

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Th9a

Filed: 8/7/2014
180th Day: 2/3/2015
Staff: S. Vaughn-LB
Staff Report: 8/21/2014
Hearing Date: 9/11/2014

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-13-0927

Applicant: Marc & Creative, LLC

Agent: Hamlet Zohrabuans

Location: 938 & 940 Palisades Beach Rd., Santa Monica, Los Angeles County (APN 4292-031-011 & 4292-031-010)

Project Description: Demolition of two single-story, single-family residences (1,416 sq. ft. on lot 116 and 964 sq. ft. on lot 115) with attached two-car garages and swimming pool on lot 116; construction of an approximately 11,726 sq. ft., approximately 39 ft. high, three-story single-family residence over a basement with a 455 sq. ft. two-car garage and two additional on-site parking spaces, a swimming pool and a cabana . The development will be built across both lots and the two lots will be tied together.

Staff Recommendation: Approval with conditions

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS:

This permit is granted subject to the following special conditions:

1. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from flooding, sea level rise, erosion and wave uprush; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

2. Bird Strike Prevention

A. Ocean front deck railing systems, fences, screen walls and gates subject to this permit shall use materials designed to minimize bird-strikes with the deck railing, fence, or gate. Such materials may consist, all or in part, of wood; wrought iron; frosted or partially-frosted glass, Plexiglas or other visually permeable barriers that are designed to prevent creation of a bird strike hazard. Clear glass or Plexiglas shall not be installed unless they contain UV-reflective glazing that is visible to birds or appliques (e.g. stickers/decals) designed to reduce bird-strikes by reducing reflectivity and transparency are also used. Any appliques used shall be installed to provide coverage consistent with manufacturer specifications (e.g. one applique for every 3 foot by 3 foot area) and the recommendations of the Executive Director. Use of opaque or partially opaque materials is preferred to clean glass or Plexiglas and appliques. All materials and appliques shall be maintained throughout the life of the development to ensure continued effectiveness at addressing bird strikes and shall be maintained at a minimum in accordance with manufacturer specifications and as recommended by the Executive Director. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the permittee shall submit final revised plans showing the location, design, height and materials of fences, screen walls and gates for the review and approval of the Executive Director. Said plans shall reflect the requirements of this special condition.

B. The permittee shall undertake development in accordance with the approval final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

A. The permittee shall comply with the following construction-related requirements:

(1) No construction materials, debris, or waste shall be placed or stored where it may be subject to water, wind, rain, or dispersion;

- (2) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
- (3) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;
- (4) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and
- (5) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

B. Best Management Practices (BMPs) designed to prevent spillage and/or runoff of construction-related materials, sediment, or contaminants associated with construction activity shall be implemented prior to the on-set of such activity. Selected BMPs shall be maintained in a functional condition throughout the duration of the project. Such measures shall be used during construction:

- (1) The applicant shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;
- (2) The applicant shall develop and implement spill prevention and control measures;
- (3) The applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50-feet away from a stormdrain, open ditch or surface water; and
- (4) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.

4. Future Development. Pursuant to Title 14 California Code of Regulations Section 13250(b) (6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to the development governed by Coastal Development Permit No. 5-13-0927. Accordingly, any future improvements to the single-family house authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-13-0927 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

5. Final Plans Conforming to Geotechnical Recommendations

- A. All final design and construction plans shall be consistent with all recommendations contained in *Preliminary Soils Engineering Investigation Proposed Single Family Residence 938 & 940 Palisades Beach Road*, by SubSurface Designs, Inc. on September 21, 2012. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director’s review and approval, two full sets of plans with evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all the recommendations specified in the above-referenced report.
- C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment unless the Executive Director determines that no amendment is legally required.

6. Landscaping - Drought Tolerant, Non Invasive Plants. Vegetated landscaped areas shall consist of primarily native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See:<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).

7. Water Quality Standards. With the acceptance of this permit the applicant agrees to comply with all applicable City of Santa Monica water quality requirements as required under the City’s Municipal Code that are in effect at the time of approval of this permit.

