . . [ ] Yes [✓] No

Explanation:

J. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: ARE YOU (SELLER) AWARE OF...

1. Any other person or entity on title other than Seller(s) signing this form . . . . . [ ] Yes [✓] No
2. Leases, options or claims affecting or relating to title or use of the Property . . . . . [ ] Yes [✓] No
3. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood . . . . . [ ] Yes [✓] No
4. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity . . . . . [ ] Yes [✓] No
5. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property? . . [ ] Yes [✓] No
6. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill? . . . . . [ ] Yes [✓] No

Explanation:

K. NEIGHBORHOOD: ARE YOU (SELLER) AWARE OF...

1. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks,

Buyer's Initials DS Vincent Defilippo

Seller's Initials ( ) ( )

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

DocuSign Envelope ID: F58EE96C-A368-4965-8172-5B3E8BD71322

freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife . . . . . [✓] Yes [ ] No

Explanation: PROPERTY LOCATED IN CITY OF SANTA MONICA. CITY LIVING

L. GOVERNMENTAL: **ARE YOU (SELLER) AWARE OF...**

1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property . . . . . [ ] Yes [✓] No
2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property. . . . . [ ] Yes [✓] No
3. Existing or contemplated building or use moratoria that apply to or could affect the Property . . . . . [ ] Yes [✓] No
4. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property . . . . . [ ] Yes [✓] No
5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals . . . . . [ ] Yes [✓] No
6. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed . . . . . [ ] Yes [✓] No
7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property . . . . . [ ] Yes [✓] No
8. Whether the Property is historically designated or falls within an existing or proposed Historic District . . . . . [ ] Yes [✓] No
9. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies . . . . . [ ] Yes [✓] No

Explanation:

M. OTHER: **ARE YOU (SELLER) AWARE OF...**

1. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller. . . . . [✓] Yes [ ] No
   (If yes, provide any such documents in your possession to Buyer.)
2. Any occupant of the Property smoking on or in the Property. . . . . [ ] Yes [✓] No
3. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer . . . . . [ ] Yes [✓] No

Explanation: COMPLETED PRE HOME INSPECTION AND TERMITE REPORT AND FOUNDATION REPORT

VI. [ ] (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller W. Carter Brereton William Carter Brereton Date 3/29/2018

Seller Date

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questi

DocuSigned by:

Buyer 252A7BDD5D41498... Date 5/1/2018 | 8:24:11 PM CDT

Buyer Date

© 2005-2016, California Association of REALTORS®, Inc. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

DocuSign Envelope ID: F58EE96C-A368-4965-8172-5B3E8BD71322

KELLER WILLIAMS REALTY

CALIFORNIA DROUGHT ADVISORY

PROPERTY ADDRESS: 9 Vicente Terrace, Santa Monica

The Governor of the State of California recently issued a proclamation that the State of California is in a State of Emergency due to severe drought conditions. In addition, the California State Water Resources Control Board has instituted mandatory statewide water restrictions. Water restrictions may impact the Property in a number of ways, including limiting water usage and/or increasing water costs. These limitations may affect the quality of life at the Property and the ability to use water in the home by limiting the use of drinking water activities. Please note that these restrictions fluctuate depending on the local municipality and water authority where your Property is located.

Buyers are encouraged to investigate this issue, including but not limited to: inquiring of the Seller whether the Seller is aware of any water restrictions or received any notices; contacting the local water authority; contacting the local government including City and County authorities; and publically searching whether there are any water limitations. If the local authorities have not yet instituted water limitations, they could be contemplating it in the future. Buyers are encouraged to research whether this issue is being addressed by any of the local authorities for the property that they are purchasing.

Buyer acknowledges that brokers do not have expertise in water usage rights or limitations. Buyer further acknowledges and agrees that broker: 1. does not have an obligation to research any water restrictions relating to the Property; 2. shall not be responsible for inspecting public records concerning water usage at the Property; 3. shall not be responsible for providing tax or legal advice regarding the Property; and 4. shall not be responsible for providing other advice or information that exceeds the knowledge, education and experience required to perform real estate licensed activity.

BUYER AGREES TO SEEK LEGAL, TAX, INSURANCE, WATER AND OTHER DESIRED ASSISTANCE FROM APPROPRIATE OFFICIALS.

