

STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
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 Staff: AJP-LB
 Staff Report: 7/22/96
 Hearing Date: 8/13-16/96
 Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-96-135

APPLICANT: Mark Leevan

AGENT: David Hibbert

PROJECT LOCATION: 2602 Lincoln Boulevard, Santa Monica

PROJECT DESCRIPTION: Demolition of two restaurants and construction of a 6,492 square foot retail building with 28 parking spaces and 1 loading space.

Lot area:	18,554 square feet
Building coverage:	6,492 square feet
Pavement coverage:	10,883 square feet
Landscape coverage:	1,179 square feet
Parking spaces:	28 plus 1 loading space
Zoning:	C4
Plan designation:	Commercial
Ht abv fin grade:	30 feet

LOCAL APPROVALS RECEIVED: Approval in Concept

SUBSTANTIVE FILE DOCUMENTS: 5-95-231(Powell); Santa Monica's certified Land Use Plan

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the proposed project with no special conditions.

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. 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 this permit is reported to the Commission. 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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. 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: None

IV. Findings and Declarations.

A. Project Description and Background

Demolition of two restaurants totalling approximately 3,108 square feet and construction of a 6,492 square foot, 30 foot high, retail building with 28 parking spaces and 1 loading space.

The subject property is located at the corner of Ocean Park Boulevard and Lincoln Boulevard in the Ocean Park subarea of the City of Santa Monica. The project is eight blocks or approximately 3/4 of a mile from the beach area. Lincoln Boulevard is the coastal zone boundary.

The parcel consists of a total of 18,554 square feet. The property is in the Ocean Park highway commercial area. The site is bounded on the north by Lincoln Boulevard, to the east by commercial development, to the south by an alley (7th Court) and residential development, and to the west by Ocean Park Boulevard.

B. Public Access--Parking

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30252 (4) of the Coastal Act states in part that:

The location and amount of new development should maintain and enhance public access to the coast by providing adequate parking facilities.

The applicant is proposing to construct a one-story 6,492 square foot retail building with 28 parking space plus 1 loading space on a 18,554 square foot lot.

Through hearing and voting the Commission has established parking standards that have been consistently applied to projects within the coastal zone. For retail establishments the Commission has required parking to be provided at a ratio of 1 space per 225 square feet. Based on this established parking ratio the proposed retail building should provide a total of 29 parking spaces for patrons of the establishment. The proposed project is providing 28 parking spaces plus one reserved space for loading/deliveries. Since loading/delivery spaces are not available for patron support parking these spaces are not counted in the number for patron support parking. Therefore, based on the Commission's parking standards the proposed project is deficient 1 parking spaces.

In past Commission permit action the Commission has allowed parking to be provided at less than the established parking ratios when it was found that the parking deficiency would not adversely impact beach access. Such cases involved residential uses that the Commission found generated less of a

parking demand. These residential uses were such uses as senior citizen housing, with age limits set by the Department of Housing and Urban Development, convalescent housing, and housing for the mentally ill. The Commission found, based on studies provided in such cases, that the parking demand would be less than the established two-parking spaces per unit the Commission has consistently applied. The Commission has also allowed a single-family residence in the Santa Monica coastal area to provide less than the required two-parking spaces per dwelling [(5-95-231(Powell))]. In that case the Commission found that the project was located approximately 3/4 miles from the beach and was not in an area that was used for beach access parking. Because of the distance, the Commission found that the project would not have a significant individual or cumulative adverse impact to beach access.

In this particular case the proposed project is a retail establishment and located approximately 3/4 miles from the beach along Lincoln Boulevard. The project is providing 28 spaces, which is one less than the required 29 public parking spaces, plus 1 space for loading/deliveries. The project exceeds the City's parking requirement of 1 space per 300 square feet (22 spaces).

Because the project is providing 28 of the 29 required public spaces and is located 3/4 of a mile from the beach, in an area that is not used for beach parking, the proposed project will not adversely impact beach access. The Commission, therefore, finds that the proposed development is consistent with the policies of the certified Land Use Plan and Section 30211 and 30252 of the Coastal Act.

