

ENT No.: _____



CITY OF SANTA MONICA – CITY PLANNING DIVISION ADMINISTRATIVE APPROVAL APPLICATION

Housing Projects Pursuant to SMMC 9.39.020(A)(1)

Applications are submitted online through a virtual appointment system.
If you have questions about completing this application, please email City Planning at 311@santamonica.gov.

PROJECT ADDRESS: 1320 Pico Blvd, Santa Monica, CA 90405

PROJECT DESCRIPTION:

The project is an 8-story, 147 unit multi-family apartment building over 2.5 levels of subterranean parking with 175 parking spaces even though no vehicular parking is required per AB2097. The project is utilizing a 100% density bonus, providing 24 affordable units.

By applying for a permit, I understand and agree that contact information, including but not limited to, email addresses and telephone numbers, will become part of a disclosable public record pursuant to the California Public Records Act and that the City may elect not to redact contact information contained in this application prior to disclosing a copy of this application to the public. I further agree that I do not object to the City's disclosure of contact information contained in this application in response to public records requests.

APPLICANT (Note: All correspondences will be sent to the contact person)

Name: Jeff Damavandi Organization Name: Dylan Investments
Address: 9229 West Sunset Blvd. #618 City/State: West Hollywood, CA Zip: 90069
Phone: 310-395-9030 Email: jeff@dylaninvestments.com

CONTACT PERSON (If different from applicant)

Name: Kara Block Organization Name: DFH Architects
Address: 1544 20th Street City/State: Santa Monica, CA Zip: 90404
Phone: 310-394-4045 Email: block@dfhaia.com
Relation to Applicant: Architect

PROPERTY OWNER

Name: 1320 Pico LLC Organization Name: Dylan Investments
Address: 9229 West Sunset Blvd. #618 City/State: West Hollywood, CA Zip: 90069
Phone: 310-395-9030 Email: jeff@dylaninvestments.com

I hereby certify that I am the owner of the subject property and that I have reviewed the subject application and declare, under penalty of making a false declaration, that to the best of my knowledge and belief, the information provided within this application is true, correct, complete, and made in good faith. I authorize the applicant or contact person to make decisions that may affect my property as it pertains to this application.

Jeff Damavandi

Property Owner's Name (PRINT)

Signed by:

Jeff Damavandi 6/17/2025

Property Owner's Signature / Date

PROJECT INFORMATION

Total Floor Area (SF): 134,869 SF No. of Stories / Height: 8 / 78'-10"
 Commercial Floor Area (SF): 0 Parcel Area: 32,112 SF
 Residential Floor Area (SF): 134,869 SF No. of Parking Spaces: Res: 175 Com: 0
 Floor Area Ratio (FAR): 4.20 No. of "Protected Units" per SB 330 / 8: 12

Unit Count:

	Studios	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
# of Existing Units	3	8	1		
# of Proposed Units	3	71	49	24	

Affordable Housing Production Program Acknowledgement

In accordance with [SMMC 9.64](#), all multi-unit projects involving the construction of two or more market rate units shall comply with the affordable housing obligations as set forth in [SMMC 9.64.040](#). From the options listed below, please indicate how the Project will comply with the provisions of [SMMC 9.64.040](#) (check all that apply):

☒ On-Site Option (SMMC 9.64.050)☐ Affordable Housing Fee (SMMC 9.64.070)☐ Off-Site Option (SMMC 9.64.060)☐ Land Acquisition (SMMC 9.64.080)

On-site affordable units and affordability level

	Very Low	Low	Moderate	Total
# Studios	1			1
# 1 Bedrooms	3	3	6	12
# 2 Bedrooms		1	7	8
# 3 Bedrooms			3	3

~~Off-site affordable units and affordability level~~

	Very Low	Low	Moderate	Total
# Studios				
# 1 bedrooms				
# 2 bedrooms				
# 3 bedrooms				

Proposed Location: _____

PERMIT APPLICATION SUBMITTAL REQUIREMENTS

Off-Site Option

Pursuant to SMMC 9.64.060(D) & (H) the following documentation is required for providing affordable housing units off-site (receiver site). Off-site units may not be located within the "Affordable Housing Prohibition Area" as depicted in SMMC 9.64.060(A)

- ☐ D. The multiple-unit project applicant shall identify an alternate site suitable for residential housing which the project applicant either owns or has site control over (e.g., purchase agreement, option to purchase, lease) subject to City review to ensure that the proposed development is consistent with the City's housing objectives and projects.
- ☐ H. The off-site affordable units shall be owned in whole or part and operated by a nonprofit affordable housing provider for the life of the project, and the Final Construction Permit Sign Off or Certificate of Occupancy for the off-site affordable units shall be issued prior to or concurrently with the market-rate housing project.

Density Bonus

- ☒ Pursuant to SMMC 9.22 projects providing affordable housing may be eligible for a density bonus and additional incentives, concessions, waivers, and/or reductions of development standards. Describe your density bonus request below; provide additional sheets if necessary to show calculations or explain requested incentives, concessions, waivers and/or reductions.

Affordable units proposed on-site 30 % Base Density 78 units/SF
 See SMMC 9.22.050(C)(2) for non-residential parcels

Density bonus qualified for 100 %

Density bonus proposed 86.7 %

- ☒ Pursuant to SMMC 9.22.050(C) & (D), applicant shall provide a base density study and a density bonus calculation for the proposed Project.
- ☒ Describe requested incentives and concessions below; if not listed in SMMC 9.22.060(B) or (C), applicant is required to provide reasonable documentation to establish eligibility for the requested incentives and concessions, as described in SMMC 9.22.080(A)(3).

1. Incentive for increased FAR from 2.25 to 4.20
2. Incentive to eliminate active use requirement in order to permit a fully residential ground floor.
3.
4.
5.

- ☒ Describe requested waivers or reductions of development standards below. Pursuant to SMMC 9.22.080(A)(4) applicant is required to provide reasonable documentation to establish eligibility for the requested waiver or reduction of development standards.

1. Waiver to allow an increase of 28'-10" in height in the NC Zone for a total 78'-10" max height.
2. Waiver to allow an increase of the 15,000 sf maximum footprint in the NC zone to 22,195 sf.
3. Waiver to eliminate the transitional height requirement next to a residential district per SMMC Section 9.11.030.D.
4. Waiver to eliminate the loading space requirement per SMMC Section 9.28.080.
5. Waiver to allow relief from the 60 SF minimum size private open space requirements per SMMC Section 9.21.090(C)(1).



1544 20th Street
Santa Monica, CA 90404
tel: 310.394.4045
fax: 310.998.8656

June 17, 2025

Re: **1320 Pico Blvd. Administrative Approval Application**
Santa Monica, CA 90405

STATE DENSITY BONUS LAW INCENTIVES / CONCESSIONS:

1. Incentive for increased F.A.R from 2.25 to 4.20
 - a. JUSTIFICATION FOR REQUEST: This additional F.A.R is necessary to accommodate the additional density and floor area to provide appropriately sized units. Requiring the project to comply with the base F.A.R would not allow for the project to accommodate the proposed additional 69 density bonus units.
2. Incentive to eliminate active use requirement in order to permit a fully residential ground floor.
 - a. JUSTIFICATION FOR REQUEST: It is important to have an all residential project so that the project does not require a second Fire Apparatus Access Road per the California Fire Code Appendix D. Requiring the project to have a second Fire Apparatus Access Road would take up over half of the lot area which would have the effect of physically precluding the construction of the project.

STATE DENSITY BONUS LAW WAIVERS OR REDUCTION IN DEVELOPMENT STANDARDS:

1. To allow increase of 28'-10" height in the NC Zone for a total height of 78'-10".
 - a. JUSTIFICATION FOR REQUEST: This additional height waiver is necessary to accommodate the number of density bonus units permitted per the 100% density bonus. Requiring the project to comply with the height limitation would have the effect of physically precluding the construction of the project.
2. To allow increase of the 15,000 sf maximum footprint in the NC zone to 22,195 sf.
 - a. JUSTIFICATION FOR REQUEST: The additional square footage of the building footprint is necessary to accommodate the additional density and floor area needed to provide the additional density bonus units. The proposed project provides multiple exterior courtyards with various façade articulation to limit the bulk of the building. Requiring the project to comply with the maximum footprint limitation would have the effect of physically precluding the construction of the project.
3. To eliminate the transitional height requirement next to a residential district per SMMC Section 9.11.030.D.
 - a. JUSTIFICATION FOR REQUEST: As the project is utilizing a 100% density bonus, a proportional increase in both height and stories is required to accommodate the additional density and floor area to make the project financially feasible. Providing the transitional height adjacent to the residential zones would physically preclude the construction of the project, as the step back would eliminate dwelling units and the associated rentable floor area.
4. To eliminate the loading space requirement per SMMC Section 9.28.080.
 - a. JUSTIFICATION FOR REQUEST: This property only has access from approximately 120'-0" street frontage along Pico Blvd. Requiring the project to comply with the standard loading space requirement per SMMC Section 9.28.080 would have the effect of physically precluding the construction of the project.
5. To allow relief from the 60 SF minimum private open space size requirement per SMMC Section 9.21.090(C)(1) for 18 units.
 - a. JUSTIFICATION FOR REQUEST: To accommodate the programming of some of the units in the building, there is not enough space per unit to provide the 60 sf minimum size standard for 18 units. However, private outdoor living areas less than 60 sf will still be provided for 16 of the 18 subject units. Requiring the project to comply with these standards would have the effect of physically precluding the construction of the project at the density requested.

The applicant asserts that all the waiver requests qualify as waivers or reductions pursuant to Density Bonus Law Section 65915(e)(1) but reserves the right to request the waivers as incentives or concessions pursuant to Government Code Section 65915(d)(2)(C) if required by City Staff.

SUBMITTAL MATERIALS

Project Submittal

- ☒ All materials must be submitted digitally. Prepare one PDF file with the **SIGNED** application and all supplemental materials and a second PDF file of the Project Plans. Resolution should allow legible printing at 11" x 17".

Air Quality Assessment

- ☐ Pursuant to [SMMC 9.31.195\(C\)](#), if a new multiple-unit dwelling project is proposed within the Air Quality Assessment Zone (AQAZ), applicant shall submit documentation that project design features are incorporated to reduce resident exposure to diesel particulate matter (DPM). Please refer to the City's AQAZ Mitigation Verification form.

Application Fees

- ☒ The payment of an application fee is required at time of submittal. Contact City Planning at 311@santamonica.gov for applicable fees.

Digital Project Plans

- ☒ Plans for Planning Permits must include:
 - Detailed project description and vicinity map.
 - Existing site plan showing all existing improvements and structures.
 - Site plan showing compliance with development standards, applicable setbacks etc.
 - Fully dimensioned floor plans indicating square feet and interior layout. Please show floor area calculations. In the case of remodeling, existing and proposed dimensioned floor plans, as well as a demolition plan, are required.
 - Dimensioned exterior elevations of the proposed Project and adjacent existing buildings. Exterior elevations must show the height of each building dimensioned from Average Natural Grade (ANG), Segmented Average Natural Grade (SANG), or Theoretical Grade (TG), as applicable. Height calculation methodology must be shown as described in [SMMC 9.04.050](#), Measuring Height. Elevation measurements, accompanied by a survey of existing site conditions, 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.
 - Cross-section and longitudinal sections calling out building heights, height projections, and all building levels in relation to ANG, SANG, or TG.
 - Show size and location of any exterior mechanical equipment on both site plan and elevations. Indicate existing buildings on adjacent parcels and their zoning and use (commercial, residential, etc.)
 - Compliance with all parking, loading, circulation, and access requirements pursuant to SMMC [Chapters 9.28](#) and [9.21.180](#).

Community Meeting (See page 7)

- ☒ Signed declaration certifying that a community meeting with property owners and tenants within a 750-foot radius of the proposed Project has been conducted prior to submittal of this application, pursuant to [SMMC 9.39.050\(A\)](#).

****Application will not be accepted until this requirement is complete. ****

Rent Control Status Form

- ☐ Contact Rent Control: rentcontrol@santamonica.gov

Replacement Unit Determination Form

- ☐ Pursuant to the Housing Crisis Act of 2019 (SB330/SB8), a Replacement Unit Determination Form must be completed for a development project meeting any of the following condition:
- Proposing the demolition of existing dwelling units
 - Is located on a site that had demolished protected dwelling units in the last 5 years
 - Is located on a site that had withdrawn units pursuant to the Ellis Act within the last 10 years

Demolition Permit Acknowledgement (For Structures 40 Years or Older)

Pursuant to [SMMC 9.25.040\(E\)](#) a demolition permit is required for demolition of any building or structure on the property (primary or accessory structure). For buildings or structures constructed more than 40 years ago no entitlement will be accepted until at least 75 days after a complete demolition permit application is accepted. A Landmark or Structure of Merit Designation Application may be filed during this 75-day review period, and the Landmarks Commission may subsequently designate the property (structure and/or parcel) as a Landmark, Landmark Parcel, or Structure of Merit in accordance with and based on findings established in SMMC [9.56](#) and [9.58](#).

- ☐ My property contains a structure (or structures) 40 years old or older and the proposed development of this property will require a demolition permit.
- ☐ My application for a demolition permit has been submitted and, no formal historic designation application has been filed during the 75-day review period.

****Application will not be accepted until this requirement is complete. ****

Acknowledgement Regarding Use of Rental Units

- ☐ In accordance with Chapter 6.22 Residential Leasing Requirements:
- i. All leases shall be made only to a tenant who is a natural person or to tenants who are natural persons;
 - ii. All leases shall be made only to a tenant or tenants who, regardless of the term of occupancy, intend to make the rental unit the tenants' primary residence as defined by [SMMC 6.22.020\(C\)](#)
 - iii. All prospective tenants shall be offered a written lease which has a minimum term of one (1) year; and
 - iv. All units shall be leased as unfurnished units.

Transportation Demand Management

- ☐ A PDF copy of a draft [Transportation Demand Management \(TDM\) Plan](#), if applicable, in accordance with the requirements of [SMMC Section 9.53](#).

A draft TDM Plan is required if the Project meets the requirements of its respective project type:

- *Residential Projects: 16 or more residential units.*
- *Mixed-use Projects: 16 or more residential units with any associated nonresidential floor area or 7,500 sf or more of nonresidential floor area with any number of residential units.*

**SANTA MONICA RENT CONTROL BOARD**

1685 Main Street, Room 202, Santa Monica, CA 90401

· santamonica.gov/rentcontrol· rentcontrol@santamonica.gov

· (310) 458-8751

RCB # 9457**RENT CONTROL STATUS FORM**

This form must be filed with the Planning Department or Building & Safety Department before a permit application will be accepted. It does NOT constitute Rent Control Board approval for the permit.

Property Address:	<u>1320 Pico Blvd</u>	APN:	<u>4284033004</u>
Owner or Applicant:	<u>Dylan Investments c/o Jeff Damavandi</u>		
Mailing Address:	<u>9229 West Sunset Blvd, #618 West Hollywood, CA 90069</u>		
Current Use of Property:	<u>Mixed commercial and residential</u>		
Type of Application:	<u>Administrative Approval for Housing Project</u>		

Rent Control Status

☒ **Controlled:** # of controlled units: 12

Units subject to Rent Control Law: Building or demolition permits will not be issued until the units are withdrawn, exempted or removed from being subject to the Rent Control Law and/or issuance of permits is approved by the Rent Control Agency.

Pending Applications: No ☐ Yes ☒ Date Filed: 02/03/2025

Ellis ☐ Exemption (type): _____ Removal ☒

☐ **Exempt:**

Ellis ☐ Effective Date: _____ # of Units Withdrawn: _____

Exemption (type): _____ Effective Date: _____

If owner-occupied exemption, owner name: _____

Permits will only be issued in this name.

SFD ☐ Declaration Date: _____ Board Decision Date: _____

Removal Granted _____ Type: _____ Date: _____

Conditions of Removal: _____

Other: _____

RCB Staff Signature: Date: 2/12/2025

**SANTA MONICA RENT CONTROL BOARD**

1685 Main Street, Room 202, Santa Monica, CA 90401

· santamonica.gov/rentcontrol· rentcontrol@santamonica.gov

· (310) 458-8751

RCB # 9458**RENT CONTROL STATUS FORM**

This form must be filed with the Planning Department or Building & Safety Department before a permit application will be accepted. It does NOT constitute Rent Control Board approval for the permit.

Property Address: 1320 Pico Blvd APN: 4284033003

Owner or Applicant: Dylan Investments c/o Jeff Damavandi

Mailing Address: 9229 West Sunset Blvd, #618 West Hollywood, CA 90069

Current Use of Property: Commercial Parking Lot

Type of Application: Administrative Approval for Housing Project

Rent Control Status

☐ **Controlled:** # of controlled units: _____

Units subject to Rent Control Law: Building or demolition permits will not be issued until the units are withdrawn, exempted or removed from being subject to the Rent Control Law and/or issuance of permits is approved by the Rent Control Agency.

Pending Applications: No ☐ Yes ☐ Date Filed: _____

Ellis ☐ Exemption (type): _____ Removal _____

☒ **Exempt:**

Ellis ☐ Effective Date: _____ # of Units Withdrawn: _____

Exemption (type): _____ Effective Date: _____

If owner-occupied exemption, owner name: _____

Permits will only be issued in this name.

SFD ☐ Declaration Date: _____ Board Decision Date: _____

Removal Granted _____ Type: _____ Date: _____

Conditions of Removal: _____

Other: Commercial NIDB

RCB Staff Signature: Date: 2/12/2025

**SANTA MONICA RENT CONTROL BOARD**

1685 Main Street, Room 202, Santa Monica, CA 90401

· santamonica.gov/rentcontrol· rentcontrol@santamonica.gov

· (310) 458-8751

RCB # 9459**RENT CONTROL STATUS FORM**

This form must be filed with the Planning Department or Building & Safety Department before a permit application will be accepted. It does NOT constitute Rent Control Board approval for the permit.

Property Address: 1320 Pico Blvd APN: 4284033018

Owner or Applicant: Dylan Investments c/o Jeff Damavandi

Mailing Address: 9229 West Sunset Blvd, #618 West Hollywood, CA 90069

Current Use of Property: Commercial Parking Lot

Type of Application: Administrative Approval for Housing Project

Rent Control Status

☐ **Controlled:** # of controlled units: _____

Units subject to Rent Control Law: Building or demolition permits will not be issued until the units are withdrawn, exempted or removed from being subject to the Rent Control Law and/or issuance of permits is approved by the Rent Control Agency.

Pending Applications: No ☐ Yes ☐ Date Filed: _____

Ellis ☐ Exemption (type): _____ Removal _____

☒ **Exempt:**

Ellis ☐ Effective Date: _____ # of Units Withdrawn: _____

Exemption (type): _____ Effective Date: _____

If owner-occupied exemption, owner name: _____

Permits will only be issued in this name.

SFD ☐ Declaration Date: _____ Board Decision Date: _____

Removal Granted _____ Type: _____ Date: _____

Conditions of Removal: _____

Other: Commercial NIDB

RCB Staff Signature: Date: 2/12/2025



ENT No.: _____

CITY OF SANTA MONICA – CITY PLANNING DIVISION

Replacement Unit Determination Application

The Housing Crisis Act of 2019 (SB330), as amended by SB8, prohibits the City from approving any housing development project¹ that will demolish existing dwelling units on the site unless the project replaces those units (Government Code Section 66300(d)). Additionally, the City is prohibited from approving any development project that will demolish occupied or vacant "protected units". Replacement requirements of SB 330/SB 8 include:

❖ **Replacement of Existing Units**

[Government Code Section 66300(d)(1)(2)]

The City may not approve a housing development project that would result in any net loss of dwelling units on the site (i.e., the housing development project must create at least as many units as exist on the project site).

❖ **Replacement of Existing or Demolished "Protected" Units**

[Government Code 66300(d)(2)]

The City may not approve a development project unless it will replace all existing or demolished "Protected Units" on or after January 1, 2020. Further, if a building on site was demolished within the past 5 years prior to development application, the replacement project shall provide at least the maximum number of units that were present during the 5-year period. Protected Units include:

1. Residential dwelling units that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the past 5 years.
2. Residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past 5 years.
3. Residential dwelling units that are or were rented by lower or very low income households within the past 5 years.
4. Residential dwelling units that were withdrawn from rent or lease in accordance with the Ellis Act within the past 10 years [Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1].

❖ **Requirements for Replacement of Protected Units**

[Government Code section 65915(c)(3)(B) and (C)]

- All replacement calculations resulting in fractional units shall be rounded up to the next whole number.
- Replacement units must be of the same number of bedrooms.
- State law replacement requirements are illustrated using the attached flowchart.

¹ Housing Development Project includes a residential only project (consisting of one or more units), new mixed use projects with at least 2/3 of its floor area as residential, transitional housing, and supportive housing. (Government Code Section 65905.5(b)(3).)



ENT No.: _____

CITY OF SANTA MONICA – CITY PLANNING DIVISION

Replacement Unit Determination Application

- Protected units replaced in accordance with the requirements set forth above count towards satisfying requirements under Santa Monica Municipal Code Chapter 9.64, the City's Affordable Housing Production Program, and eligibility under State Density Bonus Law, Government Code Section 65915 *et seq* and Santa Monica Municipal Code Chapter 9.22, Density Bonus.

❖ Rights for Occupants of Protected Units

[Government Code 66300(d)(2)(C) and (D)]

Projects proposing the demolition of any occupied protected units shall, as a condition of approval, provide all existing occupants of such protected units the right to remain in the unit until six months before the start of construction.

Occupants of protected units that are Lower Income Households are also entitled to:

- Relocation benefits pursuant to state or local law, whichever requires greater assistance. This means that at a minimum, the Santa Monica tenant permanent relocation fee must be provided. Permanent relocation fee amounts are viewable here: <https://www.santamonica.gov/housing-tenant-relocation-fee>.
- A right of first refusal to a comparable unit in the replacement project that shall be provided at a rent or sale price affordable to households of the same or lower income category
 - For purposes of satisfying the right of first refusal requirement, if one or more single unit dwellings (SUDs) that qualify as protected units are being replaced in a development project that consists of 2 or more units:
 - The affordable replacement unit(s) must contain the same number of bedrooms if the existing SUD contains three (3) or fewer bedrooms.
 - The affordable replacement unit(s) must contain at least three (3) bedrooms if the existing SUD contains four (4) or more bedrooms.
 - The affordable replacement unit(s) is not required to have the same or similar square footage or same number of total rooms as the existing SUD. *(Government Code Section 66300(d)(2)(D)(iii).*
 - The right of first refusal does not apply to:
 - A project consisting of a single-unit dwelling (SUD) where a single unit is being demolished; or
 - Units in an 100% affordable housing project, except for protected units occupied by an occupant who qualifies for a residence in the new development and for whom providing a comparable unit would not be precluded due to unit size limitations or other requirements of one or more funding source of the housing development *(Government Code Section 66300(d)(2)(D)(iv).)*

Occupants of short-term rentals that are rented for periods of fewer than 30 days are not eligible for the rights described above *(Government Code Section 66300(d)(2)(D)(iv).)*



ENT No.: _____

CITY OF SANTA MONICA – CITY PLANNING DIVISION

Replacement Unit Determination Application

In order for the City to verify whether replacement unit requirements are being met in accordance with the Housing Crisis Act of 2019 (Senate Bill 330), a Replacement Unit Determination Form must be completed for a housing development project meeting any of the following conditions:

- proposing the demolition of existing dwelling units
- is located on a site that had demolished protected dwelling units in the last 5 years
- is located on a site that had withdrawn units pursuant to the Ellis Act within the last 10 years

Applicant

Name: Dylan Investments		
Street Address: 9229 West Sunset Blvd #618		
City: West Hollywood	State: CA	Zip Code: 90069
Email: jeff@dylaninvestments.com		
Phone: 310-395-9030		

Contact Person (if different from Applicant)

Name: DFH Architects attn: Kara Block		
Street Address: 1544 20th Street		
City: Santa Monica	State: CA	Zip Code: 90404
Email: block@dfhaia.com		
Phone: 310-394-4045		

Property Owner (if different from Applicant)

Name: 1320 Pico Boulevard LLC		
Street Address: 9229 West Sunset Blvd #618		
City: West Hollywood	State: CA	Zip Code: 90069
Email:		
Phone:		

Project Info

Project Parcel No(s): 4284-033-003, 4284-033-004, 4284-033-018	
Description of Project: Proposed 8-story, 100 unit multi-family building over 1 story subterranean garage with 78 parking spaces.	
No. of Existing Units on the Site: 12 existing units	
Max No. of Protected Units within Past 5 Years: 12	
Proposed No. of Units in Project: 100	No. of Units to be Demolished: 12

Property Information

Please provide information for existing occupied units (Table 1), vacant units or units that were demolished within the last 5 years, if any (Table 2), units withdrawn from rental market in last 10 years if any (Table 3), and known tenant information (Table 4). Use additional sheets if necessary.

CITY OF SANTA MONICA - CITY PLANNING DIVISION

Replacement Unit Determination Application

Table 1: Existing Occupied Units

[illegible]

Replacement Unit Determination Application

Table 2: Vacant Units or Demolished Units within Past 5 Years

[illegible]

ENT No.:

CITY OF SANTA MONICA - CITY PLANNING DIVISION

Replacement Unit Determination Application

Table 3: Units Withdrawn from Rent or Lease in the Past 10 Years under the Ellis Act

[illegible]



CITY OF SANTA MONICA – CITY PLANNING DIVISION

Replacement Unit Determination Application

ENT No.: _____

Please provide tenant information for each unit that is proposed to be demolished or that was demolished within the last 5 years. Use additional sheets if necessary. If information unknown, please indicate.

