



## CERTIFICATE OF ADMINISTRATIVE APPROVAL DETERMINATION

Case Number:	20ENT-0010
Location/Zone:	240, 242, 244 Hill Street, 2704 Third Street OP2 District (Third Street Neighborhood Historic District)
Proposed Project:	Request to allow a change in the exterior building colors of the subject single-unit residences (contributing buildings) located at the subject property in the Third Street Neighborhood Historic District.
Applicant:	Danielle Harper
Rent Control Status:	N/A
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 exterior painting 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)(1)(a) in that the proposed scope of work consists of exterior house painting resulting in a change in color to contributing buildings located at the subject property within the Third Street Neighborhood Historic District.
2. The proposed project is not detrimental to the character of the structures in that the proposed exterior painting each of the subject detached residences will be painted a dark sage green (siding material) with white trim highlighting the porch columns and features, fascia boards, eaves, window trim, and vent trim. The entry doors will be painted a slightly darker shade of green from the siding color. A natural stain would be applied to the front redwood porch deck. The proposed exterior building colors are appropriate for the subject Craftsman bungalows, will not negatively alter any character-defining features of the property, 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 is limited to exterior building painting that will enhance the overall appearance of the buildings on the property that is located on a highly visible corner within the District. The proposed exterior building colors are appropriate for the subject Craftsman bungalows 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 for the residences located at 240, 242, 244 Hill Street, and 2704 Third Street (single-parcel):
  - Exterior building painting consisting of Sherwin Williams Sage Green Light SW 2851 (siding), Whisper White (trim), and Sherwin Williams Shade Grown SW 6188 (doors), and natural stain (front porch deck) as detailed and shown on the approved color diagrams.

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 March 3, 2020.
3. This Certificate of Administrative Approval for exterior painting as enumerated above at 240-244 Hill Street / 2704 Third 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: February 18, 2020

**APPROVAL DATE:**

February 18, 2020

**EFFECTIVE DATE OF ACTION:**

March 4, 2020

**EXPIRATION DATE OF ACTION:**

September 4, 2021

**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



Date

02/18/2020

Print name

DANNY HARPER  
ON BEHALF OF HANGAR HOLDCO LP



240 + 242 + 244 Hill St.

+

2704 3rd St.

Santa Monica, CA

Exterior Paint Colors

Tri West Development

CITY OF SANTA MONICA

City Planning Division

	Date <u>4/18/20</u>
Planner <u>[Signature]</u>	
Comments: <u>Certificate of Administrative</u> <u>20 ENT-0010</u>	<u>Approval</u>
NOTE: Any changes to these plans shall be submitted to the City Planning Department for review. Additional comments may require additional review prior to issuance of the Certificate of Administrative Approval.	

PLANS

APPROVED

Sign Posted - Text

Properties Effected

48"

**NOTICE OF PENDING  
CERTIFICATE OF APPROPRIATENESS**

Proposed On This Site: Change of Exterior Paint Color to Four Buildings  
Applicant: Trwest Development LLC (424) 290-8589  
Site Address: 240-244 Hill St. and 2704 3rd St. Santa Monica, CA 90405

**Permit Number:**

Hearing Date:

Place of Hearing: City Council Chambers  
1685 Main Street, Room 213  
For Information Call: City Planning Division  
at (310) 458-8341  
Para informacion sobre este Permiso de Desarrollo

**LC. Case No.**

favor de llamar (310) 458-8341

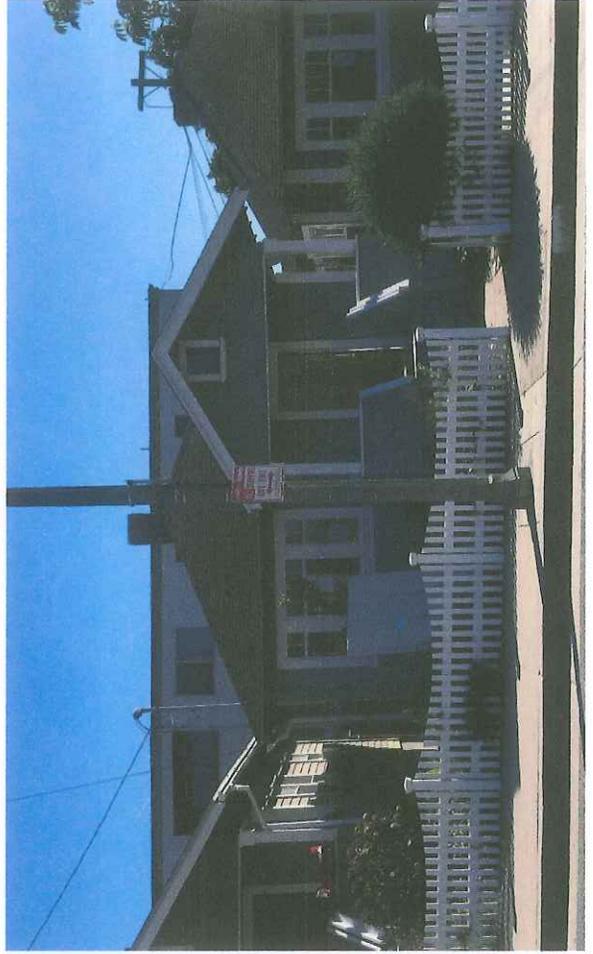


36"