C. Local Coastal Program.

Section 30604 of the Coastal Act states:

- (a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development 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.

In August 1992, the Commission certified, with suggested modifications, the land use plan portion of the City of Santa Monica's Local Coastal Program. The certified LUP contains polices to guide the types, locations and intensity of future development in the Santa Monica coastal zone. Among these polices are those specified in the preceding section regarding public access--parking, new development and visual impacts. The project is consistent with all relevant policies of the LUP regarding coastal access and will not prejudice the ability of the City to prepare a Local Coastal Program implementation program consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

D. CEQA

Section 13096 of the Commission's administrative regulations requires

Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed project has been found consistent with the public access policies of the Coastal Act. As proposed the project will not have any adverse impacts. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the proposed amendment is found consistent with CEQA and the policies of the Coastal Act.

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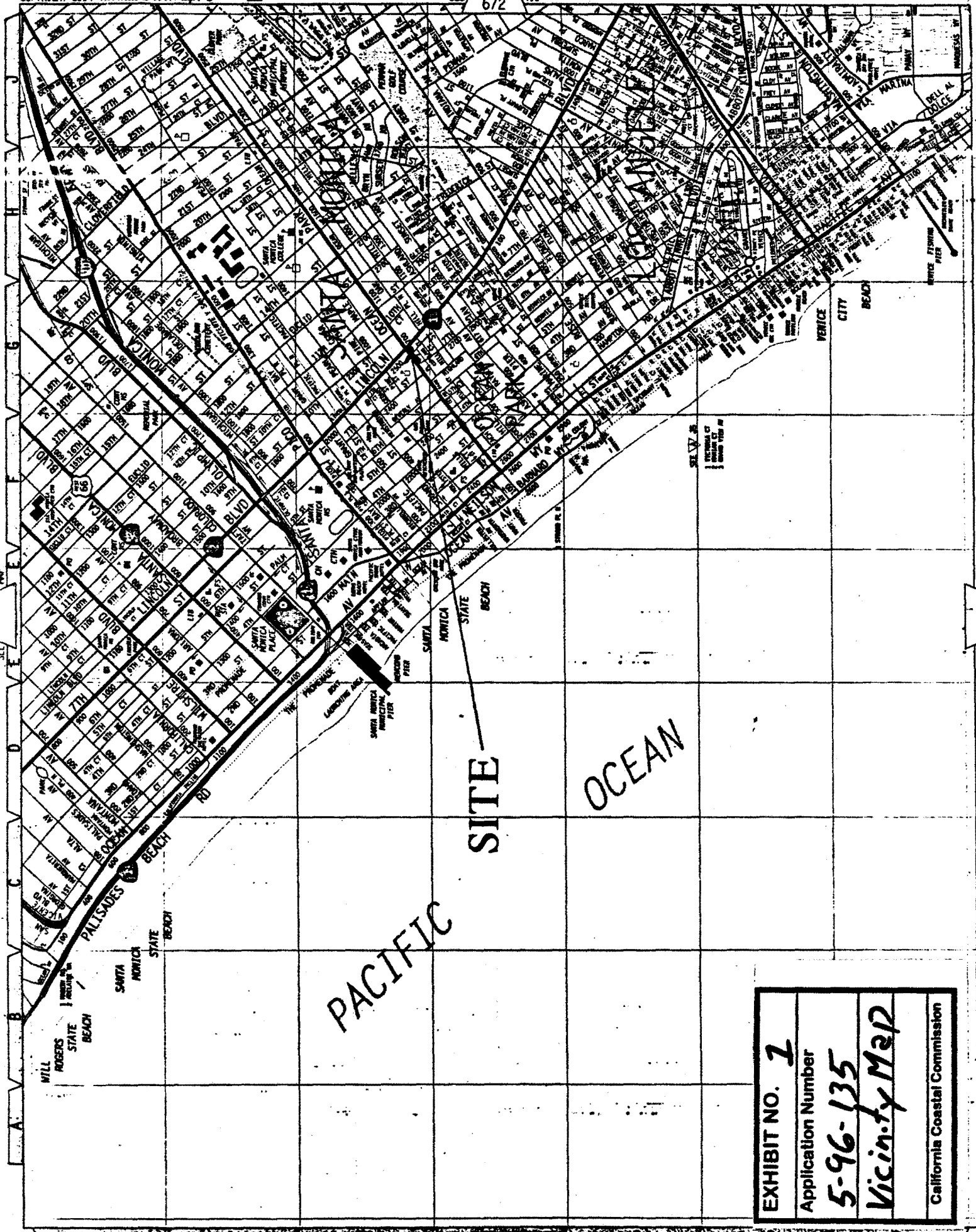