Buyer: DocuSigned by: 252A7BDD5D41498... _____ Date: 5/8/2018 | 10:11:13 AM CDT

Buyer: _____ Date: _____

DocuSign Envelope ID: F58EE96C-A368-4965-8172-5B3E8BD71322

KW | KELLER WILLIAMS REALTY

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE NOTICE

Property Address: 9 Vicente Terrace, Santa Monica

Thank you for selecting a Keller Williams Realty Associate to guide you in the purchase or sale of your new home or property. This is to give you notice that Pasadena Market Center, Inc dba Keller Williams Realty, West Foothills Market Center, Inc. dba Keller Williams Realty, East Foothills Market Center Inc. dba Keller Williams Realty and KW Management Services, LLC have a business relationship with: Landmark Trust Escrow Inc, American Home Shield, Old Republic Home Warranty and Property ID.

The KW companies listed above have a business relationship with Landmark Trust Escrow Inc as the owners of all the above KW companies are the same owners of Landmark Trust Inc. Because of this relationship, your use of Landmark Trust Escrow Inc will provide a financial benefit to the owners of the KW companies listed. Landmark Trust Escrow Inc is a licensed escrow company through the California Department of Corporations, License Number #9622583. The KW Companies listed above receive a financial or other benefit when referring their clients to any of the following: American Home Shield, Old Republic Home Warranty, 1st American Home Warranty and Property ID. This is due to marketing agreements between the above listed KW companies and these individual companies.

You are NOT required to use the listed provider(s) as a condition of the purchase or sale of your property. There are frequently other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

Landmark Trust Escrow Inc services and range of charges: Sale Escrow: $1.95 per thousand, based on purchase price, plus $195.00 base fee. To buyer and seller each. Additional Fees: Document prep $200 to buyer and seller each Archive/ Wire/ Messenger $120 to buyer and seller each, Loan Tie-In Fee $375 ($100 for each additional loan). Notary fees will be charged if applicable.

American Home Shield Settlement Service Charges: AHS has 3 levels of coverage to choose from for residential properties. Their basic plan for a single-family residence starts at $260 with additional charges for: A/C, appliances, pool/spa, etc...

Old Republic Home Warranty Settlement Service Charges: Old Republic offers basic coverage for a single-family residence starting at $355 including roof coverage for homes under 5,000sf. Additional charges apply for A/C, appliances, pool/spa equipment, etc.

1st American Home Warranty Settlement Service Charges: FAHW offers basic coverage for single family residences at $320 with additional charges for A/C, appliances, structural and roof.

Property ID, Natural Hazard Disclosures for Residential and Commercial Properties, Settlement Service Charges: $99 covers the basic disclosure report with additional fees for more extensive information.

With respect to all the above the actual charges may vary depending on the circumstances of the transaction, home value, requested services, unusual market conditions, government regulations, property location, and similar factors. Written disclosure of all fees will be provided prior to closing.

Acknowledgement:

I/we have read this disclosure form, and understand that Keller Williams Realty is referring me/us to purchase the above described settlement service(s) and may receive a financial or other benefit because of this referral.

Buyer: DocuSigned by: 252A7BDD5D41498... 2018 | 10:11:13 AM CDT Seller: DocuSigned by: William Carter Brereton 246C16A5C7F4425... 5/7/2018

Buyer: _____ Date: _____ Seller: _____ Date: _____

CITY OF SANTA MONICA REPORT OF RESIDENTIAL BUILDING RECORD

DocuSign Envelope ID: 758106E4-E3EE-4C88-92BB-A7CDA3CD94AB

City of Santa Monica®

Building and Safety | 1685 Main Street Room 111, Santa Monica, CA 90401

Report of Residential Building Record
Number 18RB-0255

Expires six (6) months from Issuance Date.
Issuance Date: 4/26/2018

Property Owner's Name: BRERETON,WILLIAM C TR CARTER BRERETON TRUST

Zoning Classification: R3-BCH

Street Address: 9 VICENTE TER, SANTA MONICA, CA 90401

Planning Cases: 01OC001, 01APP014, 01APP013, 00ZC073, 01ARB061

Unit Number:

Legal Description: TRACT NO 1111 LOT 25

Historic Structure: No Coastal Zone: Yes Geologic Hazard Zone: Yes Noise Zone: Yes

Note: Any structure over 40 years of age is subject to Landmarks Commission review prior to issuance of a demolition permit.

