



**CERTIFICATE OF
ADMINISTRATIVE APPROVAL
DETERMINATION**

Case Number:	17ENT-0225
Location/Zone:	227 Beach Street/OP2 District (Third Street Neighborhood Historic District)
Proposed Project:	Request to allow in-kind replacement of deteriorated wood windows and doors, repainting of the building's exterior, and replacement of paving material (site work) at the multi-unit residence located at 227 Beach Street, a Spanish Colonial Revival style bungalow court and a Contributing Structure to the Third Street Neighborhood Historic District.
Applicant:	Isabelle Duvivier
Rent Control Status:	13 Rent Controlled Units
CEQA Status:	Categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 of the State Implementation Guidelines in that the project consists of in-kind replacement of deteriorated wood windows, repainting of the building's exterior walls and trim, and replacement of paving material which will be done 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 (1995), Weeks and Grimmer.
Previous Relevant Permits:	None

This Certificate of Administrative Approval is:

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

FINDINGS:

1. The proposed project is included within the list of work enumerated in SMMC Section 9.58.020(c) in that the proposed scope of work consists of in-kind replacement of deteriorated wood windows and doors, repainting of the building's exterior walls and trim, and the replacement of paving material (site work) to the subject contributing building within the Third Street Neighborhood Historic District.
2. The proposed project is not detrimental to the character of the structure in that the proposed wood window and door (including screen doors) replacements are in-kind replacements in terms of materials, dimensions and details that will maintain the existing character of the windows and doors. Specifically, the window types (double hung), frame dimensions, and profile will be consistent with the existing windows which are currently deteriorated, inoperable, and in need of replacement. The design of these wood features are important to the character of the property and will be replaced in-kind. The proposed change in building color from a two-toned salmon pink scheme to a neutral-white with dark brown trim (windows and doors) scheme would not be detrimental to the character of the structure in that the proposed color scheme is appropriate for a Spanish Colonial Revival style bungalow. Permeable stone paving (dark grey) is proposed to replace existing concrete in the rear courtyard and rear corridor between the Beach Street building and Courtyard building (as shown on the plans) in areas not visible from the main courtyard or the street and that do not contain historic features. The proposed paint scheme and new paving material will enhance the character of the property without compromising its historic appearance. The main entry courtyard consists of standard concrete that will remain unchanged. The proposed work will not negatively alter any character-defining features of the residence and will be done in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. The proposed project does not detract from the integrity of the District in that the proposed scope of work will replace deteriorated wood features that will improve the condition and overall historic appearance of the building. The proposed paint scheme and new paving material will enhance the character of the property without compromising its historic appearance. The proposed work will enhance the visual appearance of the building and will not detract from the integrity of the Third Street Neighborhood Historic District.

CONDITIONS, MUNICIPAL CODE REQUIREMENTS AND OTHER NOTATIONS:

1. This approval is to allow the following scope of work at the property located at 227 Beach Street:

- In-kind replacement of deteriorated wood windows and doors (including screen doors) as detailed and shown on the approved plans.
- Repainting of the building's exterior walls (Benjamin Moore OC-123 Bavarian Cream) and trim (Benjamin Moore 2109-10 Classic Brown).
- Replacement of existing concrete with permeable paving stones (dark grey) in the rear courtyard and rear corridor between the Beach Street building and Courtyard building, as shown on the approved plans.

No other alterations to the property are approved herein. All work shall be consistent with the application and plans on file with the City Planning Division.

2. This decision may be appealed to the Landmarks Commission by properly filing with the City Planning Division a Notice of Appeal on a form furnished by the Planning Department. Such notice shall be filed within a fourteen (14) day period commencing from the date of the determination/posting of the property and ending on November 23, 2017.
3. This Certificate of Administrative Approval for exterior modifications as enumerated above at 227 Beach Street shall be in full force and effect from and after the expiration of the appeal period following the rendering of the decision by the Landmarks Secretary. Pursuant to Landmarks Ordinance Section 9.58.040 (d), this approval shall expire in 18 months (coastal zone) if the authorized work is not commenced. In addition, this Certificate of Administrative Approval shall expire if the authorized work is suspended or abandoned for a 180-day period after being commenced.
4. Applicant is advised that projects in the California Coastal Zone may need approval of the California Coastal Commission prior to issuance of any building permits by the City of Santa Monica. Applicant is responsible for obtaining any such permits.
5. This determination shall be posted on the property for the duration of the appeal period.

Determination by: _____



Steve Mizokami
Landmarks Commission Secretary

Date: November 9, 2017

APPROVAL DATE:

November 9, 2017

EFFECTIVE DATE OF ACTION:

November 24, 2017

EXPIRATION DATE OF ACTION:

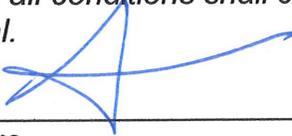
May 24, 2019

LENGTH OF ANY POSSIBLE EXTENSION OF EXPIRATION DATE:

Six (6) months maximum with Landmarks Commission Secretary approval.

Property Owner Acceptance

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



Signature

11/9/17

Date

NICK VALENOLA

Print name