Table 4: Tenant Information							
Occupied, vacant, demolished?	Current/Last Tenant Name	Street Address	Unit No.	Occupancy Dates	# of Bedrooms	No of Persons in Household	Annual Household Income
Occupied	DeFracia Evans	1320 Pico Blvd	A	5/01/1988-present	2		
Occupied	William Bryan	1320 Pico Blvd	B	2/02/2022-present	1		
Occupied	Jack Balian	1320 Pico Blvd	C	12/18/2002-present	1		
Vacant	Kelsi McRee	1320 Pico Blvd	D	8/01/2023-9/30/2024	1		
Occupied	Paula Park	1320 Pico Blvd	E	9/17/2022-4/17/2025	1		
Occupied	Russell Graham	1320 Pico Blvd	F	4/01/1990-present	1		
Occupied	William Porter	1326 Pico Blvd	1	9/01/2011-present	0		
Occupied	Cynthia Mazzaro	1326 Pico Blvd	2	2/15/2023-present	1		
Vacant	Fung Lau	1326 Pico Blvd	3	10/09/2021-9/30/2024	0		
Occupied	Mick Gram	1326 Pico Blvd	4	11/31/2021-present	0		
Occupied	Ruth Gray	1326 Pico Blvd	5	7/01/2009-present	0		
Occupied	Pierrick Frassin	1326 Pico Blvd	6	5/19/2012-present	1		
Occupied							
Occupied							
Occupied							
Occupied							
Occupied							
Occupied							
Occupied							
Occupied							
Occupied							
Occupied							
Occupied							



ENT No.: _____

CITY OF SANTA MONICA – CITY PLANNING DIVISION

Replacement Unit Determination Application

Required Documentation

<input checked="" type="checkbox"/> Replacement Unit Determination Application
<input checked="" type="checkbox"/> Owner’s Affidavit
<input type="checkbox"/> Proof of Transmittal for Notice of Tenant’s Rights <i>* Do not use for SFD project where a single unit is being demolished</i>
<input type="checkbox"/> Ellis documents, if applicable

Staff Use Only		
Number of Existing Units to be Demolished:		
Max Number of Protected Units in Last 5 Years:		
Required Number of Replacement Units, including Deed-Restricted		
Number	Affordability Requirement	# of Bedrooms
Completed by:		Date



ENT No.: _____

CITY OF SANTA MONICA – CITY PLANNING DIVISION

Replacement Unit Determination Application

Owner' Affidavit

Re:

I/We hereby certifies that:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The documents submitted represent the full and complete information required for the Replacement Unit Determination requested for the property and that the statements and information presented are true and correct to the best of my knowledge.
- c) Other information or applications may be required.

I declare under penalty of making a false declaration that the foregoing is true and correct.

Jeff Damagandi

Owner Name (PRINT)

[Signature]
Owner Signature / Date



CITY PLANNING DIVISION
**PRELIMINARY DEVELOPER TRANSPORTATION
 DEMAND MANAGEMENT (TDM) PLAN: RESIDENTIAL**

(completed by City staff) ENT number: _____

Applications must be submitted at the City Planning public counter at City Hall.

City Hall is located at 1685 Main Street, Santa Monica, CA 90401. If you have any questions completing this application contact information for the TDM staff can be found [here](http://www.santamonica.gov/tdmcontact) (www.santamonica.gov/tdmcontact). AVR targets can be found [here](https://finance.smgov.net/fees-taxes/fees-rates) (smgov.net/Departments/PCD/AVRLookup.aspx). Fees can be found on the [Finance Department page](https://finance.smgov.net/fees-taxes/fees-rates) (https://finance.smgov.net/fees-taxes/fees-rates).

PRELIMINARY DEVELOPER TDM PLAN: Residential

PROJECT ADDRESS: 1320 Pico Blvd, Santa Monica, CA 90405

APPLICANT: *(Note: All correspondences will be sent to the contact person)*

Name: Dylan Investments Attn: Jeff Damavandi

Address: 9229 West Sunset Blvd #618, West Hollywood CA Zip: 90069

Phone: 310-395-9030 Email: jeff@dylaninvestments.com

CONTACT PERSON: *(if different)*

Name: DFH Architects Attn: Kara Block

Address: 1544 20th St, Santa Monica, CA Zip: 90404

Phone: (310) 394-4045 Email: block@dfhaia.com

PROPERTY OWNER:

Name: 1320 Pico LLC Attn: Jeff Damavandi

Address: 9229 West Sunset Blvd #618, West Hollywood CA Zip: 90069

Phone: 310-395-9030 Email: jeff@dylaninvestments.com

Please confirm the following:

- ☒ I have initialed the bottom of every page
- ☒ I have attached a map showing all transportation options available within a half-mile of the Project Site. This includes bike lanes, bikeshare stations, and bus and rail stops. (You can use the Transportation layers at samomap.santamonica.gov)

I hereby certify that I am the owner of the subject property and that I have reviewed the subject application and authorize the applicant or applicant's representative (contact person) to make decisions that may affect my property as it pertains to this application.

1320 Pico LLC

Property Owner's Name (PRINT)

Signed by:

Jeff Damavandi

Property Owner's Signature

6/17/2025

Date Signed

This part completed by City staff:

Plan Approval Date: _____

Check/Invoice No: _____

Plan Approved By (Sign): _____

Amount Paid: _____

Plan Approved By (Print): _____

Payment Date: _____

☐ Simple TDM Fee

☐ Complex TDM Fee

Property Owner Initials: 

PROJECT INFORMATIONTotal Square Footage: 134,869 SF square feetTotal Number of Residential Units: 147Total Number of Affordable Housing Units: 24AVR target of Project Site: 1.75*Below is relevant information that is initially required under [SMMC Chapter 9.28](#). If the Project Site is exempt from a component, write in "exempt":*Estimated total number of parking spaces: 175Estimated total number of unbundled parking spaces: 175Estimated Total number of carpool/vanpool parking spaces: 0Estimated Total number of long-term bike parking spaces: 244Estimated Total number of short-term bike parking spaces: 25**Site Conditions That Affect Commute Travel****Select transit options located within a half-mile of Project Site:**Big Blue Bus☐ 1 ☐ 2 ☐ 3 ☒ 5 ☒ 7 ☒ Rapid 7 ☒ 8 ☐ 9 ☐ Rapid 10☐ Rapid 12 ☐ 14 ☐ 15 ☒ 16 ☐ 17 ☐ 18 ☒ 41 ☒ 43 ☐ MODEMetro☐ E Line ☐ 4 ☐ 704 Rapid ☐ 720 Rapid ☐ 20☐ 733 Rapid ☐ 33 ☐ 534**Select [Business Districts](#) located within a half-mile of Project Site:***(<https://finance.smgov.net/doing-business/business-license/business-improvement-district-information>)*☐ Montana Avenue ☐ Central Business District ☐ Downtown Santa Monica☐ Main Street ☒ Pico Boulevard**Select amenities located within a half-mile of Project Site:**

<input type="checkbox"/> Grocery stores	<input checked="" type="checkbox"/> Libraries	<input checked="" type="checkbox"/> Pharmacies	<input checked="" type="checkbox"/> Coffee shops
<input type="checkbox"/> Banks	<input checked="" type="checkbox"/> Childcare facilities	<input checked="" type="checkbox"/> Gyms	<input checked="" type="checkbox"/> Restaurants and bars
<input checked="" type="checkbox"/> Dry cleaners	<input checked="" type="checkbox"/> Medical offices	<input checked="" type="checkbox"/> Parks and open green space	

Property Owner Initials: JD

PRELIMINARY DEVELOPER TDM PLAN: Residential

Site Conditions That Affect Commute Travel (continued):

Number of Shared-Mobility Drop Zones (including former bikeshare docking stations) located within a 2-block radius of Project Site: 4

Select bike paths located within a half-mile of Project Site:

- East-West: ☐ E Line Bike Path ☒ Michigan Avenue Neighborhood Greenway (MANGO)
- ☐ San Vicente Boulevard ☐ Montana Avenue ☐ California Avenue
- ☐ Arizona Avenue ☐ Broadway ☒ Pearl Street
- ☐ Ocean Park Boulevard
- North-South: ☐ Marvin Braude Trail (beach bike path) ☐ Main Street ☐ Ocean Avenue
- ☒ 11th Street ☒ 14th Street ☒ 17th Street ☐ 28th/Stewart Street

Any additional details can be attached to the end of the form.

Developer TDM Program Measures


By signing the bottom of this section, you confirm that you understand the minimum required physical and programmatic elements, as required under [SMMC 9.53.130](#), listed below. For full details, please refer to the SMMC text.

- **On-site Transportation Information:** Shall include, but not limited to, current maps, routes, and schedules for nearby transit routes, promotional ridesharing materials, bicycle routes and facility information, and walking and biking maps. Located where the greatest number of employees, visitors, and residents are likely to see it. This can take the form of a bulletin board, kiosk, digital screen, etc.
- **Active participation in a Transportation Management Organization (TMO):** Participation by business tenants and property management includes attending organizational meetings and providing parking and travel demand data.

Minimum requirements for residential developments:

- **Transportation Welcome Package for Residents:** Provide packets on a per-unit basis that includes information about Project Site programmatic elements.
- **Transportation allowance for residents:** This shall be included in rental leases. The allowance shall equal at least 50% of the current cost of a monthly regional transit pass of a resident's choice. Within the Downtown Community Plan area, the Transportation Allowance shall be at least 100% of the current cost of a monthly regional transit pass. Residents can accept the allowance as long as they continue to not use a parking space, and does not and will not own or lease an automobile. This shall be offered to all residents listed on a lease and their immediate family living at the same address.

Continues on next page

Property Owner Initials: 

Developer TDM Program Measures

- **For Tier 2 projects:** The allowance shall equal at least 75% of the cost of a monthly regional transit pass, as required under [SMMC 9.23.030](#).
The Transportation Allowance requirement for residents does not apply if your project is 100% affordable housing as defined by SMMC Section 9.52.020.0050, per [SMMC 9.53.130](#).

☐ Check this box if your project is 100% affordable housing

- **Local Preference Marketing Plan:** A marketing and outreach program for rental of units that focuses on employees of nearby businesses and within the City, the Santa Monica Malibu Unified School District, and the City's police and fire departments.
- **On-site shared bicycles:** This is required for Tier 2 projects, under SMMC 9.23.030. This shall be provided for free and intended for resident and guest use. This shall be optional if Citywide bikeshare is available within a 2-block radius of project site. If no City-managed bikeshare system is in operation, you must provide the on-site shared bicycles.

Jeff Damavandi

Property Owner's Name (PRINT)

Signed by:

Jeff Damavandi

Property Owner's Signature

6/17/2025

Date Signed

Other This section is for describing any measures that are in addition to the mandated programmatic elements listed above:

NONE

Attach any additional pages as needed.

Initial

JD

Property Owner Initials:

1320 PICO BLVD
TDM PLAN

MAP LEGEND:

-  SHARED MOBILITY
DROP OFF ZONE
-  BUS/ METRO STOP
-  BIKE SHARE STATION
-  BIKE LANES
-  **PROJECT SITE:** 1320 PICO
BLVD, SANTA MONICA CA

MAP RADIUS = 1/2 MILE



OAKS INITIATIVE DISCLOSURE FORM
***** Required for all Applications *****

Pursuant to City Charter Article XXII, The Taxpayer Protection Amendment of 2000, the applicant is required to disclose all of its trustees, directors, partners, officers, and those with more than a ten percent (10%) equity, participation or revenue interest in Applicant / Contractor.

Identify the names of the following individuals

Applicant / Contractor:

1320 Pico LLC dba Dylan Investments

Trustees, directors, partners, officers of the Applicant / Contractor (attach additional sheets if necessary):

Jeff Damavandi

Those with more than a 10% equity, participation or revenue interest in Applicant / Contractor (attach additional sheets if necessary):

Jeff Damavandi

PERMIT APPLICATION SUBMITTAL REQUIREMENTS



DECLARATION CERTIFYING COMMUNITY MEETING

As required by [SMMC 9.39.050\(A\)](#), prior to submittal of an Administrative Approval application, project applicant shall conduct a virtual community meeting. The meeting shall be noticed and conducted pursuant to the following:

PERMIT APPLICATION SUBMITTAL REQUIREMENTS

- ☒ Create a project website accessible to the public providing the following information:
 - Project description including, but not limited to, commercial and residential floor area, height, number of market rate and affordable units, and number of parking spaces.
 - Project plans including, but not limited to, site plan, floor plans, elevations, renderings.
 - Date & time of community meeting, along with clear instructions on how to participate.
 - Applicant contact information provided on the home page of the website.
- ☒ 14 days prior to the meeting, applicant shall mail notifications inviting property owners and tenants within a 750-foot radius of the proposed project site and all neighborhood organizations to the meeting. Notifications must include, but are not limited to, the following:
 - Project website address (must be active/complete at time of mailing)
 - Applicant contact information (including a monitored email address active at time of mailing)
 - Time, date, and instructions on how to attend the meeting.
- ☒ Notify City Planning Division 14 days prior to the meeting: Send an email to planningcomment@santamonica.gov. Please include the community meeting date/time, link to project website, and copy of the mailed notification.
- ☒ Post project site 14 days prior to the meeting (see page 8).
- ☒ Provide for a minimum capacity ensuring that all noticed parties may attend.
- ☒ Meeting must be scheduled during the following timeframe: Monday through Thursday during the hours of 6:00 PM to 9:00 PM. The meeting cannot be hosted at the same time as a City Council or Planning Commission meeting. An alternative proposal may be approved by the Community Development Director if it can be demonstrated that the alternative would increase community access to the meeting.
- ☒ Present one or more schematic design options for the proposed project.
- ☒ Allow public comment on the proposed project from time notifications are sent to at least one week after the community meeting.
- ☒ Incorporate comments from the meeting and online comment period into the proposed project design to the extent feasible.

At time of application submittal, the following must be provided to show proof of community meeting:

- ☒ Project website: http://1320PicoBlvdProject.com
- ☒ Community meeting information:
 - Date: Thursday, May 29, 2025
 - Time: 6:00 pm
 - Meeting link: https://us02web.zoom.us/j/82999223211?pwd=NThr8f8D9ko4ba7YgJc3EhXkkde5P.1
 - Photo of site posting.
- ☒ Address list of all property owners and tenants within a 750-radius of the proposed project.
- ☒ Copy of written notice sent to property owners and tenants.
- ☒ Schematic design option(s) presented at community meeting.
- ☒ Written summary of all comments received at community meeting and during comment period and a narrative of how and if comments were addressed in the proposed project.

I hereby certify that I am the Applicant of the subject project and that I have reviewed the subject Community Meeting Declaration and declare, under penalty of making a false declaration, that to the best of my knowledge and belief, the information provided within this application is true, correct, complete, and made in good faith.

Jeff Damavandi

Applicant Name (Print)

Signed by:

Jeff Damavandi 6/17/2025

Applicant Signature / Date

EXAMPLE OF REQUIRED SITE POSTING

← 4 Feet →

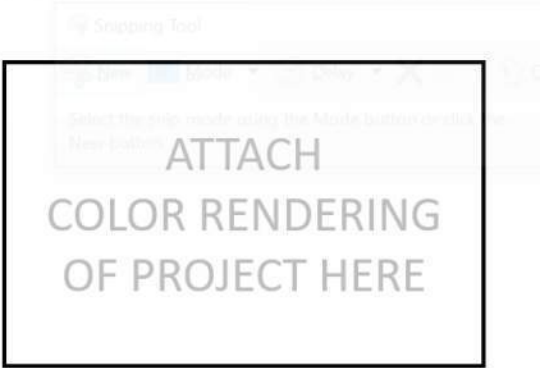


NOTICE OF PENDING
ADMINISTRATIVE APPROVAL

Site Address: _____
Proposed Project: *Describe the project including uses, size, number of stories, number of units,
number parking spaces and any requested variances or modifications etc...*

3 Feet ↑
↓

Applicant: _____
Address: _____
Contact Information: *Phone number & email address.* _____
Meeting Date: _____ at: _____ AM/PM
Project Website: _____
Comment Start Date: _____ End Date: _____



For additional information, email the Santa Monica Planning Division at planning@santamonica.gov
Para más información, favor mandar un correo electrónico a planning@santamonica.gov



NOTICE OF PENDING ADMINISTRATIVE APPROVAL

Site Address: 1320 Pico Boulevard, Santa Monica, CA 90405

Proposed Project :The revised, propopsed project consists of an 8-story apartment building totaling 147 residential units, including 24 affordable units, all over a 2.5 level subterranean garage. As prescribed per the City's affordable housing production program, 4 units are at 50% AMI, 4 units at 80% AMI, and 16 units are at moderate income levels and based on 100% density bonus. There are 175 parking spaces including 132 EV or EV ready parking spaces. 269 bicycle spaces are included in the project: 244 long-term spaces and 25 short-term spaces.

Applicant : DFH Architects, LLP

Address : 1544 20th St, Santa Monica, CA 90404

Contact Information : (310) 394 - 4045

Meeting Date : Thursday, May 29, 2025 at : 6:00 **PM**

Project Website : <http://1320PicoBlvdProject.com>

Comment Start Date : 5/15/2025 End Date : 6/5/2025



For additional information, email the Santa Monica Planning Division at planning@santamonica.gov
Para más información, favor mandar un correo electrónico a planning@santamonica.gov



NOTICE OF PENDING AA SIGN POSTING
FROM PICO BLVD
5/15/24



NOTICE OF PENDING AA SIGN POSTING
FROM PICO BLVD
5/15/24



**NOTICE OF PENDING
ADMINISTRATIVE APPROVAL**

Site Address: 1000 Pico Boulevard, Santa Monica, CA 90401
Proposed Project: The revised, anticipated project consists of an 8-story apartment building totaling 147 residential units, including 24 affordable units, of over a 2.3-acre multi-use site, as provided for in the City's affordable housing production program. 4 units are at 80% AMI, 4 units at 50% AMI, and 16 units are at moderate income levels and located on 100% density bonus. There are 173 parking spaces, including 132 EV or EV-ready parking spaces. 260 bicycle spaces are included in the project, 244 long-term spaces and 25 short-term spaces.
Applicant: DPH Architects, LLP
Address: 1544 29th St, Santa Monica, CA 90404
Contact Information: (310) 384-4945
Meeting Date: Thursday, May 29, 2025, at 6:00 PM
Project Website: <http://17320PicoBlvdProject.com>
Comment Start Date: 5/15/2025 End Date: 6/2/2025



For additional information, email the Santa Monica Planning Division at planning@santamonica.gov.
Para más información, favor mandar un correo electrónico a planning@santamonica.gov.



NOTICE OF PENDING ADMINISTRATIVE APPROVAL

Site Address: 1320 Pico Boulevard, Santa Monica, CA 90405
Proposed Project :The revised, proposed project consists of an 8-story apartment building totaling 147 residential units, including 24 affordable units, all over a 2.5 level subterranean garage. As prescribed per the City's affordable housing production program, 4 units are at 50% AMI, 4 units at 80% AMI, and 16 units are at moderate income levels and based on 100% density bonus. There are 175 parking spaces including 132 EV or EV ready parking spaces. 269 bicycle spaces are included in the project: 244 long-term spaces and 25 short-term spaces.

Applicant : DFH Architects, LLP
Address : 1544 20th St, Santa Monica, CA 90404
Contact Information : (310) 394 - 4045
Meeting Date : **Thursday, May 29, 2025** at : **6:00 PM**
Project Website : <http://1320PicoBlvdProject.com>
Comment Start Date : 5/15/2025 End Date : 6/5/2025



For additional information, email the Santa Monica Planning Division at planning@santamonica.gov
Para más información, favor mandar un correo electrónico a planning@santamonica.gov



City of Santa Monica
NOTICE OF PENDING ADMINISTRATIVE APPROVAL

Site Address: 1500 Pacific Avenue, Santa Monica, CA 90401

Proposed Project: The project proposed to convert an existing 14,000 sq. ft. building into 147 residential units, including 24 affordable units, at least 22 of which are affordable units. The project is also proposing to convert an existing 14,000 sq. ft. building into 147 residential units, including 24 affordable units, at least 22 of which are affordable units. The project is also proposing to convert an existing 14,000 sq. ft. building into 147 residential units, including 24 affordable units, at least 22 of which are affordable units.

Applicant: CPM/Architect LLP

Address: 1500 Pacific Avenue, Santa Monica, CA 90401

Contact Information: 310.344.4444

Meeting Date: Thursday, May 29, 2025, at 5:00 PM

Project Website: <http://1500PacificAvenue.com>

Current Use: 1500 Pacific Avenue, Santa Monica, CA 90401

End Date: 5/29/2025

For additional information, visit the Santa Monica Planning Division at planning@santamonica.gov.
Parking information, visit parking@santamonica.gov.

NOTICE OF PENDING AA SIGN POSTING
ON WEST APARTMENT

5/15/24



NOTICE OF PENDING AA SIGN POSTING
ON WEST APARTMENT 5/15/24

NOTICE OF PENDING AA SIGN POSTING
ON EAST APARTMENT 5/15/24



NOTICE OF PENDING AA SIGN POSTING
ON EAST APARTMENT 5/15/24



NOTICE OF PENDING AA SIGN POSTING
ON EAST & WEST APARTMENT 5/15/24

1320 Pico Boulevard Project



The revised, proposed project consists of an 8-story apartment building with 147 residential units, including 24 affordable units, all over 2.5-level subterranean garage. As prescribed per the City's affordable housing production program, 4 units are at 50% AMI, 4 units are at 80% AMI, and 16 units are at moderate income levels and based on 100% density bonus. There are 175 parking spaces including 132 EV or EV ready parking spaces. 269 bicycle spaces are included in the project: 244 long-term bike parking spaces and 25 short-term bike parking spaces

Thank you for attending the May 29 virtual Community Meeting

Please email us at 1320pico@dylaninvestments.com to comment on the project.

For more information about the project, please view the Community Meeting video, below.



COMMUNITY MEETING PRESENTATION SLIDES

1320 Pico Blvd
Community Meeting
May 29, 2025



COMMUNITY MEETING PRESENTATION SLIDES



PREVIOUS ZONING



CURRENT ZONING

COMMUNITY MEETING PRESENTATION SLIDES



COMMUNITY MEETING PRESENTATION SLIDES



View from PICO Blvd



COMMUNITY MEETING PRESENTATION SLIDES

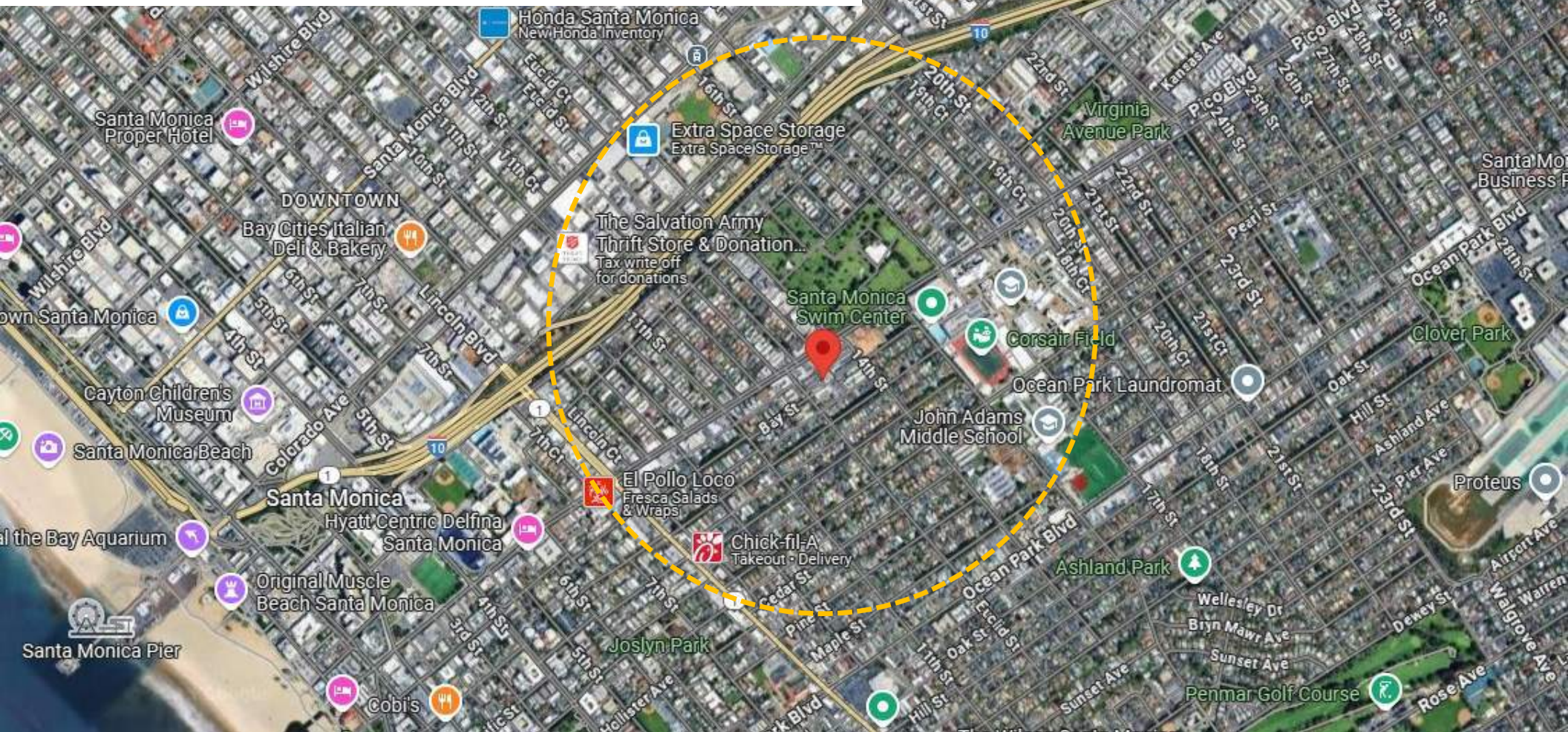


View from Interior of Site of Existing Apartment

COMMUNITY MEETING PRESENTATION SLIDES

WITHIN **1/2 MILE** FROM 1320 PICO

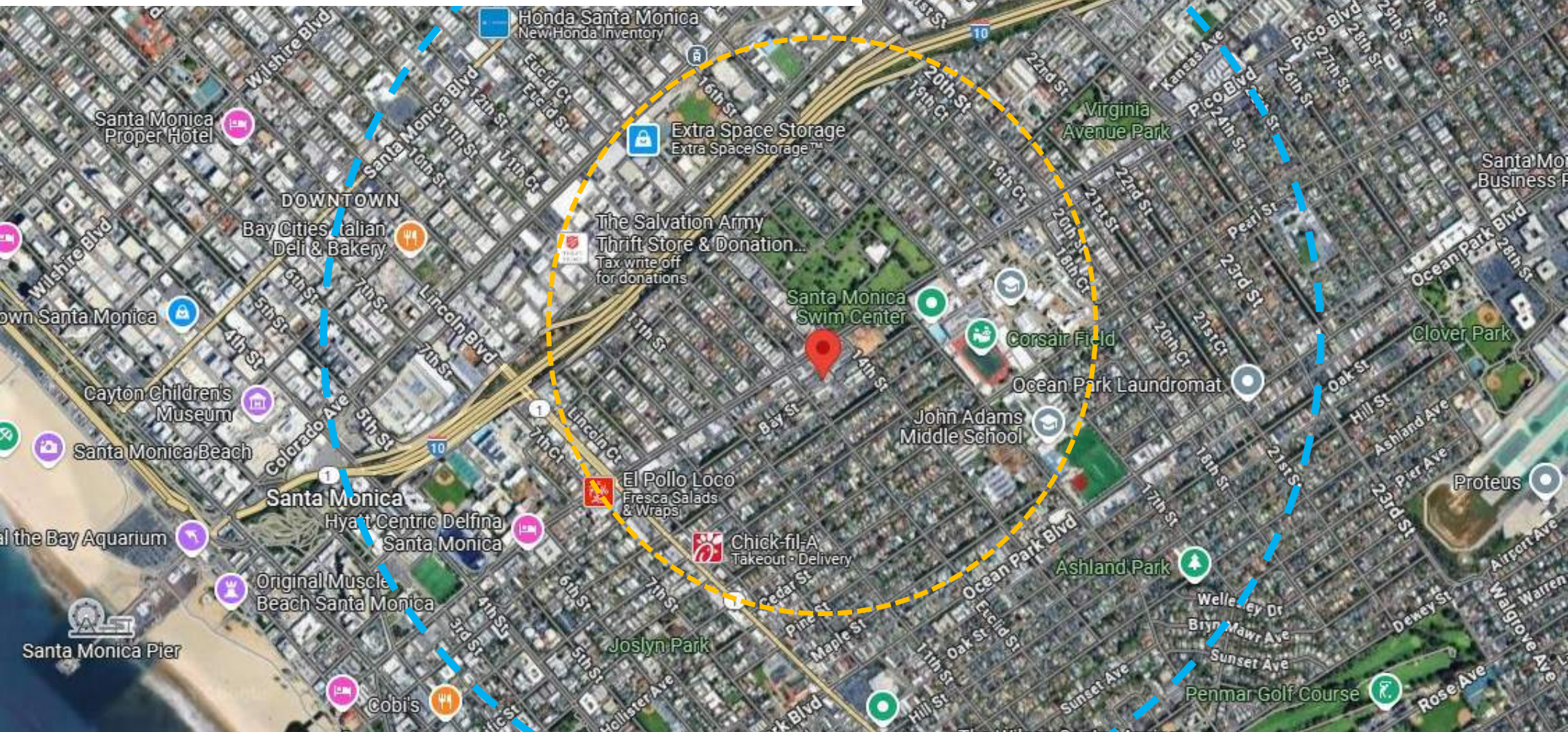
- ABOUT 3 PARKS AND OUTDOOR REC AREAS
- ABOUT 3 SCHOOLS