EXHIBIT NO. 1
Application Number 5-96-135
Vicinity Map
California Coastal Commission

EXHIBIT NO. 2

Application Number

5-96-135
Site Plan

California Coastal Commission

11 FT TURN LANE

LINCOLN BLVD.

OCEAN PARK BLVD.

1 - STORY RETAIL BLDG.
6,401.77 SF
P.F. 50.87
A.M.G. 38.20

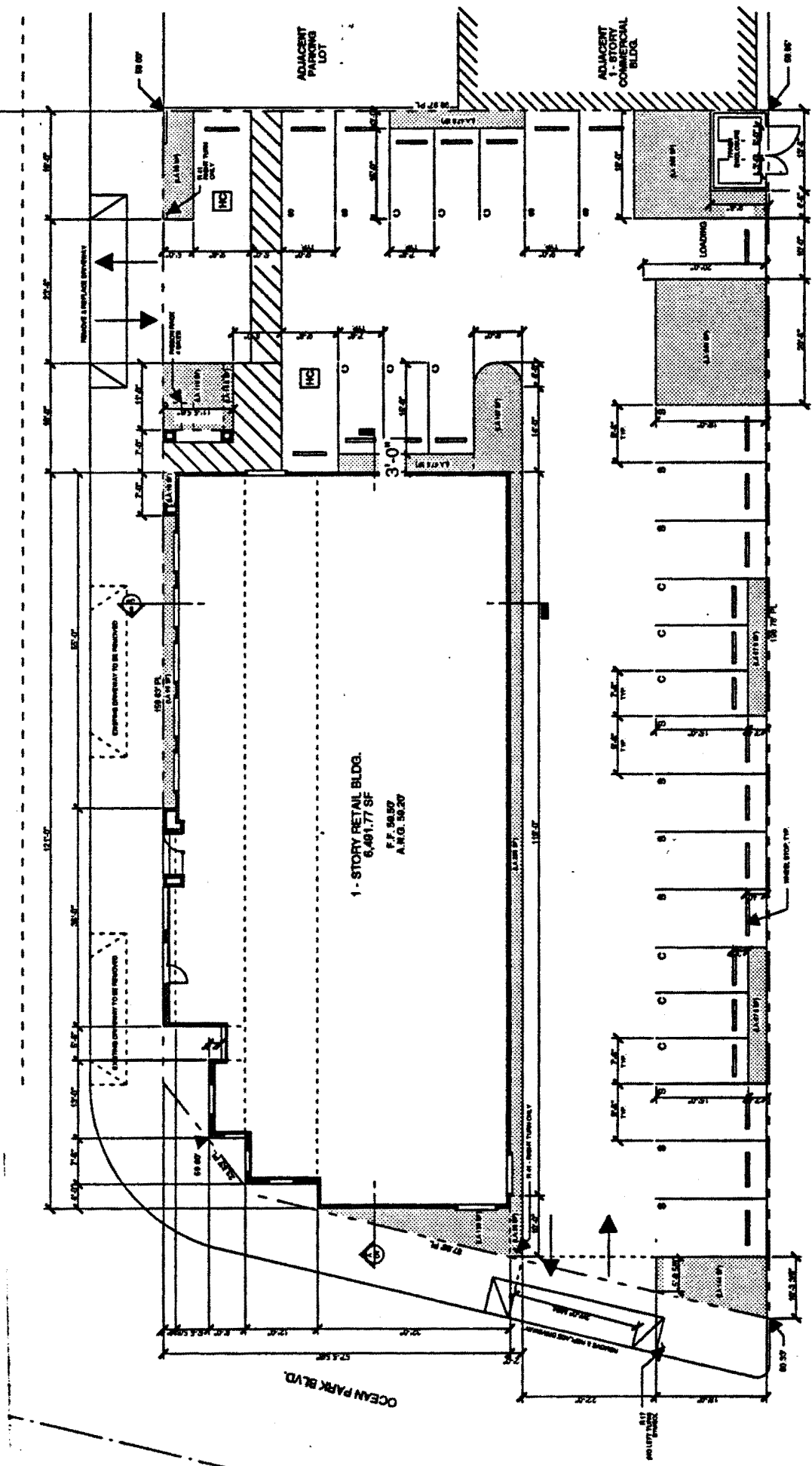
ADJACENT PARKING LOT

ADJACENT 1-STORY COMMERCIAL BLDG.

7TH COURT



SITE PLAN



LANDSCAPE PRESENT AT LINCOLN: 11,647.71 SF
LANDSCAPE AREA PROPOSED: 338 SF