8. No Future Shoreline Protective Device

- A. By acceptance of this permit, the applicant and landowner agrees, on behalf of himself and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-13-0927 including, but not limited to, the residence, garage and foundations and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, flooding, sea level rise, or any other coastal hazards in the future. By acceptance of this permit, the applicant and landowner hereby waives, on

behalf of himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

- B. By acceptance of this permit, the applicant and landowner further agree, on behalf of himself and all successors and assigns, that the landowner(s) shall remove the development authorized by this permit, including the residence, garage and foundations if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

- 9. Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcels governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

A. Project Location & Description

The proposed project involves the demolition of two single-family houses on adjacent lots including one swimming pool, the tying of the two lots together, the construction of an approximately 11,726 sq. ft., three-story, approximately 39 ft. high, single-family residence over a subterranean basement with an attached two-car garage and two additional on-site parking spaces, a new swimming pool and a cabana on a beach front lot with a total (combined) area of approximately 11,067 sq. ft.

(EXHIBIT #2). Each house proposed to be demolished sits on individual adjacent lots. The house on lot 116 is a 1,416 sq. ft. single-story single-family residence with attached two-car garage and swimming pool. All structures on this lot are proposed to be demolished. The house on lot 115 is a 940 sq. ft. single-story, single-family residence with an attached two-car garage and storage shed. All structures on this lot are proposed to be demolished. The project will include a private gate connecting the driveway to Palisades Beach Road (Pacific Coast Highway).

The proposed project site is located at 938 & 940 Palisades Beach Road (Pacific Coast Highway), north of the Santa Monica Pier, in the North Beach area of the City of Santa Monica **(EXHIBIT #1)**. The combined lot, measuring approximately 60 ft. wide by 184 ft. deep, is a beach fronting lot and zoned R2B (Low Density Multiple Family Residential/Parking Overlay). The North Beach area provides a broad beach, over 500 feet in width. The North Beach area contains the City's northern sandy beach area, beach clubs and single-family and multi-family residential developments. The subject lot is located within a row of residentially developed lots and public beach parking lots. An approximately 16 ft. wide bicycle path is located on the sandy beach approximately 150 ft. west of the property line.

Due to the width of the beach and the location of the Santa Monica Pier and breakwater, properties along the beach are generally protected from storm wave impacts and have not required shoreline protective devices. Previous wave run-up analysis studies for the Santa Monica beach area that examined the impact of wave run-up and wave induced flooding (i.e. overtopping) in the area under extreme oceanographic conditions over the next 75 years, found that, based upon beach width and the presence of the pier structure and a breakwater located off shore of the North Beach area, it is extremely unlikely that the shoreline will erode significantly in the next 75 years. Furthermore, the applicant is constructing the proposed development within an area that already contains development. In the case of the proposed project, the applicant does not propose the construction of any shoreline protective device to protect the proposed development. Due to the width of the beach and the location of the Santa Monica breakwater, properties along the north beach area are generally protected from storm wave impacts and have not required shoreline protective devices.

The proposed residence will be setback approximately 55 ft. from the western property line **(EXHIBIT #4)**. The proposed pool, spa and paving will be located at ground level between the western property line and proposed residence, consistent with the pattern of development in the area.

The existing single-family residences are located landward of the 1921 mean high tide line, which was formally established by survey as the legal property line between public and private property in this location, as part of a settlement (lease agreements) between State Lands, City of Santa Monica and the various property owners **(EXHIBIT # 5)**. Although the Commission was not a party to the lease agreements, the Commission has required that no private, permanent improvements extend beyond the 1921 mean high tide line. In this particular case all proposed development is located landward of the 1921 mean high tide line.

The residential structure will be setback 20 ft. from Palisades Beach Road (Pacific Coast Highway) consistent with City requirements and past Commission permit action on development along with area. Furthermore, the proposed project is consistent with the City's 40-foot maximum height limit and Palisades Bluff view shed requirements, and is below the Coastal Commission's 50-foot height limit for this area (**EXHIBIT #4**).

Due to the limited parking in the area, the Commission has required single-family residences along Palisades Beach Road to provide four parking spaces. The project will provide two parking spaces within an attached garage and two additional parking spaces in a car port next to the garage for a total of four on-site parking spaces.

The City requires all new development to reduce the projected runoff for the site. The City's Best Management Practices are designed to treat, infiltrate or filter the amount of stormwater runoff up to the 85% percentile for a 24 hour storm event. The applicant is proposing to install a drywell or similar drainage device and the use of grasscrete for the driveway and landscaping to reduce stormwater runoff, consistent with the City's requirements (**EXHIBIT #3**).