COMMUNITY MEETING PRESENTATION SLIDES

WITHIN 1 MILE FROM 1320 PICO

- ABOUT 6 PARKS AND OUTDOOR REC AREAS
- ABOUT 7 SCHOOLS



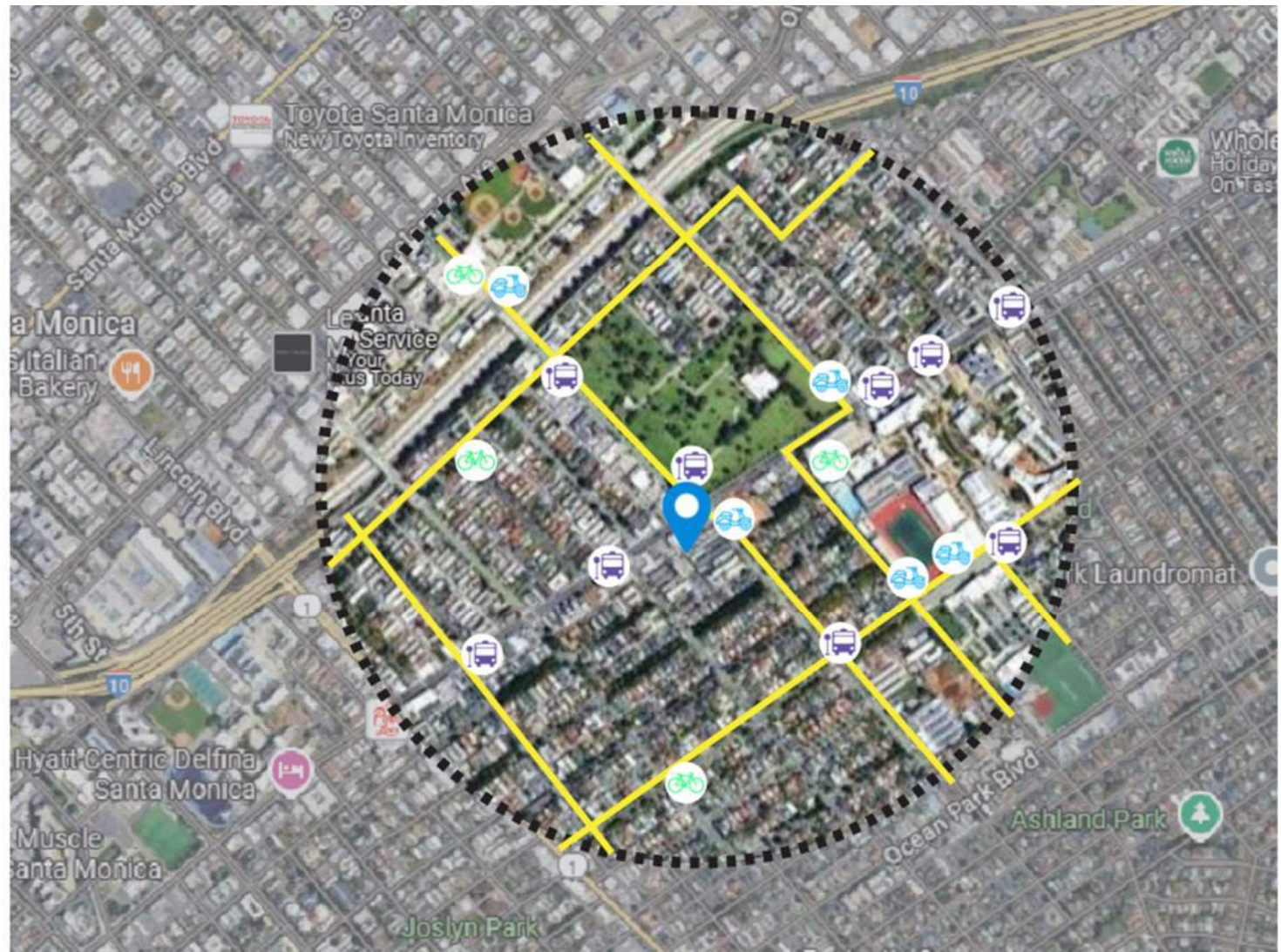
COMMUNITY MEETING PRESENTATION SLIDES

TRANSPORTATION OPTIONS W/IN 1/2 MILE

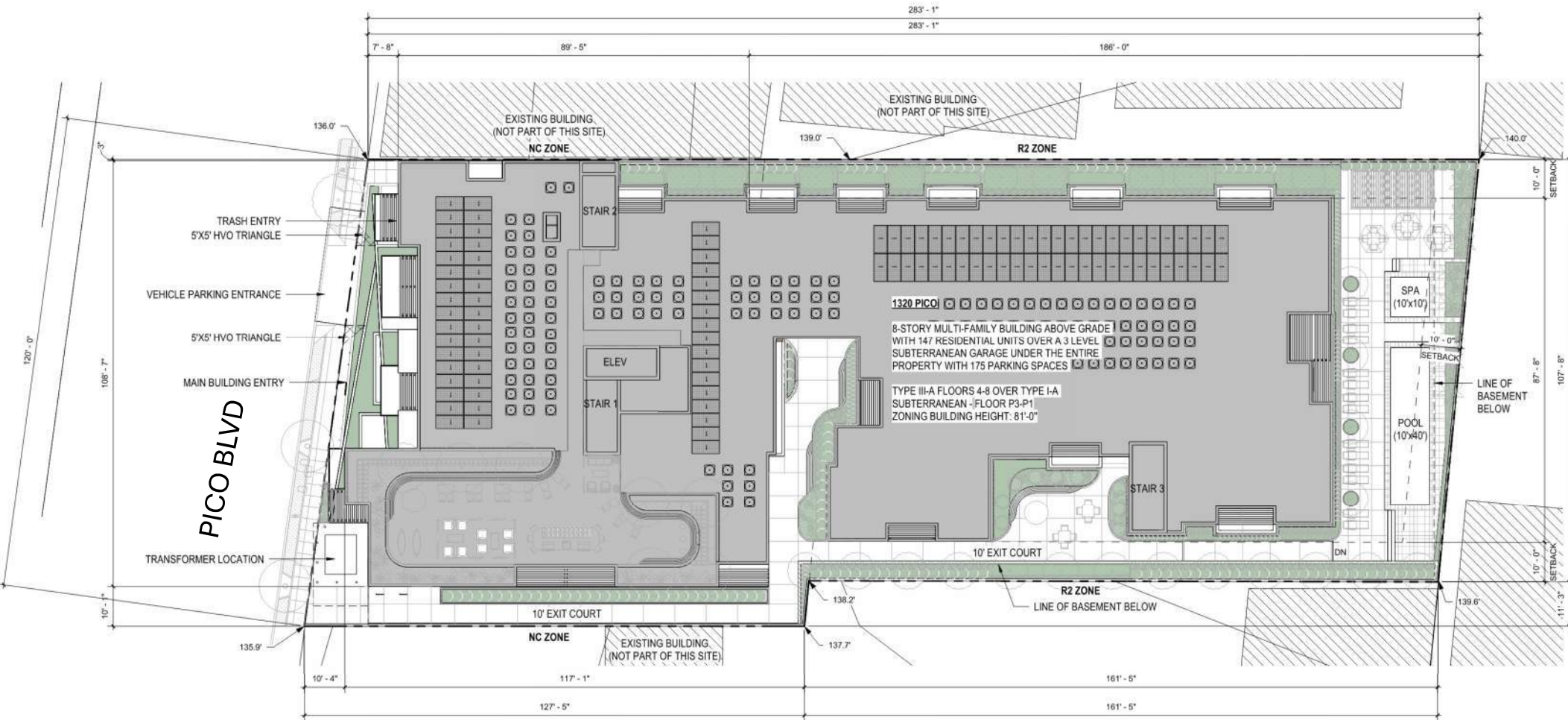
MAP LEGEND:

-  SHARED MOBILITY
DROP OFF ZONE
-  BUS/ METRO STOP
-  BIKE SHARE STATION
-  BIKE LANES
-  **PROJECT SITE: 1320 PICO
BLVD, SANTA MONICA CA**

MAP RADIUS = 1/2 MILE



COMMUNITY MEETING PRESENTATION SLIDES



8 STORIES

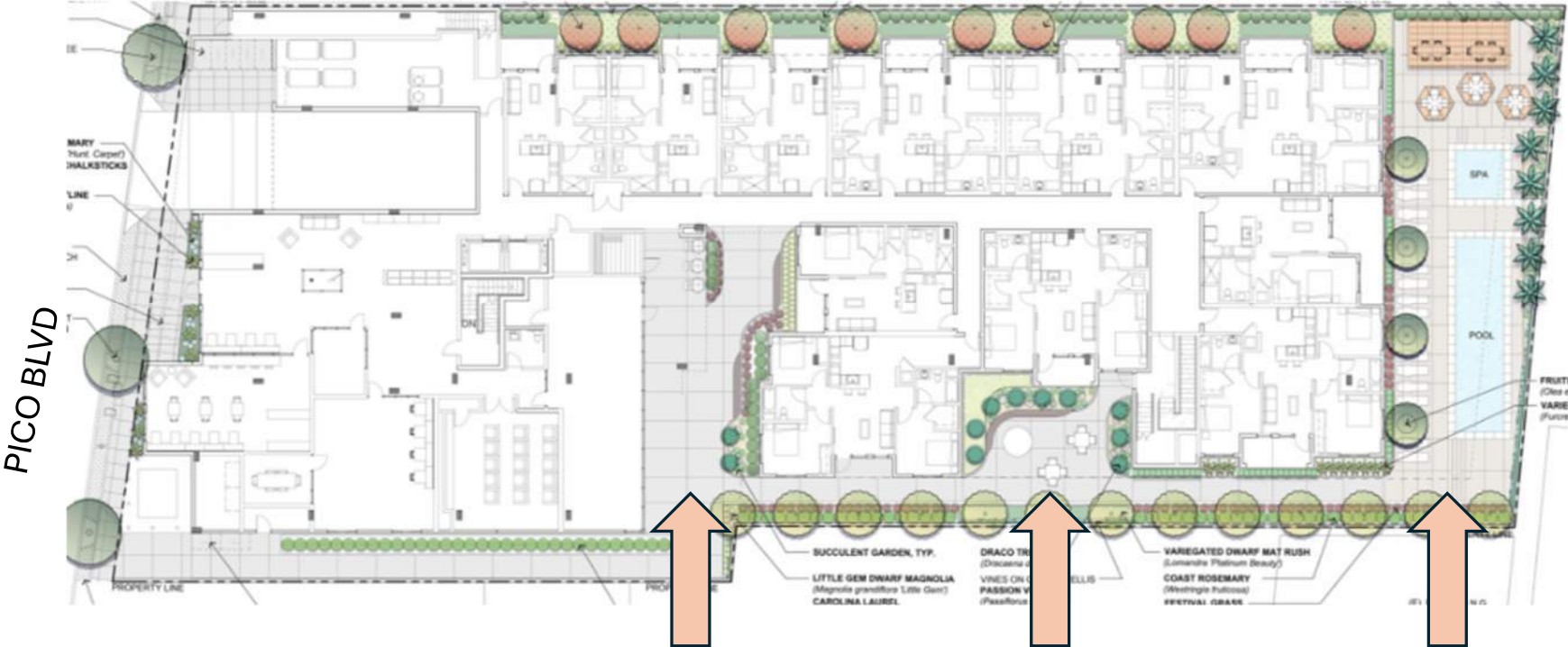
147 RESIDENTIAL UNITS (24 AFFORDABLE UNITS)

