



City Council Report

City Council Meeting: September 24, 2019
Agenda Item: 3.E

To: Mayor and City Council
From: David Martin, Director, Code Enforcement
Subject: Code Enforcement Fine Increases

Recommended Action

Staff recommends that the City Council:

- 1) Adopt a Resolution updating the City's administrative fine schedule to establish new fine amounts for violations of Santa Monica Municipal Code Chapters 4.27.030, 4.27.040 and 6.20.030.

Summary

In light of the escalating regional housing crisis and its impact on existing residents of Santa Monica, at its August 13, 2019 meeting, Council directed staff to review the current fines for violations of laws designed to protect Santa Monica's tenants and preserve affordable housing, and to bring forth a resolution to establish new fine amounts if recommended. Specifically, Council asked that staff review the fines for violations of SMMC 4.27.010 (Disruption of Housing Services), 4.27.030 (Tenant Evictions for Owner Occupancy), 4.27.040 (Permits Necessary for Occupancy of Property Following Withdrawal Pursuant to the Ellis Act) and 6.20.030 (Home-Sharing) to determine whether or not the current fine amounts are substantial enough to be a deterrent. Staff recommends that Council adopt a resolution updating the City's administrative fine schedule to increase the fines for violations covered in SMMC 4.27.030, 4.27.040 and 6.20.030.

Discussion

The City of Santa Monica is committed to minimizing displacement of tenants and preserving affordable housing for residents. To reinforce this effort, staff recommends increasing the fine amounts associated with violations of the Tenant Protection and

Home-sharing Ordinances, specifically SMMC 4.27.030, 4.27.040 and 6.20.030, which currently carry fine amounts that are insufficient to deter violations.

Disruption of Housing Services – SMMC 4.27.010

On November 9, 1982 Council adopted Ordinance 1262 (Attachment A) to make it explicitly unlawful for any landlord to interrupt necessary housing services, prevent tenants from accessing their unit, or take any other such action to recover possession of a rent-controlled unit. Until July 2019, these violations were not listed on the fine schedule and thus the fine defaulted to \$75. Code Enforcement staff proposed an increase to \$500 and Council approved this increase with the budget adoption on June 25, 2019. Staff does not recommend that the fine amount for these violations be increased further at this time.

Tenant Evictions for Owner Occupancy – SMMC 4.27.030

On October 23, 1984, Council adopted Ordinance 1318 (Attachment B) prohibiting evictions for the purpose of owner and owner-relative occupancy in units that were being converted from apartments to condominiums prior to the 1984 Tenant Ownership Rights Charter Amendment (TORCA). The ordinance clarified that tenants in buildings that were being converted had eviction protections under the Rent Control law and that sellers and purchasers could only evict tenants as indicated in the Rent Control law. The fine for violating this section of the Code is currently \$75, which staff believes is insufficient to deter violations given the difference between rent control and market rate rents. Staff recommends that the fine for violating SMMC 4.27.030 be increased to \$1000 per violation.

Permits Necessary for Occupancy of Property Following Withdrawal Pursuant to the Ellis Act – SMMC 4.27.040

On January 24, 1989, Council adopted Ordinance 1466 (Attachment C) clarifying local land use requirements applicable to rental units withdrawn from the housing market pursuant to the Ellis Act. Owners of properties and rental units therein that have been withdrawn from the residential market pursuant to the Ellis Act must be granted an

occupancy permit by the City prior to re-occupying the property. Property owners who violate this section are currently subject to a \$75 fine, which is inadequate to compel compliance. Staff recommends that this fine be increased to \$1000 per violation in order to discourage owners from evicting tenants for the purpose of re-renting rent-controlled units at market rate rents.

Home-sharing – SMMC 6.20.030

On June 12, 2015, Council adopted Ordinance 2464 (Attachment D) clarifying the existing prohibition of vacation rentals in Santa Monica and allowing for home-sharing, which is defined as the rental of a portion of a dwelling unit for 30 days or fewer with the presence of the host.

Although enforcement of the home-sharing ordinance has had success in assuring the return of hundreds of vacation rentals to the permanent residential market, enforcement against those who have removed multiple units from Santa Monica’s housing stock to pursue profitable vacation rental businesses has proved challenging with fines that amount to a fraction of the rental profits. Nightly rates for entire apartments average about \$400 per night and some entire homes in Santa Monica are listed for \$1500 a night and more, potentially netting hosts thousands of dollars in monthly profits. Staff recommends increasing the fine for advertising, facilitating or operating a vacation rental to \$1000 per offense. Hosts with multiple listings are the highest priority for enforcement but without a substantial financial penalty the majority will continue to violate the law while calculating the administrative fines as part of the cost of doing business.

Staff recommends that Council adopt the attached resolution (Attachment E) establishing the fines and violations in the table below:

Action	Amount	Ordinance Reference
Tenant Evictions for Owner Occupancy	\$1000	4.27.030
Permits necessary for occupancy of property following withdrawal pursuant to the Ellis Act	\$1000	4.27.040

Advertising, facilitating or operating a vacation rental	\$1000	6.20.030
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Past Council Actions

Meeting Date	Description
11/09/82 (attachment A)	Ordinance 1262 – Disruption of Housing Services
10/23/84 (attachment B)	Ordinance 1318 – Evictions in Buildings Converted to Condominiums after April 10, 1979
01/24/89 (attachment C)	Ordinance 1466 – Clarifying Local Land Use Requirements Applicable to Rental Units Withdrawn from the Rental Housing Market Pursuant to the Ellis Act
06/12/15 (attachment D)	Ordinance 2484 – Home-sharing Ordinance

Financial Impacts and Budget Actions

Staff does not expect any significant budget impact related to the report’s recommended action. While the proposed fine amounts will result in increased revenue in the event of violations, the fines are intended to be a deterrent and are not intended to increase City revenue.

Prepared By: Denise Smith, Senior Administrative Analyst

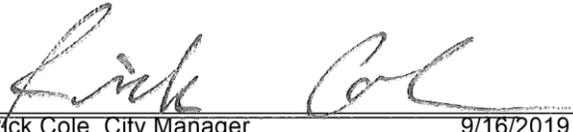
Approved

Forwarded to Council



David Martin, Director

9/12/2019



Rick Cole, City Manager

9/16/2019

Attachments:

- A. Ordinance 1262
- B. Ordinance 1318
- C. Ordinance 1466
- D. Ordinance 2484
- E. PCD - Resolution - Fine Resolution and Exhibits - 09.24.2019
- F. Written Comments

ORDINANCE NUMBER 1262(CCS)
(City Council Series)

AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF SANTA MONICA ADDING
SECTION 4810 TO THE SANTA MONICA
MUNICIPAL CODE PROHIBITING DISRUPTION
OF VARIOUS HOUSING SERVICES

THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES ORDAIN AS
FOLLOWS:

SECTION 1. Section 4810 is added to the Santa Monica
Municipal Code to read as follows:

Section 4810. Disruption of
Housing Services.

(a) No landlord shall, with
respect to property used as a residential
rental unit under any rental housing
agreement or other tenancy or estate at
will, however created, do any of the
following:

(1) Interrupt or terminate
any utility service furnished to the
rental unit by any means whatsoever
including, but not limited to, the
cutting of wires, the removal of fuses,

the switching of breakers, and the non-payment of utility bills.

(2) Prevent the tenant from gaining reasonable access to the rental unit by changing the locks or using a bootlock or by any other similar method or device.

(3) Removal, without replacement within a reasonable time period, doors or windows of the rental unit.

(4) Remove from the rental unit personal property, the furnishings, or any other items without the prior written consent of the tenant, except when done pursuant to the procedure set forth in Chapter 5 (commencing with Section 1980) of Title 5 of Part 4 of Division 3 of the Civil Code.

(b) No landlord shall, with respect to property used as a controlled rental unit under any rental housing agreement do any of the following:

(1) Bring any judicial action to recover possession of a controlled rental unit or recover possession of a controlled rental unit

unless authorized by and in accordance with City Charter Section 1806 and the regulations promulgated thereunder.

(2) Take any other action to recover possession of a controlled rental unit unless authorized by and in accordance with City Charter Section 1806 and the regulations promulgated thereunder. For purposes of this subdivision, other action includes, but is not limited to, the service or delivery of written notices or demands and the communication of oral notices or demands.

(c) Nothing in this section shall be construed as to prevent the lawful eviction of a tenant by appropriate legal means, nor shall anything in this subdivision apply to occupancies defined by subdivision (b) of Civil Code Section 1940.

(d) For purposes of this section, the terms landlord, tenant, rent, rental housing agreement, rental unit, and controlled rental unit shall be defined as set forth in Article XVIII of the City Charter.

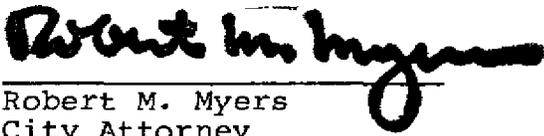
(e) For purposes of this section, utility service includes, but is not limited to, water, heat, light, electricity, gas, telephone, garbage collection, sewage, elevator, or refrigeration.

SECTION 2. Any provision of the Santa Monica Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and no further, are hereby repealed or modified to that extent necessary to affect the provisions of this ordinance.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the passage of this ordinance. This City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption. The ordinance shall become effective after 30 days from its adoption.

APPROVED AS TO FORM:


Robert M. Myers
City Attorney

ADOPTED AND APPROVED THIS 9th DAY
OF November, 1982.


MAYOR

I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE,
NO. 1262 (CCS), WAS DULY AND REGULARLY INTRODUCED AT A
MEETING OF THE CITY COUNCIL ON THE 12th DAY OF October,
1982; THAT THE SAID ORDINANCE WAS THEREAFTER DULY ADOPTED
AT A MEETING OF THE CITY COUNCIL ON THE 9th DAY OF November
1982 BY THE FOLLOWING COUNCIL VOTE:

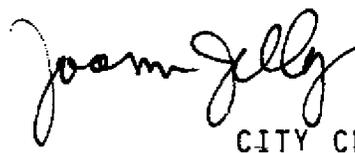
AYES: COUNCILMEMBERS: Conn, Edwards, Press, Reed,
Zane and Mayor Yannatta Goldway

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Jennings

ABSTAIN: COUNCILMEMBERS: None

ATTEST:


CITY CLERK

ORDINANCE NUMBER 1318 (CCS)
(City Council Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF SANTA MONICA ADDING MUNICIPAL CODE
SECTION 4812 CONCERNING EVICTIONS IN BUILDINGS
CONVERTED TO CONDOMINIUMS AFTER APRIL 10, 1979.

WHEREAS, in the interest of the public health, safety, and welfare, the Rent Control Charter Amendment (City Charter Article XVIII) regulates evictions from residential rental units; and

WHEREAS, it is the intent and purpose of the Rent Control Charter Amendment to protect the rental housing stock and prevent evictions by regulating the removal of controlled rental units through conversion, demolition, or other means; and

WHEREAS, to protect the rental housing stock the Rent Control Charter Amendment requires a removal permit be issued prior to any such removal; and

WHEREAS, it has been the understanding of the City of Santa Monica and the Santa Monica Rent Control Board that a removal permit is required in all cases of condominium conversion, including those cases where the landlord has secured and filed a final subdivision map; and

WHEREAS, the California Supreme Court has affirmed the validity and necessity of the removal permit requirement in the case of Santa Monica Pines v. Rent Control Board, Case Nos. L.A. 31615, 31616; and

WHEREAS, several landlords and developers in the City have construed Santa Monica Pines to allow sale of individual condominium units wherever the owner has secured and filed a final subdivision map, irrespective of whether a removal permit has been obtained; and

WHEREAS, Section 1806 of the Rent Control Law limits the grounds for eviction but does not prohibit evictions for the purpose of owner and owner-relative occupancy; and

WHEREAS, by Regulation, the Rent Control Board has permitted one eviction per property by persons owning not less than 50% of the entire property for the purpose of owner or owner-relative occupancy; and

WHEREAS, developer and landlords have contended that existing law allows the sale of converted apartment units without a removal permit, and thereafter allows the new owners thereof to evict tenants pursuant to Section 1806(h) of the City Charter and Section 9002(b) of the Rent Control Board Regulations; and

WHEREAS, this construction is contrary to the intent and purpose of the Rent Control Charter Amendment and is inimical to the public health, safety, and welfare; and

WHEREAS, buyers of unlawfully removed condominium units may be unaware that they will not be able to evict the present tenant in order to take personal occupancy; and

WHEREAS, unlawful conversions and evictions may occur which cause irreparable harm to renters and irreversibly deplete the supply of rental housing in the City of Santa Monica; and

WHEREAS, it is proper for the City Council to adopt curative regulations limiting evictions for owner-occupancy as originally intended by the voters and the Board,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 4812 is hereby added to the Santa Monica Municipal Code to read as follows:

Section 4812. Tenant Evictions for Owner Occupancy. In addition to any other protections provided in the Municipal Code, the City Charter, or the laws of the State of California, no eviction for purposes of conversion or sale incident to conversion or for personal occupancy by the landlord or owner or relative of the landlord or owner shall be allowed in any condominium or stock cooperative unit unless the unit had first been created or converted from an apartment or other rental unit on or before April 10,

1979, or the Rent Control Board has issued a removal permit or declared a vested right for said unit. As used herein, a unit shall be deemed created or converted on the date the unit is first sold as a condominium or stock cooperative unit. As used herein, an eviction shall mean any action to recover possession of a residential rental unit, including service of notice of termination of tenancy. This section shall apply with respect to any unlawful detainer action for which judgment has not been entered prior to the effective date of this Section.