B. ACCESS

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. DEVELOPMENT

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to require a future improvements condition and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

D. WATER QUALITY

The proposed site was previously developed with a residential structure. The proposed project will not significantly increase site runoff from the previous development and the project will comply with the City of Santa Monica's water quality requirements. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective

future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

F. HAZARDS

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate set-back from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

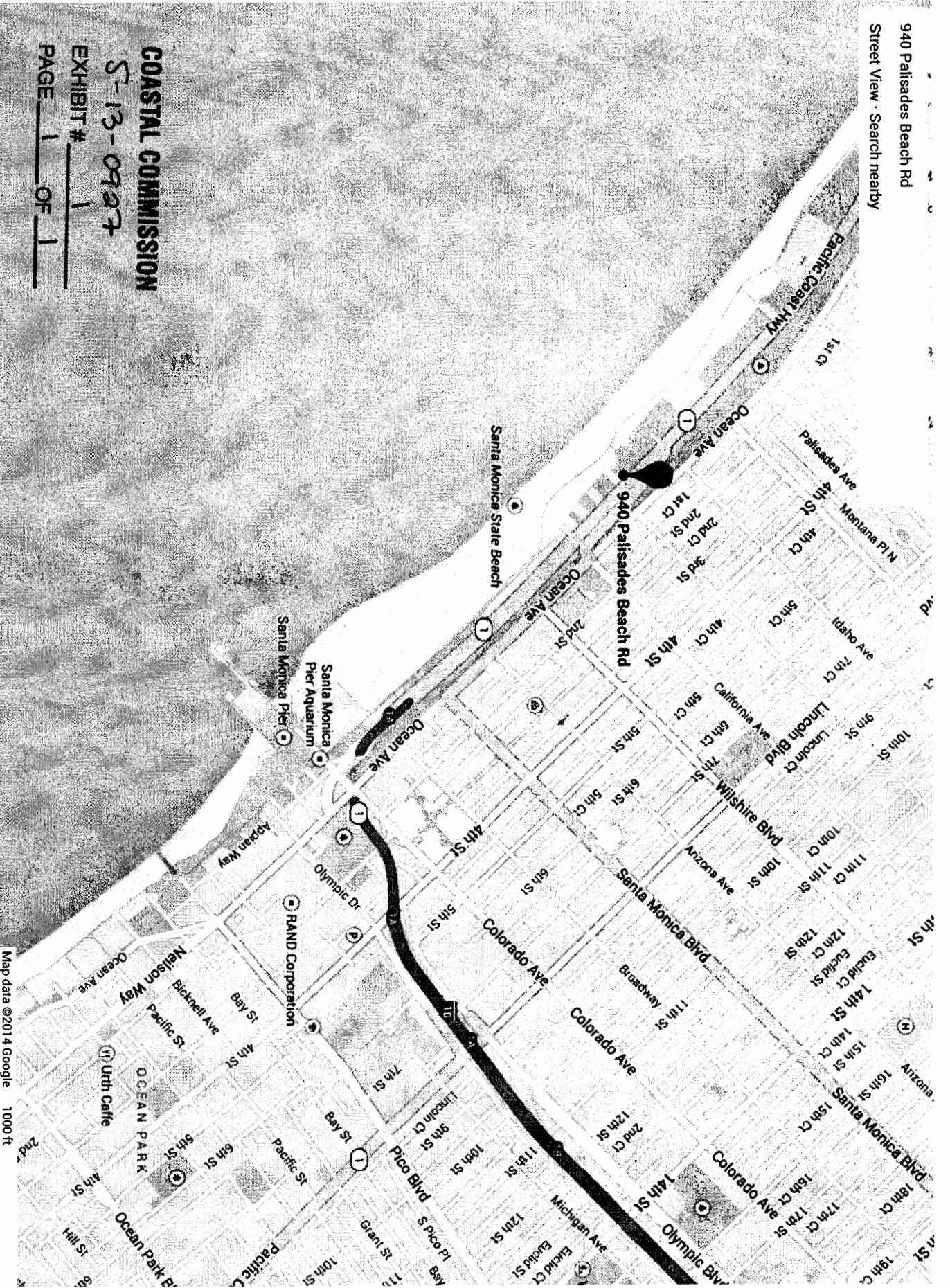
G. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The City of Santa Monica has neither a certified LCP nor a certified Land Use Plan for the North Beach area. The proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

940 Palisades Beach Rd
Street View · Search nearby



COASTAL COMMISSION

S-13-0927

EXHIBIT # 1

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Map data ©2014 Google 1000 ft

SHEET INDEX

NO.	DESCRIPTION	DATE
1	PRELIMINARY	07/20/12
2	REVISION	08/14/12
3	REVISION	09/11/12
4	REVISION	10/11/12
5	REVISION	11/15/12
6	REVISION	12/18/12
7	REVISION	01/22/13
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CONSULTANTS