2.5 LEVEL SUBTERRANEAN GARAGE WITH 175 PARKING SPACES

SITE PLAN

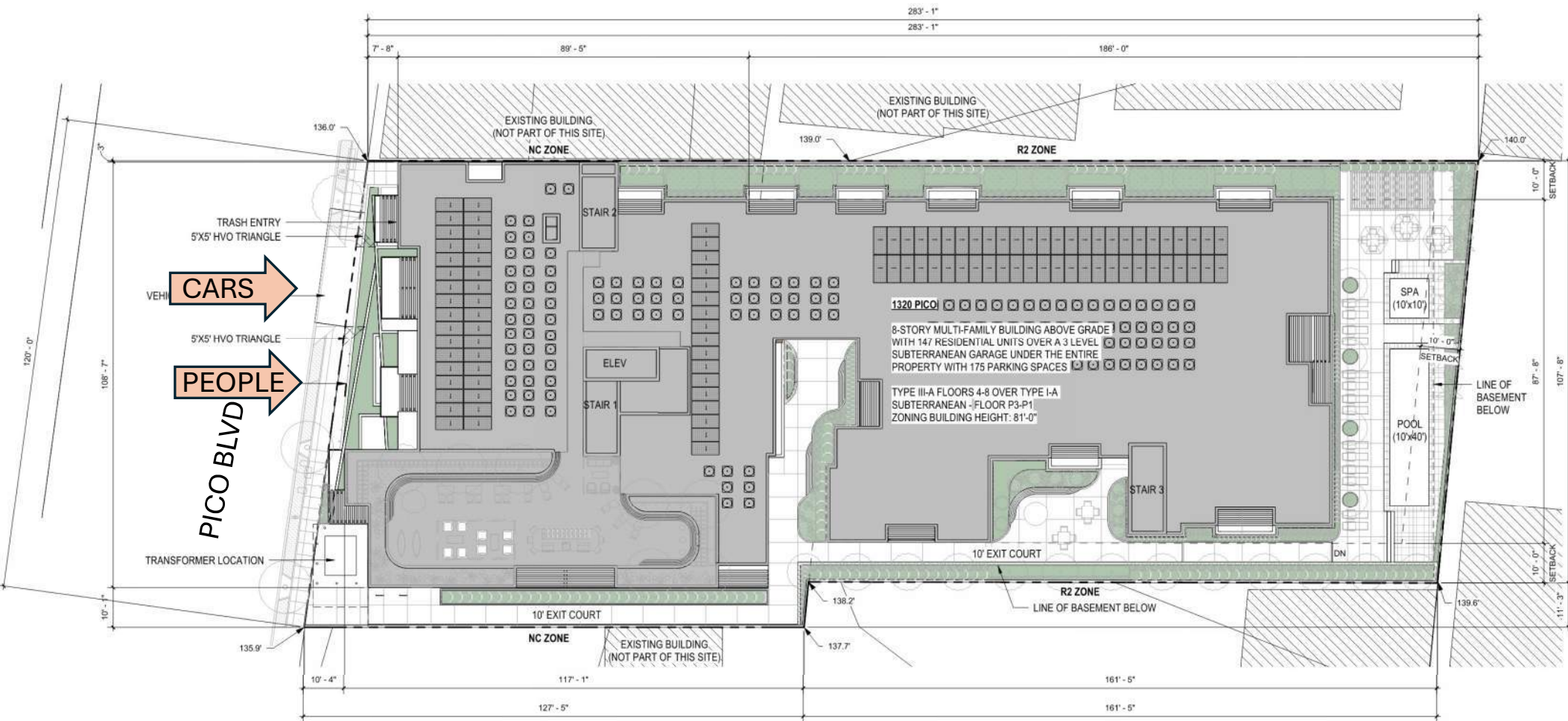


COMMUNITY MEETING PRESENTATION SLIDES



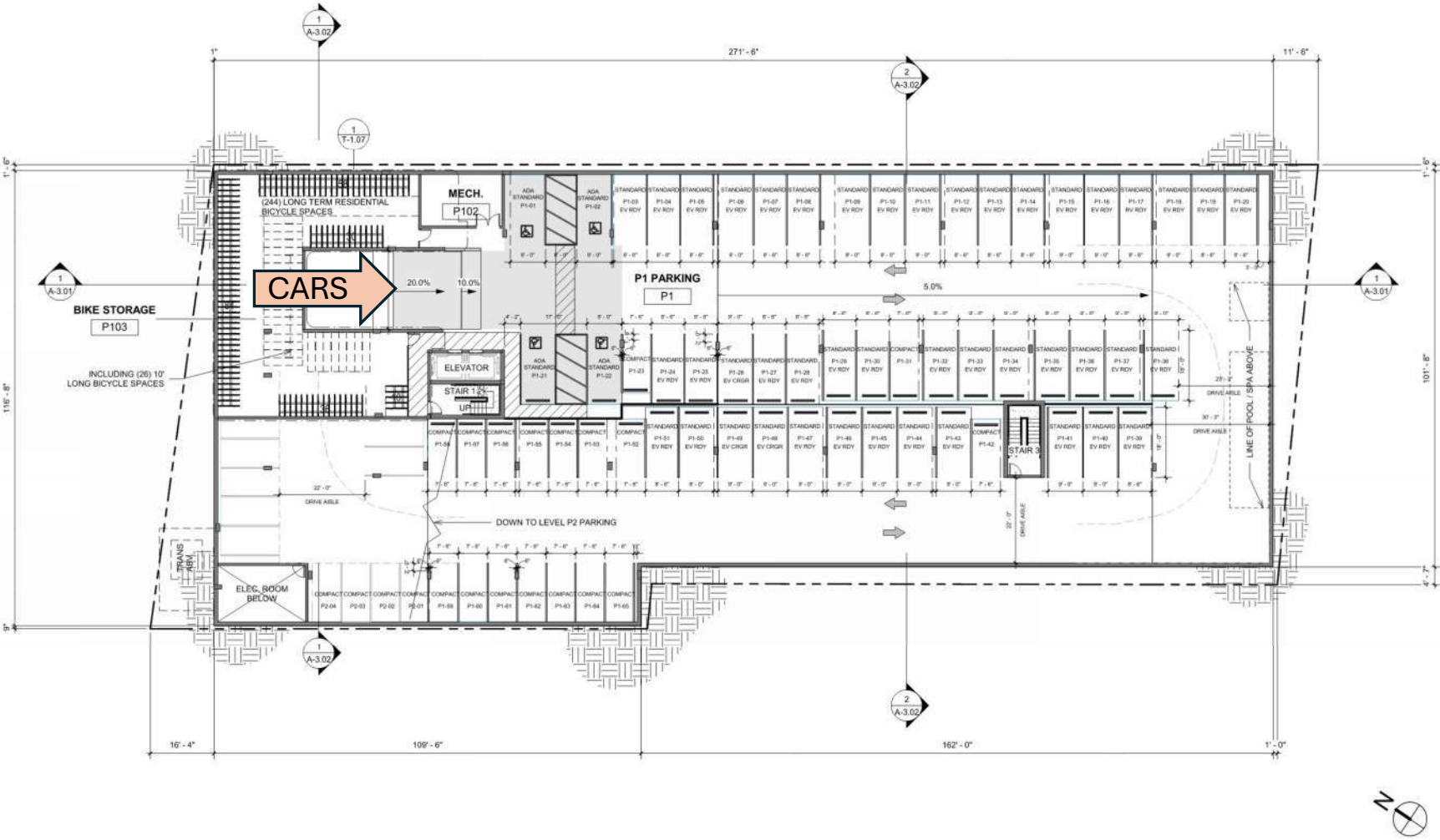
SITE PLAN

COMMUNITY MEETING PRESENTATION SLIDES



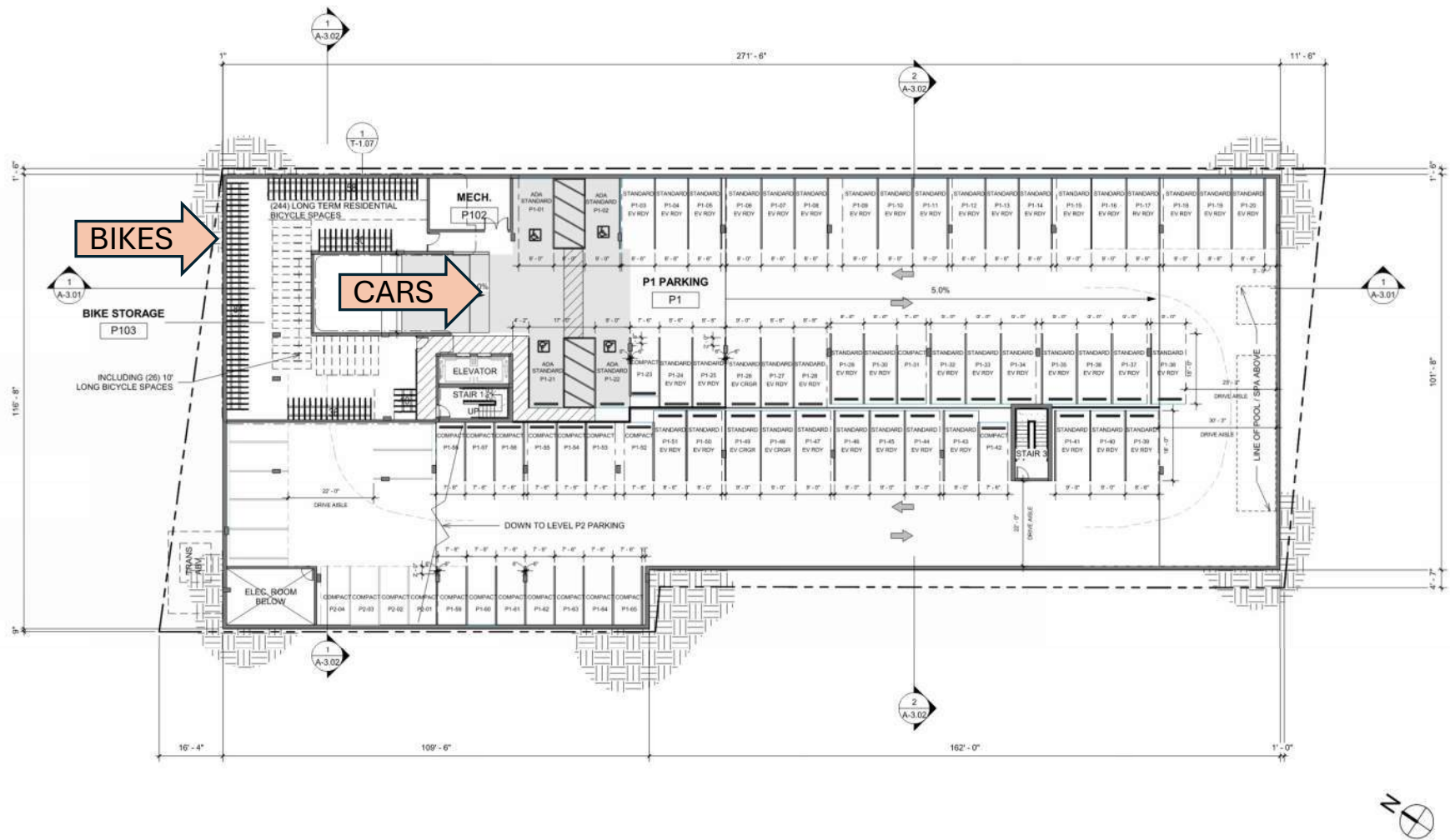
SITE PLAN

COMMUNITY MEETING PRESENTATION SLIDES



P1 PARKING LEVEL

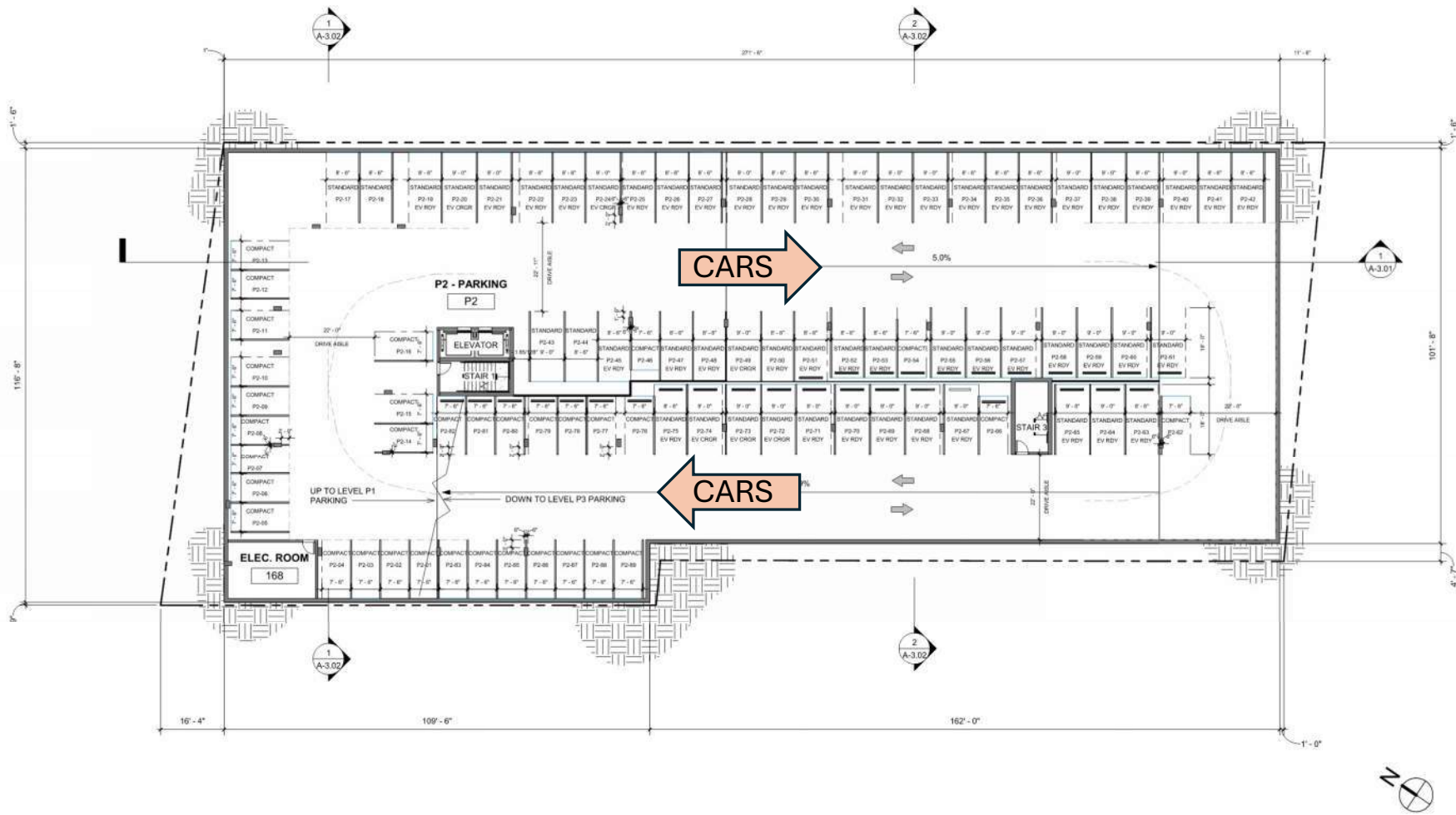
COMMUNITY MEETING PRESENTATION SLIDES



LONG-TERM LOCKABLE BIKE RAKCS FOR 244 BIKES
INCLUDING SPACE FOR 25 BIKES WITH TRAILERS

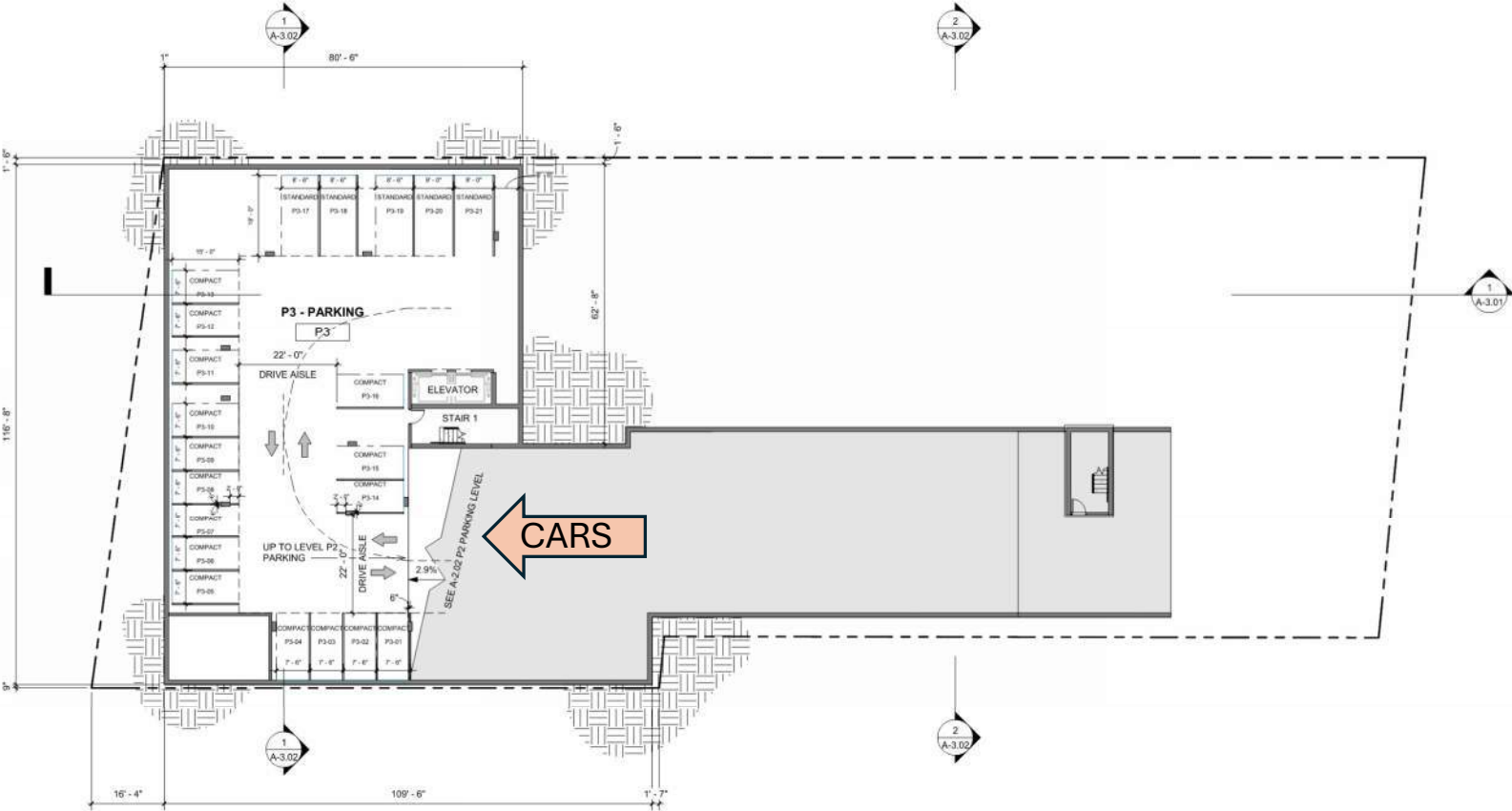
P1 PARKING LEVEL

COMMUNITY MEETING PRESENTATION SLIDES



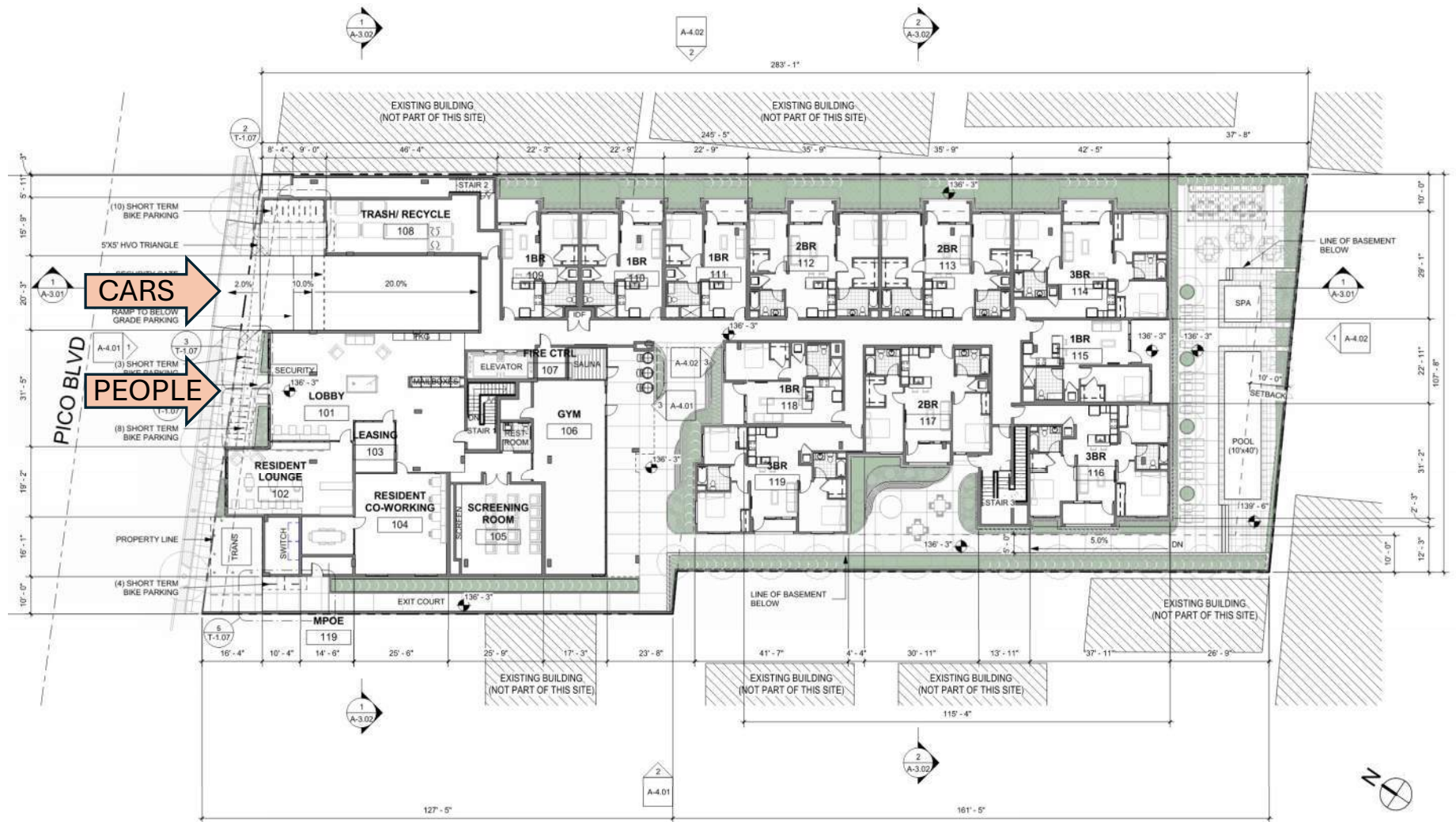
P2 PARKING LEVEL

COMMUNITY MEETING PRESENTATION SLIDES



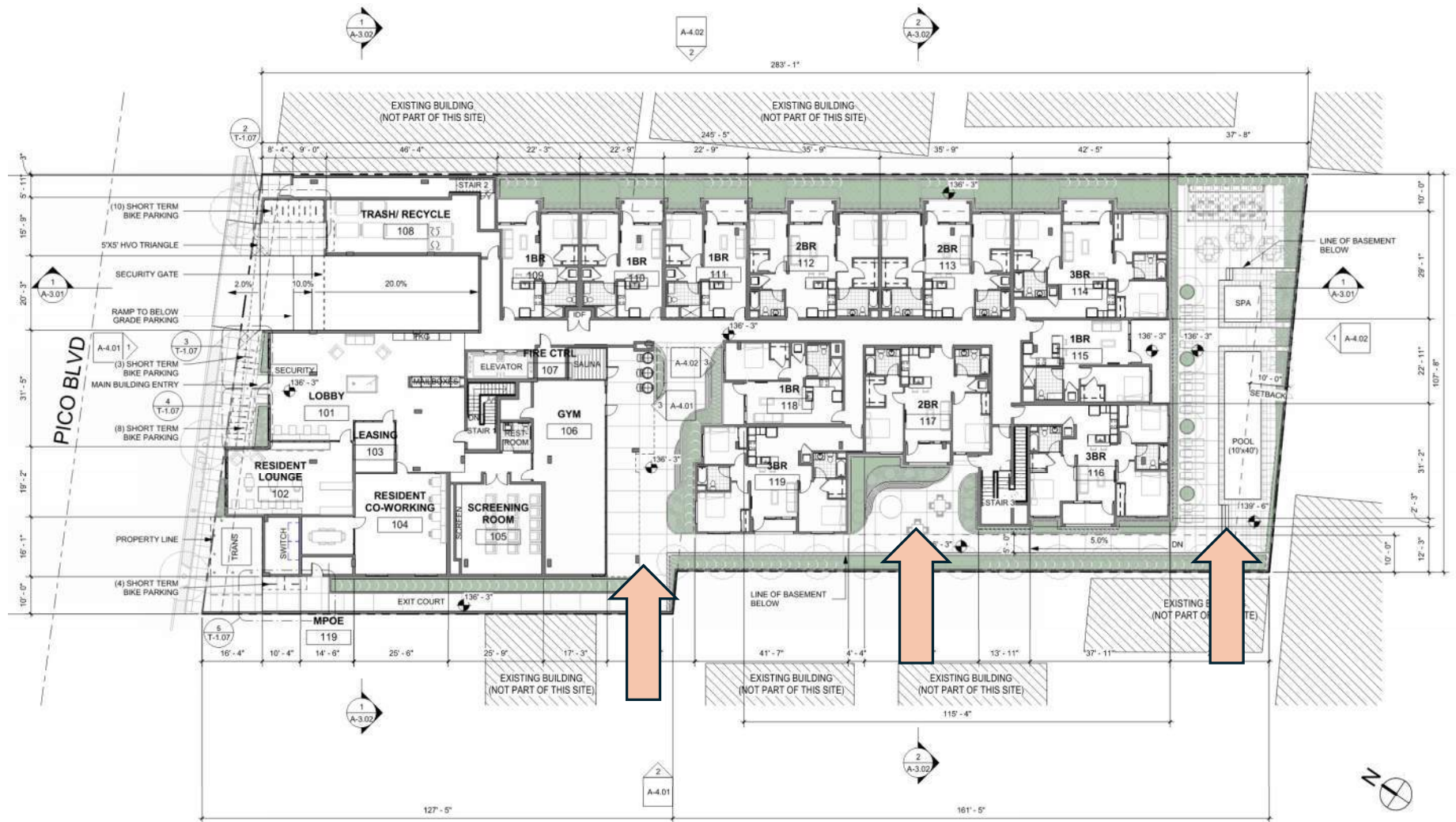
P3 PARKING LEVEL

COMMUNITY MEETING PRESENTATION SLIDES



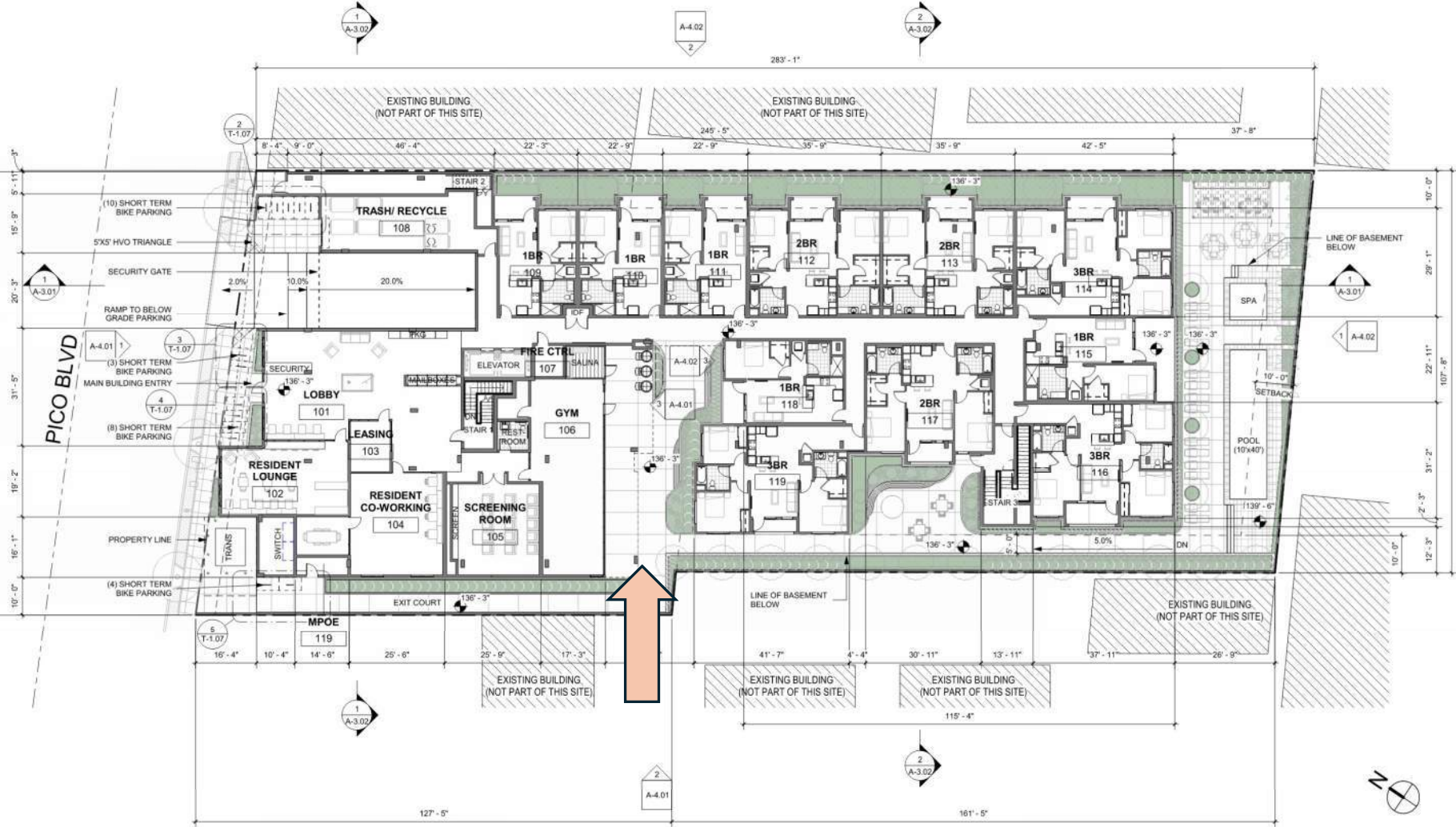
1ST FLOOR

COMMUNITY MEETING PRESENTATION SLIDES



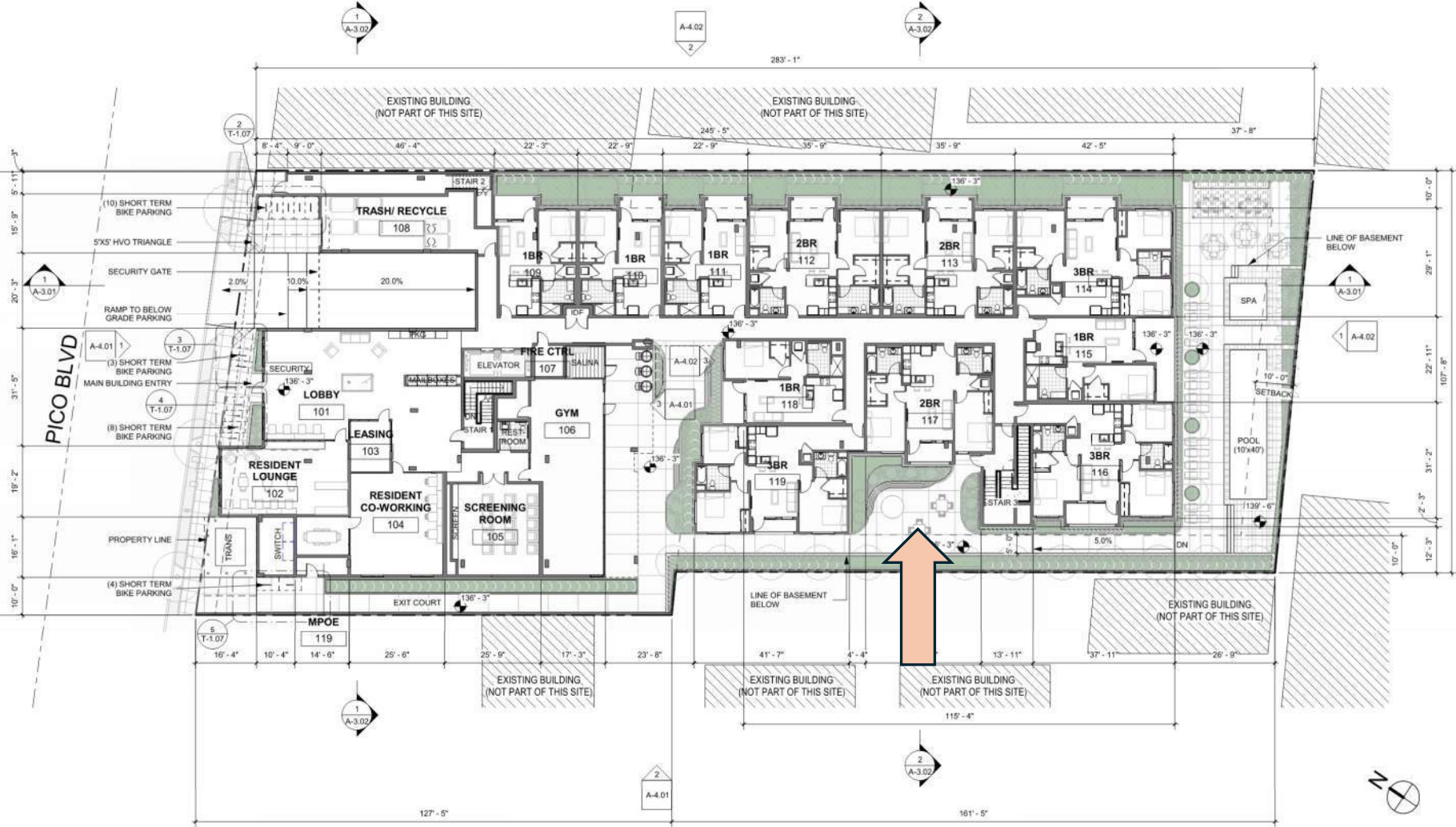
1ST FLOOR

COMMUNITY MEETING PRESENTATION SLIDES



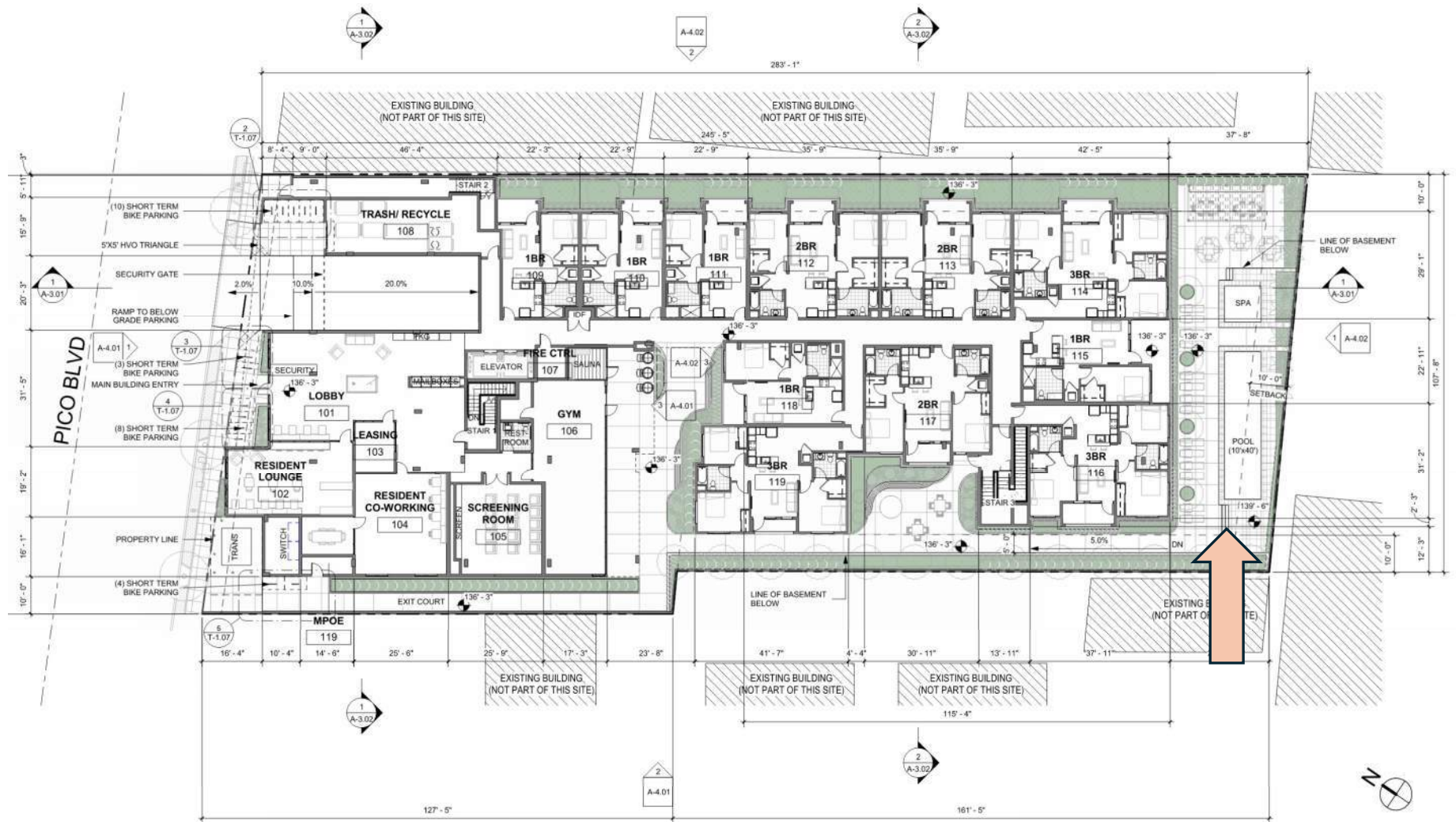
1ST FLOOR

COMMUNITY MEETING PRESENTATION SLIDES



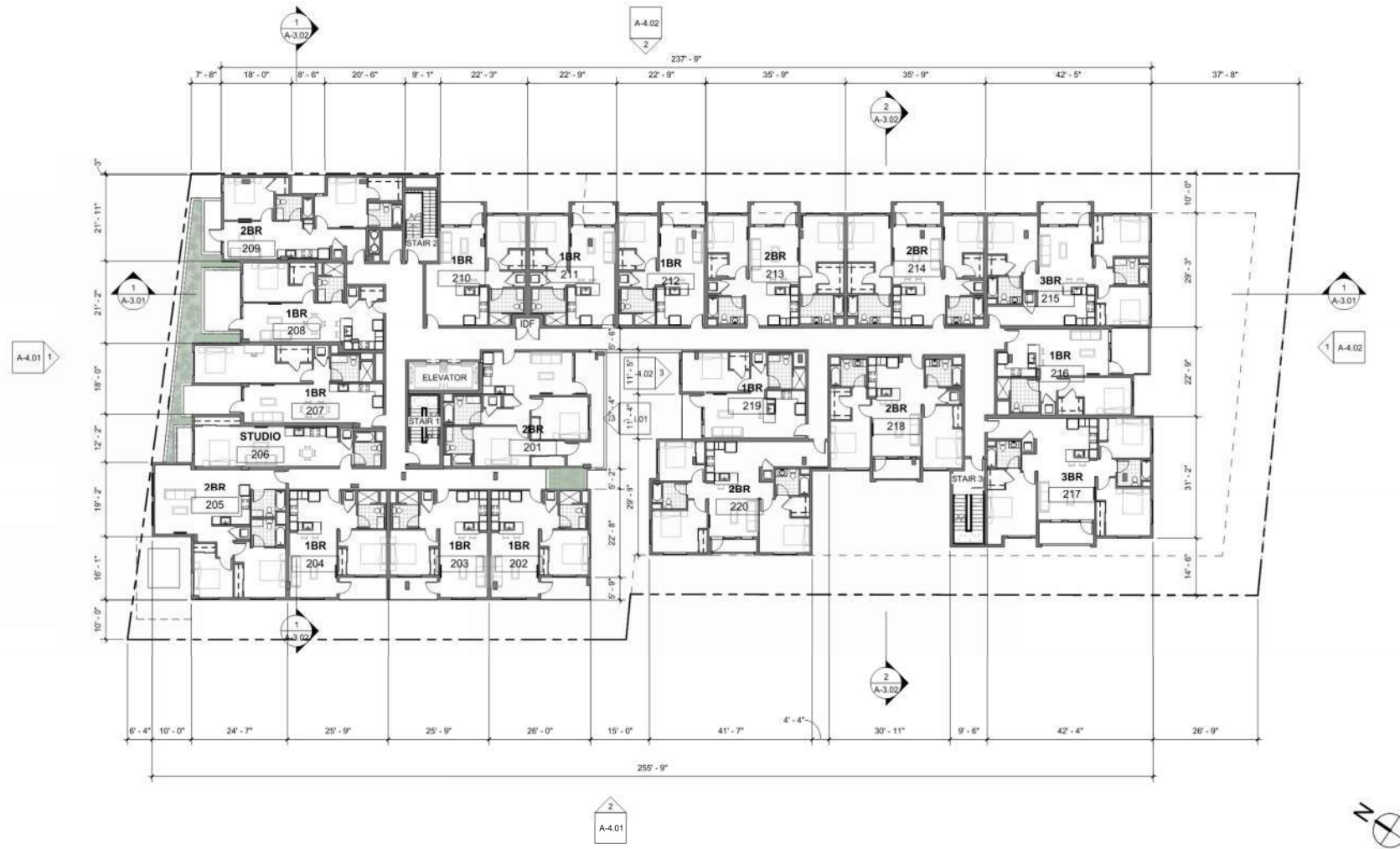
1ST FLOOR

COMMUNITY MEETING PRESENTATION SLIDES



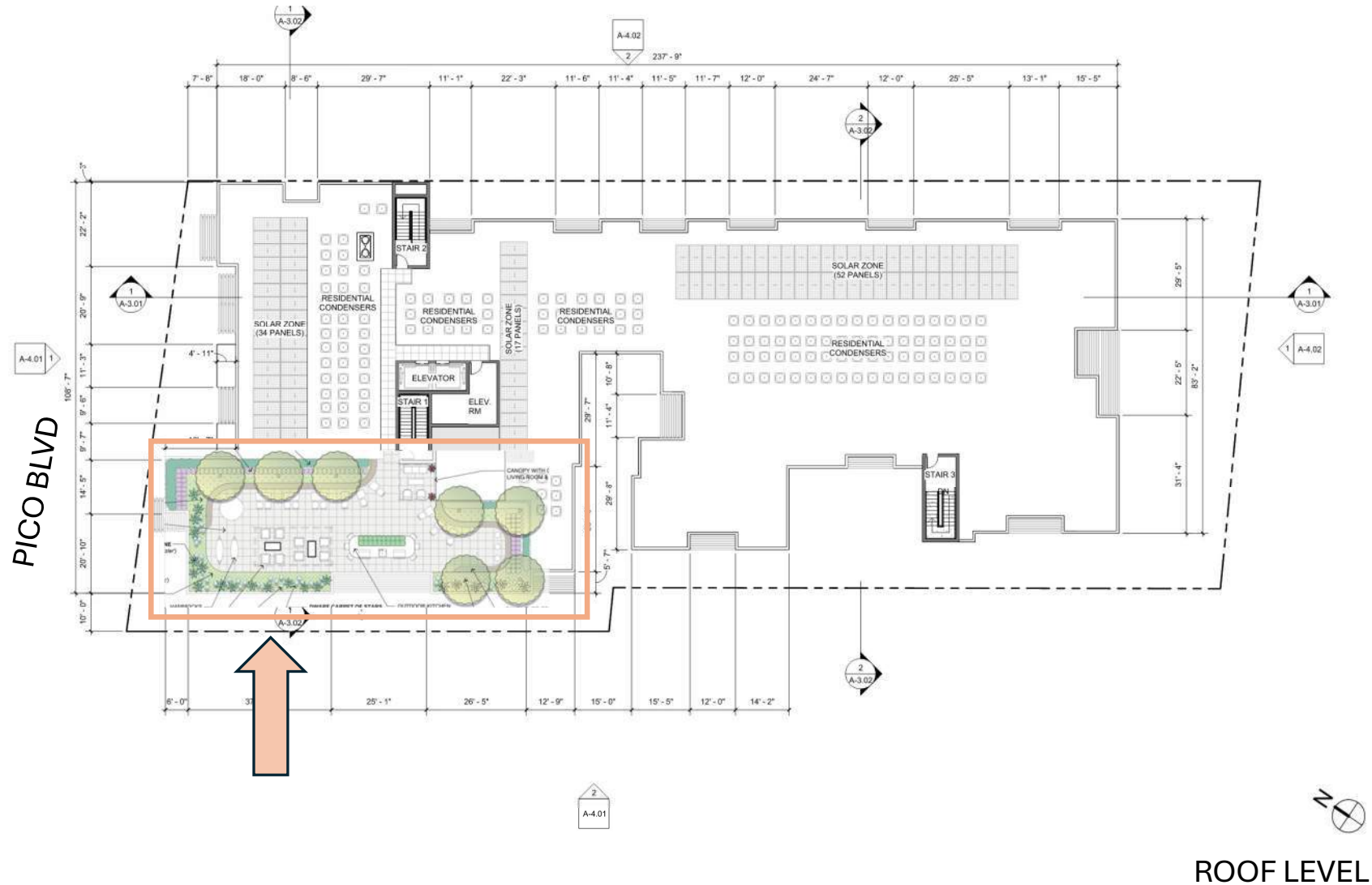
1ST FLOOR

COMMUNITY MEETING PRESENTATION SLIDES

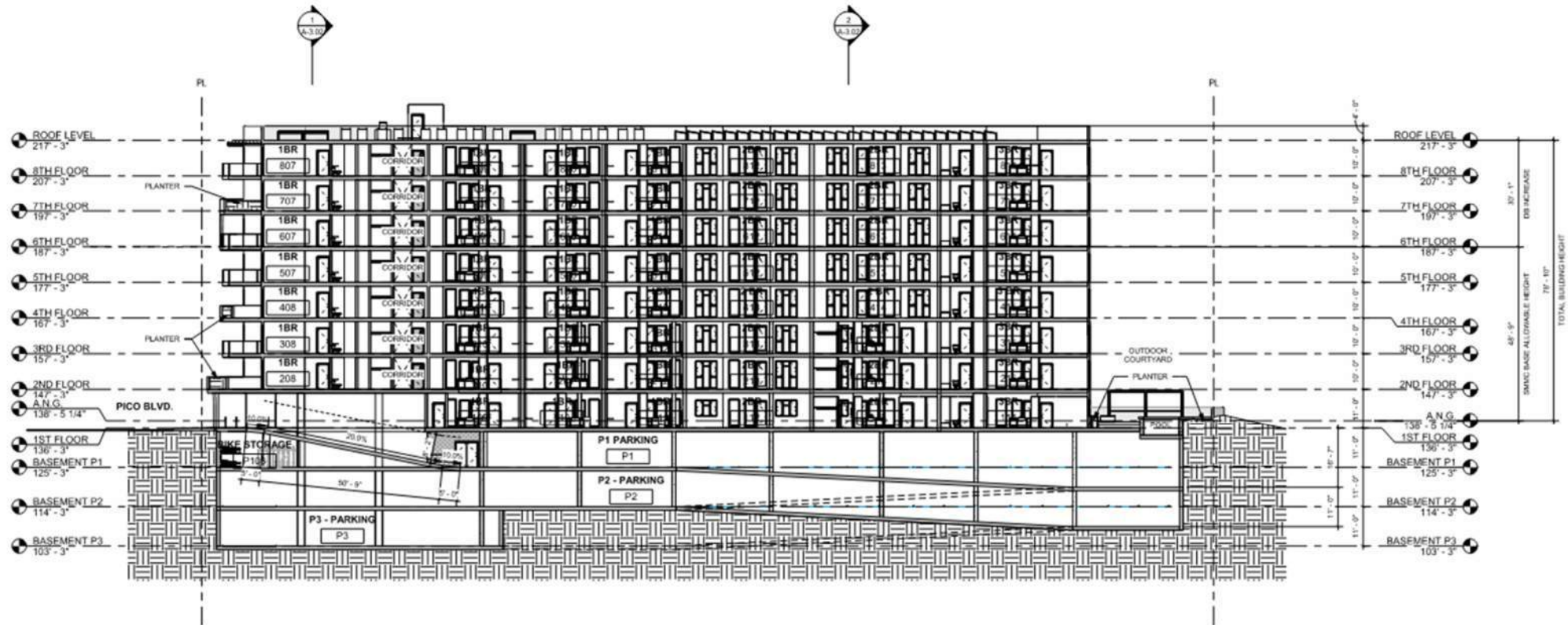


2nd & 8th FLOORS

COMMUNITY MEETING PRESENTATION SLIDES



COMMUNITY MEETING PRESENTATION SLIDES

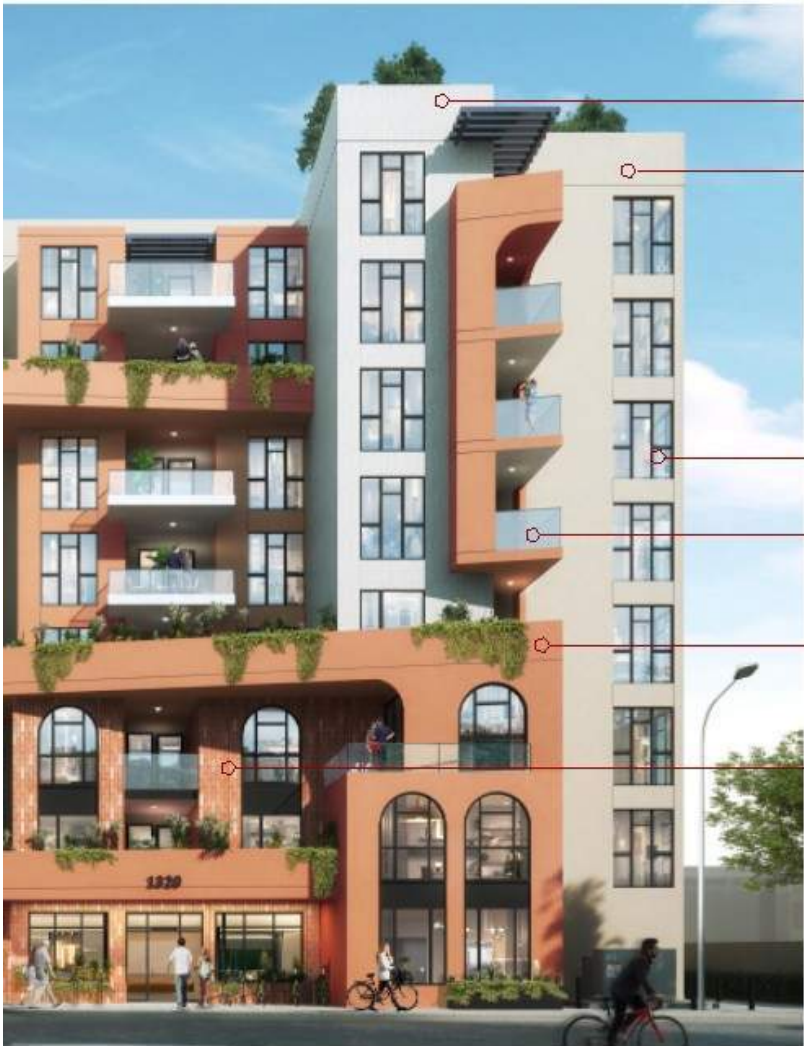


BUILDING SECTION

COMMUNITY MEETING PRESENTATION SLIDES



DESIGN INSPIRATION



- STUCCO
COLOR: DAY LILY
- STUCCO
COLOR: BIRCHWOOD
- ANTIQUE BRONZE STOREFRONT,
DOOR AND WINDOW FRAMES
- GLASS GUARDRAIL
- STUCCO
COLOR: FOXTAIL
- BRICK
COLOR: DUSTY ROSE

MATERIAL PALETTE

COMMUNITY MEETING PRESENTATION SLIDES



COMMUNITY MEETING PRESENTATION SLIDES

SUMMER



10:00 AM

SUMMER



12:00 PM

SUMMER



3:00 PM

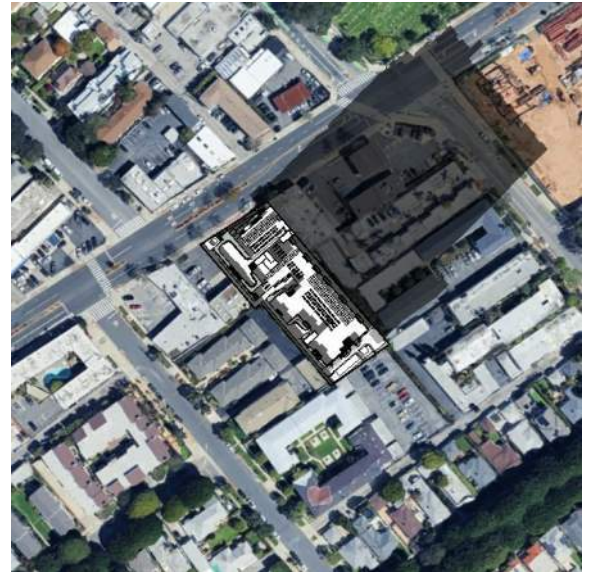
WINTER



WINTER



WINTER



COMMUNITY MEETING PRESENTATION SLIDES

Thank you!

<https://1320PicoBlvdProject.com>

email questions by 6/5/25:
1320pico@dylaninvestments.com

additional information:
311@santamonica.gov



1320 Pico Blvd. Project
Virtual Community Meeting
May 29, 2025
6:00 PM

A. Noticing

A postcard Notice of Community meeting was made 14 days prior to the meeting via USPS to owners and occupants within a 750-foot radius of the project site. A copy of the postcard notification is attached. The meeting was also noticed, including the meeting Zoom link, on the on-site signage, as well as on the home page of the project website, <https://www.1320picoblvdproject.com>. An email link was provided on the website for meeting RSVPs and requests for more information

The meeting was recorded. A copy of the recording is attached to this report. A record of the chat can be found on page 2 of this document.

B. Attendees

Project Team

1. Jeff Daravindi, Kamila Daravindi, Dylan Daravindi (Dylan Investments) - Applicant
2. Kara Block (DFHAIA Architects)
3. Melissa Sweeney (facilitator)

Members of the Public (by screen names)

- | | |
|---|---|
| 1. jgarcia's iPhone | 23. Kat |
| 2. Alphonso Sánchez | 24. Alphonso Sánchez |
| 3. Juan Serrato | 25. Efrain Lopez |
| 4. Jeremy Stutes | 26. Stacy Keane |
| 5. Efrain Lopez | 27. kathy kane |
| 6. Duncan's iPad (2) | 28. Kat |
| 7. Efrain Lopez with LIUNA | 29. Mick |
| 8. Stacy Keane | 30. Todd Lefournier |
| 9. Suzie Roth | 31. Max Greenhut |
| 10. Cary Prince | 32. Bronwyn |
| 11. reneeweltzer | 33. Todd Lefournier |
| 12. Kathleen.Ripley | 34. iPhone 16 Pro |
| 13. Jeff | 35. Jack Feichtner |
| 14. Danielle Barrett | 36. Nancy B (Calm Biz Solutions Nancy Binfet) |
| 15. jgarcia's iPhone | 37. Howard Okumura |
| 16. Juan Serrato | 38. Cameron Farr (C) |
| 17. Duncan's iPad (2) | 39. RV iPHONE 15 PRO |
| 18. Suzie Roth | 40. elaine |
| 19. irena | 41. Judy Abdo |
| 20. Ralph Velador Southern California District
Council of Laborers (Ralph Velador) | 42. Mitch Nahass |
| 21. kathy kane | 43. Zina Josephs |
| 22. Russ | 44. Brenda 's iPhone |

Presentation

Melissa Sweeney opened the Zoom meeting at 6:00 PM. 44 members of the public attended.

Kamila Daravindi introduced herself, and provided a brief overview of Dylan Investments.

Kara Block introduced herself and the firm, DFH Architects. She then provided a verbal description of the revised project, accompanied by visuals consisting of site location, renderings, site plan, floor plans, parking, design objectives and materials.

C. Question and Answer Period

Melissa Sweeney opened the live Q&A. The project team then responded to participants' questions and comments.

D. Summary of comments and responses

Participant	Comment/Question	Applicant Response
Danielle Barrett	Asked if pool was additional or relocated and about height of fence on South border.	Kara Block confirmed that pool was relocated and explained height of wall and foliage.
Danielle Barrett	Echos concerns from original meeting: inadequate parking, privacy, noise, and reduced natural light.	Kamila Damavandi described additional parking. Jeff explained the ratio per unit has increased.
Ralph Velador	Identified himself as with Southern California District Council of Laborers. Asked about timeline for project.	Kara Block explained estimated project timeline.
Kathy Kane	Neighbor concerned about adequate community outreach and community involvement in process considering height and shadows and traffic flow. Asked about the project approvals process. Expressed concerns about not receiving notification.	Kara Block explained density bonus laws and maximum height in process for administrative approval. Explained State mandate and City housing element for creating affordable housing residential units in response to housing shortage. Melissa Sweeney explained City requirements for community meeting, registering comments, and post card notification requirements.
Kat	Concerned neighbor. Asked if there is a representative from the City in the meeting. Asked if application studies are public yet and when they will be made public. Asked when residents can interact with City departments about project concerns and safety of traffic flow.	Melissa Sweeney responded that the City does not usually attend the community meetings. Kara Block indicated that the application should be public on the city's website and provided various ways to contact the City with concerns and to learn more about the application studies timeline.

Zoom Chat

Name	Comments	Response
Mick	A few people have challenges logging on but should be there.	Comment noted.
Kamila Damavandi	Thanks for letting us know, @Mick, we'll do our best to make sure everyone gets let in.	Comment noted.
Ralph Velador Southern California District Council of Laborers	I don't have that option, I have a question.	Comment noted.
Mick	I have a general question but it is about timeline. Any idea about the timing of relocation (when does it start), and will it be 2-3 years of construction until property is ready for move in.	Kara Block and the applicant responded.
Mick	(so same question but also for relocation)	Applicant responded.
Melissa Sweeney	You can put questions and comments in the chat. You can email comments to 1320pico@dylaninvestments.com.	--
