



CERTIFICATE OF ADMINISTRATIVE APPROVAL DETERMINATION

Case Number:	21ENT-0045
Location/Zone:	2607 3 rd Street/OP2 District (Third Street Neighborhood Historic District)
Proposed Project:	Request to allow installation of solar panels on the roofs of the primary and accessory structures located in the Third Street Neighborhood Historic District.
Applicant:	Lisa Mead
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 installation of solar panels that will be installed on the roofs of the contributing structures and 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 installation of solar panels on the roofs of the subject contributing primary and accessory structures located within the Third Street Neighborhood Historic District.
2. The proposed project is not detrimental to the character of the structure in that the solar panels will be installed directly to the roof of the structures. While the panels will be visible from the street, the proposed work 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 will provide solar panels on the roof and as such will further the City's sustainability goals and will not negatively or significantly alter the historic appearance. The proposed work 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 2607 3rd Street:
 - Installation of solar panels on the roofs of the main and accessory structures, including all necessary support equipment.

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 April 09, 2021.
3. This Certificate of Administrative Approval for exterior modifications as enumerated above at 2607 3rd Street shall be in full force and effect from and after the date of the rendering of the decision by the Commission. Pursuant to Landmarks Ordinance Section 9.56.170(h), this approval shall expire within 36 months pursuant to the Twenty-Eighth Supplement to the Executive Order of the Director of Emergency Services Declaring the Existence of a Local Emergency adopted on November 24, 2020 if the authorized work is not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 9.56.250 for an additional 180 days maximum. The applicant

must request such an extension prior to expiration of this permit. After that time, the applicant will be required to return to the Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended 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: _____ Date: <u>March 24, 2021</u>
<i>Stephanie Reich</i> Landmarks Commission Secretary

APPROVAL DATE:

March 24, 2021

EFFECTIVE DATE OF ACTION:

April 09, 2021

EXPIRATION DATE OF ACTION:

April 09, 2024

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

Print name

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