LANDSCAPE PRESENT AT OCEAN PARK: 15,811.44 SF
LANDSCAPE AREA PROPOSED: 282 SF

LANDSCAPE PRESENT AT 7TH COURT: 1,949.89 SF
LANDSCAPE AREA PROPOSED: 1,236.8 SF

PARKING AREA: 11,647.71 SF
PARKING PROPOSED: 1,190 SF

BUILDING AREA: 6,401.77 SF
TOTAL BUILDING AREA: 1,190 SF + 6,401.77 SF = 7,591.77 SF

TOTAL: 7,591.77 SF

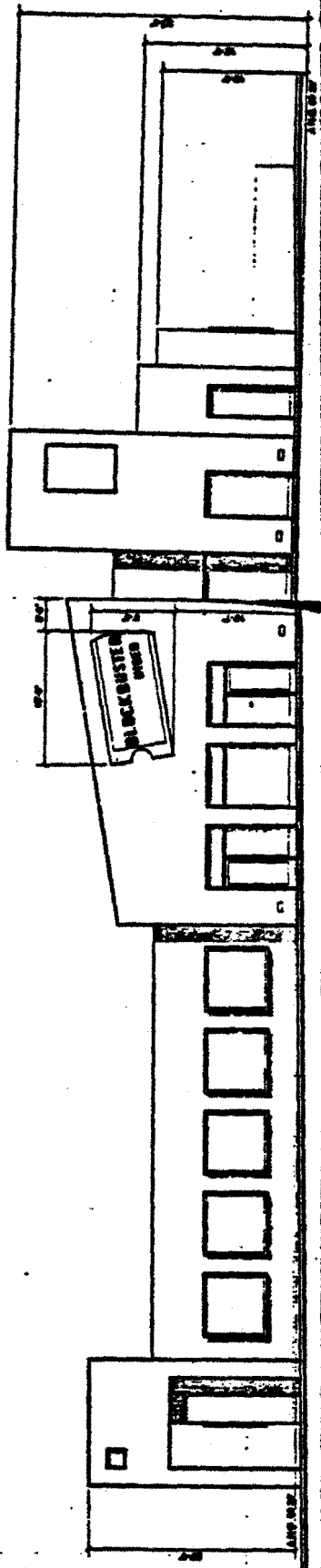


EXHIBIT NO. 3
Application Number
5-96-135
Elevation
Drawing
California Coastal Commission