Danielle Barrett	I did not receive any updated proposal postcard, along with several of my neighbors. However, I received the last one.	Melissa Sweeney stated that the question/comment was addressed.
Bronwyn	It's a done deal. After hearing how upset community members were about 8 stories, they went ahead and added 47 units and made the whole thing 8 stories. If you don't like this type of thing you need to pressure Dan Hall and Jesse Zwick. And you need to get our state senators and state assembly members to talk to us. Otherwise, developers like this will continue to take advantage of the options they are given to make money for their investors.	Comment noted.
iPhone 16 Pro	We did not receive a postcard this time — we did for the first zoom call. Why not?	Melissa Sweeney provided information about the radius printing, mailing, transit, and delivery timing; postcards were received within 14 days on other carrier routes.

Name	Comments	Response
Stacy Keane	Me either. No communication to residents nearby.	Comment noted.
Danielle Barrett	I definitely live within the radius and still did not receive the notice.	Comment noted.
iPhone 16 Pro	We live directly behind the proposed building and did NOT receive any notification for this updated design or Zoom call. - Cary Prince	Comment noted.
Todd Lefournier	I too live right next door. No notice. Simply unacceptable.	Comment noted.
Nancy B	I was not able to get into the zoom meeting from the zoom link typed on the postcard. I was instructed to enter a passcode, which I did not have. How many other neighbors might be missing this meeting? I was able to get in from an email I received from the GrantGroup, their "link" worked with no passcode.	Question noted.
RV iPHONE 15 PRO	Simply unacceptable. Ugly building. Too tall! Too dense!	Comment noted.
Bronwyn	I get 16% affordable. 24/147. Not 30 percent.	Applicant reiterated formula for affordable unit percentage.
Elaine	I went to my laptop and entered http://1320PicoBlvdProject.com no password required.	Comment noted.
Suzie Roth	I live directly behind the building (the south side of Grant). My husband found postcard in today's mail 1 hour before the meeting, so insufficient notice for me to spread the word. I spent this afternoon texting and emailing neighbors to get them on this pro forma call.	Comment noted.
Kat	As residents we need to stay on top of the city and make sure that the project studies actually comply with state law, especially the traffic study which will need to be made public. Suzie I would love to be part of your email list. Also if anyone here wants to organize I'm happy to help I have a masters in urban planning and work in the industry.	Comment noted.

Name	Comments	Response
	My email is kathleenripley@gmail.com.	
Jgarcia's iPhone	Wow that is fantastic.	Comment noted.
Kat	I am also pro housing for the record just don't support projects that will endanger our community.	Comment noted.
Irena	Suzie, I live on Euclid, please add me to your email list ibedenikovic@hotmail.com, thank you!	Comment noted.
Irena	Irena.	Comment noted.
Suzie Roth	suzieroth@hotmail.com.	Comment noted.
Kathy Kane	Thank you Susie!	Comment noted.
Kat	Reacted to "Thank you Susie!" with 👍.	Comment noted.
Kat	Reacted to "suzieroth@hotmail.com" with 👍.	Comment noted.
Max Greenhut	Regarding the traffic study that hasn't been completed yet, do we know when it will be, where it will be shared, and if/where there will be an opportunity to comment like we are here based on that additional information?	Applicant responded.
Zina Josephs	Senator.Allen@Senate.ca.gov and Assemblymember.Zbur@Assembly.ca.gov and be aware that 6 of our 7 City Council members voted to endorse SB 79. Only Mayor Negrete voted 'No.'	Comment noted.
Cary Prince	One more question: we requested the Zoom recording for the last meeting but were sent a corrupt (?) file. Can we please receive the full recording this time?	Applicant noted the request and said the video would be available from the Planning Department.

Name	Comments	Response
Kat	Since this developer does not have a history of completing similar residential projects we also need to ask the city what protections we will have should they walk or fail to deliver on affordable units. They can potentially be required to post bond to keep the site safe, secure and clean.	Comment noted.
Cary Prince	Can we see the plans you shared in this call? They are not at the project website.	Melissa Sweeney said that the rendering only was posted on the project website.
Cary Prince	Does the recording for the last call still exist, and can you please send it?	Question noted.
Cary Prince	Can you please share that link?	Applicant responded.
Kathy Kane	FOR THE CITY WHO GETS THE TRANSCRIPT: BIGGEST CONCERN FOR COMMUNITY: dangerous location for TRAFFIC on Pico. Less units is less cars. Please advise the public when the Traffic Study will be completed City of SM so we can provide input. Please do not put an 8 story building in our community, Please do not make the building this tall - it will be completely out of character of "our" community. Please reduce the number of units and height of building. We did not get a postcard about this ever...	Comment noted.
Nancy B	To clarify. The land was zoned Commercial, and the 12 residents are living on commercial property? At that allowed an additional 47 units to be designed?	Comment noted.
Nancy B	Who requested the rezoning please?	Kara Block indicated that the topic had been addressed in presentation.
Kat	Glad to meet some of you and looking forward to organizing.com.	Comment noted.

D. Additional comments - post-meeting emails (see attached)

From: 1320pico 1320pico@dylaninvestments.com
Subject: FW:
Date: May 30, 2025 at 10:59 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com



From: Diane Landau <landau.diane194@gmail.com>
Date: Thursday, May 29, 2025 at 1:00 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: <no subject>

H ,how can I sign up for tonight, will the rent be at low cost for seniors thanks
Diane Landau

From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: 1320 Pico comments
Date: June 4, 2025 at 11:57 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com



From: Bronwyn Barkan <bbarkan123@yahoo.com>
Date: Tuesday, June 3, 2025 at 9:33 AM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: 1320 Pico comments

I think you likely gathered from the last meeting that your new neighbors are by and large furious with this project, especially now that you've doubled down and grown it by 50%. Your company has successfully monetized the state's policies and city policies to make a lot of money for your investors. Perhaps it will mobilize neighbors to hold our state and city council reps more responsible for rampant luxury development. While you may like to feel that you are helping the housing shortage in the state, most of us remain unconvinced. We know that you are building this quite ugly monstrous complex for dollars. Many of us are furious because this was/is a done deal, and local existing community concerns are apparently irrelevant. We are without a voice.