NO.	DESCRIPTION
1	ARCHITECT
2	STRUCTURAL
3	MECHANICAL/ELECTRICAL/PLUMBING
4	LANDSCAPE ARCHITECTURE
5	ENVIRONMENTAL ENGINEERING
6	SOILS ENGINEERING
7	GEOTECHNICAL ENGINEERING
8	SEWER ENGINEERING
9	WATER ENGINEERING
10	TRAFFIC ENGINEERING
11	ACoustics ENGINEERING
12	ENERGY ENGINEERING
13	CONSTRUCTION MANAGEMENT
14	GENERAL CONTRACTOR
15	MECHANICAL CONTRACTOR
16	ELECTRICAL CONTRACTOR
17	PLUMBING CONTRACTOR
18	LANDSCAPE CONTRACTOR
19	ENVIRONMENTAL CONTRACTOR
20	SOILS CONTRACTOR
21	GEOTECHNICAL CONTRACTOR
22	SEWER CONTRACTOR
23	WATER CONTRACTOR
24	TRAFFIC CONTRACTOR
25	ACoustics CONTRACTOR
26	ENERGY CONTRACTOR
27	CONSTRUCTION MANAGEMENT
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29	MECHANICAL CONTRACTOR
30	ELECTRICAL CONTRACTOR
31	PLUMBING CONTRACTOR
32	LANDSCAPE CONTRACTOR
33	ENVIRONMENTAL CONTRACTOR
34	SOILS CONTRACTOR
35	GEOTECHNICAL CONTRACTOR
36	SEWER CONTRACTOR
37	WATER CONTRACTOR
38	TRAFFIC CONTRACTOR
39	ACoustics CONTRACTOR
40	ENERGY CONTRACTOR

PROJECT SUMMARY

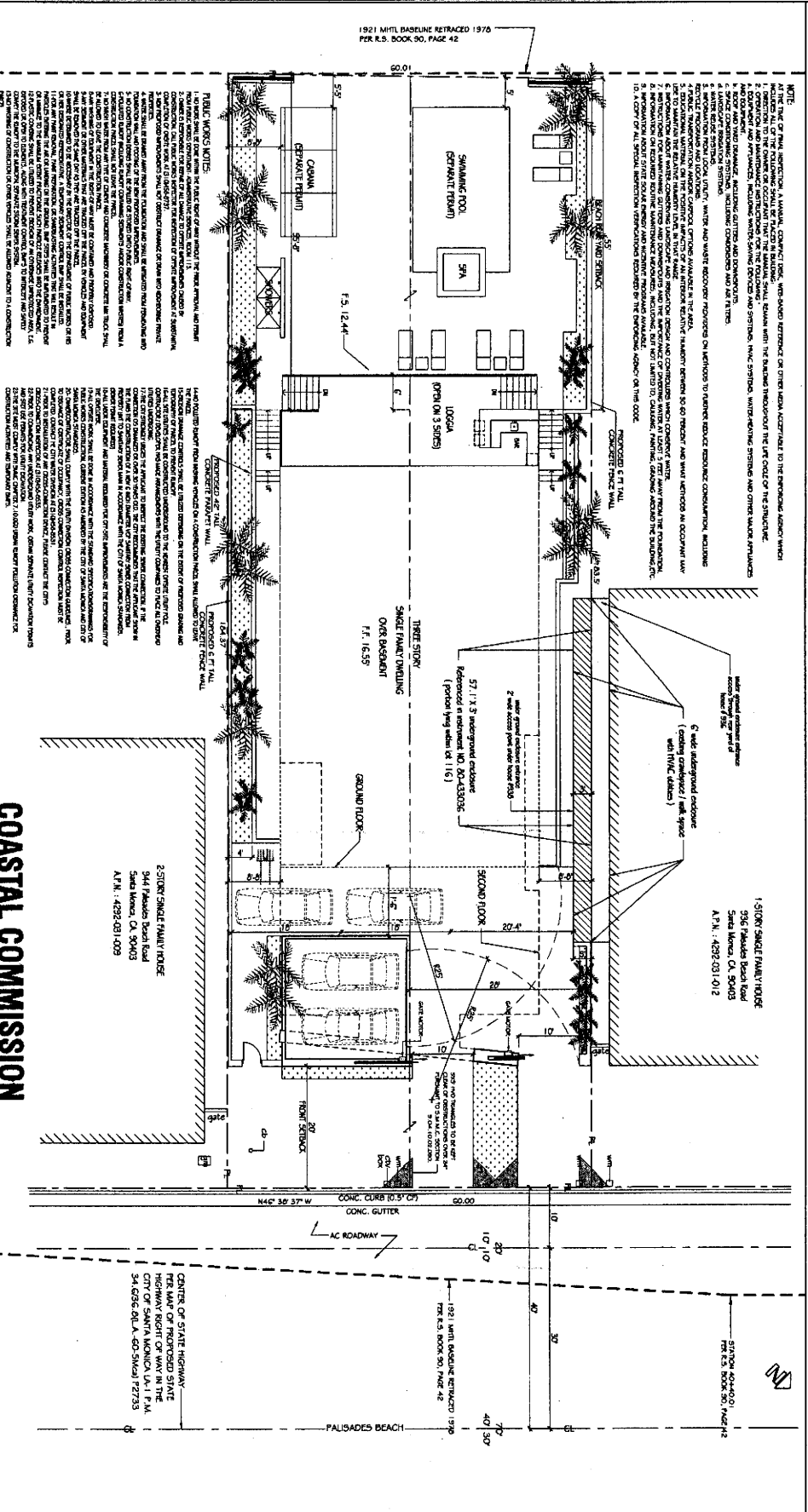
PROPOSED BUILDING	PROPOSED 1-2 STORY SINGLE FAMILY DWELLING
LEGAL DESCRIPTION	LOT 15, TRACT 100, PALISADES BEACH, PALM BEACH COUNTY, FLORIDA
APPLICANT	2-STORY SINGLE FAMILY HOUSE
OWNER	596 PALISADES BEACH ROAD, PALM BEACH, FLORIDA 33403
PROJECT NO.	4292-031-012
DATE	08/14/12
SCALE	1/8" = 1'-0"