Expired Permits: P16492

Seismic Gas Shutoff Device: No

Note: Building permits are required for a Seismic Gas Shutoff device per the City of Santa Monica's Municipal Code Section 8.32.010(d) and (b)(3).

Pending Code Compliance Cases: NONE

Note: For information on pending Code Compliance cases, please call (310) 458-4984.

Permitted No. of Dwelling Units: 1

Authorized Use(s): DWELLING AND GARAGE

Building Permits establishing authorized use: 1172, C09659

ELLIS NOTICE: Residential units have been withdrawn from the rental market. Restrictions on use of withdrawn units apply. Contact the Santa Monica Rent Control Board for further information at (310) 458-8751.

Rent Control Restrictions: Residential property may be subject to restrictions on rent. Purchasers may be liable for outstanding registration fees. Before purchase, call the Rent Control Board at (310) 458-8751 for status and rent levels of this property. Building permits are required for the number of rent-controlled units that exceed the legal number of dwelling units permitted above.

I hereby certify that the review of official city records of the City of Santa Monica Planning and Community Development Department pertaining to the above designated property revealed the information presented above.

D. Koenig
Permit Specialist

4/26/2018
Date

Receipt by Buyer or Transferee

Name of Buyer or Transferee: Desert Rose Trust, Trustee: Vincent deFilippo

Mailing Address: 7780 Don Jose Drive, Las Vegas, NV 89123

I hereby acknowledge receipt of the Report of Residential Records for the above mentioned property. I have read and fully understand the above.

4/27/2018
Date

DocuSigned by:
Vincent DeFilippo, as Trustee
252A7BDD5D41498...
Signature of Buyer

Please return a copy of the signed form to:
City of Santa Monica | Rent Control | 1685 Main St. Room 202 | Santa Monica, CA 90401

DocuSign Envelope ID: 758106E4-E3EE-4C88-92BB-A7CDA3CD94AB

Record #	Status	Number	Street Name	Description
P16492	EXPIRED	9	VICENTE TER	WATER SYSTEM COMPONENT 1 WATER PIPING & EQUIPMENT REPLACEMENT

DocuSigned by:
Vincent DeFilippo, as Trustee
252A7BDD5D41498...

PLANNING AND ZONING DIVISION
Community and Economic Development Department

ZONING ADMINISTRATOR APPLICATION

Application Number(s): ZA 88-002

Filed: 9-16-88
Fee: 600—
Receipt: E137002
By: WJW

==========

PROJECT ADDRESS: 11 & 11 1/2 VICENTE TERRACE

Land Use Element District: HIGH DENSITY MULTI FAMILY Zoning District: R-4

Legal Description (Lot, Block, Tract): LOT 24 TRACT 1111

APPLICANT: SALLY ~~[illegible]~~ REINMAN, MARCEL GELOEN & EDMOND STOLLENWERK Phone: 393-0462

Address: 11 & 11 1/2 VICENTE TERRACE, SANTA MONICA

CONTACT PERSON: Richard Aldriedge Phone: 213 396-0825

Address: 8 CLUBHOUSE VENICE CA. 90291

==========

PROPERTY OWNER: Edmond Stollenwerk, Marcel Geloen + Sally Reinman Phone: (213) 393-0462

Address: 11 + 11 1/2 Vicente Terrace

I certify that this application is being made with my consent.

PROPERTY OWNER'S SIGNATURE: Edmond J. Stollenwerk
Sally Reinman

==========

CHECK TYPE OF PERMIT REQUESTED:

Temporary Use Permit ____
Performance Standard Permit ____
Reduced Parking Permit ✓
Variance ____
Administrative Approval ____

DESCRIBE IN DETAIL the type of use and improvements proposed (use additional sheets as needed):

WE ARE ADDING 1 BEDROOM & 1 BATH TO EACH UNIT OF A Duplex. THE EXISTING UNITS ARE EACH 1 BED, 1 BATH.

EXISTING ON-SITE USE(S): Duplex, 3 CAR GARAGE

Neighboring Uses:

North: RESIDENTIAL South: COMMERCIAL (UNDER CONSTRUCTION)

East: RESIDENTIAL West: RESIDENTIAL

PROJECT DESCRIPTION

FLOOR AREA - Provide floor area calculations for individual uses as well as total area.