SECTION 2. Any provisions of the Santa Monica Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this ordinance.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause or phrase not

declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the passage of this ordinance. The City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption. This ordinance shall become effective after 30 days from its adoption.

APPROVED AS TO FORM:

A handwritten signature in dark ink, appearing to read "Robert M. Myers", written over a horizontal line.

ROBERT M. MYERS
City Attorney

Adopted and approved this 23rd day of October 1984.



Mayor

I hereby certify that the foregoing Ordinance No. 1318(CCS) was duly and regularly introduced at a meeting of the City Council on the 9th day of October 1984; that the said Ordinance was thereafter duly adopted at a meeting of the City Council on the 23rd day of October 1984 by the following Council vote:

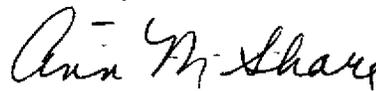
Ayes: Councilmembers: Conn, Epstein, Press, Zane and Mayor Edwards

Noes: Councilmembers: Jennings and Reed

Abstain: Councilmembers: None

Absent: Councilmembers: None

ATTEST:



City-Clerk

ORDINANCE NUMBER 1466 (CCS)

(City Council Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SANTA MONICA AMENDING SANTA MONICA MUNICIPAL CODE
SECTIONS 9304, 9311, 9312, AND 9346 RELATING TO SUBDIVISION
REQUIREMENTS AND ADDING SECTION 4812a TO CLARIFY
LOCAL LAND USE REQUIREMENTS APPLICABLE TO
RENTAL UNITS WITHDRAWN FROM THE RENTAL HOUSING
MARKET PURSUANT TO THE ELLIS ACT

WHEREAS, the Subdivision Map Act, Government Code Section 66410 et seq. and the Subdivision Ordinance of the City of Santa Monica, Santa Monica Municipal Code Section 9300 et seq., serve to regulate and control the division of land within the City of Santa Monica; and

WHEREAS, the provisions of state and local subdivision laws have as their purposes the protection of purchasers of property as well as the promotion of orderly growth, development, and land use; and

WHEREAS, the attributes, uses, ownership structure, and occupancy of a residential building differ depending upon whether the building is tenant-occupied or owner-occupied; and

WHEREAS, the conversion of residential rental buildings to owner-occupied residential buildings has historically required City approval; and

WHEREAS, a property which has been utilized for residential rental housing that is being converted to owner-occupancy has

virtually identical attributes to those of a condominium conversion or subdivision for which state and local law require a subdivision or parcel map, a change of use permit, and a conditional use permit; and

WHEREAS, several property owners have already evicted tenants from residential rental properties pursuant to the Ellis Act and subsequently occupied those properties without obtaining necessary permits from the City and it is likely that others will follow the same course; and

WHEREAS, occupancy by multiple owners of residential buildings which were formerly operated as rental housing constitutes the creation of a community apartment or some other like interest which couples an ownership interest in property with the right to occupy such property; and

WHEREAS, the creation of ownership interests and use patterns which resemble community apartments, cooperatives, or condominiums without obtaining City approvals circumvents the purpose of the State Subdivision Map Act and of the City's Subdivision Ordinance; and

WHEREAS, the regulations set forth in this Ordinance are necessary for the preservation of the public health, safety and general welfare, to promote orderly growth and development and to promote and implement the General Plan, to protect unwary purchasers of residential property, and to otherwise further the purposes of the State Subdivision Map Act and the City's Subdivision Ordinance and condominium regulations,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 9304 of the Santa Monica Municipal Code is amended to read as follows:

SECTION 9304. **Definitions.** The following words or phrases as used in this Chapter shall have the following meanings:

(a) **Advisory Agency.** A designated official or an official body charged with the duty of making investigations and reports on the design and improvements of proposed divisions of real property.

(b) **Block.** The area of land within a subdivision which area is entirely bounded by streets, highways or ways, except alleys, or the exterior boundary or boundaries of the subdivision.

(c) **Community Apartment.** A project as defined in Business and Professions Code Section 11004 in which an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment.

(d) **Condominium.** An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential, industrial or commercial building on such real property, such as an

apartment, office, or store. A condominium may include, in addition, a separate interest in other portions of such real property.

(e) **Conversion.** The creation of separate ownership of existing improved real property together with a separate interest in space of residential, industrial or commercial buildings thereon. A conversion may be accomplished by condominium, stock cooperative, community apartment, or cooperative apartment.

(f) **Cooperative Apartment.** Pursuant to the City's authority to regulate subdivisions not regulated by the Subdivision Map Act as authorized by Government Code Section 66411, a project of more than three units in which an undivided interest in land is coupled with the right of occupancy of any apartment located thereon, whether such right is contained in the form of a written or oral agreement, when such right does not appear on the face of the deed.

(g) **Design.** Street alignments, grades and width; drainage and sanitary facilities and utilities, including

alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and such other specific requirements in the plan and configuration of the entire subdivision as may be necessary or convenient to insure conformity to or implementation of the General Plan or any adopted specific plan.

(h) **Final Map.** A map showing a subdivision for which a tentative and final map is required by this Chapter, prepared in accordance with the provisions of this Chapter and the Subdivision Map Act and designed to be recorded in the office of the County Recorder.

(i) **Final Parcel Map.** A final map for a parcel.

(j) **Final Subdivision Map.** A final map for a subdivision.

(k) **General Plan.** The General Plan of the City of Santa Monica.

(l) **Improvement.** Street work, storm drainage, utilities and landscaping to be installed, or agreed to be

installed, by the subdivider on the land to be used for public or private streets, highways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map thereof; or to such other specific improvements or type of improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof, is necessary to convenient to insure conformity to or implementation of the General Plan or any adopted specific plan.

(m) **Lot.** A parcel or portion of land separated from other parcels or portions by description, as on a subdivision or record of survey map, or by metes and bounds, for purpose of sale, lease, or separate use.

(n) **Lot Line Adjustment.** A minor shift or rotation of an existing lot line or other adjustments where a greater number of parcels than originally existed is not created.

(o) **Merger.** The joining of two (2) or more contiguous parcels of land under one ownership into one parcel.

(p) **Subdivision Map Act.** The Subdivision Map Act of the State of California.

(q) **Parcel Map.** A map showing a division of land of four (4) or less parcels as required by this Chapter, prepared in accordance with the provisions of this Chapter and the Subdivision Map Act.

(r) **Peripheral Street.** An existing street whose right-of-way is contiguous to the exterior boundary of the subdivision.

(s) **Remainder.** That portion of an existing parcel which is not included as part of the subdivided land. The remainder is not considered as part of the subdivision but must be shown on the required maps as part of the area surrounding subdivision development.

(t) **Stock Cooperative.** A corporation as defined in Business and Professions Code Section 11003.2 which is primarily for the purpose of holding title to property if shareholders receive the right to exclusive occupancy in a portion

of property and whose right to occupancy transfers concurrently with the transfer of an interest in the corporation.

(u) **Subdivider.** A person who proposes to divide, divides, or causes to be divided real property into a subdivision for the subdivider or for others; except employees and consultants of such persons or entities, acting in such capacity, are not "subdividers."

(v) **Subdivision.** The division, by any subdivider, of any units or unit of improved or unimproved contiguous land shown on the latest equalized County assessment roll as a unit or as contiguous units for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easements or railroad rights-of-way. Subdivision includes a condominium project, as defined herein or in California Civil Code Section 1350, a community apartment project, as defined herein or in California Civil Code Section 1351(d), a stock cooperative, as defined herein or in California Business & Professions Code Section 1103.2, or a

cooperative apartment as defined herein. Any conveyance of land to a governmental agency, public entity, or public utility shall not be considered a division of land for purposes of computing the number of parcels. "Subdivision" does not include anything excluded from the definition of subdivision in the Subdivision Map Act unless otherwise provided for herein.

(w) **Subdivision Map.** A map showing a division of land of five (5) or more parcels as required by this Chapter, prepared in accordance with the provisions of this Chapter and the Subdivision Map Act.

(x) **Tentative Map.** A map made for the purpose of showing the design and improvements of a proposed subdivision and the existing conditions in and around it.

(y) **Tentative Parcel Map.** A tentative map for a parcel.

(z) **Tentative Subdivision Map.** A tentative map for a subdivision.

(aa) **Zoning Ordinance.** Article IX of the Municipal Code.

SECTION 2. Section 9311 of the Santa Monica Municipal Code is amended to read as follows:

SECTION 9311. Five or More Parcels.

A tentative subdivision map and final subdivision map shall be required for all divisions of land into five (5) or more parcels, five (5) or more condominiums as defined in Civil Code Section 783, a community apartment project containing five (5) or more units, a stock cooperative containing five (5) or more units, or a cooperative apartment containing five (5) or more units.

SECTION 3. Section 9312 of the Santa Monica Municipal Code is amended to read as follows:

SECTION 9312. Four or Less Parcels.

A tentative parcel map and final parcel map shall be required for all divisions of land which create four (4) or less parcels, four (4) or less condominiums as defined in Civil Code Section 783, a community apartment project containing four (4) or less units, a stock cooperative containing four (4) or less units, or a cooperative apartment containing four (4) or less units.

SECTION 4. Section 9346 of the Santa Monica Municipal Code is amended to read as follows:

SECTION 9346. Waiver of Parcel Map.

The Planning Commission may waive the requirements for a tentative and final parcel map when it is demonstrated that the waiver is consistent with the purpose of this Chapter and the General Plan. No parcel map may be waived for a condominium, stock cooperative, community apartment project, or cooperative apartment, whether created by new construction or conversion. The decision of the Planning Commission shall not be appealable.

SECTION 5. Section 4812a is added to the Santa Monica Municipal Code to read as follows:

SECTION 4812a. Permits Necessary for Occupancy of Property Following Withdrawal Pursuant to the Ellis Act.

(a) No property or rental units therein which have been withdrawn pursuant to the Ellis Act, Government Code Sections 7060 et seq., shall be subsequently occupied unless an occupancy permit is obtained in accordance with the provisions of this Section.

(b) An occupancy permit for commercial occupancy of a property or any

rental unit therein shall be granted by the Planning Director if the following findings are made:

(1) The occupancy is in conformity with the General Plan.

(2) The occupancy is in conformity with the Comprehensive Land Use and Zoning Ordinance.

(c) An occupancy permit for residential occupancy of a property or any rental unit therein may be granted:

(1) By the Planning Director, if the Planning Director finds that no more than one unit on the property will be occupied by owners of the property. Other units on the property may be occupied by family members of the owners, provided such family members do not have any ownership interest in the property and do not pay rent as defined in Section 1801(f) of the City Charter. An agreement restricting use of the property to such purposes shall be executed by the owner and the City as a condition of approval.

(2) By the Planning Director, if the Planning Director finds that the property or rental unit therein

is to be used for multifamily rental housing, and the Rent Control Board has certified that the owner has complied with the requirements set forth in Government Code Sections 7060.2 and 7060.4 and with applicable regulations promulgated by the Rent Control Board.

(3) If the property is to be used as a cooperative apartment as defined in Section 9304, a subdivision or parcel map is obtained in accordance with Chapter 3 of Article IX of this Code, and a conditional use permit is obtained in accordance with the requirements of Section 9061.1, except that subsections (a), (b), (e), (h), and (i)(2) shall not apply, and except that the requirements regarding a Tenants' Notice of Intent to Convert and Tenant Relocation Assistance Plan contained in subsection (c) shall not apply.

(d) The Planning Director shall make a written report to the Planning Commission and the City Council within five (5) days of approving or conditionally approving an occupancy permit pursuant to this Section. Any decision of the Planning Director

approving, conditionally approving, or denying an occupancy permit may be appealed to the Planning Commission in accordance with the provisions in Subchapter 10L of Article IX of this Code. Any decision of the Planning Commission may be further appealed to the City Council in accordance with the same provisions.

(e) This Section shall not apply to occupancy of any portion of a property withdrawn pursuant to the Ellis Act following lawful demolition of that portion of the property, nor shall it apply to an entire property withdrawn pursuant to the Ellis Act following lawful demolition of the entire property.

SECTION 6. Any provision of the Santa Monica Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this ordinance.

SECTION 7. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby

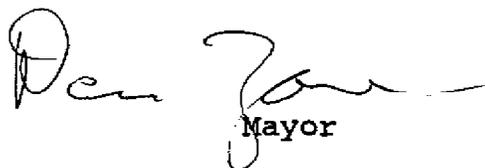
declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 8. The Mayor shall sign and the City Clerk shall attest to the passage of this ordinance. The City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption. The ordinance shall be effective 30 days from its adoption.

APPROVED AS TO FORM:


ROBERT M. MYERS
City Attorney

Adopted and approved this 14th day of February, 1989.