Bronwyn Barkan
Neighbor

From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: 1320 Pico
Date: May 30, 2025 at 10:59 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com



From: Mitch Nahass <mitchnahass@hotmail.com>
Date: Thursday, May 29, 2025 at 3:49 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: 1320 Pico

Hello,

I read in the SM Daily Press that there will be a meeting tonight and to RSVP to this email. I would like to attend via zoom. Please add me to the list. Thank you.

Regards,

Mitch Nahass



From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: Community meeting
Date: May 30, 2025 at 10:59 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com


From: Efrain Lopez <elopez@lcof.net>
Date: Thursday, May 29, 2025 at 1:02 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Community meeting

I m rsvp for the coimmunity meeting

Efrain Lopez

Labor Relations Representative
Laborers Pacific Southwest Regional
Organizing Coalition
1123 Park View Dr., Ste. 202
Covina, Ca 91724
626-213-8974 Cell
626-350-9403 Office
626-350-9417 Fax
elopez@lcof.net



From: 1320pico 1320pico@dylaninvestments.com 
Subject: FW: Community Meeting
Date: May 30, 2025 at 11:00 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com

From: Ralph Velador <rvelador@lcof.net>
Date: Wednesday, May 28, 2025 at 12:49 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Community Meeting

I would like to know if it is necessary to RSVP for the meeting ??

Ralph Velador

Coordinator
Laborers Pacific Southwest Regional
Organizing Coalition
1123 Park View Drive. Ste. 202
Covina Ca. 91724
626-350-9403 Office
626-350-9417 Fax
626-705-6409 Cell
rvelador@lcof.net





From: 1320pico 1320pico@dylaninvestments.com
Subject: FW:
Date: May 30, 2025 at 10:58 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com

From: 1320pico <1320pico@dylaninvestments.com>
Date: Thursday, May 29, 2025 at 7:22 PM
To: ADAM DAWSON <adam322@aol.com>
Subject: Re:

Hi Adam,

Thank you for voicing your concern. Notices were mailed to residents and property owners within a 750-foot radius in accordance with Santa Monica Municipal Code Section 9.43.030.

We'd be happy to share a copy of the meeting recording with you—just let us know, and we'll pass it along. If you have any additional questions or comments, feel free to submit them to this email anytime between now and June 5. We will forward all feedback directly to the city.

Best regards,
The Dylan Investments Team

From: ADAM DAWSON <adam322@aol.com>
Date: Thursday, May 29, 2025 at 5:30 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: <no subject>

We will be unable to participate in tonight's Zoom meeting since we did not get any notice until today's newspaper article.

Anyone cynical might think the late notice, or failure to notify neighbors in advance, was deliberate.

- adam dawson
1229 Cedar Street



From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: I would like to join the 1320 Pico Zoom Meeting - what is the passcode ?
Date: May 30, 2025 at 10:58 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com

From: Nancy Binfet <nbinfet@gmail.com>
Date: Thursday, May 29, 2025 at 7:36 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Re: I would like to join the 1320 Pico Zoom Meeting - what is the passcode ?

Thank you for responding It is not necessary. Have a nice night

On Thu, May 29, 2025 at 7:24 PM 1320pico <1320pico@dylaninvestments.com> wrote:

Hi Nancy,

There was no password required to join tonight's meeting. We're sorry to hear that you were experiencing technical difficulties.

If you would like a copy of the recording, please let us know, and we will pass it along.

Best regards,
The Dylan Investments Team

From: Nancy Binfet <nbinfet@gmail.com>
Date: Thursday, May 29, 2025 at 6:16 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: I would like to join the 1320 Pico Zoom Meeting - what is the passcode ?

Hi!

I would like to join the 1320 Pico Zoom meeting - apparently I need a passcode.
Please provide
Thank you!



From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: Letter of support of 1320 Pico Blvd project next to SMCC
Date: May 30, 2025 at 10:59 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com

From: 1320pico <1320pico@dylaninvestments.com>
Date: Thursday, May 29, 2025 at 4:09 PM
To: Jim Kennedy <kennedyjim@hotmail.com>
Subject: Re: Letter of support of 1320 Pico Blvd project next to SMCC

Thank you Jim! We greatly appreciate your support!

Best,
The Dylan Investments Team

From: Jim Kennedy <kennedyjim@hotmail.com>
Date: Thursday, May 29, 2025 at 9:51 AM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Letter of support of 1320 Pico Blvd project next to SMCC

RE: Letter in support of the 1320 Pico Blvd project,

Hello 1320 Pico Blvd project team,

Unfortunately, I am unable to make tonight's public comment meeting. So, I am writing to give my full support for the proposed residential complex that is west of Santa Monica Community College. That includes all the density bonuses and any zoning variances.

I have been in support of AB 648 (Zbur) Community colleges: housing: local zoning regulations. I believe this project can be seen in keeping with the spirit of the legislative initiative to create more housing on and around our amazing community college.

Sincerely,

Jim Kennedy
2021 Ocean Avenue, Apt 205
Santa Monica, CA 90405



From: 1320pico <1320pico@dylaninvestments.com>
Subject: FW: Meeting
Date: May 30, 2025 at 11:00 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com

From: 1320pico <1320pico@dylaninvestments.com>
Date: Thursday, May 29, 2025 at 4:10 PM
To: Alfonso Sanchez <asanchez@lcof.net>
Subject: Re: Meeting

Hi Al,

If you would like to attend the meeting today, you can find the link by visiting our project site below.

<https://www.1320picoblvdproject.com>

Thank you,
The Dylan Investments Team

From: Alfonso Sanchez <asanchez@lcof.net>
Date: Thursday, May 29, 2025 at 7:36 AM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Meeting


Good morning my name is Al Sanchez. Can you please send me the ID number in the password to get on the Zoom meeting tonight
Thank you

Alphonso "AL" Sanchez
Labor Relations Representative
1123 Park View Dr. STE 202
Covina, CA 91724
Office (626) 350-9403
Fax (626) 350- 9417
Cell (619) 540-3049
asanchez@lcof.net

www.lpswroc.com

LiUNA!

Laborers' International Union of North America

From: 1320pico 1320pico@dylaninvestments.com 
Subject: FW: meeting
Date: May 30, 2025 at 10:59 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com



From: Jose Garcia <jlgarcia@lcof.net>
Date: Thursday, May 29, 2025 at 11:56 AM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: meeting

i would like to attend and speak at this virtual meeting

Jose L. Garcia

Labor Relations Representative

Laborers Pacific Southwest Regional

Organizing Coalition

4399 Santa Anita Ave, Ste 204

El Monte, CA 91731


626-350-9403 Office

626-350-9417 Fax

626-523-4304 Cell

jlgarcia@lcof.net

LiUNA!
Laborers' International Union of North America

From: 1320pico 1320pico@dylaninvestments.com 
Subject: FW: Pico Blvd Development project
Date: May 30, 2025 at 11:00 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com



From: Juan Serrato <jserrato@lcof.net>
Date: Wednesday, May 28, 2025 at 1:29 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Pico Blvd Development project

Good evening, my name is Juan Serrato and I would like to attend the virtual meeting tomorrow for the Pico Blvd development project proposed by Dylan Investments. I would like to RSVP thank you. My email is jserrato@lcof.net

Juan Serrato

Labor Relations Representative
Laborers Pacific Southwest Regional
Organizing Coalition
1123 Park View Dr., Ste 202
Covina, CA 91724
626-350-9403 Office
626-350-9417 Fax
626-277-5886 Cell
jserrato@lcof.net





From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: Pico project
Date: May 30, 2025 at 11:00 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com

From: 1320pico <1320pico@dylaninvestments.com>
Date: Thursday, May 29, 2025 at 4:11 PM
To: Elaine Becker <elainebecker007@gmail.com>
Subject: Re: Pico project

Hi Eliane,

There is no password required to attend the meeting tonight.

Thank you,
The Dylan Investments Team

From: Elaine Becker <elainebecker007@gmail.com>
Date: Thursday, May 22, 2025 at 6:25 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Pico project

Sorry the info given to me was the meeting was tonight . Now I'm told it's next Thursday and I would appreciate the password if there is one.

Again my apologies for previous emails. Sincerely Elaine

From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: Please allow a bid for demolition
Date: May 30, 2025 at 10:58 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com



From: Bijan <bijanturo@gmail.com>
Date: Thursday, May 29, 2025 at 6:56 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Please allow a bid for demolition

From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: Provide a recording
Date: June 4, 2025 at 11:58 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com



From: Hajar Muqtasid St. Claire <mrshstclaire@gmail.com>
Date: Monday, June 2, 2025 at 8:11 AM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Provide a recording

Goodd day,

Unfortunately, I was not aware of your zoom meeting prior to May 29th in order to provide input on the Santa Monica Housing development. Can you please provide a recording and/ or slides, project development details etc that were discussed at the meeting pertaining to 1320 Pico?

Thank you,

Hajar Muqtasid St. Claire



From: 1320pico <1320pico@dylaninvestments.com>
Subject: FW: Question re mixed income development
Date: May 30, 2025 at 11:02 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com

From: 1320pico <1320pico@dylaninvestments.com>
Date: Thursday, May 29, 2025 at 4:08 PM
To: Tara Barauskas <tbarauskas@communitycorp.org>
Subject: Re: Question re mixed income development

Hi Tara,

We can definitely pass it along to the landlord to see if it would be of interest to him.
What kind of property/project is it?

Best,
Damavandi Capital

From: Tara Barauskas <tbarauskas@communitycorp.org>
Date: Thursday, May 29, 2025 at 10:46 AM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Question re mixed income development

Hi - I see you are working on a project with mixed incomes at 1320 Pico-that's great! I have a property in Venice that I would love to partner with someone on to create a similar project, but we have no experience doing market/mixed income. Would you be interested in taking a look at it?

Thanks,
Tara

--

Tara Barauskas
Executive Director
Community Corporation of Santa Monica
1410 2nd Street, Suite 200
Santa Monica, CA 90401
T. 310.394.8487 x133



www.communitycorp.org

I acknowledge with respect and gratitude the Tongva, Kizh, and Chumash Peoples on whose traditional territory I live and work.
Please consider the environment before printing this e-mail.


From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: RSVP to Thursday event
Date: May 30, 2025 at 10:59 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com



From: deborahv65@gmail.com <deborahv65@gmail.com>
Date: Thursday, May 29, 2025 at 10:57 AM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: RSVP to Thursday event

Sent from my iPhone



From: 1320pico 1320pico@dylaninvestments.com 
Subject: FW: too big, to dense, traffic, go back to smaller size
Date: June 4, 2025 at 11:58 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com

From: Lauren de la Fuente <lauren@pearlstreetmarketing.com>
Date: Saturday, May 31, 2025 at 11:12 AM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: too big, to dense, traffic, go back to smaller size

I missed the meeting but I wanted to let you know that I think your project is too big, too dense and traffic won't be able to handle it. Go back to the smaller scope building and stop over development of Santa Monica.

Lauren de la Fuente
Founder and Strategic Advisor
Pearl Street Marketing
lauren@pearlstreetmarketing.com
310.283.8488
www.pearlstreetmarketing.com
<https://www.linkedin.com/in/laurendelafuente/>





From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: Virtual Community Meeting
Date: May 30, 2025 at 10:59 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com

From: Ralph Velador <rvelador@lcof.net>
Date: Thursday, May 29, 2025 at 12:51 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Virtual Community Meeting

Good Afternoon,
I would like to RSVP for the meeting

Ralph Velador

Coordinator
Laborers Pacific Southwest Regional
Organizing Coalition
1123 Park View Drive. Ste. 202
Covina Ca. 91724
626-350-9403 Office
626-350-9417 Fax
626-705-6409 Cell
rvelador@lcof.net



From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: Yesterday evening's Zoom
Date: May 30, 2025 at 10:58 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com



From: Scott Snowden <scott.snowden@smdp.com>
Date: Friday, May 30, 2025 at 9:06 AM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Yesterday evening's Zoom

Hello, my name is Scott Snowden, I'm a reporter for the Santa Monica Daily Press.

Is a recording available of yesterday evening's Zoom meeting..?

Thank you ever so much

--

Scott Snowden
[Santa Monica Daily Press](#)
Scott.Snowden@SMDP.com
(212) 951-1138

From: 1320pico 1320pico@dylaninvestments.com
Subject: FW: Zoom meeting tonight
Date: May 30, 2025 at 10:59 AM
To: Melissa Sweeney m.sweeney@eumenidesconsulting.com



From: Kathy Kane <kathykane@aol.com>
Date: Thursday, May 29, 2025 at 1:44 PM
To: 1320pico <1320pico@dylaninvestments.com>
Subject: Zoom meeting tonight

RSVP for the meeting tonight.

Please confirm the zoom link.

So very disappointing taking away our view and crowding our neighborhood by adding 47 units to this building. 8 Stories is a money grab and not what our neighborhood needs.

Bay Street home owner.

E. Notification of Community Meeting (not to scale)

Damavandi Capital
9229 West Sunset Blvd #618
West Hollywood, CA 90069

You are invited to a virtual Community Meeting

Please join us for an overview of the revised, proposed residential project
at 1320 Pico Boulevard, Santa Monica 90405

Thursday, May 29, 2025 at 6:00 pm

The meeting will be conducted via Zoom.

<https://us02web.zoom.us/j/82999223211?pwd=NThr8f8D9ko4ba7YgLJc3EhXkkde5P.1>

A clickable link is available on the project website: <http://1320PicoBlvdProject.com>

Project Description

The revised, proposed project consists of an 8-story apartment building with 147 residential units, including 24 affordable units, all over 2.5-level subterranean garage. As prescribed per the City's affordable housing production program, 4 units are at 50% AMI, 4 units are at 80% AMI, and 16 units are at moderate income levels and based on 100% density bonus. There are 175 parking spaces including 132 EV or EV ready parking spaces. 269 bicycle spaces are included in the project: 244 long-term bike parking spaces and 25 short-term bike parking spaces. For more information, please visit the Project website: <http://1320PicoBlvdProject.com>



EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
1	1320 PICO BOULEVARD LLC	9229 W SUNSET BLVD STE 618	WEST HOLLYWOOD	CA	90069
2	1320 PICO BOULEVARD LLC	10585 SANTA MONICA BLVD # 130	LOS ANGELES	CA	90025
3	VERMEULEN JOSEPH	16321 PACIFIC COAST HWY SPC 90	PACIFIC PALISADES	CA	90272
4	WONG CHENNA M	809 S ATLANTIC BLVD STE 201	MONTEREY PARK	CA	91754
5	1940 12TH ST LLC	10250 CONSTELLATION BLVD	LOS ANGELES	CA	90067
6	LIPSHY BRAD	1922 12TH ST	SANTA MONICA	CA	90404
7	NARAIN JAI P TRUST	1918 12TH ST	SANTA MONICA	CA	90404
8	CORRAL JAVIER	2405 29TH ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
9	SHASTRY KUMAR	2889 PLAZA DEL AMO UNIT 911	TORRANCE	CA	90503
10	HEIRIGS SHANNON L	12930 MCCUNE AVE	LOS ANGELES	CA	90066
11	HASHEMI MAJID (TE)	3718 SEAHORN DR	MALIBU	CA	90265
12	BENEDICT JARED L	1125 PICO BLVD APT 104	SANTA MONICA	CA	90405
13	URSO VINCENT	13576 SCENIC CREST DR	YUCAIPA	CA	92399
14	FRANCO JOSELE	1125 PICO BLVD APT 106	SANTA MONICA	CA	90405
15	MAHLER MICHAEL T LIVING TRUST	1125 PICO BLVD APT 107	SANTA MONICA	CA	90405
16	PERNISCO CATALINA E (TE)	1125 PICO BLVD APT 108	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
17	GARCIA DANIEL M	1125 PICO BLVD APT 109	SANTA MONICA	CA	90405
18	PERNSICO JESSE	1125 PICO BLVD APT 110	SANTA MONICA	CA	90405
19	PONTO GREGORY	7355 BELPINE PL APT 51	RANCHO CUCAMONGA	CA	91730
20	SHUNDICH LORRI	1125 PICO BLVD APT 202	SANTA MONICA	CA	90405
21	NUGENT KRISTIN T	1125 PICO BLVD APT 203	SANTA MONICA	CA	90405
22	MORSE PETER A	1125 PICO BLVD APT 204	SANTA MONICA	CA	90405
23	ARVIZU CHELSIE	1125 PICO BLVD APT 205	SANTA MONICA	CA	90405
24	MARTIN DEL CAMPO MIGUEL (TE)	1125 PICO BLVD APT 206	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
25	AGRAZ JORGE	1125 PICO BLVD APT 207	SANTA MONICA	CA	90405
26	HOTSINPILLER MATTHEW	1125 PICO BLVD APT 208	SANTA MONICA	CA	90405
27	BECKERMAN EDWARD M	1125 PICO BLVD APT 209	SANTA MONICA	CA	90405
28	GREENE MARY R	1125 PICO BLVD APT 210	SANTA MONICA	CA	90405
29	ETTENDER ROY	30717 EL PEQUENO DR	MALIBU	CA	90265
30	1901 RYSHY LLC	11835 W OLYMPIC BLVD STE 1055E	LOS ANGELES	CA	90064
31	EFH SEVEN LLC	1937 PONTIUS AVE	LOS ANGELES	CA	90025
32	BAVO IVAN	1322 12TH ST	SANTA MONICA	CA	90401

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
33	XU MEIHE	1917 12TH ST	SANTA MONICA	CA	90404
34	WANG DAVID C (TE)	1259 AUTUMN WIND WAY	HENDERSON	NV	89052
35	CUDANES JAIME R (TE)	1929 12TH ST	SANTA MONICA	CA	90404
36	DEL VALLE SONIA	2414 29TH ST	SANTA MONICA	CA	90405
37	MILOSAVLJEVIC ANKICA	443 16TH ST	SANTA MONICA	CA	90402
38	CHAN RACHAEL L J	11671 NATIONAL BLVD APT 303	LOS ANGELES	CA	90064
39	PAINTBRUSH PROPERTIES LLC &	2118 WILSHIRE BLVD # 363	SANTA MONICA	CA	90403
40	KLUDJIAN YERVANT (TE) & ALICE	1221 PICO BLVD	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
41	1942 EUCLID STREET ASSOCIATES	12100 WILSHIRE BLVD STE 1900	LOS ANGELES	CA	90025
42	CAMPOS IVERSON DOROTHY	5366 SUNLIGHT PL	LOS ANGELES	CA	90016
43	BAITEL ELIA	212 16TH ST	SANTA MONICA	CA	90402
44	EUCLID STREET LLC	1920 EUCLID ST APT 6	SANTA MONICA	CA	90404
45	SOLOMON ALVIN	3263 SAVALLI ST UNIT C	LAS VEGAS	NV	89102
46	DALEH ZMIRA	24705 SENDA PAJARO	CALABASAS	CA	91302
47	JAHROMI SHOKROLLAH M	1527 19TH ST	SANTA MONICA	CA	90404
48	DALAH RON (TE)	1015 25TH ST	SANTA MONICA	CA	90403