Existing Floor Area (individual uses): 784 EACH UNIT (1 BED, 1 BATH, KITCHEN, DINING, LIVING ROOM
Floor Area to be Removed: NONE

Floor Area to be Added: 400 ϕ for one unit 430 ϕ for the other. EACH ADDITION will have 1 BEDROOM, 1 BATH, closet.
Proposed Floor Area (individual uses):

Site Dimensions: 36 x 100 Site Area: 3600 ϕ

Proposed F.A.R.: — Proposed Lot Coverage: EXIST COVERAGE

BUILDING HEIGHT - Building Height is the distance measured from the existing average natural grade to the highest point of the roof.

Feet above existing grade: 24'-0"
Stories above grade: Two
Levels below grade: NONE

PARKING

Number of Spaces:

?

Existing: 3 Compact: Tandem: —
Proposed: 3 Compact: Tandem: —
Required: 4

ADDITIONAL INFORMATION

Setbacks: EXIST (WILL NOT CHANGE
Front: 13-6 Rear: 3'-0" Sides: 4'-0"

Percentage of Landscaping: EXISTING TO REMAIN

Residential--Number of Existing Units: 2
Number of Units to be Removed: NONE
Number of Units to be Added: NONE
Number of Units Proposed:

Commercial---Hours of Operation:
No. of Peak Hour Employees:
If Restaurant or Bar, No. of Seats:
If Auto Repair, No. of Service Bays:

I 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.

Applicant's Signature: Edmund S. Hollman Shelly Hinman **Date:** September 15, 1988

==========

zaapp 9/88

VARIANCE - STATEMENT OF FINDINGS

Following a review of your application and public hearing, the Planning Commission shall prepare a written decision which shall contain the findings of fact upon which their decision is based. Your response to each of the following sections may help in establishing such findings. This form must be complete in order for your application to be deemed complete and accepted for filing.

1. There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings, or to the intended use or development of the property that do not apply to other properties in the vicinity under an identical zoning classification, in that:

SURROUNDING PROPERTIES ARE MORE DEVELOPED. MOST ARE TWO STORIES, AND HAVE A LESS PRESSING NEED FOR ADDITIONAL SPACE. EACH UNIT HAS ONLY 784 ☐.

2. The granting of such variance will not be detrimental or injurious to the property or improvements in the general vicinity and district in which the property is located, in that:

OUR PROPOSAL WILL COMPATABLE IN SIZE, CHARACTER & USE TO SURROUNDING PROPERTIES. WE ARE NOT ADDING ADDITIONAL UNITS.

3. The strict application of the provisions of this Chapter would result in practical difficulties or unnecessary hardships, not including economic difficulties or economic hardships, in that:

ONE OF THE OCCUPANTS WILL EVENTUALLY NEED LIVE-IN CARE, AND THE OTHER OCCUPANTS MAY WANT CHILDREN.

4. The granting of a variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, or to the goals, objectives, and policies of the General Plan, in that:

WE ARE NOT ADDING UNITS, NOR ALTERING THE CHARACTER OF THE NEIGHBORHOOD. WE CURRENTLY HAVE A 3 CAR GARAGE. ALSO STREET PARKING PERMITS ARE AVAILABLE.

5. The variance would not impair the integrity and character of the district in which it is to be located, in that:

THIS PROJECT WILL BE THE SAME SCALE & USE AS SURROUNDING BUILDINGS.

6. The subject site is physically suitable for the proposed variance, in that:

THE LOT IS UNDERSIZED (36x100), MAKING ADDITIONAL PARKING IMPOSSIBLE

7. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed variance would not be detrimental to public health and safety, in that:

THE ADDITION IS A SMALL ONE. WE ARE ADDING ONLY 1 BEDROOM & 1 BATH TO EACH UNIT OF THE DUPLEX

8. There will be adequate provisions for public access to serve the subject variance proposal, in that:

ADEQUATE ACCESS ALREADY EXIST

9. The strict application of the provisions of Chapter 10 of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance would result in unreasonable deprivation of the use or enjoyment of the property, in that:

THE EXISTING UNITS ARE TO SMALL (784 ft) to ALLOW FOR CHILDREN OR LIVE-IN-CARE.

hp/varfind

STATEMENT OF OFFICIAL ACTION

FINDINGS AND DETERMINATION OF THE ZONING ADMINISTRATOR--CITY OF SANTA MONICA

CASE NUMBER: ZA 88-002

PROJECT ADDRESS: 11, 11-1/2 Vicente Terrace

LEGAL DESCRIPTION: Lot 24, Tract 1111

APPLICANT: S. Reinman, M. Geloen, E. Stollenwerk AS: Owners

Subject	Type and Extent
VARIANCE	To permit 3 in lieu of 4 parking spaces required for a total of two bedroom additions to two duplex apartment units located in the R4 District. Section 9044.9 of the Zoning Ordinance requires two (2) parking spaces per unit for a two bedroom duplex apartment unit.