Mayor

I hereby certify that the foregoing Ordinance No. 1466(CCS) was duly and regularly introduced at a meeting of the City Council on the 24th day of January 1989; that the said Ordinance was thereafter duly adopted at a meeting of the City Council on the 14th day of February 1989 by the following Council vote:

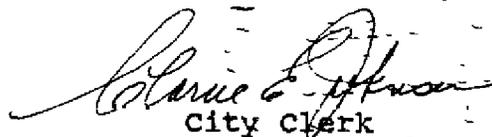
Ayes: Councilmembers: Abdo, Finkel, Genser, Jennings,
Mayor Zane

Noes: Councilmembers: Katz, Reed

Abstain: Councilmembers: None

Absent: Councilmembers: None

ATTEST:


City Clerk

ORDINANCE NUMBER 2484 (CCS)

(City Council Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SANTA MONICA ADDING CHAPTER 6.20 TO THE SANTA MONICA
MUNICIPAL CODE CLARIFYING PROHIBITIONS AGAINST VACATION RENTALS
AND IMPOSING REGULATIONS ON HOME SHARING

WHEREAS, the City consists of just eight square miles of coastal land which is home to 90,000 residents, the job site of 300,000 workers, and a destination for as many as 500,000 visitors on weekends and holidays; and

WHEREAS, Santa Monica's primary housing goals include preserving its housing stock and preserving the quality and character of its existing single and multi-family residential neighborhoods. Santa Monica's prosperity has always been fueled by the area's many attractive features including its cohesive and active residential neighborhoods and the diverse population which resides therein. In order to continue to flourish, the City must preserve its available housing stock and the character and charm which result, in part, from cultural, ethnic, and economic diversity of its resident population; and

WHEREAS, the City must also preserve its unique sense of community which derives, in large part, from residents' active participation in civic affairs, including local government, cultural events, and educational endeavors; and

WHEREAS, Santa Monica's natural beauty, its charming residential communities, its vibrant commercial quarters and its world class visitor serving amenities have drawn visitors from around the United States and around the world; and

WHEREAS, the City affords a diverse array of visitor-serving short term rentals, including, hotels, motels, bed and breakfasts, vacation rentals and home sharing, not all of which are currently authorized by local law; and

WHEREAS, operations of vacation rentals, where residents rent-out entire units to visitors and are not present during the visitors' stays are detrimental to the community's welfare and are prohibited by local law, because occupants of such vacation rentals, when not hosted, do not have any connections to the Santa Monica community and to the residential neighborhoods in which they are visiting; and

WHEREAS, the presence of such visitors within the City's residential neighborhoods can sometimes disrupt the quietude and residential character of the neighborhoods and adversely impact the community; and

WHEREAS, judicial decisions have upheld local governments' authority to prohibit vacation rentals; and

WHEREAS, with the recent advent of the so called "sharing economy," there is growing acceptance of the longstanding practice of "home-sharing," whereby residents host visitors in their homes for short periods of stay, for compensation, while the resident host remains present throughout the visitors' stay; and

WHEREAS, long before the advent of the sharing economy, home-sharing activities were already commonly undertaken throughout Santa Monica and throughout the United States; and

WHEREAS, history has shown that home-sharing activities spread the good-will of Santa Monica worldwide and have enhanced Santa Monica's image throughout the world; and

WHEREAS, home-sharing does not create the same adverse impacts as unsupervised vacation rentals because, among other things, the resident hosts are present to introduce their guests to the City's neighborhoods and regulate their guests' behavior; and

WHEREAS, history has shown that home-sharing activities are relatively very small in number, when compared to the number of persons utilizing vacation rentals or the City's hotels and motels; and

WHEREAS, while the City recognizes that home-sharing activities can be conducted in harmony with surrounding uses, those activities must be regulated to ensure that the small number of home-sharers stay in safe structures and do not threaten or harm the public health or welfare; and

WHEREAS, any monetary compensation paid to the resident hosts for their hospitality and hosting efforts rightfully belong to such hosts and existing law authorizes the City to collect Transient Occupancy Taxes ("TOTs") for vacation rentals and home-sharing activities; and

WHEREAS, existing law obligates both the hosts and rental agencies or hosting platforms to collect and remit TOTs to the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 6.20 of the Santa Monica Municipal Code is hereby added to read as follows:

Chapter 6.20 HOME SHARING AND VACATION RENTALS

6.20.010 Definitions

For purposes of this Chapter, the following words or phrases shall have the following meanings:

(a) Home-Sharing. An activity whereby the residents host visitors in their homes, for compensation, for periods of 30 consecutive days or less, while at least one of the dwelling unit's primary residents lives on-site, in the dwelling unit, throughout the visitors' stay.

(b) Hosting Platform. A marketplace in whatever form or format which facilitates the Home-Sharing or Vacation Rental, through advertising, match-making or any other means, using any medium of facilitation, and from which the operator of the hosting platform derives revenues, including booking fees or advertising revenues, from providing or maintaining the marketplace.

(c) Vacation Rental. Rental of any dwelling unit, in whole or in part, within the City of Santa Monica, to any person(s) for exclusive transient use of 30 consecutive days or less, whereby the unit is only approved for permanent residential occupancy and not approved for transient occupancy or Home-Sharing as authorized by this

Chapter. Rental of units within City approved hotels, motels and bed and breakfasts shall not be considered Vacation Rental.

6.20.020 Home-Sharing Authorization

(a) Notwithstanding any provision of this Code to the contrary, Home-Sharing shall be authorized in the City, provided that the Home-Sharing host complies with each of the following requirements:

(1) Obtains and maintains at all times a City Business License authorizing Home-Sharing activity.

(2) Operates the Home-Sharing activity in compliance with all Business License permit conditions, which may be imposed by the City to effectuate the purpose of this Chapter.

(3) Collects and remits Transient Occupancy Tax ("TOT"), in coordination with any Hosting Platform if utilized, to the City and complies with all City TOT requirements as set forth in Chapter 6.68 of this Code.

(4) Takes responsibility for and actively prevents any nuisance activities that may take place as a result of Home-Sharing activities.

(5) Complies with all applicable laws, including all health, safety, building, fire protection, and rent control laws.

(6) Complies with the regulations promulgated pursuant to this Chapter.

(b) If any provision of this Chapter conflicts with any provision of the Zoning Ordinance codified in Article IX of this Code, the terms of this Chapter shall prevail.

6.20.030 Prohibitions

(a) No person, including any Hosting Platform operator, shall undertake, maintain, authorize, aid, facilitate or advertise any Home-Sharing activity that does not comply with Section 6.20.020 of this Code or any Vacation Rental activity.

6.20.050 Hosting Platform Responsibilities

The operator / owner of any Hosting Platform shall:

(a) be responsible for collecting all applicable TOTs and remitting the same to the City. The Hosting Platform shall be considered an agent of the host for purposes of TOT collections and remittance responsibilities as set forth in Chapter 6.68 of this Code.

(b) disclose to the City on a regular basis each Home Sharing and Vacation Rental listing located in the City, the names of the persons responsible for each such listing, the address of each such listing, the length of stay for each such listing and the price paid for each stay.

6.20.080 Regulations

The City Manager or his or her designee may promulgate regulations, which may include but are not limited to permit conditions, reporting requirements, inspection frequencies, enforcement procedures, advertising restrictions, disclosure requirements, or insurance requirements, to implement the provisions of this Chapter. No person shall fail to comply with any such regulation.

6.20.090 Fees

The City Council may establish and set by Resolution all fees and charges as may be necessary to effectuate the purpose of this Chapter.

6.20.100 Enforcement.

(a) Any person violating any provision of this Chapter shall be guilty of an infraction, which shall be punishable by a fine not exceeding two hundred fifty dollars, or a misdemeanor, which shall be punishable by a fine not exceeding five hundred dollars, or by imprisonment in the County Jail for a period not exceeding six months or by both such fine and imprisonment.

(b) Any person convicted of violating any provision of this Chapter in a criminal case or found to be in violation of this Chapter in a civil case brought by a law enforcement agency shall be ordered to reimburse the City and other participating law enforcement agencies their full investigative costs, pay all back TOTs, and remit all illegally obtained rental revenue to the City so that it may be returned to the Home-Sharing visitors or used to compensate victims of illegal short term rental activities.

(c) Any person who violates any provision of this Chapter shall be subject to administrative fines and administrative penalties pursuant to Chapter 1.09 and Chapter 1.10 of this Code.

(d) Any interested person may seek an injunction or other relief to prevent or remedy violations of this Chapter. The prevailing party in such an action shall be entitled to recover reasonable costs and attorney's fees.

(e) The remedies provided in this Section are not exclusive, and nothing in this Section shall preclude the use or application of any other remedies, penalties or procedures established by law.

SECTION 2. Any provision of the Santa Monica Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption. This Ordinance shall become effective 30 days from its adoption.

APPROVED AS TO FORM:


MARSHA JONES MOUTRIE
City Attorney

Approved and adopted this 12th day of May, 2015.



Kevin McKeown, Mayor

State of California)
County of Los Angeles) ss.
City of Santa Monica)

I, Sarah P. Gorman, City Clerk of the City of Santa Monica, do hereby certify that the foregoing Ordinance No. 2484 (CCS) had its introduction on April 28, 2015, and was adopted at the Santa Monica City Council meeting held on May 12, 2015, by the following vote:

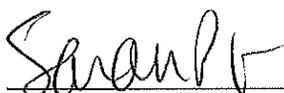
Ayes: Councilmembers: Davis, Himmelrich, O'Connor, O'Day, Winterer
Mayor McKeown, Mayor Pro Tem Vazquez

Noes: Councilmembers: None

Absent: Councilmembers: None

A summary of Ordinance No. 2484 (CCS) was duly published pursuant to California Government Code Section 40806 .

ATTEST:



Sarah P. Gorman, City Clerk

RESOLUTION NUMBER _____(CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA
SETTING FORTH THE ADMINISTRATIVE CITATION SCHEDULE OF FINES FOR
CERTAIN VIOLATIONS OF THE SANTA MONICA MUNICIPAL CODE, SETTING
CIVIL PENALTIES FOR PARKING VIOLATIONS AND FOR THE LATE PAYMENT OF
PENALTIES, SETTING FINES FOR POLICE AND FIRE DEPARTMENT RESPONSES
TO EXCESSIVE FALSE ALARMS, AND SETTING FINES FOR THE
SANTA MONICA PUBLIC LIBRARY

WHEREAS, on May 15, 2002, the City Council adopted Ordinance Number 2043 (CCS) amending Chapter 1 of the Santa Monica Municipal Code relating to code enforcement (“Ordinance No. 2043”); and

WHEREAS, Ordinance No. 2043 added Chapter 1.09 to the Municipal Code, which authorizes the imposition of fines for certain code violations through the issuance of administrative citations; and

WHEREAS, Section 1.09.040 states that the amount of fines for code violations imposed pursuant to Chapter 1.09 shall be set forth in a schedule of fines established by resolution of the City Council and that the fine schedule shall specify any increased fines for repeat violations of the same code provision by the same person within thirty-six (36) months from the date of an administrative citation and specify the amount of any late payment charges imposed for the payment of a fine after thirty (30) days from the date of issuance of the administrative citation; and

WHEREAS, effective code enforcement is vital to effectuating the City's commitment to protecting its residents', businesses' and visitors' health, safety, welfare, and quality of life; and

WHEREAS, effective enforcement of regulations governing vehicles for hire and taxicabs is a critical component of the City's commitment to assure reliable, safe, quality taxicab services in the City and to eliminate undue congestion and air pollution, disorganization and hazards associated with an unregulated taxicab environment; and

WHEREAS, the California Vehicle Code and the Santa Monica Municipal Code authorize the City to establish a schedule of parking penalties for parking violations and for the late payment of such penalties; and

WHEREAS, California law provides that such parking penalties are civil in nature and subject to administrative enforcement; and

WHEREAS, the amount of such parking penalties may be set by resolution; and

WHEREAS, there is a constant and heavy demand on police services; and

WHEREAS, false alarms are significant and unnecessary drains on precious police resources; and

WHEREAS, diversion of police resources to respond to false alarms hampers response efforts for actual emergencies and thus endangers public safety; and

WHEREAS, Chapter 3.56 of the Santa Monica Municipal Code authorizes the imposition of a police false alarm response fine; and

WHEREAS, false fire alarms responses result in the reduction of significant Fire Department resources necessary for response to actual emergencies, thereby causing a negative impact on the overall safety of the community; and

WHEREAS, historical records of false fire alarm responses indicate that many locations have had three (3) or more emergency responses to false fire alarms during the same fiscal year; and

WHEREAS, Chapter 8.44.150 of the Santa Monica Municipal Code authorizes the imposition of a false fire alarm response fine to recover the Fire Department's costs in responding to repetitive false alarms and provides that such fine shall be set by resolution of the City Council; and

WHEREAS, library fines ensure that library materials are returned so that libraries can serve their primary purpose; and

WHEREAS, the Library Board, which has charge of the administration of the Santa Monica Public Library and empowered to make and enforce such by-laws, rules and regulations as may be necessary for the administration, government and protection of the City Library, has approved of these fines; and

WHEREAS, on June 25, 2013, the City Council adopted Resolution Number 10754 (CCS) ("Resolution No. 10754") to adopt fines and to consolidate prior resolutions adopting fines in order to streamline the process for adopting and collecting City fines and to further allow the public to more easily gather information about such fines; and

WHEREAS, since 2013, the City has regularly updated its consolidated master fine schedule; and

WHEREAS, most recently, on June 25, 2019, the City Council adopted Resolution Number 11183 (CCS) ("Resolution 11183") to: establish non-standard fines for violations of Sections 4.27.010 and 4.36.100 of the Santa Monica Municipal Code to

enhance enforcement of housing protections; establish non-standard fine amounts for violations of sections 6.36.030, 6.36.040, 6.36.050, and 6.36.110 of the Santa Monica Code relating to the street vendors; and establish non-standard fine amounts for violations of sections 6.49.040, 6.49.060, 6.49.70, 6.49.80, 6.49.140, and 6.49.150 of the Santa Monica Code relating to taxicab operations; and

WHEREAS, the City now desires to revise its master fine schedule in order to: establish non-standard fine amounts for violations of Sections 4.27.030 and 4.27.040 of the Santa Monica Municipal Code to enhance enforcement of housing protections; and establish a non-standard fine amount for violations of home-sharing and vacation rental regulations as set forth in Section 6.20.030 of the Santa Monica Municipal Code; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES RESOLVE AS FOLLOWS:

SECTION 1. STANDARD FINE: Except as otherwise specifically set forth below in Section 4, the administrative citation fine amount imposed pursuant to Chapter 1.09 to the Municipal Code (“administrative citation fine amount”), for a first violation of the Santa Monica Municipal Code by a person shall be Seventy-Five Dollars (\$75.00).