VICINITY MAP



SCALE 1/8" = 1'-0"

PLOT PLAN



RECORDS	DATE	BY
DESIGNED	08/14/12	DC
DRAWN	08/14/12	DC
CHECKED	08/14/12	DC
DATE	07/20/12	
SCALE	1/8" = 1'-0"	
PROJECT NO.	4292-031-009	
SHEET TITLE	517 DWA	
DATE	07/20/12	
SCALE	1/8" = 1'-0"	
PROJECT NO.	4292-031-009	
SHEET TITLE	517 DWA	
DATE	07/20/12	
SCALE	1/8" = 1'-0"	
PROJECT NO.	4292-031-009	
SHEET TITLE	517 DWA	

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 EXHIBIT # 2
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DA
 DAVENPORT ARCHITECTS
 3401 Ocean Blvd., Suite 8
 Palm Beach, Florida 33403
 P: 561.832.5273
 F: 561.832.5274
 www.davenportarchitects.com

PROJECT: 1-2 STORY SINGLE FAMILY HOUSE
 596 PALISADES BEACH ROAD
 PALM BEACH, FLORIDA 33403

DATE: 08/14/12

PUBLIC WORKS NOTES:

1. THE PUBLIC WORKS NOTES ARE TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS APPLICABLE TO THE COUNTY OF SANTA MONICA, CALIFORNIA.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE AND FEDERAL GOVERNMENT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE AND FEDERAL GOVERNMENT.

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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE AND FEDERAL GOVERNMENT.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE AND FEDERAL GOVERNMENT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE AND FEDERAL GOVERNMENT.

PUBLIC WORKS NOTES:

1. THE PUBLIC WORKS NOTES ARE TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS APPLICABLE TO THE COUNTY OF SANTA MONICA, CALIFORNIA.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE AND FEDERAL GOVERNMENT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE AND FEDERAL GOVERNMENT.

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PROJECT SUMMARY

PROPOSED FLOOR AREA	3,844 SF
PROPOSED FLOOR AREA	3,796 SF
PROPOSED FLOOR AREA	3,176 SF
PROPOSED FLOOR AREA	1,172 SF
PROPOSED FLOOR AREA	1,383 SF
PROPOSED FLOOR AREA	455 SF
PROPOSED FLOOR AREA	455 SF