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
49	ALI RASHEEMA L	1850 EUCLID ST	SANTA MONICA	CA	90404
50	FAME SANTA MONICA SENIOR	3129 6TH ST	SANTA MONICA	CA	90405
51	REYES ROLANDO	1901 EUCLID ST	SANTA MONICA	CA	90404
52	CORRAL JAVIER	2405 29TH ST	SANTA MONICA	CA	90405
53	TURLIK STEVE (TE) & KAZIMIERA	511 LOMBARD AVE	PACIFIC PALISADES	CA	90272
54	1919 EUCLID CALLE LLC	1504 S FLOWER ST	LOS ANGELES	CA	90015
55	MW DEV 1574 LLC	3250 WILSHIRE BLVD STE 1502	LOS ANGELES	CA	90010
56	RANGER WILLIAM A	1925 EUCLID ST APT E	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
57	KIM JUM TAE (TE)	1933 EUCLID ST	SANTA MONICA	CA	90404
58	PARKVIEW 1305 LLC	1309 PICO BLVD STE C	SANTA MONICA	CA	90405
59	KAPLAN MARTY	PO BOX 3189	SANTA MONICA	CA	90408
60	KOUFAX EUCLID LLC	6300 WILSHIRE BLVD STE 1590	LOS ANGELES	CA	90048
61	JORDAN RUTH E	431 SHAWMUT AVE APT 7	BOSTON	MA	2118
62	LEPOUTRE GREGOIRE P	1937 EUCLID ST UNIT 102	SANTA MONICA	CA	90404
63	RUBIN CARTER	1937 EUCLID ST UNIT 103	SANTA MONICA	CA	90404
64	OWEN DOUGLAS W	1937 EUCLID ST UNIT 104	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
65	FUSCO SAMUEL A	6028 HUDSON ST # 4A	DALLAS	TX	75206
66	ROMERO JASON G (TE)	2562 S WESTGATE AVE	LOS ANGELES	CA	90064
67	1313 PICO LLC	16380 ROSCOE BLVD STE 200	VAN NUYS	CA	91406
68	RAMLJAK PROPERTIES LLC	13023 SKY VALLEY RD	LOS ANGELES	CA	90049
69	FARAHIRAD FARAMARZ TRUST	1626 S HILL ST	LOS ANGELES	CA	90015
70	KANE INDUSTRIAL PROPERTIES LLC	2275 E 37TH ST	VERNON	CA	90058
71	FREEMAN SCOTT	1904 14TH ST	SANTA MONICA	CA	90404
72	WEST SIDE FOOD BANK	1914 14TH ST	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
73	SKURA PROPERTIES LLC	3656 S BARRINGTON AVE	LOS ANGELES	CA	90066
74	LAS FLORES APARTMENTS	1423 2ND ST STE B	SANTA MONICA	CA	90401
75	SANTA MONICA CITY CEMETERY	1847 14TH ST	SANTA MONICA	CA	90404
76	SANTA MONICA CITY	1685 MAIN ST	SANTA MONICA	CA	90401
77	R & S INVESTMENT COMPANY	2111 WILSHIRE BLVD	SANTA MONICA	CA	90403
78	1201 BAY STREET LLC	1201 BAY ST APT D	SANTA MONICA	CA	90405
79	CRANE DENNIS R (TE) & LAURI (T	219 12TH ST	SANTA MONICA	CA	90402
80	EASTON JULIE A	1345 CEDAR ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
81	MINTEER PAIGE A	1125 BAY ST APT A	SANTA MONICA	CA	90405
82	1101 13 BAY INVESTMENT	17022 BOLLINGER DR	PACIFIC PALISADES	CA	90272
83	FARZAM MAURICE	1233 SAN VICENTE BLVD	SANTA MONICA	CA	90402
84	LIVE XYZ	2800 OLYMPIC BLVD	SANTA MONICA	CA	90404
85	RICHWALD GARY A (TE)	3234 KELTON AVE	LOS ANGELES	CA	90034
86	COMMUNITY CORP OF SANTA MONICA	1410 2ND ST STE 200	SANTA MONICA	CA	90401
87	AGUIRRE M LOURDES	2016 EUCLID ST APT 1	SANTA MONICA	CA	90405
88	PERNISCO CATALINA TRUST	1125 PICO BLVD APT 108	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
89	LEVY SONI L TRUST	2016 EUCLID ST APT 3	SANTA MONICA	CA	90405
90	TERRANOVA MICHAEL J	2016 EUCLID ST #4	SANTA MONICA	CA	90405
91	WINSTON JUDITH D	2016 EUCLID ST APT 5	SANTA MONICA	CA	90405
92	QIAN LEONARD	18 CALLE VIENTO	RANCHO PALOS VERDES	CA	90275
93	FLANAGAN SUSAN J	2016 EUCLID ST APT 7	SANTA MONICA	CA	90405
94	GREENSTEIN NANCY	2016 EUCLID ST APT 8	SANTA MONICA	CA	90405
95	SWEENEY SHAWN L	2016 EUCLID ST APT 9	SANTA MONICA	CA	90405
96	JACKSON JAFARI J	2016 EUCLID ST APT 10	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
97	BENDER AIMEE J	2016 EUCLID ST APT 11	SANTA MONICA	CA	90405
98	IVANKOVIC ANDRE	2016 EUCLID ST APT 12	SANTA MONICA	CA	90405
99	KOHL JOHN	2823 SW DAKOTA ST	SEATTLE	WA	98126
100	YEE GARY C	2016 EUCLID ST APT 14	SANTA MONICA	CA	90405
101	A SCHACHTER LIVING TRUST	2016 EUCLID ST APT 15	SANTA MONICA	CA	90405
102	CASHEL WILLIAM M	14 YELLOWWOOD WAY	IRVINE	CA	92612
103	SAUCEDO LUIS M	2016 EUCLID ST APT 17	SANTA MONICA	CA	90405
104	HAREWOOD CASSANDRA	2016 EUCLID ST APT 18	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
105	NAVARRETE VERONICA	2016 EUCLID ST APT 19	SANTA MONICA	CA	90405
106	COCORIS G MICHAEL (TE)	2016 EUCLID ST APT 20	SANTA MONICA	CA	90405
107	MIYAHIRA DEAN T	2016 EUCLID ST APT 21	SANTA MONICA	CA	90405
108	PICO ELEVEN LLC	1187 COAST VILLAGE RD STE 1	SANTA BARBARA	CA	93108
109	BECERRA GABRIEL (TE)	2044 EUCLID ST # A	SANTA MONICA	CA	90405
110	DELACERDA YOLANDA	1218 BAY ST APT B	SANTA MONICA	CA	90405
111	WATENMAKER TOBIN M	346 21ST PL	SANTA MONICA	CA	90402
112	KELLER EVELYN (TE)	1208 BAY ST # A	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
113	SPHEERIS PENELOPE	3940 LAUREL CANYON BLVD # 18	STUDIO CITY	CA	91604
114	DE LOZA SOLEDAD	1132 BAY ST UNIT A	SANTA MONICA	CA	90405
115	YOUNG ROLAND E	1128 BAY ST APT B	SANTA MONICA	CA	90405
116	WIESNER BERKS D	1124 BAY ST	SANTA MONICA	CA	90405
117	DIXON MATTHEW & SONIA	7021 KENTWOOD CT	LOS ANGELES	CA	90045
118	FLORES ANDRES P	1114 BAY ST APT C	SANTA MONICA	CA	90405
119	WILLIAM J GRIFFIN 2006 TRUST & GRIFFIN KYLE M	930 TAHOE BLVD STE 802	INCLINE VILLAGE	NV	89451
120	DEMETRIOU PETER (TE) & JANET E	1111 GRANT ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
121	BORBOR SHARIAR	800 COLORADO AVE APT 415	SANTA MONICA	CA	90401
122	CASEY RICHARD A (TE)	1121 GRANT ST	SANTA MONICA	CA	90405
123	GUMBEL OF SELIGMAN FAMILY TRUST	1127 GRANT ST	SANTA MONICA	CA	90405
124	DOMINGUE DARREN G (TE)	1201 GRANT ST	SANTA MONICA	CA	90405
125	KRATZ ANDREW A	1205 GRANT ST	SANTA MONICA	CA	90405
126	PAYTON NEAL I (TE)	1211 GRANT ST	SANTA MONICA	CA	90405
127	PIERCE MARILHYN G	3370 STREAMSIDE LN APT C208	THOUSAND OAKS	CA	91360
128	SHAWVER CHERYL TRUST	1221 GRANT ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
129	SNIDER EDWARD (TE) & MAUREEN (	1225 GRANT ST	SANTA MONICA	CA	90405
130	HEIDEMANN JOHN	1102 BAY ST	SANTA MONICA	CA	90405
131	LIN JASON C	2045 11TH ST	SANTA MONICA	CA	90405
132	DEAN NATHAN (TE)	1229 PACIFIC ST	SANTA MONICA	CA	90405
133	CUATTO EMILY V	1221 PACIFIC ST	SANTA MONICA	CA	90405
134	NORD SUSAN	1219 PACIFIC ST	SANTA MONICA	CA	90405
135	HAKIM ADAM	1213 PACIFIC ST	SANTA MONICA	CA	90405
136	LAAN MATI (TE) & MILVI (TE)	1205 PACIFIC ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
137	RIFE INVESTMENT PARTNERS	1113 PACIFIC ST	SANTA MONICA	CA	90405
138	GREEN BRUCE	1127 PACIFIC ST	SANTA MONICA	CA	90405
139	POLLACK BRADFORD (TE) & LORI (	1123 PACIFIC ST	SANTA MONICA	CA	90405
140	WILLIAMS SIMON	1117 PACIFIC ST	SANTA MONICA	CA	90405
141	MACKIEWICZ NORBERT B TRUST	1116 GRANT ST	SANTA MONICA	CA	90405
142	REZNICK SARA L	1118 GRANT ST	SANTA MONICA	CA	90405
143	COSCARELLI ANNE	1120 GRANT ST	SANTA MONICA	CA	90405
144	BRANDENBERGER CASEY	1124 GRANT ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
145	MCCARTHY KEVIN (TE)	1206 GRANT ST	SANTA MONICA	CA	90405
146	REUTER KATHERINE E	1210 GRANT ST	SANTA MONICA	CA	90405
147	BURKE TIMOLIN	1212 GRANT ST	SANTA MONICA	CA	90405
148	KHAW DOLLY H (TE)	1214 GRANT ST	SANTA MONICA	CA	90405
149	TUNICK JANET R	1224 GRANT ST	SANTA MONICA	CA	90405
150	GHAFFARI HAMID	1228 GRANT ST	SANTA MONICA	CA	90405
151	KERNDT PETER R (TE)	1220 GRANT ST	SANTA MONICA	CA	90405
152	SMITH MARK H TRUST	2204 EUCLID ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
153	MILLER THERESA	2210 EUCLID ST	SANTA MONICA	CA	90405
154	CLARKE TIMOTHY	1214 PACIFIC ST	SANTA MONICA	CA	90405
155	LIN HUI SAN (TE)	1312 PACIFIC ST	SANTA MONICA	CA	90405
156	CHIOREANU GLORIA M	1316 PACIFIC ST	SANTA MONICA	CA	90405
157	BECKER ELAINE R	1320 PACIFIC ST	SANTA MONICA	CA	90405
158	NESTANDE KAREN S	1326 PACIFIC ST	SANTA MONICA	CA	90405
159	RENNO PATRICIA A	1330 PACIFIC ST	SANTA MONICA	CA	90405
160	BROFMAN ROBERT B (TE)	1334 PACIFIC ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
161	PETTIT DAVID R (TE)	1340 PACIFIC ST	SANTA MONICA	CA	90405
162	EICHHOLZ MARTIN	1344 PACIFIC ST	SANTA MONICA	CA	90405
163	FRUMKIN A B & E S G JOIN TRUST	1348 PACIFIC ST	SANTA MONICA	CA	90405
164	FELSON JON P	1352 PACIFIC ST	SANTA MONICA	CA	90405
165	BINFET JOSEPH R	1302 PACIFIC ST	SANTA MONICA	CA	90405
166	CURTIS JOANNE	2211 EUCLID ST	SANTA MONICA	CA	90405
167	GARZA FAUSTINO (TE)	1351 PACIFIC ST	SANTA MONICA	CA	90405
168	BARKAN BRONWYN (TE)	1345 PACIFIC ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
169	RUNDLE CARLA F	1339 PACIFIC ST	SANTA MONICA	CA	90405
170	TUNICK DAVID C	1335 PACIFIC ST	SANTA MONICA	CA	90405
171	BLATT ROBERT	1329 PACIFIC ST	SANTA MONICA	CA	90405
172	PENNEY JOHN B (TE)	1327 PACIFIC ST	SANTA MONICA	CA	90405
173	HAMMERSLY PETER (TE) & CAROLYN	1319 PACIFIC ST	SANTA MONICA	CA	90405
174	PETRIGLIANO FRANK (TE) & PAMEL	1315 PACIFIC ST	SANTA MONICA	CA	90405
175	TAYLOR PAUL R	1309 PACIFIC ST	SANTA MONICA	CA	90405
176	BROFMAN PERTSCHUK TRUST	1334 PACIFIC ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
177	RIDDLE RICHARD W	1304 GRANT ST	SANTA MONICA	CA	90405
178	BAUGH CAROLYN M	2633 LINCOLN BLVD # 615	SANTA MONICA	CA	90405
179	HOLLAND JASON C	1316 GRANT ST	SANTA MONICA	CA	90405
180	DUBIN ALEXANDRA R	1320 GRANT ST	SANTA MONICA	CA	90405
181	SOKOLOW NANCY I	1328 GRANT ST	SANTA MONICA	CA	90405
182	GREENHUT H MAX	1330 GRANT ST	SANTA MONICA	CA	90405
183	CASILLAS JOSE J (TE) & STELLA	1334 GRANT ST	SANTA MONICA	CA	90405
184	BURKE PETER S (TE) & BONNIE M	1336 GRANT ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
185	KIMMELMAN AMY TRUST	2720 NEILSON WAY UNIT 5831	SANTA MONICA	CA	90409
186	LANDERS JODY C TRUST	1344 GRANT ST	SANTA MONICA	CA	90405
187	SM1348GRA LLC	PO BOX 3368	SANTA MONICA	CA	90408
188	STULTZ FAMILY TRUST	1352 GRANT ST	SANTA MONICA	CA	90405
189	CHUNG HYE YOUNG (TE)	1308 GRANT ST	SANTA MONICA	CA	90405
190	SQUARE LLC	1860 10TH ST	SANTA MONICA	CA	90404
191	LO SHU S (TE) & AMELIA K (TE)	1403 ALTA AVE	SANTA MONICA	CA	90402
192	BROWN MATTHEW (TE)	1311 GRANT ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
193	MATHIAS ANNE N	251 WILLOW AVE	WAYNE	PA	19087
194	PRINCE CAROLINE L (TE)	1319 GRANT ST	SANTA MONICA	CA	90405
195	SCOTT ANDREW B (TE)	1325 GRANT ST	SANTA MONICA	CA	90405
196	SAKAHARA BETTY	1329 GRANT ST	SANTA MONICA	CA	90405
197	MITCHUM TIFFANY	27258 ESCONDIDO BEACH RD	MALIBU	CA	90265
198	RAPHLING JOHN (TE)	1337 GRANT ST	SANTA MONICA	CA	90405
199	FALK BRIAN	1343 GRANT ST	SANTA MONICA	CA	90405
200	SLACUM FAMILY TRUST	1347 GRANT ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
201	LESLIE JOANNE	1351 GRANT ST	SANTA MONICA	CA	90405
202	PICO 1302 INVESTORS LLC	9401 WILSHIRE BLVD STE 575	BEVERLY HILLS	CA	90212
203	DJB 2017 LLC	3325 WILSHIRE BLVD STE 350	LOS ANGELES	CA	90010
204	DJB 2017 LLC	1322 WOODRUFF AVE	LOS ANGELES	CA	90024
205	ZHANG CHELSEA	713 W DUARTE RD # G826	ARCADIA	CA	91007
206	COMMUNITY CORP OF SANTA MONICA	1410 2ND ST STE 200	SANTA MONICA	CA	90401
207	DELLAPORTAS SPYROS (TE) & DONN	432 9TH ST	SANTA MONICA	CA	90402
208	GOLDEN COAST LLC	1425 N CAHUENGA BLVD	LOS ANGELES	CA	90028

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
209	OKUMURA HOWARD M	411 NEVADA ST	EL SEGUNDO	CA	90245
210	WEITZER EDDIE E (TE) & RENEE (	1330 PICO BLVD	SANTA MONICA	CA	90405
211, 213, 224, 226	SCHWARTZ PAUL (TE)	1000 UPTOWN PARK BLVD APT 252	HOUSTON	TX	77056
212	BADRI SEYEDEH Y	2033 EUCLID ST APT 2	SANTA MONICA	CA	90405
214	SCOTT JOHN	PO BOX 7234	SANTA MONICA	CA	90406
215	BALKWILL STEPHANIE	2033 EUCLID ST APT 5	SANTA MONICA	CA	90405
216	STOFF MAX	2033 EUCLID ST APT 6	SANTA MONICA	CA	90405
217	YARDY AIDAN P	2033 EUCLID ST APT 7	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
218	PITERBERG GABRIEL	2033 EUCLID ST APT 8	SANTA MONICA	CA	90405
219	CUQ FABRICE A	515 1ST AVE W APT 301	SEATTLE	WA	98119
220	BEDENIKOVIC IRENA	2033 EUCLID ST APT 10	SANTA MONICA	CA	90405
221	ATHERLAY DENISE M	1316 W RIVERSIDE DR	BURBANK	CA	91506
222	BENHAMOU CHLOE	9229 W SUNSET BLVD STE 618	WEST HOLLYWOOD	CA	90069
223	PRITIKIN DANIEL LIVING TRUST	2033 EUCLID ST APT 14	SANTA MONICA	CA	90405
225	O BRIEN PHOEBE	2033 EUCLID ST APT 16	SANTA MONICA	CA	90405
227	VERDUZCO ROSA M	2041 EUCLID ST APT 1	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
228	FALLON JULIE S	2041 EUCLID ST #1	SANTA MONICA	CA	90405
229	YOSHIMOTO MIKI	2041 EUCLID ST APT 3	SANTA MONICA	CA	90405
230	GARFIELD ANDREA	2041 EUCLID ST APT 4	SANTA MONICA	CA	90405
231	CHENG PETER C	948 10TH ST # A	SANTA MONICA	CA	90403
232	KLEIN ANDREW G	2041 EUCLID ST APT 6	SANTA MONICA	CA	90405
233	SHIPPEE MICHAEL	2041 EUCLID ST APT 7	SANTA MONICA	CA	90405
234	PAINTER MYA T	2041 EUCLID ST APT 8	SANTA MONICA	CA	90405
235	BARRETT DANIELLE K	2009 PALOS VERDES DR W	PALOS VERDES ESTATES	CA	90274

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
236	WITWER DANIEL E	2041 EUCLID ST APT 10	SANTA MONICA	CA	90405
237	SHEFFIELD RACHEL J	2041 EUCLID ST APT 11	SANTA MONICA	CA	90405
238	MAZUR FRANCES	822 WARREN AVE	VENICE	CA	90291
239	NISI NANCY	2041 EUCLID ST APT 14	SANTA MONICA	CA	90405
240	SIDHRA JAY S	2041 EUCLID ST APT 15	SANTA MONICA	CA	90405
241	WEINSTEIN JENNIFER M	2041 EUCLID ST APT 16	SANTA MONICA	CA	90405
242	FISHER MORGAN H (TE)	2041 EUCLID ST APT 17	SANTA MONICA	CA	90405
243-278	14TH ST PARTNERS LLC	PO BOX 422	SANTA MONICA	CA	90406

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
279	HUIZAR RUBEN (TE)	1503 BAY ST	SANTA MONICA	CA	90405
280	COULSON MARY L	1507 BAY ST	SANTA MONICA	CA	90405
281	ARISTA JESSICA	1513 BAY ST	SANTA MONICA	CA	90405
282	SANTA MONICA COMMUNITY COLLEGE	1900 PICO BLVD	SANTA MONICA	CA	90405
283	SELBY WILLIAM A	1402 BAY ST	SANTA MONICA	CA	90405
284	CICERO STEPHANIE	1410 BAY ST	SANTA MONICA	CA	90405
285	POLINOVSKY RUSLAN D	1414 BAY ST	SANTA MONICA	CA	90405
286	ROSE JUDITH A	PO BOX 52678	IRVINE	CA	92619

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
287, 296	PETERSON MATTHEW D (TE)	1421 GRANT ST	SANTA MONICA	CA	90405
288	DAVIS ADAM & MARISA FAM TRUST	1502 BAY ST	SANTA MONICA	CA	90405
289	MAY HERBERT (TE) & MARIANI (TE)	1506 BAY ST	SANTA MONICA	CA	90405
290	HOUSER DOROTHEA L	1512 BAY ST	SANTA MONICA	CA	90405
291	BURDICK CHRISTOPHER	1516 BAY ST	SANTA MONICA	CA	90405
292	FIRST PRESBYTERIAN CH OF SANTA MO	1220 2ND ST	SANTA MONICA	CA	90401
293	LOWE KIRK (TE)	1407 GRANT ST	SANTA MONICA	CA	90405
294	TSAI BRUCE Y & AMY K	1411 GRANT ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
295	BARKER THOMAS J	1417 GRANT ST	SANTA MONICA	CA	90405
297	MOODY KENT S (TE)	1427 GRANT ST	SANTA MONICA	CA	90405
298	HUMMER JOHN C	1505 GRANT ST	SANTA MONICA	CA	90405
299	KELLEY MICHAEL	1507 GRANT ST	SANTA MONICA	CA	90405
300	IVERSON DEAN M	1402 GRANT ST	SANTA MONICA	CA	90405
301	LAHIJI STEVE (TE) & NARJES (TE)	1408 GRANT ST	SANTA MONICA	CA	90405
302	SRIRO MARC J LIVING TRUST	1414 GRANT ST	SANTA MONICA	CA	90405
303	SULLIVAN LIVING TRUST	1418 GRANT ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008**
01-15-2025

MAP	OWNERS	ADDRESS	CITY	STATE	ZIP
304	FUSCO DIANE C	1424 GRANT ST	SANTA MONICA	CA	90405
305	DUBOIS JAMES F (TE) & CECILE (	207 S ANITA AVE	LOS ANGELES	CA	90049
306	ARTHUR JOHN M (TE)	1506 GRANT ST	SANTA MONICA	CA	90405
307	REYNA JEFFREY W (TE) & ANNA T	1415 PACIFIC ST	SANTA MONICA	CA	90405
308	BROWN DOG LLC	420 E WATERSIDE DR UNIT 1111	CHICAGO	IL	60601
309	LEVIN JASON (TE)	1405 PACIFIC ST	SANTA MONICA	CA	90405
310	ANDERSON RUTH N	1401 PACIFIC ST	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008****01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
1	OCCUPANT	1320 PICO BLVD		SANTA MONICA	CA	90405
1	OCCUPANT	1320 PICO BLVD	#A	SANTA MONICA	CA	90405
1	OCCUPANT	1320 PICO BLVD	#B	SANTA MONICA	CA	90405
1	OCCUPANT	1320 PICO BLVD	#C	SANTA MONICA	CA	90405
1	OCCUPANT	1320 PICO BLVD	#D	SANTA MONICA	CA	90405
1	OCCUPANT	1320 PICO BLVD	#E	SANTA MONICA	CA	90405
1	OCCUPANT	1320 PICO BLVD	#F	SANTA MONICA	CA	90405
1	OCCUPANT	1326 PICO BLVD	#1	SANTA MONICA	CA	90405
1	OCCUPANT	1326 PICO BLVD	#2	SANTA MONICA	CA	90405
1	OCCUPANT	1326 PICO BLVD	#3	SANTA MONICA	CA	90405
1	OCCUPANT	1326 PICO BLVD	#4	SANTA MONICA	CA	90405
1	OCCUPANT	1326 PICO BLVD	#5	SANTA MONICA	CA	90405
1	OCCUPANT	1326 PICO BLVD	#6	SANTA MONICA	CA	90405
3	OCCUPANT	1111 PICO BLVD	#A	SANTA MONICA	CA	90405
3	OCCUPANT	1111 PICO BLVD	#B	SANTA MONICA	CA	90405
3	OCCUPANT	1111 PICO BLVD	#C	SANTA MONICA	CA	90405
3	OCCUPANT	1111 PICO BLVD	#D	SANTA MONICA	CA	90405
3	OCCUPANT	1111 PICO BLVD	#E	SANTA MONICA	CA	90405
4	OCCUPANT	1934 12TH ST	#1	SANTA MONICA	CA	90404
4	OCCUPANT	1934 12TH ST	#2	SANTA MONICA	CA	90404
4	OCCUPANT	1934 12TH ST	#3	SANTA MONICA	CA	90404
4	OCCUPANT	1934 12TH ST	#4	SANTA MONICA	CA	90404
4	OCCUPANT	1934 12TH ST	#5	SANTA MONICA	CA	90404
4	OCCUPANT	1934 12TH ST	#6	SANTA MONICA	CA	90404
5	OCCUPANT	1940 12TH ST		SANTA MONICA	CA	90404
6	OCCUPANT	1922 1/2 12TH ST		SANTA MONICA	CA	90404
7	OCCUPANT	1918 1/2 12TH ST		SANTA MONICA	CA	90404
8	OCCUPANT	1914 12TH ST		SANTA MONICA	CA	90405
8	OCCUPANT	1914 1/2 12TH ST		SANTA MONICA	CA	90405
9	OCCUPANT	1125 PICO BLVD	#101	SANTA MONICA	CA	90405
10	OCCUPANT	1125 PICO BLVD	#102	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008****01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
11	OCCUPANT	1125 PICO BLVD	#103	SANTA MONICA	CA	90405
13	OCCUPANT	1125 PICO BLVD	#105	SANTA MONICA	CA	90405
19	OCCUPANT	1125 PICO BLVD	#201	SANTA MONICA	CA	90405
29	OCCUPANT	1853 12TH ST	#A	SANTA MONICA	CA	90404
29	OCCUPANT	1853 12TH ST	#B	SANTA MONICA	CA	90404
29	OCCUPANT	1853 12TH ST	#C	SANTA MONICA	CA	90404
29	OCCUPANT	1853 12TH ST	#D	SANTA MONICA	CA	90404
30	OCCUPANT	1901 12TH ST		SANTA MONICA	CA	90404
30	OCCUPANT	1901 12TH ST	#A	SANTA MONICA	CA	90404
30	OCCUPANT	1901 12TH ST	#B	SANTA MONICA	CA	90404
31	OCCUPANT	1907 12TH ST		SANTA MONICA	CA	90404
31	OCCUPANT	1903 12TH ST		SANTA MONICA	CA	90404
31	OCCUPANT	1905 12TH ST		SANTA MONICA	CA	90404
32	OCCUPANT	1915 12TH ST		SANTA MONICA	CA	90404
32	OCCUPANT	1915 1/2 12TH ST		SANTA MONICA	CA	90404
34	OCCUPANT	1923 12TH ST	#A	SANTA MONICA	CA	90404
34	OCCUPANT	1923 12TH ST	#B	SANTA MONICA	CA	90404
34	OCCUPANT	1923 12TH ST	#C	SANTA MONICA	CA	90404
35	OCCUPANT	1929 12TH ST	#A	SANTA MONICA	CA	90404
35	OCCUPANT	1929 12TH ST	#B	SANTA MONICA	CA	90404
35	OCCUPANT	1929 12TH ST	#C	SANTA MONICA	CA	90404
35	OCCUPANT	1929 12TH ST	#D	SANTA MONICA	CA	90404
35	OCCUPANT	1929 12TH ST	#E	SANTA MONICA	CA	90404
36	OCCUPANT	1933 12TH ST		SANTA MONICA	CA	90404
36	OCCUPANT	1933 12TH ST	#A	SANTA MONICA	CA	90404
36	OCCUPANT	1933 12TH ST	#B	SANTA MONICA	CA	90404
36	OCCUPANT	1933 12TH ST	#C	SANTA MONICA	CA	90404
36	OCCUPANT	1933 12TH ST	#D	SANTA MONICA	CA	90404
37	OCCUPANT	1937 12TH ST	#A	SANTA MONICA	CA	90404
37	OCCUPANT	1937 12TH ST	#B	SANTA MONICA	CA	90404
37	OCCUPANT	1937 12TH ST	#C	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
37	OCCUPANT	1937 12TH ST	#D	SANTA MONICA	CA	90404
37	OCCUPANT	1937 12TH ST	#E	SANTA MONICA	CA	90404
37	OCCUPANT	1937 12TH ST	#F	SANTA MONICA	CA	90404
38	OCCUPANT	1943 12TH ST	#1	SANTA MONICA	CA	90404
38	OCCUPANT	1943 12TH ST	#2	SANTA MONICA	CA	90404
38	OCCUPANT	1943 12TH ST	#3	SANTA MONICA	CA	90404
38	OCCUPANT	1943 12TH ST	#4	SANTA MONICA	CA	90404
39	OCCUPANT	1211 PICO BLVD	#1	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#2	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#3	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#4	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#5	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#6	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#7	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#8	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#9	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#10	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#11	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#12	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#13	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#14	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#15	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#16	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#17	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#18	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#19	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#20	SANTA MONICA	CA	90405
39	OCCUPANT	1211 PICO BLVD	#21	SANTA MONICA	CA	90405
40	OCCUPANT	1231 PICO BLVD		SANTA MONICA	CA	90405
41	OCCUPANT	1942 EUCLID ST	#1	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#2	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008****01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
41	OCCUPANT	1942 EUCLID ST	#3	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#4	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#5	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#6	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#7	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#8	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#9	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#10	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#11	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#12	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#13	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#14	SANTA MONICA	CA	90404
41	OCCUPANT	1942 EUCLID ST	#15	SANTA MONICA	CA	90404
42	OCCUPANT	1938 EUCLID ST	#1	SANTA MONICA	CA	90404
42	OCCUPANT	1938 EUCLID ST	#2	SANTA MONICA	CA	90404
42	OCCUPANT	1938 EUCLID ST	#3	SANTA MONICA	CA	90404
42	OCCUPANT	1938 EUCLID ST	#4	SANTA MONICA	CA	90404
42	OCCUPANT	1938 EUCLID ST	#5	SANTA MONICA	CA	90404
42	OCCUPANT	1938 EUCLID ST	#6	SANTA MONICA	CA	90404
42	OCCUPANT	1938 EUCLID ST	#7	SANTA MONICA	CA	90404
42	OCCUPANT	1938 EUCLID ST	#8	SANTA MONICA	CA	90404
43	OCCUPANT	1934 EUCLID ST	#1	SANTA MONICA	CA	90404
43	OCCUPANT	1934 EUCLID ST	#2	SANTA MONICA	CA	90404
43	OCCUPANT	1934 EUCLID ST	#3	SANTA MONICA	CA	90404
43	OCCUPANT	1934 EUCLID ST	#4	SANTA MONICA	CA	90404
43	OCCUPANT	1934 EUCLID ST	#5	SANTA MONICA	CA	90404
43	OCCUPANT	1934 EUCLID ST	#6	SANTA MONICA	CA	90404
44	OCCUPANT	1920 EUCLID ST	#1	SANTA MONICA	CA	90404
44	OCCUPANT	1920 EUCLID ST	#2	SANTA MONICA	CA	90404
44	OCCUPANT	1920 EUCLID ST	#3	SANTA MONICA	CA	90404
44	OCCUPANT	1920 EUCLID ST	#4	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008****01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
44	OCCUPANT	1920 EUCLID ST	#5	SANTA MONICA	CA	90404
45	OCCUPANT	1912 EUCLID ST		SANTA MONICA	CA	90404
45	OCCUPANT	1912 1/2 EUCLID ST		SANTA MONICA	CA	90404
45	OCCUPANT	1914 EUCLID ST		SANTA MONICA	CA	90404
45	OCCUPANT	1914 1/2 EUCLID ST		SANTA MONICA	CA	90404
46	OCCUPANT	1908 EUCLID ST	#1	SANTA MONICA	CA	90404
46	OCCUPANT	1908 EUCLID ST	#2	SANTA MONICA	CA	90404
46	OCCUPANT	1908 EUCLID ST	#3	SANTA MONICA	CA	90404
46	OCCUPANT	1908 EUCLID ST	#4	SANTA MONICA	CA	90404
46	OCCUPANT	1908 EUCLID ST	#5	SANTA MONICA	CA	90404
46	OCCUPANT	1908 EUCLID ST	#6	SANTA MONICA	CA	90404
46	OCCUPANT	1908 EUCLID ST	#7	SANTA MONICA	CA	90404
46	OCCUPANT	1908 EUCLID ST	#8	SANTA MONICA	CA	90404
47	OCCUPANT	1902 EUCLID ST		SANTA MONICA	CA	90404
48	OCCUPANT	1854 EUCLID ST		SANTA MONICA	CA	90404
48	OCCUPANT	1854 EUCLID ST	#101	SANTA MONICA	CA	90404
48	OCCUPANT	1854 EUCLID ST	#102	SANTA MONICA	CA	90404
48	OCCUPANT	1854 EUCLID ST	#103	SANTA MONICA	CA	90404
48	OCCUPANT	1854 EUCLID ST	#104	SANTA MONICA	CA	90404
48	OCCUPANT	1854 EUCLID ST	#201	SANTA MONICA	CA	90404
48	OCCUPANT	1854 EUCLID ST	#202	SANTA MONICA	CA	90404
48	OCCUPANT	1854 EUCLID ST	#203	SANTA MONICA	CA	90404
48	OCCUPANT	1854 EUCLID ST	#204	SANTA MONICA	CA	90404
49	OCCUPANT	1850 EUCLID ST	#A	SANTA MONICA	CA	90404
49	OCCUPANT	1850 EUCLID ST	#B	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST		SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#101	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#102	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#103	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#104	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#105	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
50	OCCUPANT	1924 EUCLID ST	#106	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#107	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#108	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#201	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#202	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#203	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#204	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#205	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#206	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#207	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#208	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#301	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#302	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#303	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#304	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#305	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#306	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#307	SANTA MONICA	CA	90404
50	OCCUPANT	1924 EUCLID ST	#308	SANTA MONICA	CA	90404
52	OCCUPANT	1907 EUCLID ST		SANTA MONICA	CA	90404
52	OCCUPANT	1909 EUCLID ST		SANTA MONICA	CA	90404
52	OCCUPANT	1909 1/2 EUCLID ST		SANTA MONICA	CA	90404
53	OCCUPANT	1911 EUCLID ST	#1	SANTA MONICA	CA	90404
53	OCCUPANT	1911 EUCLID ST	#2	SANTA MONICA	CA	90404
53	OCCUPANT	1911 EUCLID ST	#3	SANTA MONICA	CA	90404
53	OCCUPANT	1911 EUCLID ST	#4	SANTA MONICA	CA	90404
53	OCCUPANT	1911 EUCLID ST	#5	SANTA MONICA	CA	90404
53	OCCUPANT	1911 EUCLID ST	#6	SANTA MONICA	CA	90404
54	OCCUPANT	1919 EUCLID ST	#1	SANTA MONICA	CA	90404
54	OCCUPANT	1919 EUCLID ST	#2	SANTA MONICA	CA	90404
54	OCCUPANT	1919 EUCLID ST	#3	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008****01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
54	OCCUPANT	1919 EUCLID ST	#4	SANTA MONICA	CA	90404
54	OCCUPANT	1919 EUCLID ST	#5	SANTA MONICA	CA	90404
54	OCCUPANT	1919 EUCLID ST	#6	SANTA MONICA	CA	90404
54	OCCUPANT	1919 EUCLID ST	#7	SANTA MONICA	CA	90404
54	OCCUPANT	1919 EUCLID ST	#O	SANTA MONICA	CA	90404
55	OCCUPANT	1923 EUCLID ST		SANTA MONICA	CA	90404
56	OCCUPANT	1925 EUCLID ST	#A	SANTA MONICA	CA	90404
56	OCCUPANT	1925 EUCLID ST	#B	SANTA MONICA	CA	90404
56	OCCUPANT	1925 EUCLID ST	#C	SANTA MONICA	CA	90404
56	OCCUPANT	1925 EUCLID ST	#D	SANTA MONICA	CA	90404
56	OCCUPANT	1925 EUCLID ST	#F	SANTA MONICA	CA	90404
57	OCCUPANT	1933 1/2 EUCLID ST		SANTA MONICA	CA	90404
58	OCCUPANT	1301 PICO BLVD		SANTA MONICA	CA	90405
58	OCCUPANT	1303 PICO BLVD		SANTA MONICA	CA	90405
58	OCCUPANT	1945 EUCLID ST		SANTA MONICA	CA	90405
58	OCCUPANT	1947 EUCLID ST		SANTA MONICA	CA	90405
58	OCCUPANT	1949 EUCLID ST		SANTA MONICA	CA	90405
58	OCCUPANT	1305 EUCLID ST		SANTA MONICA	CA	90405
58	OCCUPANT	1305 EUCLID ST	#A	SANTA MONICA	CA	90405
58	OCCUPANT	1305 EUCLID ST	#B	SANTA MONICA	CA	90405
58	OCCUPANT	1305 EUCLID ST	#C	SANTA MONICA	CA	90405
58	OCCUPANT	1309 PICO BLVD	#A	SANTA MONICA	CA	90405
58	OCCUPANT	1309 PICO BLVD	#B	SANTA MONICA	CA	90405
58	OCCUPANT	1309 PICO BLVD	#D	SANTA MONICA	CA	90405
58	OCCUPANT	1309 PICO BLVD	#E	SANTA MONICA	CA	90405
59	OCCUPANT	1941 EUCLID ST	#1	SANTA MONICA	CA	90404
59	OCCUPANT	1941 EUCLID ST	#2	SANTA MONICA	CA	90404
59	OCCUPANT	1941 EUCLID ST	#3	SANTA MONICA	CA	90404
59	OCCUPANT	1941 EUCLID ST	#4	SANTA MONICA	CA	90404
59	OCCUPANT	1941 EUCLID ST	#5	SANTA MONICA	CA	90404
60	OCCUPANT	1851 EUCLID ST	#A	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
60	OCCUPANT	1851 EUCLID ST	#B	SANTA MONICA	CA	90404
60	OCCUPANT	1851 EUCLID ST	#C	SANTA MONICA	CA	90404
60	OCCUPANT	1851 EUCLID ST	#D	SANTA MONICA	CA	90404
60	OCCUPANT	1847 EUCLID ST		SANTA MONICA	CA	90404
60	OCCUPANT	1847 EUCLID ST	#B	SANTA MONICA	CA	90404
60	OCCUPANT	1847 EUCLID ST	#C	SANTA MONICA	CA	90404
60	OCCUPANT	1855 EUCLID ST		SANTA MONICA	CA	90404
60	OCCUPANT	1853 EUCLID ST	#A	SANTA MONICA	CA	90404
60	OCCUPANT	1851 EUCLID ST	#B	SANTA MONICA	CA	90404
60	OCCUPANT	1849 EUCLID ST	#C	SANTA MONICA	CA	90404
60	OCCUPANT	1847 EUCLID ST	#D	SANTA MONICA	CA	90404
61	OCCUPANT	1937 EUCLID ST	#101	SANTA MONICA	CA	90404
65	OCCUPANT	1937 EUCLID ST	#105	SANTA MONICA	CA	90404
66	OCCUPANT	1331 PICO BLVD		SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#A	SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#B	SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#C	SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#D	SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#E	SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#F	SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#G	SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#H	SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#I	SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#J	SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#K	SANTA MONICA	CA	90405
67	OCCUPANT	1313 PICO BLVD	#L	SANTA MONICA	CA	90405
68	OCCUPANT	1942 14TH ST		SANTA MONICA	CA	90404
68	OCCUPANT	1944 14TH ST		SANTA MONICA	CA	90404
68	OCCUPANT	1946 14TH ST		SANTA MONICA	CA	90404
68	OCCUPANT	1948 14TH ST		SANTA MONICA	CA	90404
68	OCCUPANT	1938 14TH ST		SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008****01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
68	OCCUPANT	1936 14TH ST		SANTA MONICA	CA	90404
69	OCCUPANT	1922 14TH ST		SANTA MONICA	CA	90404
70	OCCUPANT	1910 14TH ST		SANTA MONICA	CA	90404
71	OCCUPANT	1904 14TH ST	#106	SANTA MONICA	CA	90404
71	OCCUPANT	1904 14TH ST	#107	SANTA MONICA	CA	90404
71	OCCUPANT	1904 14TH ST	#108	SANTA MONICA	CA	90404
71	OCCUPANT	1904 14TH ST	#109	SANTA MONICA	CA	90404
71	OCCUPANT	1904 14TH ST	#110	SANTA MONICA	CA	90404
71	OCCUPANT	1904 14TH ST	#111	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#101	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#102	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#103	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#104	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#105	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#106	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#107	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#108	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#109	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#110	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#111	SANTA MONICA	CA	90404
71	OCCUPANT	1854 14TH ST	#112	SANTA MONICA	CA	90404
73	OCCUPANT	1934 14TH ST		SANTA MONICA	CA	90404
73	OCCUPANT	1932 14TH ST		SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#101	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#102	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#103	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#104	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#105	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#106	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#107	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#108	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
74	OCCUPANT	1834 14TH ST	#109	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#110	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#111	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#112	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#113	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#114	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#115	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#116	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#117	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#118	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#119	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#120	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#121	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#122	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#201	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#202	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#203	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#204	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#205	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#206	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#207	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#208	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#209	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#210	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#211	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#212	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#213	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#214	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#215	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#216	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#217	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
74	OCCUPANT	1834 14TH ST	#218	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#219	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#220	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#221	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#222	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#301	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#302	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#303	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#304	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#305	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#306	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#307	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#308	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#309	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#310	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#311	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#312	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#313	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#314	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#315	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#316	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#317	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#318	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#319	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#320	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#321	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#322	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#401	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#402	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#403	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#404	SANTA MONICA	CA	90404