SECTION 2. REPEAT VIOLATIONS: The administrative citation fine amount for a second violation of the same Municipal Code provision by the same responsible party within thirty-six (36) months from the date of an administrative citation shall equal one hundred twenty-five percent (125%) of the fine amount listed in this Resolution for a first violation of that Municipal Code section at the time of the second violation. The administrative citation fine amount for a third and any subsequent violation of the same Municipal Code provision by the same responsible party within thirty-six (36) months from

the date of an administrative citation shall equal one hundred fifty percent (150%) of the fine amount listed in this Resolution for a first violation of that Municipal Code section at the time of the third, or as applicable, subsequent violation.

SECTION 3. LATE PAYMENT CHARGES: Payment of the administrative citation fine amount after thirty (30) days from the date of the administrative citation shall be subject to an additional late payment charge. The late payment charge shall equal ten percent (10%) of the administrative citation fine amount due to the City, or ten percent (10%) of the amount remaining unpaid to the City if a portion of the fine amount was timely paid. Late payment charges shall be in addition to the amount of the administrative citation fine amount. In addition, interest shall accrue on all unpaid monies due, exclusive of late payment charges, at the rate of one half of one percent per month of the total amount due from the date the administrative citation fine amount becomes delinquent until the date that all delinquent amounts are paid to the City.

SECTION 4. NON-STANDARD FINES: The specific administrative citation fine amounts applicable to each associated Santa Monica Municipal Code section or its successor legislation, or rule or regulation, are hereby established as set forth in the attached Exhibits 1 and 2 for any first violation.

SECTION 5. The Schedule of Civil Penalties for Parking Violations and for Late Payments are hereby established as set forth in the attached Exhibit 3.

SECTION 6. The penalties listed in Exhibit 3 for a Santa Monica Municipal Code or California Vehicle Code section shall apply to all unlisted subsections, prohibiting the same violations.

SECTION 7. The fines for the second, third and fourth Police Department responses to a false alarm within the same fiscal year are hereby established as set forth in the attached Exhibit 4.

SECTION 8. A false fire alarm response fine (“Response Fine”) for the third and subsequent response by the Fire Department to a false alarm at the same location during a fiscal year for purposes of recovering costs associated with resources and services provided by the Santa Monica Fire Department in connection with responses to excessive false fire alarms is hereby established as set forth in the attached Exhibit 4.

SECTION 9. Library fines are hereby established as set forth in the attached Exhibit 5.

SECTION 10. All fines established by this Resolution shall become effective immediately upon adoption.

SECTION 11. Resolution 11183 is hereby repealed in its entirety.

SECTION 12. If there are any conflicts between the fines adopted in this Resolution and the fines adopted in any prior Resolution or schedule, the fines adopted pursuant to this Resolution shall control.

SECTION 13. The City Clerk shall certify to the adoption of this Resolution, and the same shall be in full force and effect.

APPROVED AS TO FORM:

LANE DILG
City Attorney

- Exhibit 1: Administrative Citation Fine Schedule
- Exhibit 2: Administrative Citation Schedule of Fines for Violations of Taxicab Rules and Regulations
- Exhibit 3: Schedule of Civil Penalties for Parking Violations and for Late Payments
- Exhibit 4: False Alarm Fine Schedule
- Exhibit 5: Library Fine Schedule

Exhibit 1 - Administrative Citation Fine Schedule

Code	Section	Violation Description(s)	Fine
SMMC	3.21.040 (a)	Dockless mobility prohibited activities - Operate, install, or make available for rent unauthorized dockless mobility devices without Shared Mobility Device Operator Permit	\$500
SMMC	3.21.040(b)	Dockless mobility prohibited activities - Operate, install, or make available for rent unauthorized dockless mobility devices in excess of Shared Mobility Device Operator Permit	\$500
SMMC	4.04.070	Permit required to keep certain animals	\$500
SMMC	4.04.080	Restrictions on keeping horses, mules, burros, or jacks	\$100
SMMC	4.04.090	Fowls, maximum number permitted	\$100
SMMC	4.04.100	Permit required to keep hogs, bulls, or billy goats	\$100
SMMC	4.04.110	Restrictions on keeping cow or goats	\$100
SMMC	4.04.120	Staking certain unfenced animals prohibited	\$100
SMMC	4.04.130	Keeping bees prohibited	\$100
SMMC	4.04.140	Conditional permit requirements for certain animals	\$100
SMMC	4.04.150	Animals at-large	\$100
SMMC	4.04.160	Dogs prohibited on schools, beaches and parks	\$100
SMMC	4.04.170	Licensing of dogs required	\$100
SMMC	4.04.200	Dog kennels, business license required	\$500
SMMC	4.04.210	Non-residents, dog license requirements	\$100
SMMC	4.04.230	Found animals, duty to surrender	\$100
SMMC	4.04.270	Sufficient sustenance and shelter required	\$150
SMMC	4.04.290	Quarantined animal, containment required	\$1,000
SMMC	4.04.300	Dogs, rabies vaccine required	\$250
SMMC	4.04.330	Veterinarians, duties of persons vaccinating dogs	\$250
SMMC	4.04.340	Dogs, rabies tag required	\$100
SMMC	4.04.350	Imported dogs, regulations	\$100
F&AG	30503	Impounded dogs, unspayed/unneutered (pass through to State)	\$40
SMMC	4.04.360	Impounded dogs, proof of rabies required	\$100
SMMC	4.04.370	Dogs, public nuisance/fecal matter	\$100
SMMC	4.04.385	Dogs in public, duty of person to possess clean-up materials	\$100
SMMC	4.04.410	Vicious dogs, restrictions	\$1,000
SMMC	4.08.270	Restrictions on leafblower operation	\$500
SMMC	4.12.060	Exterior Noise Standards	\$500
SMMC	4.12.070	Excessive Vibration	\$500
SMMC	4.12.090	Noisy Animals	\$250
SMMC	4.12.100	Public parks, beaches or recreational facilities restrictions	\$250
SMMC	4.12.110	Demolition, excavation, grading, spray painting, construction, maintenance or repair of building activity-hours & noise limits	\$500
SMMC	4.12.120	Failure to Post Construction Hours Sign	\$250
SMMC	4.12.150	Business Support Operations	\$250
SMMC	4.12.160	Interference with Enforcement	\$500
SMMC	4.12.180	Gardening/Landscaping Activities-Hours of Operation	\$250
SMMC	4.27.010	Disruption of housing services	\$500
SMMC	4.27.030	Tenant Evictions for Owner Occupancy	\$1,000
SMMC	4.27.040	Occupancy Permits	\$1,000
SMMC	4.36.100	Temporary Relocation Assistance	\$250
SMMC	4.44.010	Smoking in Elevator or Public Restroom	\$500
SMMC	4.44.020	Smoking in public places, work places, and restaurants	\$500
SMMC	4.44.030	Sale of tobacco by vending machine or out of package	\$750
SMMC	4.56.020	Prohibition - Tenant Harassment	\$1,000
SMMC	4.56.050	Buyout Offers and Agreements - Tenant Harassment	\$1,000
SMMC	4.62.015 (a-e)	Minimum Wage Payment	\$500
SMMC	4.62.015 (f)	Minimum Wage Bulletin	\$100
SMMC	4.62.015 (g)	Minimum Wage Record Keeping	\$500
SMMC	4.62.025	Paid Sick Leave	\$500
SMMC	4.62.040	Service Charges	\$500
SMMC	4.62.060	Unlawful Practices	\$500
SMMC	4.62.070	Retaliation	\$1,000
SMMC	4.62.100	Compliance with Enforcement	\$1,000
SMMC	4.63.015	Hotel Worker Minimum Wage Payment	\$500

Code	Section	Violation Description(s)	Fine
SMMC	4.63.025	Paid Sick Leave	\$500
SMMC	4.63.040	Service Charges	\$500
SMMC	4.63.060	Unlawful Practices	\$500
SMMC	4.63.070	Retaliation	\$1,000
SMMC	4.63.100	Compliance with Enforcement	\$1,000
SMMC	4.68.040	Failure to Obtain Community Events Permit	\$250
SMMC	5.04.240	Dogs, Cats or Animals in Eating Places	\$100
SMMC	5.08.060	Unapproved Use of Privy (Port-a-potty)	\$100
SMMC	5.08.070	Failure to Clean Adjacent Sidewalk	\$250
SMMC	5.08.080	Failure to Maintain Clean Premises	\$500
SMMC	5.08.090	Failure to Properly Store Fertilizer	\$100
SMMC	5.08.100	Excessive manure/fertilizer as defined Near Residential	\$250
SMMC	5.08.110	Offensive Substance on Public Property	\$500
SMMC	5.08.140	Removal/Destruction of Building Officer's Posted Notice	\$500
SMMC	5.08.170	Unauthorized Refuse Containers in the Public Way	\$250
SMMC	5.08.330	Obstruction of Water Meter/Gate Valves	\$250
SMMC	5.08.340	Unauthorized Private Dumping Ground	\$500
SMMC	5.08.370	Failure to Comply with County Health Department Standards	\$500
SMMC	5.08.380	Refuse Collection During Prohibited Hours	\$250
SMMC	5.20.040	Prohibited Discharge Standards	\$1,000
SMMC	5.20.050	Specific Pollutant Limitations	\$1,000
SMMC	5.20.070	Pretreatment Facilities	\$1,000
SMMC	5.20.080	Additional Pretreatment Measures	\$1,000
SMMC	5.20.090	Spill Prevention Plans	\$1,000
SMMC	5.20.100	Good Housekeeping Provision	\$1,000
SMMC	5.20.110	Requirements for Restaurants and other Commercial Cooking	\$1,000
SMMC	5.20.310	Periodic Compliance Reports	\$1,000
SMMC	5.20.320	Report of Changed Conditions	\$1,000
SMMC	5.20.330	Reports of Potential Problems/Slug control Plans	\$1,000
SMMC	5.20.370	Monitoring and Sampling Pre-notification	\$1,000
SMMC	5.20.390	Sample Collection	\$1,000
SMMC	5.20.400	Analytical Requirements	\$1,000
SMMC	5.20.420	Falsifying Information	\$1,000
SMMC	5.20.430	Inspection and Sampling	\$1,000
SMMC	5.20.440	Monitoring Facilities	\$1,000
SMMC	6.04.020	Operating Business without Proper City License	\$500
SMMC	6.04.270	Failure to Post Business License	\$250
SMMC	6.14.060	Service Business Activities Requiring Police Permits	\$500
SMMC	6.28.030	News rack-Operating and Maintenance Requirements	\$250
SMMC	6.28.030	News rack Without Permit	\$500
SMMC	6.28.040	News rack-Maintenance and Installation Standards	\$250
SMMC	6.28.050	News rack-Standards for Materials Sold	\$500
SMMC	6.32.070	Soliciting Trade on Sidewalk	\$500
SMMC	6.46.020	Failure to Obtain Permit for Liquidation Sale	\$500
SMMC	6.46.100	Liquidation Sale-Failure to Post Permit	\$250
SMMC	6.48.030	Vehicle for Hire-Business license required	\$500
SMMC	6.48.040	Vehicle for Hire-Compulsory Insurance Coverage	\$1,000
SMMC	6.48.050	Vehicle for Hire-Driving of Vehicles	\$250
SMMC	6.48.060	Vehicle for Hire-Direct Route	\$500
SMMC	6.48.065	Vehicle for Hire - Compensation for Access to Passengers	\$500
SMMC	6.49.040	Taxicab Franchise - Suspension or Revocation	\$1,000
SMMC	6.49.060(a)	Taxicab Franchise Fees - Annual Franchise Fee	\$1,000
SMMC	6.49.060(b)	Taxicab Franchise Fees - Annual Taxicab Vehicle Permit Fee	\$1,000
SMMC	6.49.060(c)	Taxicab Franchise Fees - Annual Taxicab Driver's Permit Fee	\$1,000
SMMC	6.49.070	Taxicab Franchise - Signage	\$500
SMMC	6.49.080	Taxicabs -Taxicabs Identification Decal Required	\$5,000
SMMC	6.49.090	Taximeters and Rates	\$250
SMMC	6.49.100	Parking of Vehicles - Stands	\$250
SMMC	6.49.110	Taxicab Identification and Vehicle Operating Requirements	\$500
SMMC	6.49.120	Taxicabs-Full Use of Taxicab	\$500

