



CERTIFICATE OF ADMINISTRATIVE APPROVAL DETERMINATION

Case Number:	19ENT-0058
Location/Zone:	2546 3 rd Street/OP2 District (Third Street Neighborhood Historic District)
Proposed Project:	Request to allow in-kind replacement of deteriorated wood garage doors and repair of stucco and wood siding material of a noncontributing building (detached garage) located in the Third Street Neighborhood Historic District.
Applicant:	Kevin Kphan
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 in-kind replacement of deteriorated garage doors and in-kind repair of exterior siding 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 garage doors and the repair and repainting of stucco and wood siding to the subject noncontributing building/garage located 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 garage door replacements are in-kind in terms of materials, colors, appearance, and details that will maintain the existing character of the structure. Specifically, vertical wood slats and hardware, including hinges, will be consistent with the existing garage doors which are currently deteriorated and in need of replacement. Stucco and wood siding will be repaired and repainted to match the existing (light pink). 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 replace deteriorated wood garage doors and repair damaged stucco and wood siding that will improve the condition and overall historic appearance of the building. Similar hardware and paint color will be consistent with the existing conditions and will not alter the 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 2546 3rd Street:
 - In-kind replacement of deteriorated wood garage doors to match original with similar hardware and paint as detailed and shown on approved plans dated 3/28/19;
 - Stucco and wood siding to be repaired and painted to match original application and color;
 - Eyebrow projection over bays, windows, and roof to remain unchanged. Existing wood siding on the west elevation to remain and repainted.

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 11, 2019.

3. This Certificate of Administrative Approval for exterior modifications as enumerated above at 2546 3rd 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: March 28, 2019

APPROVAL DATE:

March 28, 2019

EFFECTIVE DATE OF ACTION:

April 12, 2019

EXPIRATION DATE OF ACTION:

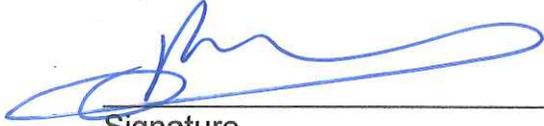
October 12, 2020

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

3-28-19

Date

Berta Negri on Behalf of 

Print name

X+Z Rent 10 LLC
Contract Carpenter.