EUMENIDES CONSULTING**25-008****01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
74	OCCUPANT	1834 14TH ST	#405	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#406	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#407	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#408	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#409	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#410	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#411	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#412	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#413	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#414	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#415	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#416	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#417	SANTA MONICA	CA	90404
74	OCCUPANT	1834 14TH ST	#418	SANTA MONICA	CA	90404
75-76	OCCUPANT	1847 14TH ST		SANTA MONICA	CA	90404
77	OCCUPANT	1209 BAY ST	#A	SANTA MONICA	CA	90405
77	OCCUPANT	1209 BAY ST	#B	SANTA MONICA	CA	90405
77	OCCUPANT	1209 BAY ST	#C	SANTA MONICA	CA	90405
77	OCCUPANT	1209 BAY ST	#D	SANTA MONICA	CA	90405
78	OCCUPANT	1201 BAY ST	#A	SANTA MONICA	CA	90405
78	OCCUPANT	1201 BAY ST	#B	SANTA MONICA	CA	90405
78	OCCUPANT	1201 BAY ST	#C	SANTA MONICA	CA	90405
79	OCCUPANT	1137 BAY ST	#A	SANTA MONICA	CA	90405
79	OCCUPANT	1137 BAY ST	#B	SANTA MONICA	CA	90405
79	OCCUPANT	1137 BAY ST	#C	SANTA MONICA	CA	90405
79	OCCUPANT	1137 BAY ST	#D	SANTA MONICA	CA	90405
80	OCCUPANT	1131 BAY ST	#A	SANTA MONICA	CA	90405
80	OCCUPANT	1131 BAY ST	#B	SANTA MONICA	CA	90405
80	OCCUPANT	1131 BAY ST	#C	SANTA MONICA	CA	90405
80	OCCUPANT	1131 BAY ST	#D	SANTA MONICA	CA	90405
81	OCCUPANT	1125 BAY ST	#B	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
81	OCCUPANT	1125 BAY ST	#C	SANTA MONICA	CA	90405
81	OCCUPANT	1125 BAY ST	#D	SANTA MONICA	CA	90405
82	OCCUPANT	1101 BAY ST	#A	SANTA MONICA	CA	90405
82	OCCUPANT	1101 BAY ST	#B	SANTA MONICA	CA	90405
82	OCCUPANT	1101 BAY ST	#C	SANTA MONICA	CA	90405
82	OCCUPANT	1101 BAY ST	#D	SANTA MONICA	CA	90405
82	OCCUPANT	1105 BAY ST	#A	SANTA MONICA	CA	90405
82	OCCUPANT	1105 BAY ST	#B	SANTA MONICA	CA	90405
82	OCCUPANT	1105 BAY ST	#C	SANTA MONICA	CA	90405
82	OCCUPANT	1105 BAY ST	#D	SANTA MONICA	CA	90405
82	OCCUPANT	1107 BAY ST	#A	SANTA MONICA	CA	90405
82	OCCUPANT	1107 BAY ST	#B	SANTA MONICA	CA	90405
82	OCCUPANT	1107 BAY ST	#C	SANTA MONICA	CA	90405
82	OCCUPANT	1107 BAY ST	#D	SANTA MONICA	CA	90405
82	OCCUPANT	1113 BAY ST	#A	SANTA MONICA	CA	90405
82	OCCUPANT	1113 BAY ST	#B	SANTA MONICA	CA	90405
82	OCCUPANT	1113 BAY ST	#C	SANTA MONICA	CA	90405
82	OCCUPANT	1113 BAY ST	#D	SANTA MONICA	CA	90405
83	OCCUPANT	1102 PICO BLVD		SANTA MONICA	CA	90405
84	OCCUPANT	1128 PICO BLVD		SANTA MONICA	CA	90405
84	OCCUPANT	1132 PICO BLVD	#A	SANTA MONICA	CA	90405
84	OCCUPANT	1132 PICO BLVD	#B	SANTA MONICA	CA	90405
84	OCCUPANT	1132 PICO BLVD	#C	SANTA MONICA	CA	90405
84	OCCUPANT	1132 PICO BLVD	#D	SANTA MONICA	CA	90405
84	OCCUPANT	1132 PICO BLVD	#E	SANTA MONICA	CA	90405
84	OCCUPANT	1132 PICO BLVD	#F	SANTA MONICA	CA	90405
84	OCCUPANT	1136 PICO BLVD	#A	SANTA MONICA	CA	90405
84	OCCUPANT	1136 PICO BLVD	#B	SANTA MONICA	CA	90405
84	OCCUPANT	1136 PICO BLVD	#C	SANTA MONICA	CA	90405
84	OCCUPANT	1136 PICO BLVD	#D	SANTA MONICA	CA	90405
84	OCCUPANT	1136 PICO BLVD	#E	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
84	OCCUPANT	1136 PICO BLVD	#F	SANTA MONICA	CA	90405
85	OCCUPANT	1200 PICO BLVD	#A	SANTA MONICA	CA	90405
85	OCCUPANT	1200 PICO BLVD	#B	SANTA MONICA	CA	90405
85	OCCUPANT	1200 PICO BLVD	#C	SANTA MONICA	CA	90405
85	OCCUPANT	1200 PICO BLVD	#D	SANTA MONICA	CA	90405
85	OCCUPANT	1200 PICO BLVD	#E	SANTA MONICA	CA	90405
85	OCCUPANT	1200 PICO BLVD	#F	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#1	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#2	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#3	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#4	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#5	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#6	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#7	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#8	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#9	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#10	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#11	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#12	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#13	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#14	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#15	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#16	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#17	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#18	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#19	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#20	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#21	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#22	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#23	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#24	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008****01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
86	OCCUPANT	1206 PICO BLVD	#25	SANTA MONICA	CA	90405
86	OCCUPANT	1206 PICO BLVD	#26	SANTA MONICA	CA	90405
88	OCCUPANT	2016 EUCLID ST	#2	SANTA MONICA	CA	90405
92	OCCUPANT	2016 EUCLID ST	#6	SANTA MONICA	CA	90405
99	OCCUPANT	2016 EUCLID ST	#13	SANTA MONICA	CA	90405
102	OCCUPANT	2016 EUCLID ST	#16	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD		SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#101	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#102	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#103	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#104	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#105	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#106	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#107	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#108	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#109	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#201	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#202	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#203	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#204	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#205	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#206	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#207	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#208	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#209	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#301	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#302	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#303	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#304	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#305	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#306	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008****01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
108	OCCUPANT	1122 PICO BLVD	#307	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#308	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#309	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#401	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#402	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#403	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#404	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#405	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#406	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#407	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#408	SANTA MONICA	CA	90405
108	OCCUPANT	1122 PICO BLVD	#409	SANTA MONICA	CA	90405
109	OCCUPANT	2036 EUCLID ST		SANTA MONICA	CA	90405
109	OCCUPANT	2038 EUCLID ST		SANTA MONICA	CA	90405
109	OCCUPANT	2040 EUCLID ST		SANTA MONICA	CA	90405
109	OCCUPANT	2042 EUCLID ST		SANTA MONICA	CA	90405
110	OCCUPANT	1218 BAY ST	#A	SANTA MONICA	CA	90405
110	OCCUPANT	1218 BAY ST	#C	SANTA MONICA	CA	90405
110	OCCUPANT	1218 BAY ST	#D	SANTA MONICA	CA	90405
111	OCCUPANT	1214 BAY ST	#A	SANTA MONICA	CA	90405
111	OCCUPANT	1214 BAY ST	#B	SANTA MONICA	CA	90405
112	OCCUPANT	1208 BAY ST	#B	SANTA MONICA	CA	90405
113	OCCUPANT	1204 BAY ST	#A	SANTA MONICA	CA	90405
113	OCCUPANT	1204 BAY ST	#B	SANTA MONICA	CA	90405
113	OCCUPANT	1204 BAY ST	#C	SANTA MONICA	CA	90405
114	OCCUPANT	1132 BAY ST	#B	SANTA MONICA	CA	90405
115	OCCUPANT	1128 BAY ST	#A	SANTA MONICA	CA	90405
116	OCCUPANT	1124 BAY ST	#A	SANTA MONICA	CA	90405
116	OCCUPANT	1124 BAY ST	#B	SANTA MONICA	CA	90405
117	OCCUPANT	1118 BAY ST	#A	SANTA MONICA	CA	90405
117	OCCUPANT	1118 BAY ST	#B	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008****01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
117	OCCUPANT	1118 BAY ST	#C	SANTA MONICA	CA	90405
118	OCCUPANT	1114 BAY ST	#A	SANTA MONICA	CA	90405
118	OCCUPANT	1114 BAY ST	#B	SANTA MONICA	CA	90405
119	OCCUPANT	1107 GRANT ST		SANTA MONICA	CA	90405
121	OCCUPANT	1117 GRANT ST		SANTA MONICA	CA	90405
127	OCCUPANT	1215 GRANT ST		SANTA MONICA	CA	90405
137	OCCUPANT	1201 PACIFIC ST		SANTA MONICA	CA	90405
176	OCCUPANT	1301 PACIFIC ST		SANTA MONICA	CA	90405
178	OCCUPANT	1312 GRANT ST		SANTA MONICA	CA	90405
185	OCCUPANT	1340 GRANT ST		SANTA MONICA	CA	90405
187	OCCUPANT	1348 GRANT ST		SANTA MONICA	CA	90405
190	OCCUPANT	1301 GRANT ST		SANTA MONICA	CA	90405
191	OCCUPANT	1305 GRANT ST		SANTA MONICA	CA	90405
193	OCCUPANT	1315 GRANT ST		SANTA MONICA	CA	90405
197	OCCUPANT	1333 GRANT ST		SANTA MONICA	CA	90405
202	OCCUPANT	1302 PICO BLVD		SANTA MONICA	CA	90405
202	OCCUPANT	1304 PICO BLVD		SANTA MONICA	CA	90405
202	OCCUPANT	1306 PICO BLVD		SANTA MONICA	CA	90405
202	OCCUPANT	1308 PICO BLVD		SANTA MONICA	CA	90405
203	OCCUPANT	2017 EUCLID ST	#A	SANTA MONICA	CA	90405
203	OCCUPANT	2017 EUCLID ST	#B	SANTA MONICA	CA	90405
203	OCCUPANT	2017 EUCLID ST	#C	SANTA MONICA	CA	90405
203	OCCUPANT	2017 EUCLID ST	#D	SANTA MONICA	CA	90405
203	OCCUPANT	2017 EUCLID ST	#E	SANTA MONICA	CA	90405
204	OCCUPANT	2019 EUCLID ST	#A	SANTA MONICA	CA	90405
204	OCCUPANT	2019 EUCLID ST	#B	SANTA MONICA	CA	90405
204	OCCUPANT	2019 EUCLID ST	#C	SANTA MONICA	CA	90405
204	OCCUPANT	2019 EUCLID ST	#D	SANTA MONICA	CA	90405
204	OCCUPANT	2019 EUCLID ST	#E	SANTA MONICA	CA	90405
205	OCCUPANT	2027 EUCLID ST	#A	SANTA MONICA	CA	90405
205	OCCUPANT	2027 EUCLID ST	#B	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
205	OCCUPANT	2027 EUCLID ST	#C	SANTA MONICA	CA	90405
205	OCCUPANT	2027 EUCLID ST	#D	SANTA MONICA	CA	90405
205	OCCUPANT	2027 EUCLID ST	#E	SANTA MONICA	CA	90405
205	OCCUPANT	2027 EUCLID ST	#F	SANTA MONICA	CA	90405
205	OCCUPANT	2027 EUCLID ST	#G	SANTA MONICA	CA	90405
205	OCCUPANT	2027 EUCLID ST	#H	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#A	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#B	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#C	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#D	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#E	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#F	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#G	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#H	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#I	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#J	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#K	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#L	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#M	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#N	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#O	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#P	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#Q	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#R	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#S	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#T	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#U	SANTA MONICA	CA	90405
206	OCCUPANT	2028 14TH ST	#V	SANTA MONICA	CA	90405
207	OCCUPANT	2020 14TH ST		SANTA MONICA	CA	90405
208	OCCUPANT	1348 PICO BLVD		SANTA MONICA	CA	90405
209	OCCUPANT	1310 PICO BLVD		SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008
01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
211	OCCUPANT	2033 EUCLID ST	#1	SANTA MONICA	CA	90405
213	OCCUPANT	2033 EUCLID ST	#3	SANTA MONICA	CA	90405
213	OCCUPANT	2033 EUCLID ST	#4	SANTA MONICA	CA	90405
219	OCCUPANT	2033 EUCLID ST	#9	SANTA MONICA	CA	90405
221	OCCUPANT	2033 EUCLID ST	#11	SANTA MONICA	CA	90405
222	OCCUPANT	2033 EUCLID ST	#12	SANTA MONICA	CA	90405
224	OCCUPANT	2033 EUCLID ST	#15	SANTA MONICA	CA	90405
226	OCCUPANT	2033 EUCLID ST	#17	SANTA MONICA	CA	90405
231	OCCUPANT	2041 EUCLID ST	#5	SANTA MONICA	CA	90405
235	OCCUPANT	2041 EUCLID ST	#9	SANTA MONICA	CA	90405
238	OCCUPANT	2041 EUCLID ST	#12	SANTA MONICA	CA	90405
243	OCCUPANT	2032 14TH ST	#1	SANTA MONICA	CA	90405
244	OCCUPANT	2032 14TH ST	#2	SANTA MONICA	CA	90405
245	OCCUPANT	2032 14TH ST	#3	SANTA MONICA	CA	90405
246	OCCUPANT	2032 14TH ST	#4	SANTA MONICA	CA	90405
247	OCCUPANT	2032 14TH ST	#5	SANTA MONICA	CA	90405
248	OCCUPANT	2032 14TH ST	#6	SANTA MONICA	CA	90405
249	OCCUPANT	2032 14TH ST	#7	SANTA MONICA	CA	90405
250	OCCUPANT	2032 14TH ST	#8	SANTA MONICA	CA	90405
251	OCCUPANT	2032 14TH ST	#9	SANTA MONICA	CA	90405
252	OCCUPANT	2032 14TH ST	#10	SANTA MONICA	CA	90405
253	OCCUPANT	2032 14TH ST	#11	SANTA MONICA	CA	90405
254	OCCUPANT	2032 14TH ST	#12	SANTA MONICA	CA	90405
255	OCCUPANT	2046 14TH ST	#1	SANTA MONICA	CA	90405
256	OCCUPANT	2046 14TH ST	#2	SANTA MONICA	CA	90405
257	OCCUPANT	2046 14TH ST	#3	SANTA MONICA	CA	90405
258	OCCUPANT	2046 14TH ST	#4	SANTA MONICA	CA	90405
259	OCCUPANT	2046 14TH ST	#5	SANTA MONICA	CA	90405
260	OCCUPANT	2046 14TH ST	#6	SANTA MONICA	CA	90405
261	OCCUPANT	2046 14TH ST	#7	SANTA MONICA	CA	90405
262	OCCUPANT	2046 14TH ST	#8	SANTA MONICA	CA	90405

EUMENIDES CONSULTING**25-008****01-15-2025**

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
263	OCCUPANT	2046 14TH ST	#9	SANTA MONICA	CA	90405
264	OCCUPANT	2046 14TH ST	#10	SANTA MONICA	CA	90405
265	OCCUPANT	2046 14TH ST	#11	SANTA MONICA	CA	90405
266	OCCUPANT	2046 14TH ST	#12	SANTA MONICA	CA	90405
267	OCCUPANT	2046 14TH ST	#14	SANTA MONICA	CA	90405
268	OCCUPANT	2046 14TH ST	#15	SANTA MONICA	CA	90405
269	OCCUPANT	2046 14TH ST	#16	SANTA MONICA	CA	90405
270	OCCUPANT	2046 14TH ST	#17	SANTA MONICA	CA	90405
271	OCCUPANT	2048 14TH ST	#1	SANTA MONICA	CA	90405
272	OCCUPANT	2048 14TH ST	#2	SANTA MONICA	CA	90405
273	OCCUPANT	2048 14TH ST	#3	SANTA MONICA	CA	90405
274	OCCUPANT	2048 14TH ST	#4	SANTA MONICA	CA	90405
275	OCCUPANT	2048 14TH ST	#5	SANTA MONICA	CA	90405
276	OCCUPANT	2048 14TH ST	#6	SANTA MONICA	CA	90405
277	OCCUPANT	2048 14TH ST	#7	SANTA MONICA	CA	90405
278	OCCUPANT	2048 14TH ST	#8	SANTA MONICA	CA	90405
279	OCCUPANT	1503 BAY ST		SANTA MONICA	CA	90405
282	OCCUPANT	1516 PICO BLVD		SANTA MONICA	CA	90405
282	OCCUPANT	1510 PICO BLVD		SANTA MONICA	CA	90405
286	OCCUPANT	1420 BAY ST		SANTA MONICA	CA	90405
287	OCCUPANT	1424 BAY ST		SANTA MONICA	CA	90405
292	OCCUPANT	1401 GRANT ST		SANTA MONICA	CA	90405
305	OCCUPANT	1502 GRANT ST		SANTA MONICA	CA	90405
308	OCCUPANT	1411 PACIFIC ST		SANTA MONICA	CA	90405
NA	PNA	2039 STEWART ST		SANTA MONICA	CA	90404
NA	FOSP	PO BOX 5823		SANTA MONICA	CA	90409
NA	OPA	PO BOX 5006		SANTA MONICA	CA	90409
NA	WILMONT	PO BOX 607		SANTA MONICA	CA	90406
NA	NOMA	1112 MONTANA AVE	#516	SANTA MONICA	CA	90403
NA	MCN	2017 WILSHIRE BL	#3326	SANTA MONICA	CA	90408
NA	NORTHEAST NEIGHBORS	902 23RD ST		SANTA MONICA	CA	90403

EUMENIDES CONSULTING

25-008
01-15-2025

MAP	OWNERS	ADDRESS	#	CITY	STATE	ZIP
NA	SM PLANNING DIVISION	1685 MAIN STREET	#102	SANTA MONICA	CA	90401