Code	Section	Violation Description(s)	Fine
SMMC	6.49.130	Access to passengers on business establishment premises; exclusive arrangements limited	\$500
SMMC	6.49.140(a)	Unauthorized taxicab services prohibited; exception	\$5,000
SMMC	6.49.140(c)-(e)	Unauthorized taxicab services prohibited; exception	\$1,000
SMMC	6.49.150	Rules and regulations	\$1,000
SMMC	6.116.040	Unauthorized Display on Municipal Pier	\$250
SMMC	6.120.030	Valet Parking without Permit	\$500
SMMC	6.120.060	Valet Parking-Operating Requirements	\$250
SMMC	6.120.070	Valet Parking- Penalties	\$250
SMMC	6.120.090	Valet Parking: Insurance Requirements	\$250
SMMC	6.120.110	Valet Parking-Regulations	\$250
SMMC	6.120.120	Authorized Valet Parking Zones	\$250
SMMC	6.120.130	Valet Parking: Conformance with Applicable Laws	\$250
SMMC	6.120.140	Valet Parking-Conditions Imposed on Permit	\$250
SMMC	6.120.150	Valet Parking-Requirements for Downtown Valets	\$250
SMMC	6.20.030	Advertising, Facilitating, or Operating a Vacation Rental	\$1,000
SMMC	6.200.030	Failure to comply with commercial cannabis administrative regulations	\$1,000
SMMC	6.200.040	Failure to comply with commercial cannabis permit conditions	\$1,000
SMMC	6.200.060	Insurance requirements	\$1,000
SMMC	6.200.070	Conformance with applicable laws	\$1,000
SMMC	6.201.010	Permit Required (Retail)	\$1,000
SMMC	6.202.010	Permit Required (Light Manufacturing)	\$1,000
SMMC	6.203.010	Nonmedicinal Cannabis Uses Prohibited	\$1,000
SMMC	6.36.030	Vendor Permit Required: First Violation	\$250
SMMC	6.36.030	Vendor Permit Required: Second Violation within one year of the first violation.	\$500
SMMC	6.36.030	Vendor Permit Required: Each additional violation within one year of the first violation.	\$1,000
SMMC	6.36.040	Restricted Vending Time and Locations - First Violation	\$100
SMMC	6.36.040	Restricted Vending Time and Locations - Second Violation	\$200
SMMC	6.36.040	Restricted Vending Time and Locations - Each Additional Violation (after first and second violations)	\$500
SMMC	6.36.050	Vending Requirements and Prohibitions - First Violation	\$100
SMMC	6.36.050	Vending Requirements and Prohibitions - Second Violation	\$200
SMMC	6.36.050	Vending Requirements and Prohibitions - Each Additional Violation (after first and second violations)	\$500
SMMC	6.36.110	Failure to comply with sidewalk vending regulations - First Violation	\$100
SMMC	6.36.110	Failure to comply with sidewalk vending regulations - Second Violation	\$200
SMMC	6.36.110	Failure to comply with sidewalk vending regulations - Third Violation	\$500
SMMC	6.36.110	Failure to comply with vehicle vending regulations - First Violation	\$250
SMMC	7.04.210	Regulations for Resurfacing Work in Public Way	\$250
SMMC	7.04.230	Excavation in Public Way-Vehicle Crossing	\$250
SMMC	7.04.240	Excavation in the Public Way-Per Plat/Application	\$250
SMMC	7.04.240	Excavation in the Public Way-Due Diligence	\$500
SMMC	7.04.490	Connection of Sewer Without Permit	\$500
SMMC	7.04.650	Sewage from Vehicle into Sewer System Without Permit	\$500
SMMC	7.04.670	Materials/Equipment in Public Way Without Permit	\$500
SMMC	7.04.700	Revocation of Permits-Work to Cease	\$1,000
SMMC	7.04.710	Failure to Remove Materials/Equipment in Public Way	\$500
SMMC	7.04.720	Illumination of Building Materials Stored in Public Way	\$250
SMMC	7.04.730	Regulations for Building Material Deposits and Cranes	\$250
SMMC	7.04.740	Mixing/Storing Cementitious Materials On/Near Street	\$250
SMMC	7.04.750	Failure to Post Street Use Permit	\$250
SMMC	7.04.760	Construction Debris in Public Way	\$500
SMMC	7.06.050	Permit Required - Work in the Public Right-of Way	\$500
SMMC	7.06.330	Excavation Requirements	\$500
SMMC	7.06.340	Construction Requirements	\$250
SMMC	7.10.080	Urban Runoff Pollution Control Practices-All Properties	\$500
SMMC	7.10.090	Urban Runoff Reduction Requirements	\$500
SMMC	7.10.100	Urban Runoff Requirements for Construction Sites	\$500
SMMC	7.12.060	Temporary Water Service Without Permit.	\$500
SMMC	7.12.090	Additional Best Management Practices	\$500
SMMC	7.12.350	Unauthorized Use of City Water	\$500

Code	Section	Violation Description(s)	Fine
SMMC	7.16.020	Excessive Water Use	\$250
SMMC	7.18.090	Violation of Plumbing Code Standards	\$500
SMMC	7.36.020	Moving Building/Structure on City Street Without Permit	\$500
SMMC	7.40.110	Planting of Tree in Parkway Without Permit	\$300
SMMC	7.40.110	Trim or Prune City Tree without Permit	\$500
SMMC	7.40.110	Injure/Interfere With City Tree-No Replacement Required	\$500
SMMC	7.40.110	Removal of City Tree without Permit	\$1,000
SMMC	7.40.110	Injure/Interfere With City Tree-Replacement Required	\$1,000
SMMC	7.40.130	Interference with City Tree Administration	\$500
SMMC	7.40.140	Intentional Damage to City Tree	\$1,000
SMMC	7.40.150	Unauthorized Attachment to City Tree	\$100
SMMC	7.40.160	Protection of Trees During Construction/Demolition	\$500
SMMC	7.44.020	Maintain Premises Free of Weeds	\$250
SMMC	7.48.020	Litter in Public Places	\$250
SMMC	7.48.040	Sweeping litter into gutters	\$250
SMMC	7.48.050	Property Owner to Keep Adjacent Public Way Free of Litter	\$250
SMMC	7.48.060	Litter on Private Property	\$250
SMMC	7.48.070	Owner to Maintain Premises Free of Litter	\$250
SMMC	8.04.010	Failure to Maintain-Technical Codes	\$500
SMMC	8.08.030	Continuing Use after Order to Discontinue Use	\$1,000
SMMC	8.08.050	Construction Work Without Permit	\$500
SMMC	8.08.070	Construction Work with Expired Permit	\$500
SMMC	8.08.110	Installation of Work from Unapproved Fabricator	\$500
SMMC	8.08.130	Occupancy Prior to Issuance of Certificate of Occupancy/ Final Inspection Approval	\$500
SMMC	8.08.160	Connection to Utilities Without Approval	\$500
SMMC	8.08.160	Reconnecting Utilities after Order to Disconnect	\$1,000
SMMC	8.08.170	Sandblasting Regulations-General	\$500
SMMC	8.08.170	Sandblasting-Failure to Give Three (3) Day Notice	\$750
SMMC	8.08.190	Violation of Temporary Trailer Regulations	\$500
SMMC	8.12.090	Failure to Provide Special Inspection as Required	\$1,000
SMMC	8.12.090	Failure to Provide Structural Observation as Required	\$1,000
SMMC	8.12.150	Maintaining Pool/Spa/Fountain Water Clarity	\$250
SMMC	8.40.020	Fireworks Prohibited	\$1,000
SMMC	8.08.200	Failure to Brace Water Heater	\$500
SMMC	8.96.030	Responsibility for Maintenance-Public Nuisances	\$1,000
SMMC	8.100.010	Construction Means and Methods Plan Required	\$500
SMMC	8.100.060	Compliance with Means and Methods Plan	\$500
SMMC	8.100.040	Failure to Provide Construction Notice to Residential Tenant	\$500
SMMC	8.104.060	Underground Storage Tank (UST) Permit	\$500
SMMC	8.104.060	Underground Storage Tank Documentation On-Site	\$250
SMMC	8.104.140	Underground Storage Tank System Maintenance (Minor)	\$100
SMMC	8.104.140	Underground Storage Tank System Maintenance-(Intermed.)	\$250
SMMC	8.104.140	Underground Storage Tank System Maintenance (Major)	\$500
SMMC	8.104.180	Underground Storage Tank System Monitoring (Major)	\$500
SMMC	8.108.100	Landscape and Irrigation Requirements	\$250
SMMC	9.21.050	Over Height Hedge wall or fence, Encroaching hedges	\$250
SMMC	9.21.180	Hazardous Visual Obstructions	\$500
SMMC	9.21.130	Refuse and Recycling Storage Areas	\$250
SMMC	9.21.080	Outdoor Commercial Lighting Standards	\$250
SMMC	9.21.080	Glare Beyond Property	\$250
SMMC	9.21.100	Storage in Required Front/Side Yard or Vacant Lot	\$500
SMMC	9.27.080	Illegal Nonconforming Occupancy/Use	\$1,000
SMMC	9.28.030	Maintain Use of Required Off-street Parking Space	\$250
SMMC	9.28.080	Maintain Existing Loading Space	\$250
SMMC	9.28.120	Storage in Parking Space	\$250
SMMC	9.28.120	Marking of Parking Spaces	\$250
SMMC	9.28.120	Wheel Stops	\$250
SMMC	9.28.140	Number of Bicycle Spaces Required	\$250
SMMC	9.28.150	Number of Vanpool, Carpool Spaces Required	\$250
SMMC	9.29.040	Residential Building Record-Failure to Deliver to Buyer	\$500
SMMC	9.31.060	Auto Repair-Open Door for Noise/Body& Fender	\$500