PROPOSED FLOOR AREA

1.1500' SINGLE FAMILY HOUSE

2.1500' SINGLE FAMILY HOUSE

3.1500' SINGLE FAMILY HOUSE

4.1500' SINGLE FAMILY HOUSE

5.1500' SINGLE FAMILY HOUSE

6.1500' SINGLE FAMILY HOUSE

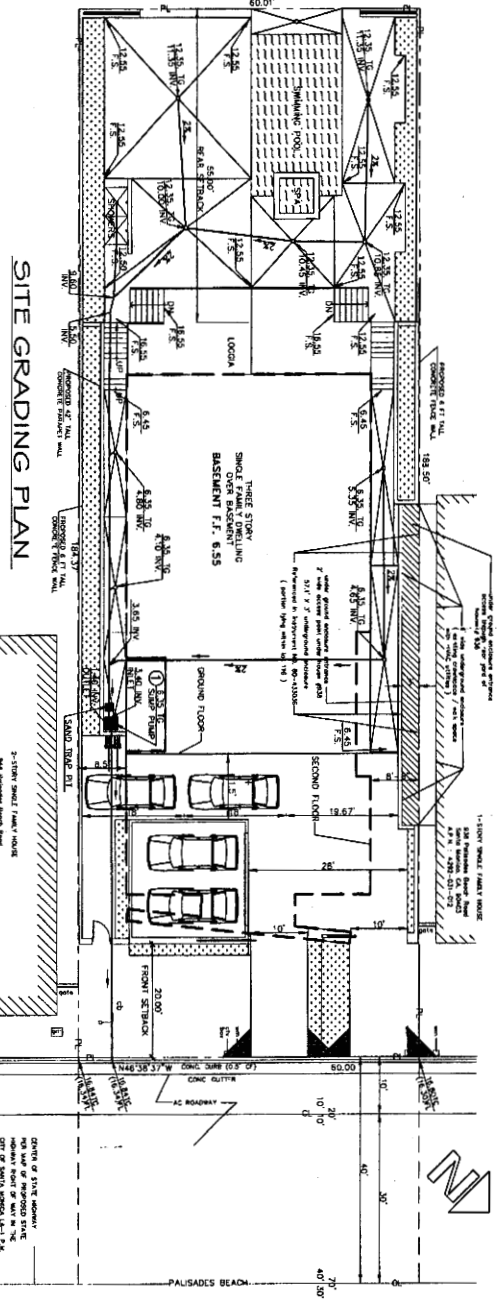
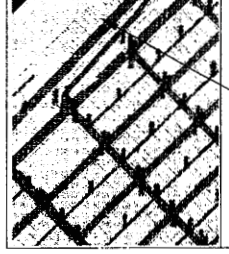
7.1500' SINGLE FAMILY HOUSE

8.1500' SINGLE FAMILY HOUSE

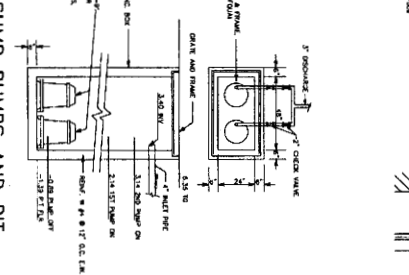
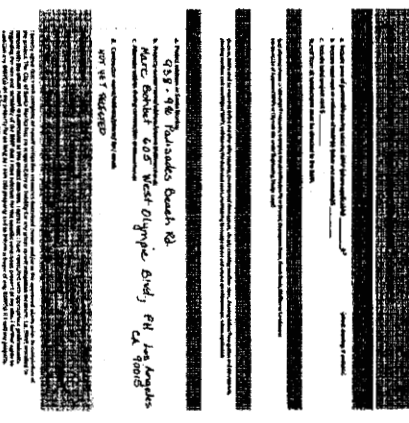
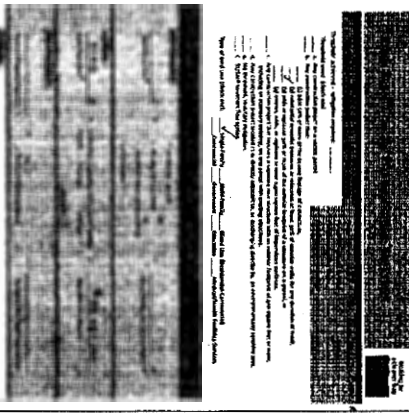
9.1500' SINGLE FAMILY HOUSE