An application for the above was filed on September 16, 1988 and a public hearing was held on October 18, 1988 per the requirements of Chapter 1, Article IX of the Santa Monica Municipal Code. **Having followed appropriate due process, the Zoning Administrator of the City of Santa Monica hereby** approves the parking variance request for duplex bedroom additions based upon the following findings and conditions:

Findings:

1. That the subject property consists of substandard rectangular shaped 3600 square foot parcel located in the R4 (Residential Multiple Family) District. The site presently contains a one story attached duplex apartment building and a detached three car garage accessed from a rear 18 foot wide alley. The surrounding land uses and zoning consist of two story residential buildings (R4) located to the north, east and west and a hotel building presently under construction (R4) located to the south.

2. That the applicant requests variance 88-002 to construct second floor bedroom and bathroom additions to the two attached 784 square foot units on the substandard parcel. That a combined total of 830 square feet will be added to the duplex building. The one story height will be increased to two stories and 24 feet. That the existing front, side and

rear yard setbacks will not be modified by the second floor construction.

3. That the duplex site with detached three car garage is owned in common by three individuals.

4. That a review of vicinity properties indicates a majority of surrounding residences are two story buildings.

5. That the granting of the variance will not be detrimental or injurious to the property or improvements in the general vicinity and district in which the property is located in that the the number of families or persons residing in the small duplexes will not be increased by issuance of the variance. Parking is provided on the rear of the parcel for the residents.

6. That there are special circumstances or exceptional characteristics applicable to the property involved, including the substandard 36' X 100' lot dimensions, substandard 3600 square foot parcel size, and location of the existing residence on the parcel. The parcel size is so substandard that the creation of surface level parking or building additions is not feasible.

7. That the strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships in that the 36 foot parcel width restricts creation of a fourth parking space on the rear of the site. The location of the residence prevents driveway access or creation of parking on the front of the site. Many of the surrounding vicinity properties contain a similar number of parking spaces, are two story in height and consist of two or more residential units.

8. That the granting of the variance will not be contrary to or in conflict with the general purposes and intent of the Zoning Code or to the goals, objectives and policies of the General Plan in that the the Code provides a remedy for allowing variance waivers when a lot size, shape or location of site building reasonably precludes compliance with development standards. As indicated setbacks, lot coverage, building height and other standards have been adhered to. The General Plan encourages redevelopment of multiple family structures to address community housing needs.

9. That the variance will not impair the integrity and character of the R4 District in that the small room additions and style of development and facade articulation will architecturally integrate with surrounding land uses.

10. That the subject property is physically suitable for the proposed variance in that the location of the room additions will not interfere with movement of light, air or ventilation or the provision of open space on the site.

11. That there are adequate provisions for water, sanitation and public utilities and services to ensure that the proposed variance would not be detrimental to public health, and safety. Water, sanitation and drainage facilities are hooked up to City operated facilities. The bedroom additions will not result in critical service capacity shortages.

12. That there will be adequate provisions for public access to serve the site in that the three car garage will be maintained on the site. Sidewalk and public access easements will not be constructed over.

13. That one person spoke in support of the variance request during the public hearing and there was no one present speaking in opposition.

Conditions:

1. This determination shall not become effective for a period of fourteen days from the determination date or, if appealed, until a final determination has been made on the appeal.

2. The applicant shall comply with all other provisions of Chapter 1, Article IX of the Municipal Code (Zoning Ordinance) and all other pertinent ordinances and General Plan policies of the City of Santa Monica.

3. The applicant shall file with the County Recorder's Office a deed restriction or covenant agreement that specifies that in the event one of the units is sold separate from the others, the three enclosed parking spaces shall continue to be equally shared by all site residents. A copy of the recorded document shall be submitted to the Zoning Administrator prior to issuance of building permits.