Code	Section	Violation Description(s)	Fine
SMMC	9.31.060	Auto Repair-Outdoor Repair Work	\$1,000
SMMC	9.31.060	Auto Repair-Operating Hours	\$1,000
SMMC	9.31.060	Auto Repair- Litter	\$500
SMMC	9.31.060	Auto Repair-Sound	\$250
SMMC	9.31.060	Auto Repair-Onsite Storage of Vehicles Awaiting Repair	\$500
SMMC	9.31.060	Auto Repair-Test Driving on Unapproved Streets	\$500
SMMC	9.31.060	Auto Repair-Vehicles Awaiting Repair	\$500
SMMC	9.31.060	Auto Dealership-Vehicles Awaiting Repair in Street/Alley	\$500
SMMC	9.31.070	Auto Dealership-Parking and Vehicle Storage	\$250
SMMC	9.31.070	Auto Dealership-Failure to Control Noise	\$250
SMMC	9.31.070	Auto Dealership-Test Driving on Unapproved Streets	\$500
SMMC	9.31.070	Auto Dealership-Loading And Unloading of Vehicles	\$1,000
SMMC	9.31.070	Auto Dealership-Hours of Operation Near Residential District	\$1,000
SMMC	9.31.070	Auto Rental- Parking and Vehicle Storage	\$250
SMMC	9.31.070	Auto Rental-Failure to Control Noise	\$250
SMMC	9.31.070	Auto Rental-Loading and Unloading Vehicles	\$1,000
SMMC	9.31.070	Auto Dealership-Failure to Control Noise	\$250
SMMC	9.31.070	Auto Dealership-Vehicles Awaiting Repair	\$500
SMMC	9.31.070	Auto Dealership-Test Driving on Unapproved Streets	\$500
SMMC	9.31.070	Auto Dealership-Loading And Unloading of Vehicles	\$1,000
SMMC	9.31.070	Automobile Rental-Failure to Control Noise	\$250
SMMC	9.31.070	Automobile Rental-Loading and Unloading Vehicles	\$1,000
SMMC	9.31.080	Auto Wash-Vehicles in Public Way	\$500
SMMC	9.31.080	Auto Wash-Hours of Operation Near Residential	\$1,000
SMMC	9.31.150	Neighborhood Grocery Store-Delivery Hours	\$1,000
SMMC	9.31.185	Failure to comply with medical cannabis zoning regulations	\$1,000
SMMC	9.31.200	Unapproved sidewalk café in RVC district	\$500
SMMC	9.31.200	Unapproved sidewalk café in BCD district	\$500
SMMC	9.31.200	Unapproved sidewalk café in BSC, BSC3, BSC4 district	\$500
SMMC	9.31.200	Unapproved sidewalk café in C2 district	\$500
SMMC	9.31.200	Unapproved sidewalk café in C3 district	\$500
SMMC	9.31.200	Unapproved sidewalk café in C3C district	\$500
SMMC	9.31.200	Unapproved sidewalk café in C4 district	\$500
SMMC	9.31.200	Unapproved sidewalk café in C6 district	\$500
SMMC	9.31.200	Unapproved sidewalk café in CM district	\$500
SMMC	9.31.200	Unapproved sidewalk cafe in CP district	\$500
SMMC	9.31.220	Unpermitted Outdoor Uses	\$500
SMMC	9.31.210	Outdoor Newsstands-Zoning Regulations	\$250
SMMC	9.31.250	Private Tennis Courts-Lighting	\$250
SMMC	9.31.280	Restaurant-Hours of Operation Near Residential	\$1,000
SMMC	9.31.310	Senior Group Housing-Lighting	\$250
SMMC	9.31.320	Service Station-Vehicle for Repair in Street/Alley	\$500
SMMC	9.31.340	Game Arcades Bicycle Racks	\$250
SMMC	9.31.360	Outdoor Antique Markets	\$250
SMMC	9.31.370	Excessive Yard Sales in the R-1 District	\$100
SMMC	9.31.370	Excessive Yard Sales in the R2R District	\$100
SMMC	9.31.370	Excessive Yard Sales in the R-2 District	\$100
SMMC	9.31.370	Excessive Yard Sales in the R-3 District	\$100
SMMC	9.31.370	Excessive Yard Sales in the R-4 District	\$100
SMMC	9.31.370	Excessive Yard Sales in the R-MH District	\$100
SMMC	9.31.370	Excessive Yard Sales in the OP-1 District	\$100
SMMC	9.31.370	Excessive Yard Sales in the OP-Duplex District	\$100
SMMC	9.31.370	Excessive Yard Sales in the OP-2 District	\$100
SMMC	9.31.370	Excessive Yard Sales in the OP-3 District	\$100
SMMC	9.31.370	Excessive Yard Sales in the OP-4 District	\$100
SMMC	9.31.370	Excessive Yard Sales in the R2B District	\$100
SMMC	9.31.370	Excessive Yard Sales in the R3R District	\$100
SMMC	9.48.010	Conditions of Approval for Permits/Approvals for Land Use	\$500
SMMC	9.53.070	Contents of Worksite Transportation Plans	\$5/employee/day

Code	Section	Violation Description(s)	Fine
SMMC	9.53.080	Submission of Emission Reduction Plans and Worksite Transportation Plans	\$5/employee/day
SMMC	9.53.090	Employer Monitoring and Enforcement	\$5/employee/day
SMMC	9.53.140	Developer Monitoring and Remedies for Violation	\$5/residential unit/day and \$5/employee in the project/day
SMMC	9.61.180	Prohibited Signs	\$250
SMMC	9.61.230	Sign On Street, Alley or Public Place	\$250
SMMC	9.61.240	Failure to Remove Prohibited Nonconforming Sign	\$1,000
The following code sections are from the California Fire Code (CFC), Title 19 of the California Code of Regulation (T19) and the California Building Code Standards (CBC) adopted pursuant to Santa Monica municipal code sections 8.40.010 and 8.12.010 and state law.			
CFC	105.1.1	Permits(s) Required	\$250
CFC	105.3.3	Occupancy prohibited before approval	\$1,000
CFC	105.3.5	Posting Permit	\$125
CFC	105.4.6	One set of approved plans kept on the site of the building or work during which the work authorized is in progress.	\$125
CFC	105.6.17(5)	Permit (remove fuel by means other than dispensing)	\$250
CFC	105.6.17(7)	Permit (place temporarily out of service)	\$250
CFC	105.6.17(8)	Permit (change contents of tank)	\$250
CFC	105.6.36	Permit Required to Operate a Place of Public Assembly	\$500
CFC	105.7.10	Hazardous materials construction permit	\$500
CFC	106.2.2	Work shall not be done beyond the point indicated without approval.	\$500
CFC	107.1	Maintenance of safeguards	\$125
CFC	107.2	Testing and operation of equipment	\$125
CFC	107.2.1	Availability of test and inspection records to Fire Dept.	\$125
CFC	107.6	Overcrowding-Exceed Maximum Occupant Load	\$1,000
CFC	109.1	Unlawful Acts	\$500
CFC	109.3.2	Compliance with Orders and Notices	\$500
CFC	109.3.4	Removal/Destruction of Sign/Tag	\$250
CFC	110.1	Unsafe Building	\$500
CFC	110.1.1	Unsafe Conditions	\$500
CFC	110.2	Stopping Use, Evacuation	\$500
CFC	111.1	Stop Order	\$250
CFC	111.4	Stop Order-Failure to Comply	\$1,000
CFC	113.3	Work Commencing Before Permit Issuance	\$1,000
CFC	301.1	Clothes Dryer Free of Lint	\$250
CFC	303.2	Fire Protection for Asphalt Kettles	\$250
CFC	304.1	Combustible Waste Material Accumulation Creating a Fire Hazard	\$125
CFC	304.1.2	Combustible Vegetation	\$125
CFC	304.3	Location of Rubbish Dumpsters	\$125
CFC	305.1	Clearance from Ignition Sources	\$125
CFC	308.1	Open/Illegal Burning	\$500
CFC	308.1.5	Candles/Open flame Prohibited	\$250
CFC	308.1.8	Improper Use of Flaming Food/Beverage	\$250
CFC	308.3.1	Improper Use of Candle/Open Flame	\$250
CFC	310.3	No Smoking Signs Posted and Enforced	\$75
CFC	311.1	Maintain Vacant Building/Property	\$1,000
CFC	311.3	Combustible/Hazardous Material in Vacant Building	\$1,000
CFC	315.3	Store Combustible Storage in Orderly Manner	\$125
CFC	315.3	Provide Clearance Of Heat Producing Appliances and Combustible Materials (keep area lint free)	\$125
CFC	315.3.1	Required Ceiling Clearance	\$125
CFC	315.3.2	Combustibles Stored in Exit	\$250
CFC	315.3.3	Combustible Material in Elec/Mech/Boiler Room	\$125
CFC	315.3.4	Storage Combustible Materials in Attic or Under floor	\$125
CFC	315.4	Storage Combustible Materials Outside of Building	\$125
CFC	401.3	Failure to Report Emergency	\$500

Code	Section	Violation Description(s)	Fine
CFC	401.5	Report False Alarm	\$500
CFC	404.2	Egress Plan Posted	\$75
CFC	405.1	Emergency Plans/Fire Drills	\$125
CFC	405.2	Fire Drills Required	\$125
CFC	503.4	Obstruct Fire Access Road/Lane	\$125
CFC	504.1	Maintain Required Access to Building	\$250
CFC	504.2	Maintain Exterior Doors/Openings	\$250
CFC	505.1	Premises Identification Required	\$75
CFC	506	Provide Knox Box	\$75
CFC	506.1	Knox Key box/Switch Required	\$75
CFC	506.2	Key Box Maintenance / Key Inventory	\$75
CFC	507.5.4	Obstruction of Hydrant/Fire Protection Equipment	\$250
CFC	509.1	Provide Identification Sign On Room/Door	\$125
CFC	509.1	Identify sprinkler control valves and secure or lock in the open position	\$125
CFC	510.6	Emergency Responder Radio Coverage System Maintenance	\$500
CFC	603.4.2	Portable outdoor gas fire heating appliances.	\$250
CFC	603.5.2	Maintain Heating Equipment/Appliance	\$125
CFC	603.8.2	Spark Arrestor Required	\$250
CFC	603.9	Protect Gas Meters/Piping	\$250
CFC	604.2.5	Failure to Provide Exit Signs with Emergency Power	\$250
CFC	604.4	Maintain Emergency Power Equipment	\$500
CFC	605.1	Abate Electrical Hazard	\$125
CFC	605.3	Obstruct Electrical Switchboard/Panel	\$125
CFC	605.3	Access to Electrical Switchboard/Panel	\$125
CFC	605.3.1	Label Electrical Room/Switchboard/Panel	\$75
CFC	605.4	Provide Listed Power Tap With Over-current Protection	\$75
CFC	605.4.1	Improper Use/Power Taps	\$75
CFC	605.5	Extension Cords Prohibited	\$125
CFC	605.5	Improper Use of Extension Cords	\$75
CFC	605.10.4	Portable, electric space heaters shall not be operated within 3 feet of any combustible materials.	\$125
CFC	606.8	Failure to have refrigerant detector	\$500
CFC	609.3	Hoods, Grease-Removal Devices, Fans, Ducts, Etc. shall be Cleaned at Req'd Intervals	\$250
CFC	703.1	Maintain Fire Resistive Construction	\$250
CFC	703.1	Maintain Fire Assemblies/Doors	\$500
CFC	703.2	Obstruction of Fire Assembly/Door	\$500
CFC	703.4	Test Fire Doors	\$125
CFC	704.2	Protection of Floor Openings	\$250
CFC	806.1.1	Natural cut trees shall be restricted in specific occupancies.	\$125
CFC	807.1	Maintain Flame Resistant Treatment	\$250
CFC	901.6	Maintain Fire Protection System/Appliance	\$1,000
CFC	901.7	Fire Watch Required-Problematic Systems	\$500
CFC	901.8	Tamper with Fire Department Equipment	\$1,000
CFC	901.8	Tamper with Fire Hydrant/Appliance	\$1,000
CFC	901.8.1	Tamper with Barriers/Locks/Signs/Seals	\$1,000
CFC	903.2	Fire Sprinkler System Required	\$1,000
CFC	903.2.11.6	Additional Fire Suppression System Required	\$1,000
CFC	904.12	Hood Fire Extinguishing System Required to Protect all Areas	\$1,000
CFC	904.12.5.2	Provide a Type K Fire Extinguisher	\$75
CFC	904.12.6.2	Kitchen Hood Extinguishing System Service	\$250
CFC	906.1	Provide Fire Extinguisher Based on Use/Hazard/Occupancy	\$75
CFC	906.2	Maintenance and Required Service Intervals for Fire Extinguishers	\$75
CFC	906.3	Fire Extinguisher Size and Distribution	\$75
CFC	906.6	Post Signs Indicating Location of Fire Extinguisher	\$75
CFC	907.2	Fire Alarm System Required to be Installed and Maintained	\$1,000
CFC	907.2.8	Install and Maintain Smoke Detectors (Existing R-1)	\$250
CFC	907.8.5	Building owners shall be responsible to maintain the fire and life safety systems in an operable condition at all times.	\$1,000
CFC	912.4	Maintain Access To and Operation of Standpipes, FDC and Sprinkler control valves	\$250
CFC	1004.3	Post Occupant Load	\$125
CFC	1010.1	Failure to Maintain Exit Doors	\$1,000