10.1500' SINGLE FAMILY HOUSE

PROJECT SITE



SITE GRADING PLAN

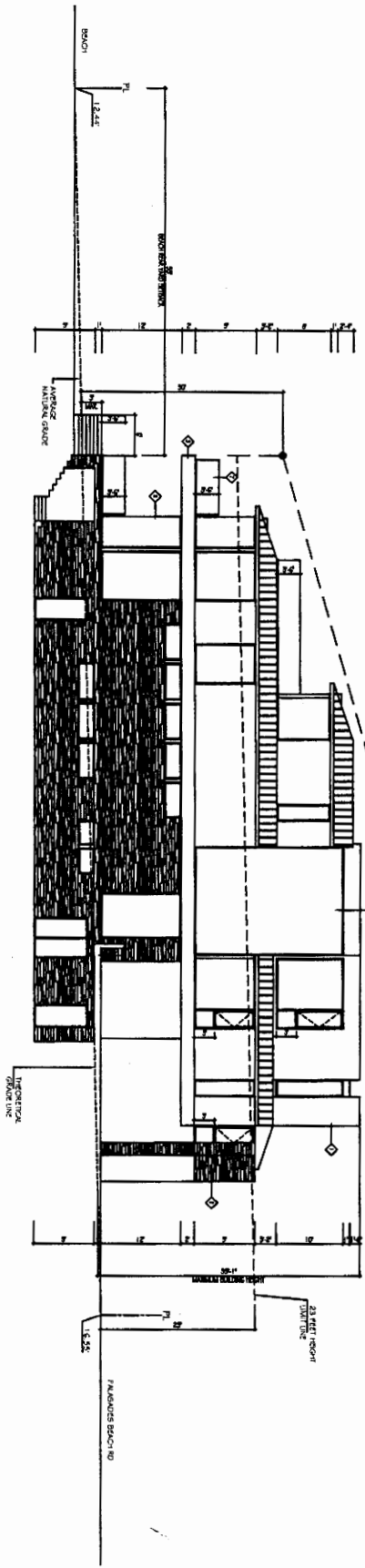


COASTAL COMMISSION

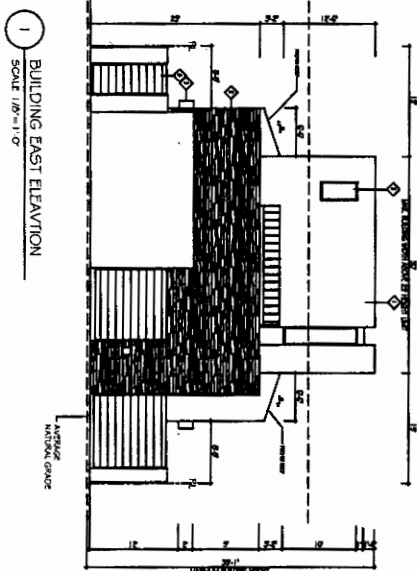


S-13-0927-4
EXHIBIT # 3
PAGE 1 OF 1

GRADING PLAN		<p>PLAN PREPARED BY: HARVEY A. GOODMAN CIVIL ENGINEER 542 17th STREET SANTA MONICA, CA 90403 TEL: (310) 833-1037</p>	<p>DATE OF PREPARED DRAWING: AUG. 01, 2014 DATE OF SCALE: 1"=10'</p>
PROJECT:	SHEET: C-1		
<p>938-940 PALISADES BEACH ROAD SANTA MONICA, CA.</p>		<p>DATE OF SITE REVIEW: AUG. 01, 2014 DATE OF SCALE: 1"=10'</p>	



2 BUILDING SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



1 BUILDING EAST ELEVATION
 SCALE 1/8" = 1'-0"

- KEY NOTES
1. 1/4" X 1/4" FINISHED PINE, GRANT PLASTER OVER NINE BOARD AND BATT, OVER FINISHED SHEATHING ON EXTERIOR SIDE OF 2" STUCCO @ 1/2" O.C. AND ALUMINUM AIR OR CRISTAL BOARD ON THE INTERIOR SIDE. PROVIDE 1/2" INSULATION IN STUCCO SPACE.
 2. SIDING
 3. DARK BRONZE ANODIZED ALUMINUM CHERRY
 4. DARK BRONZE ANODIZED ALUMINUM FINISHED THERMOFLEX GLASS POCKET DOOR
 5. DARK BRONZE ANODIZED ALUMINUM FINISHED WINDOW
 6. FINISHED METAL DOOR
 7. THERMOFLEX GLASS GLAZED SKYLIGHT
 8. FINISHED WOOD DOOR

NOTE:
 ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND SHALL BE 1/2" X 1/2" X 1/2" ALUMINUM ANODIZED CHERRY AND COMMERICAL COLOR VINYL SIDING.