4. That the applicant shall obtain Architectural Review Board approval for the room additions.

5. That the construction shall substantially conform to plans reviewed and approved by the Zoning Administrator or as amended by the Architectural Review Board.

All decisions of the Zoning Administrator are appealable to the Planning Commission during a 14 calendar day appeal period following the decision date. Such an appeal may be made by filing an appeal letter with the City Planning Division, 1685 Main Street, Room 212, Santa Monica, CA 90401, accompanied by a filing fee of $100.00

Determination Prepared By: Wanda Williams, Associate Planner

Determination Approved By: Suzanne Frick
Suzanne Frick,
Acting Zoning Administrator

Determination Date: November 7, 1988

SEA CASTLE TENANTS ASSOCIATION

1725 Promenade
Santa Monica
California 90401

CITY OF SANTA MONICA
CITY PLANNING OFFICE

'88 OCT 17 A3:54

October 12, 1988

City Planning Dept.
Zoning Administrator-Room 212
City of Santa Monica
1685 Main St.
Santa Monica, CA 90401

Re: ZA 88-002
Public Hearing for October 18, 1988
10:30 a.m.

Dear Zoning Administrator:

The Sea Castle Tenant's Association represents over 100 people in the Sea Castle - a building 1 block away from Vicente Terrace. A major problem in the neighborhood is lack of parking.

Much of the problem stems from the fact that the housing was built at a time when parking standards were non-existent. The problem is magnified because the area is a heavily used tourist area and many of the walk streets have NO PARKING SPACES. Residents park in the beach lots - which are always full these days - and use preferential parking on Vicente Terrace - which will not exist until the 1 Pico Hotel complex is completed some two years down the road. Residents of the north side of Sea View Terrace use the Vicente Terrace preferential parking because they have no spaces whatever.

It is not acceptable to our association that any person or entity in the neighborhood from Pico to the Pier is allowed to expand their home or business without providing all parking mandated by the Zoning Ordinance. In a neighborhood where people have physical fights over parking spaces - it is a threat to the health, safety and welfare of all citizens in this neighborhood to have any deviation from the standards outlined in the Zoning Ordinance.

It is our information that several residents, unhappy with the fact that the new hotel will block their views on Vicente Terrace, have expressed their desire to expand their small apartment buildings and turn them into office spaces. If the owners of 11 and 11 1/2 Vicente Terrace have this in mind the need for the Zoning ordinance mandated parking space is even more crucial.

We can not attend the public hearing as it is during working hours. We wish to be informed in writing of your decision in a timely manner so that we may appeal the decision should we desire.

Very truly yours,

Sharon Gilpin

Sharon Gilpin for
SCTA Board

respond to:
#324
(213) 393-4046

CITY OF SANTA MONICA
CITY PLANNING OFFICE

'88 OCT 14 A11:01

City Planning Division
Room 212
City Hall
1685 Main Street
Santa Monica,CA 90406-2200

To Whom it may concern;

This letter is to firmly protest proposed parking variance ZA 88-002. Occupants at 11 & 11 1/2 do not use all 3 parking spaces on their property at this time, which means precious public parking space is taken. Because of massive hotel construction in the neighborhood, parking space is at a premium. Available lots are usually full of construction crew vehicles, which often leave area residents virtually no place to park. The area has become over-developed, sky-line as well as sunlight will disapear from our homes.

I bought my seventy-five year-old house, because of it's bright sunny rooms, and the beautiful views it afforded. Now it seems I will daily have to fight for them,(not to mention the property value of my home). This I intend to do, by all means available to me. Enough is enough.

Respectfully yours,

and

Dayle Kerry
17 Vicente Terrace
Santa Monica,CA 90401

Robert W. Green
17 Vicente Terrace
Santa Monica, CA 90401

City Planning Commision
Room 212 City Hall
1685 Main Street
Santa Monica, CA 90406

Public Hearing Re ZA 88-002 for property
at 11 &11½ Vicente Terrace

The undersigned oppose granting zoning variance for parking space as required proposed construction of additional apartment space.

If one notes that narrow Appian Way will be required to carry most of the traffic for two large hotels and an existing parking lot, it is apparent that even one more parking space cannot be spared.

Elaine Anderson
C. Darrie Anderson

October 18, 1988

PD 10/25/88