Code	Section	Violation Description(s)	Fine
CFC	1010.1.9.3	Signage-Doors Unlocked During Business Hours	\$125
CFC	1010.1.9.4	Exit Door Locked/Secured with Non-approved Lock	\$1,000
CFC	1010.1.10	Panic Hardware Required	\$250
CFC	1010.2	Locks on Exit Gates	\$1,000
CFC	1011.1	Maintain Stairways	\$250
CFC	1011.11	Maintain Handrails	\$250
CFC	1011.7.4	Storage Under Stairways	\$500
CFC	1018.1	Aisles Required	\$250
CFC	1018.1	Obstruct Aisle or Exitway	\$500
CFC	1020.3	Maintain Corridor	\$250
CFC	1029.14	Bonding of Chairs Required	\$125
CFC	1030.4	Equip Bars/Grates On Sleeping Room With Approved Interior Release Devices	\$1,000
CFC	1030.4	Exit Obstructions	\$500
CFC	1031.4	Exit Sign illumination Required	\$250
CFC	1031.7	Obstruct/Maintain Emergency Escapes	\$1,000
CFC	1104.16.7	Obstruct/Maintain Fire Escape	\$1,000
CFC	2203.2	Dust Collection Required	\$250
CFC	2306.7.4	Failure to maintain an approved automatic emergency shutoff valve	\$500
CFC	2305.6	Warning signs shall be conspicuously posted within sight of each dispenser in the fuel dispensing area.	\$125
CFC	2404.2	Spray-Finish Operations Prohibited	\$1,000
CFC	2404.4	Fire Protection System Required for Spray Booths/Rooms	\$1,000
CFC	3313.1	Standpipe System Required During Construction	\$1,000
CFC	3504.1.1	Hot Work-Clearance to Combustibles	\$250
CFC	3504.1.7	Hot Work-Non Approved Location	\$250
CFC	3504.2.6	Fire Protection Equipment for Hot Work	\$250
CFC	3505.2	Storage of Welding Equipment	\$250
CFC	5001.3.3	Performance requirements of equipment/documentation	\$250
CFC	5001.3.3.8	Detection of gas or vapor release.	\$500
CFC	5001.5.1	Hazardous Material Management Plan	\$1,000
CFC	5001.5.2	Hazardous Materials Inventory Statement	\$1,000
CFC	5001.6.1	Permit/Monitoring requirements for out-of-service facilities	\$250
CFC	5003.1	General/Hazardous Materials	\$500
CFC	5003.1.1	Maximum Allowed Quantity Per Control Area	\$500
CFC	5003.2	Design/maintenance of equipment for hazardous materials	\$250
CFC	5003.2.2.1	Provide Emergency Shut-off Valves and Signs	\$250
CFC	5003.2.9.2	Testing frequency	\$125
CFC	5003.2.5	Empty Containers and Tanks	\$125
CFC	5003.2.6	Maintenance of Equipment, Machinery, and Req'd Detection and Alarm	\$500
CFC	5003.2.6.2	Defective Cylinders, Containers and Tanks Shall Be Removed from Service	\$250
CFC	5003.2.9	Required Testing of Equipment, Devices and Systems per 5003.2.9.1	\$500
CFC	5003.3.1	Release of Hazardous Materials	\$1,000
CFC	5003.3.1.2	Provide Approved Method to Control Unauthorized Spills	\$250
CFC	5003.4	MSDS Forms Required	\$125
CFC	5003.5	Provide Hazardous Identification Signs	\$125
CFC	5003.5.1	Provide Markings or Labels on Containers or Packages	\$125
CFC	5003.9.1	Training of Personnel/Written Procedures	\$500
CFC	5003.9.3	Provide Guard Posts to Protect Storage Area or Tanks	\$250
CFC	5003.9.5	Provide Approved Means to Prevent Static Electricity Charge	\$250
CFC	5003.9.8	Separate Containers of Incompatible Materials	\$500
CFC	5003.9.9	Provide Shelves with Lip or Guard	\$125
CFC	5004.1	General Storage of Hazardous Materials	\$500
CFC	5004.2.2	Provide Secondary Containment for Hazardous Materials	\$250
CFC	5004.2.2.5	Approved monitoring method	\$250
CFC	5004.11	Keep Storage Area or Tanks Clear of Combustible Material	\$250
CFC	5005.2.1.4	Secondary Containment for Liquid Used in Open Systems Inside a Building	\$250
CFC	5005.3.5	Secondary Containment for Liquid Used in Open Systems Outside a Building	\$250
CFC	5303.4.3	Provide Labels on Gas Piping	\$125

Code	Section	Violation Description(s)	Fine
CFC	5303.5.3	Secure Compressed Gas Cylinders	\$125
CFC	5307.5	Failure to provide mechanical ventilation or emergency alarm system where CO2 can collect	\$500
CFC	5703.3	Site Assessment	\$500
CFC	5704.2.7.10	Leak Reporting	\$1,000
CFC	5704.2.11.3	Overfill prevention system	\$125
CFC	5704.2.11.4.2	Approved method of leak detection	\$500
CFC	5704.2.13.1.2	Conditions for tanks out of service for 90 days	\$500
CFC	5704.2.13.1.3	Conditions for tanks out of service for 1 year	\$1,000
CFC	5704.3.1.1	Store Flammable/Combustible Liquids in Approved Container	\$250
CFC	5704.3.2	Store Flammable/Combustible Liquid in Approved Cabinet(s)	\$250
CFC	5704.3.3.3	Remove Flammable Liquids Near Exits	\$500
CFC	5705.2.4	Discontinue Gravity Dispensing	\$250
CFC	5705.3.6	Discontinue Cleaning Inside Building with Flammable Liquids	\$500
CFC	5705.3.7.5.3	Provide Secondary Containment—Flammable and Combustible Liquids	\$250
CFC	5707.1.1	Approval/Permit Required for Mobile Fueling	\$250
CFC	6109.4	LP-gas containers stored near exit access doors, exits, stairways and/or areas used as means of egress	\$500

Late Payment Charges:

Payment of the administrative citation fine amount after thirty (30) days from the date of the administrative citation shall be subject to an additional late payment charge. The late payment charge shall equal ten percent (10%) of the administrative citation fine amount due to the City, or ten percent (10%) of the amount remaining unpaid to the City if a portion of the fine amount was timely paid. Late payment charges shall be in addition to the amount of the administrative citation fine amount. In addition, interest shall accrue on all unpaid monies due, exclusive of late payment charges, at the rate of one half of one percent per month of the total amount due from the date the administrative citation fine amount becomes delinquent until the date that all delinquent amounts are paid to the City.

Standard Fine:

Except as otherwise specifically set forth, the administrative citation fine amount imposed pursuant to Chapter 1.09 to the Municipal Code ("administrative citation fine amount") for a first violation of the Santa Monica Municipal Code by a person shall be Seventy-Five Dollars (\$75.00).

Repeat Violations:

The administrative citation fine amount for a second violation of the same Code provision by the same responsible party within thirty-six (36) months from the date of an administrative citation shall equal one hundred twenty-five percent (125%) of the fine amount listed in this Resolution for a first violation of that Municipal Code section at the time of the second violation. The administrative citation fine amount for a third and any subsequent violation of the same Code provision by the same responsible party within thirty-six (36) months from the date of an administrative citation shall equal one hundred fifty percent (150%) of the fine amount listed in this Resolution for a first violation of that Municipal Code section at the time of the third, or as applicable, subsequent violation.

Exhibit 2 - Administrative Citation Schedule of Fines for Violations of Taxicab Rules and Regulations

SCHEDULE I SCHEDULE OF FINES FOR VIOLATION OF TAXICAB RULES AND REGULATIONS

Every franchisee, vehicle permittee and driver who does not comply fully with any one or more of the Department's rules and regulations, with the terms and conditions of a taxicab franchise or the Santa Monica Municipal Code shall be guilty of a violation and subject to the penalty schedule as shown in the brackets at the end of each rule. Each day that a violation continues shall constitute a separate and distinct violation. If a penalty due date falls on a weekend or holiday, penalties are due the next City business day.

Any suspension of a permit shall be recorded on the driver's Permit Suspension Record and will be considered when applying Taxicab Rule 306f. A permittee must serve a suspension during a period of time in which the Taxicab Driver's Permit has been physically turned in to the City.

Monetary Penalty Increments:

Penalties shall accumulate without limit.

Suspension of Franchisee's Franchise:

Whenever the cumulative amount of the monetary penalty assessed against any franchisee for any calendar quarter period exceeds \$10,000, the franchisee's franchise is subject to immediate suspension.

LEGEND:

S = Suspension

R = Revocation

IOS = Immediate Out of Service (Driver and/or Vehicle) at the Full Discretion of the Police

Penalty Schedules:

The following progressive penalties shall be applied when the same driver, vehicle permittee, or franchisee is guilty of a second or subsequent violation of the same rule or any combination of the rules listed for the same Progressive Penalty Schedule within any 24-month period. When IOS appears in a penalty, a driver or vehicle may be placed in an Immediate Out of Service status at the absolute discretion of the Police Officer.

Penalty Schedules	Penalties First Violation		Penalties Second Violation		Penalties Third Violation		Penalties Fourth or More Violation		Penalties Conduct / Public Safety Violation	
	Driver or Vehicle Permittee	Franchisee	Driver or Vehicle Permittee	Franchisee	Driver or Vehicle Permittee	Franchisee	Driver or Vehicle Permittee	Franchisee	Driver or Vehicle Permittee	Franchisee
Schedule A	\$50	\$50	\$100	\$100	\$150	\$150	\$250 or Suspension IOS	\$500	\$500 or Suspension IOS	\$300
Schedule B	N/A	\$100	N/A	\$200	N/A	\$300	N/A	\$500	N/A	\$500 IOS
Schedule C	\$250 or Suspension IOS	\$500	\$500 or Suspension IOS	\$2,500	See Penalties Conduct / Public Safety Violation		N/A	N/A	\$1,000 or Revocation IOS	\$2,500
Schedule D	N/A	\$1,000 IOS	N/A	\$5,000 or Suspension IOS	See Penalties Conduct / Public Safety Violation		N/A	N/A	N/A	\$5,000 or Suspension IOS

ASSIGNED PENALTY SCHEDULE

Taxicab Rule	Penalty Schedule
201a.	Schedule D
201b.	Schedule C
202	Schedule D
203	Schedule D
204	Schedule D-Conduct
205	Schedule B-Conduct
206	Schedule B – Conduct
207	Schedule D-conduct
208	Schedule B–Conduct
209	Schedule A-Conduct or B-Conduct
210	Schedule A-Conduct or Schedule B-Conduct
211	Schedule B
212	Schedule B
213	Schedule B–Public Safety
214	Schedule A-Conduct or B-Conduct
215	Schedule B–Public Safety
216	Schedule D
217	Schedule D
218	Schedule B
219	Schedule B
220	Schedule B
221	Schedule B
222	Schedule B
223	Schedule B
224	Schedule D
225	Schedule B-Public Safety
226	Schedule B
227	Schedule B
228	Schedule B
229	Schedule B
230	Schedule A or Schedule B
231	Schedule B
232	Schedule B– Public Safety
233	Schedule B
234	Schedule B-Public Safety
235	Schedule B
236	Schedule B
237	Schedule B-Conduct
238	Schedule B-Conduct
239	Schedule B-Conduct
240	Schedule A-Conduct
241.	Schedule B
242.	Schedule B
243.	Schedule B
244.	Schedule C-Conduct or Schedule D-Conduct
301.	none
302.	none
303.	none
304.	none
305.	none
306.	none
307.	none
401.	Schedule A–Conduct
402.	Schedule C–Public Safety
403a.	Schedule C – Public Safety
403b.	Schedule C-Public Safety
404.	Schedule C–Public Safety
405.	Schedule A-Public Safety
406.	Schedule A-Conduct
407.	Schedule C–Public Safety
408.	Schedule C-Public Safety
409.	Schedule C-Conduct

Taxicab Rule	Penalty Schedule
410.	Schedule A
411.	Schedule A-Conduct for 1st Violation, Schedule C-Conduct for 2nd Violation
412.	Schedule C-Conduct
413.	Schedule C-Conduct
414.	Schedule A-Conduct for 1st Violation, Schedule C- Conduct for 2nd Violation
415.	Schedule A-Conduct
416.	Schedule C
417.	Schedule C
418.	Schedule C
419a	Schedule A-Public Safety
419b	Schedule A
419c	Schedule A-Conduct
419d	Schedule C-Conduct
419e	Schedule A
420a.	Schedule C-Public Safety
420b.	Schedule C
420c.	Schedule A
421.	Schedule A-Public Safety
422a.	Schedule A
422b.	Schedule C
422c.	Schedule C
422d.	Schedule A-Public Safety
423a.	Schedule A-Public Safety
423b.	Schedule A-Public Safety
423c.	Schedule A-Public Safety
424.	Schedule C
425.	Schedule A-Public Safety
426.	Schedule A-Public Safety
427.	Schedule A
428.	Schedule A-Conduct
429.	Schedule A
430a.	Schedule A
430b.	Schedule A
430c.	Schedule A
430d.	Schedule A
430e.	Schedule A
430f.	Schedule A-Conduct
430g.	Schedule A-Conduct
430h.	Schedule A
430i.	Schedule A-Conduct
430j.	Schedule A-Conduct
430k.	Schedule A-Conduct
430l.	Schedule A-Conduct
430m.	Schedule A-Conduct
430n.	Schedule A
430o.	Schedule A
431.	Schedule A
432.	Schedule A-Conduct or Schedule C-Conduct at the Discretion of the City
433.	Schedule A
434a.	Schedule A-Conduct
434b.	Schedule A
435.	Schedule C
436.	Schedule A
437.	Schedule A
438.	Schedule A
439a.	Schedule C
439b.	Schedule C-Conduct
439c.	Schedule C
440.	Schedule A-Conduct
441.	Schedule C-Conduct
442.	Schedule A
443.	Schedule A
444.	Schedule A
445.	Schedule A
446.	Schedule A

Taxicab Rule	Penalty Schedule
447.	Schedule A–Public Safety
448.	Schedule A
449.	Schedule A
450.	Schedule A
451.	Schedule A
452.	Schedule A
453.	Schedule A
454.	Schedule A
455.	Schedule A
456a.	Schedule A
456b.	Schedule A
456c.	Schedule A
456d.	Schedule C
457.	Schedule A
458.	Schedule A
501.	Schedule D
502.	Schedule B
503.	Schedule A-Conduct or Schedule B-Conduct
504.	Schedule B-Conduct
505.	Schedule B-Conduct
506.	Schedule B
507.	Schedule B
508.	Schedule B-Conduct
509.	none
510.	none
511.	none
512.	none
513.	none
514.	none
601.	Schedule A or Schedule B
602.	Schedule B-Public Safety
603.	Schedule A-Public Safety or B-Public Safety
604.	Schedule A or Schedule B
605.	Schedule A-Conduct or Schedule B-Conduct
606.	Schedule A-Public Safety or Schedule B – Public Safety
607a.	Schedule A or Schedule B
607b.	Schedule A or Schedule B
607c.	Schedule A or Schedule B
607d.	Schedule A–Conduct or Schedule B-Conduct
607e.	Schedule A–Conduct or Schedule B-Conduct
607f.	Schedule A–Conduct or Schedule B-Conduct
607g.	Schedule A or Schedule B
608.	Schedule A-Public Safety or Schedule B – Public Safety
609.	Schedule A-Public Safety or Schedule B–Public Safety
610.	Schedule A or Schedule B
611.	Schedule A or Schedule B
612.	Schedule A–Public Safety or Schedule B-Public Safety
613.	Schedule A–Conduct
614.	Schedule A or Schedule B
615.	Schedule B
616.	Schedule B
617.	Schedule B
618.	Schedule B
619.	Schedule B
620.	Schedule B
621.	Schedule B
622.	Schedule B
623.	Schedule A or Schedule B
624.	Schedule A–Conduct or Schedule B-Conduct
625.	Schedule A–Conduct or Schedule B-Conduct
626.	Schedule B
627.	Schedule B
628.	Schedule B
629.	Schedule A-Public Safety or Schedule B–Public Safety
630.	Schedule C or Schedule D