NO.	DESCRIPTION	DATE	BY
001	PREPARED	11.18.11	DC
002	REVISED	11.18.11	DC
003	REVISED	11.18.11	DC
004	REVISED	11.18.11	DC
005	REVISED	11.18.11	DC
006	REVISED	11.18.11	DC
007	REVISED	11.18.11	DC
008	REVISED	11.18.11	DC
009	REVISED	11.18.11	DC
010	REVISED	11.18.11	DC

PROJECT
 Coastal Commission
 5500-5400 Palmdale Road Bldg. 84
 Santa Monica, CA 90405

CLIENT
 Mark Schick
 625 West Olympic Blvd. P.O. Box 100
 Los Angeles, CA 90015

DESIGNER
 DYNAMIC ARCHITECTS
 5427 Cimarron Road, Suite 200
 Culver City, California 90230
 310.551.1111
 dynamicarchitects.com

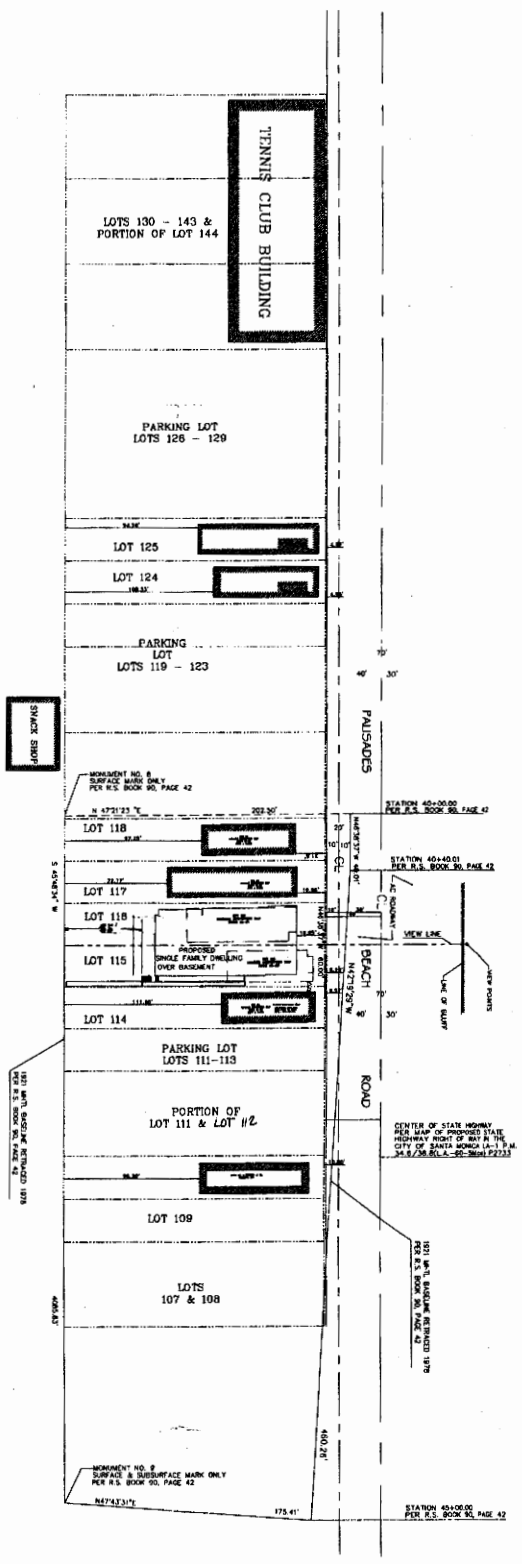
DATE
 07/28/12
 SCALE
 1/8" = 1'-0"

PROJECT AND SOUTH ELEVATIONS

A4.1

SURVEY PERFORMED FOR:
 MARKS & CREATIVE, LLC
 2520 WEST 6TH ST., UNIT 300
 LOS ANGELES, CA. 90057

SURVEY PERFORMED: JULY 03, 2014



PACIFIC OCEAN

COASTAL COMMISSION
 S-13-0927
 EXHIBIT # 5
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STRING LINE ANALYSIS



PROJECT		SHEET	
DATE: Aug 04, 2014		1	
SCALE: 1"=40'			

PLAN PREPARED BY: HARVEY A. GOODMAN CIVIL ENGINEER 834 17TH STREET, SUITE 400 SANTA MONICA, CA 90403 TEL: (310) 395-1077		No. Revision/Issue Date
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938-940 PALISADES BEACH ROAD SANTA MONICA, CA.	
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