# Sign Posted On Site

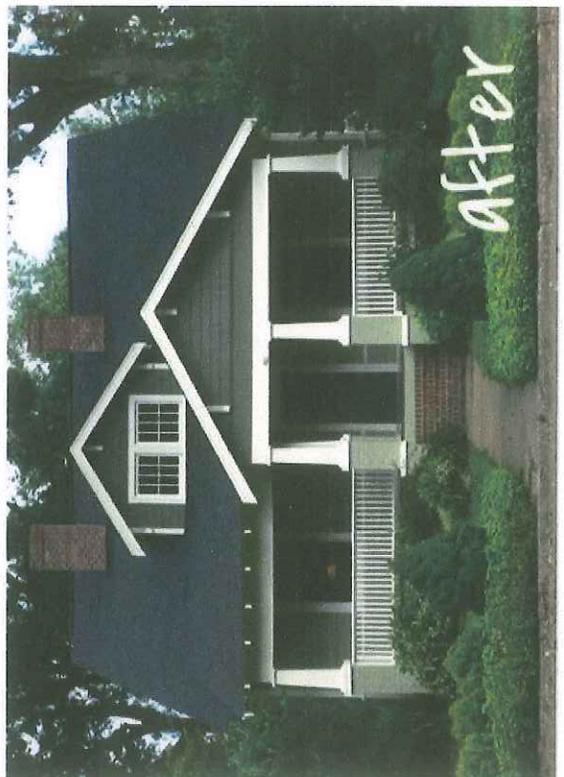


# Existing Bungalows



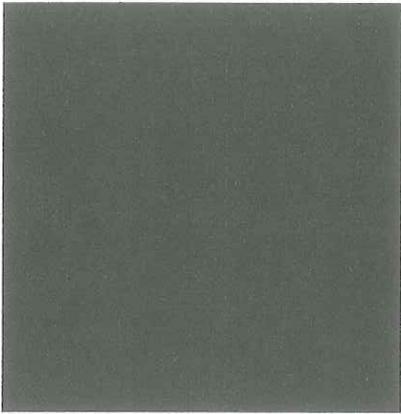
NOTE: All plans submitted to these plans shall be subject to review and approval by the City Planning Commission prior to construction.

DATE: 2/18/20  
 PLANNER: [Signature]  
 COMMENTS: Certificate of Administrative Approval  
 20 ENT-0010

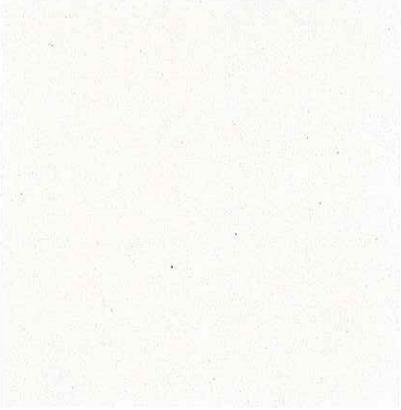


# Option #4

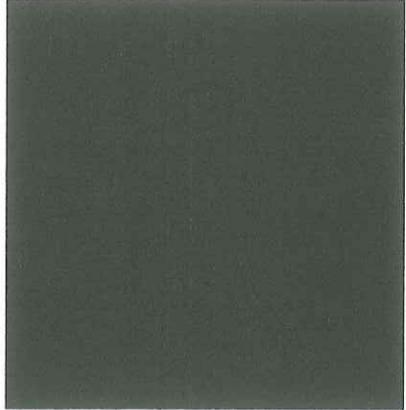
\* Siding // Sherwin Williams  
 Sage Green Light SW 2851



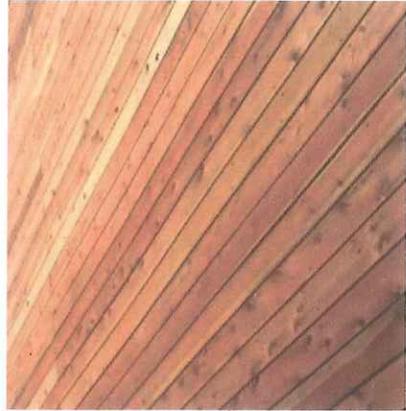
\* Trim // Whisper White



\* Doors // Sherwin Williams  
 Shade Grown SW 6188



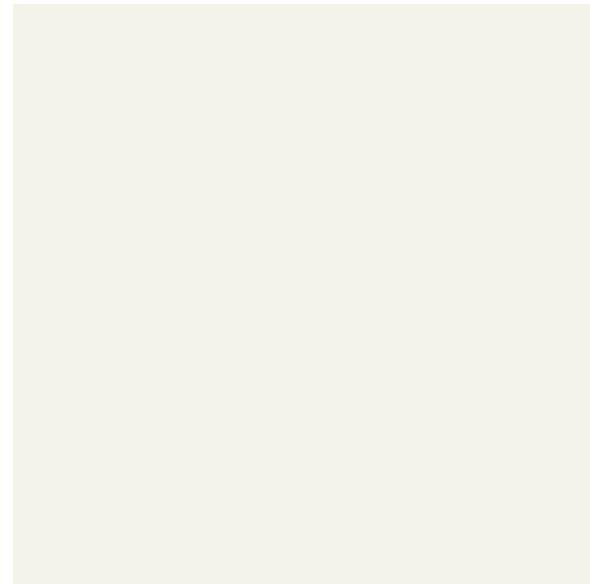
Front Porch // Redwood



# Option #4



Trim // Whisper White



Siding // Sherwin Williams  
Sage Green Light SW 2851



Doors // Sherwin Williams  
Shade Grown SW 6188



Front Porch // Redwood