Taxicab Rule	Penalty Schedule
631.	Schedule A–Public Safety or Schedule B-Public Safety
632.	Schedule B – Public Safety
701.	none
702.	none
703.	none

Exhibit 3 - Schedule of Civil Penalties for Parking Violations and for Late Payments

SANTA MONICA MUNICIPAL CODE VIOLATIONS

Code	Description	City Penalty	Current	Total	Late Payment
3.04.030(a)	Beach Parking Lot Permits (Sunset to Sunrise)	\$40.50	\$12.50	\$53.00	\$53.00
3.04.050(a)	Payment of Posted Fee Required-Attendant	\$40.50	\$12.50	\$53.00	\$53.00
3.04.050(b)	Payment of Posted Fee Required-Pay Machine	\$40.50	\$12.50	\$53.00	\$53.00
3.04.100	Parking Spaces	\$40.50	\$12.50	\$53.00	\$53.00
3.06.040	Car Share Permit Required	\$40.50	\$12.50	\$53.00	\$53.00
3.08.110	Preferential Parking	\$51.50	\$12.50	\$64.00	\$64.00
3.12.270	Disobey Posted Signs	\$51.50	\$12.50	\$64.00	\$64.00
3.12.380	Parking on Drive Apron/Parkway/Sidewalk	\$40.50	\$12.50	\$53.00	\$53.00
3.12.730	Green Zone - 15 Minutes	\$40.50	\$12.50	\$53.00	\$53.00
3.12.740	Yellow Load Zone 7am - 6pm Mon-Sat	\$40.50	\$12.50	\$53.00	\$53.00
3.12.760	White Zone - Max of 3 Minutes	\$40.50	\$12.50	\$53.00	\$53.00
3.12.780	Parking on Sand	\$40.50	\$12.50	\$53.00	\$53.00
3.12.790(a)	Angle Parking	\$40.50	\$12.50	\$53.00	\$53.00
3.12.790(b)	Head in Parking	\$40.50	\$12.50	\$53.00	\$53.00
3.12.820	Block Passage of Vehicle In Alley	\$40.50	\$12.50	\$53.00	\$53.00
3.12.830	Parking Prohibited in Specified Places	\$51.50	\$12.50	\$64.00	\$64.00
3.12.840	Overtime Parking	\$51.50	\$12.50	\$64.00	\$64.00
3.12.845	Street Sweeping	\$51.50	\$12.50	\$64.00	\$64.00
3.12.850	30 Minute Parking Between 3-5 am	\$40.50	\$12.50	\$53.00	\$53.00
3.12.860	Oversize Vehicles - 9pm - 6am	\$40.50	\$12.50	\$53.00	\$53.00
3.12.870	Oversize Commercial Vehicle in Residential Area	\$40.50	\$12.50	\$53.00	\$53.00
3.12.880	Parking of Trailers	\$40.50	\$12.50	\$53.00	\$53.00
3.12.890	Vehicle Parked for Advertising	\$40.50	\$12.50	\$53.00	\$53.00
3.12.910	Wash Car - Street Alley	\$40.50	\$12.50	\$53.00	\$53.00
3.12.920	Storing/Servicing/Rebuilding - Public Way	\$40.50	\$12.50	\$53.00	\$53.00
3.12.930	Parking on Private Property w/o Permission	\$40.50	\$12.50	\$53.00	\$53.00
3.12.950	Parking on Private Unpaved Lot	\$40.50	\$12.50	\$53.00	\$53.00
3.12.1000	Vehicle Parked on Street for Sale	\$40.50	\$12.50	\$53.00	\$53.00
3.12.1010	Unattended Vehicle-Keys in Ignition	\$40.50	\$12.50	\$53.00	\$53.00
3.12.1050	Parked on Front Lawn	\$40.50	\$12.50	\$53.00	\$53.00
3.16.120	Operating a Parking Meter	\$40.50	\$12.50	\$53.00	\$53.00
3.16.240	O/T Meter Parking - Past Time Limits	\$40.50	\$12.50	\$53.00	\$53.00
3.16.241	O/T Lot Parking - Past Time Limit	\$40.50	\$12.50	\$53.00	\$53.00
3.16.250	Expired Meter	\$40.50	\$12.50	\$53.00	\$53.00
3.16.260	Parking Beyond Meter Space	\$40.50	\$12.50	\$53.00	\$53.00

CALIFORNIA VEHICLE CODE VIOLATIONS

Code Section	Description	Penalty Amount	Current State Fees	Total Penalty	Late Payment Penalty Amount
5200	Failure to Display Both Plates	\$25.00	\$0.00	\$25.00	\$25.00
5201	Positioning of Plates	\$25.00	\$0.00	\$25.00	\$25.00
5204	No Current License Plate Tab	\$25.00	\$0.00	\$25.00	\$25.00
21113A	Illegally Parked on State Property	\$25.50	\$12.50	\$38.00	\$25.00
21211B	Parked in Bike Lane	\$40.50	\$12.50	\$53.00	\$53.00

Code	Description	City Penalty	Current	Total	Late Payment
22500a	Parked in Any Intersection	\$40.50	\$12.50	\$53.00	\$53.00
22500b	Parked in Any Crosswalk	\$40.50	\$12.50	\$53.00	\$53.00
22500c	Parked in Any Safety Zone	\$40.50	\$12.50	\$53.00	\$53.00
22500d	Parked Within 15 feet of Fire Station	\$40.50	\$12.50	\$53.00	\$53.00
22500e	Parked in Front of Private/Public Driveway	\$40.50	\$12.50	\$53.00	\$53.00
22500f	Parked on Sidewalk (except electric carts)	\$40.50	\$12.50	\$53.00	\$53.00
22500g	Parked near Excavation Causing Hazard	\$40.50	\$12.50	\$53.00	\$53.00
22500h	Double Parking	\$40.50	\$12.50	\$53.00	\$53.00
22500i	Parked in Bus Zone	\$291.50	\$12.50	\$304.00	\$30.00
22500k	Parked on Any Bridge	\$40.50	\$12.50	\$53.00	\$53.00
22500l	Stopping/Blocking Disabled Access Ramp	\$291.50	\$12.50	\$304.00	\$30.00
22500.1	Parked in Fire Lane	\$40.50	\$12.50	\$53.00	\$53.00
22502	Curb Parking	\$40.50	\$12.50	\$53.00	\$53.00
22502a	Parked Within 18" of Curb	\$40.50	\$12.50	\$53.00	\$53.00
22507.8a	Parked in Handicapped Space w/o ID	\$386.50	\$12.50	\$399.00	\$30.00
22507.8b	Blocking Disabled parking	\$386.50	\$12.50	\$399.00	\$30.00
22507.8c	Parked on/in Handicapped Access Area	\$386.50	\$12.50	\$399.00	\$30.00
22509	Parked on Hill w/o Securing Vehicle	\$40.50	\$12.50	\$53.00	\$53.00
22514	Parked within 15 Feet of Fire Hydrant	\$40.50	\$12.50	\$53.00	\$53.00
22515a	Vehicle w.o Driver, Engine Running	\$40.50	\$12.50	\$53.00	\$53.00
22515b	Setting Brake/Lock Wheels on Highway	\$40.50	\$12.50	\$53.00	\$53.00
22516	Vehicle Locked w/o Means to Escape	\$40.50	\$12.50	\$53.00	\$53.00
22520	Parked on Freeway - Non-Emergency	\$40.50	\$12.50	\$53.00	\$53.00
22520.5a	Vending on or Near Freeways	\$40.50	\$12.50	\$53.00	\$53.00
22521	Parked Less than 7.5 Feet from RR Track	\$40.50	\$12.50	\$53.00	\$53.00
22522	Parked Less than 3 Feet from Sidewalk Ramp	\$40.50	\$12.50	\$53.00	\$53.00
22523a,b	Abandon Vehicle on Highway	\$114.50	\$12.50	\$127.00	\$30.00
22526a	Gridlock - In Intersection	\$40.50	\$12.50	\$53.00	\$53.00
22526b	Gridlock - During Turn	\$40.50	\$12.50	\$53.00	\$53.00

UNLISTED PROVISIONS OF THE LAW

Code Section	Description	Penalty Amount	Current State Fees	Total Penalty	Late Payment Penalty Amount
	Violation of Any Other Law Regulating the Parking or Standing of Vehicles	\$40.50	\$12.50	\$53.00	\$53.00

Exhibit 4 - False Alarm Fine Schedule

Fine Description	Fines	
<i>Police</i>		
Second and Third responses within the same fiscal year	\$164.86	each
Fourth and subsequent responses within the same fiscal year	\$247.28	each
<i>Fire</i>		
False Alarm Response: Third and subsequent responses at the same location within the same calendar year.	323.52	each

Exhibit 5 - Library Fine Schedule

Fine Description	Fines
<i>Fines to be assessed per item, per day, holidays included</i>	
Overdue Adult Book, CD, Audio Book, Periodical	\$0.25
Overdue Children's Book, CD, Audio Book, Periodical	\$0.15
Overdue New Adult Book	\$0.50
Overdue Adult or Children's Video or DVD	\$1.00
Overdue Interlibrary Loan Material	\$1.00
Overdue Teen Laptop (maximum \$5.00)	1.00 (per hour)
Processing for Lost or Damaged Items	\$7.50 (per item plus cost of item or identical replacement)
Collection Agency Referral	\$10.00
Maximum Late Fine for Adult Materials	\$10.00
Maximum Late Fine for Children's Books	\$5.00

AAGLA

"Great Apartments Start Here!"

Danielle Leidner-Peretz
Director, Government Affairs &
External Relations
danielle@aagla.org
213.384.4131; Ext. 309

September 23, 2019
Via Electronic Mail

Hon. Mayor Gleam Davis, and
Members of the Santa Monica City Council
City Hall
1685 Main Street
Santa Monica, California 90401

Re: Code Enforcement Fee Increases (Agenda Item 3.E)

Dear Mayor Davis and Members of the City Council;

This letter is written to express the Apartment Association of Greater Los Angeles' (AAGLA) opposition to the proposed increase to the code enforcement fees for violations related to tenant evictions for owner occupancy pursuant to the Tenant Ownership Rights Charter Amendment (TORCA) and City occupancy permits for owners to re-occupy properties that have been removed from the rental housing market pursuant to the Ellis Act.

While we recognize the City's interest in protecting renters and maintaining affordable housing, the proposed increase in code enforcement fees would significantly raise the fine per violation from the current \$75 to \$1,000, a more than 1200% increase. While the Staff Report notes the rationale for this proposed, substantial increase as a deterrent to violations, no further information, such as citing the quantity and nature of infractions, is provided to warrant the increase. Furthermore, the Staff Report states, "fines are intended to be a deterrent and are not intended to increase City revenue." If the goal is not revenue driven, a far lower fee than the one proposed would still meet the City's objective.

Current law prohibits evictions for the purpose of owner and owner-relative occupancy in units that are being converted from apartments to condominiums prior to the 1984 Tenant Ownership Rights Charter Amendment (TORCA). The City has not offered any data indicating a prevalence in violations to support the need for increased fees from \$75 to \$1,000. If the City deems an increase necessary, it should be in line with the most recent increase adopted for violations based on disruption of housing services set in the amount of \$500.



"Great Apartments Start Here!"

Under the Santa Monica Municipal Code section 4.27.040, owners who have removed their property from the rental housing market pursuant to the Ellis Act are required to obtain a permit from the City prior to re-occupying the property for any purpose. There are a variety of reasons why an owner may wish to re-occupy the property including to provide their family with housing. If the City Council decides that the proposed increase is to be adopted, a tiered penalty structure should be implemented. Owners who fail to acquire a city permit to re-occupy the property themselves or for their family members should be subject to lower fines than those who rent the units potentially in violation of both the City and State requirements.

Thank you for your time and consideration of our opposition to this matter. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at danielle@aagla.org.

Very truly yours,

A handwritten signature in black ink that reads "Danielle Leidner-Peretz". The signature is fluid and cursive.

Danielle Leidner-Peretz

REFERENCE:

Resolution No. 11202
(CCS)