

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, 10th Floor  
Long Beach, CA 90802-4302  
(562) 590-5071

Page 1 of 7  
Permit Application No. 5-97-110  
Date 5/15/97

**ADMINISTRATIVE PERMIT**

APPLICANT: Ralph Ephraim

PROJECT DESCRIPTION: Demolition of a single-family residence and garage and construction of a three-story, 40-foot high, 4,653 square foot single-family residence, with a tuck-under three-car garage and motor court providing an area for three guest parking spaces, on a 4,000 square foot lot.

PROJECT LOCATION: 1345 Palisades Beach Road, Santa Monica

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

**NOTE:** P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Tuesday, June 10, 1997 at 10:00 a.m.  
Marin County Board of Supervisors Chambers  
Administration Bldg., Room 322, San Rafael (415) 499-3070

**IMPORTANT - Before you may proceed with development, the following must occur:**

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

**BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.**

PETER DOUGLAS  
Executive Director

By: Al J. Padilla

Title: Coastal Program Analyst

**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.

**EXECUTIVE DIRECTOR'S DETERMINATION (continued):**

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, 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, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:A. Project Description and Background

The applicant proposes to demolish a single-family residence and garage and construct a three-story, 40 foot high, 4,653 square foot single-family residence, with a tuck-under three-car garage and motor court providing an area for three guest parking spaces, on a 4,000 square foot lot.

The lot is a beach fronting lot located north of the Santa Monica Pier, in the North Beach area of the City of Santa Monica, west (seaward) of Palisades Beach Road in the R2B (Los Density Multiple Family Residential/Parking Overlay) District.

The North Beach area contains the City's northern sandy beach area, beach clubs, the "Gold Coast" single-family residential neighborhood, and multi-family residential development. The subject lot is located within a row of residentially developed lots consisting of a mix of single and multiple family residences. This area of single and multiple-family residences is the first residential row or tract north of the pier. There are approximately 30-40 residences in this tract.

To the north and south of the parcel are multiple-family residences; to the east is Palisades Beach Road (Pacific Coast Highway) and Palisades Park bluffs; and to the west is the paved 20 foot wide Ocean Front Walk (Promenade) and the beach. Immediately adjacent to the property to the south is a paved 10 foot wide public vertical accessway that provides midblock access between Palisades Beach Road and the Promenade and beach.

The subject lot and surrounding area is located within the City's Beach Overlay District. The Beach Overlay District includes the area west (seaward) of Ocean Avenue and Neilson Way (excluding the Pier area). The Beach Overlay District was created with the passage of a voter initiative (referred to as Proposition S). The initiative prohibits hotel and motel development, and restaurants over 2,000 square feet, in the Beach Overlay District.

In 1992, Commission denied the LCP for the Beach Overlay District and denied certification because the Commission found that Proposition S discouraged visitor serving uses along the beach resulting in an adverse impact on coastal recreation and access. In an earlier action in 1987, the Commission certified, with suggested modifications, a LUP that included the area presently known as the Beach Overlay District. In its action in 1987, the Commission found that the submitted LUP would also result in adverse impacts on coastal access and recreational opportunities and denied the LUP as submitted and approved it with suggested modifications to mitigate any adverse impacts. As modified the 1987 LUP allowed limited residential development with a small amount of commercial development in the north beach area. The 1987 LUP certification has lapsed.

B. Recreation--Ocean Front

Section 30221 of the Coastal Act States:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30222 of the Coastal Act states:

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

As stated, the proposed project is located between the first public road and the sea. The Coastal Act requires that public coastal recreational facilities shall have priority over other types of development on any private land suitable for such use. Sections 30221 and 30222 gives priority land use to visitor-serving commercial and public recreational facilities on public and private oceanfront and upland areas where necessary.

In acting on the 1992 LUP submittal, the Commission found that the LUP, which incorporated the provisions of Proposition S, discouraged visitor serving uses along the beach, resulting in an adverse impact on coastal access and recreation, and the LUP did not adequately mitigate these and other adverse impacts. Therefore, the Commission could not find the LUP consistent with Section 30221 and 30222 of the Coastal Act.

In the 1987 certified LUP, the Commission found that maximum public access was not being provided on the beach, especially in the north beach area, and allowing private residential development along the north beach would adversely impact public access and would preclude higher priority recreational uses. Therefore, the Commission required a modification to Policy 59 of the LUP, which, as modified, stated in part:

. . . High density residential development shall not be allowed on lots which are currently designated for but not built out to the high density level. Development on these lots shall not exceed their existing density and shall be redesignated as such. Residential development shall be allowed only on those parcels which are currently both developed with and zoned for private residential use. . . Residential development of properties currently developed with beach clubs or other recreational uses shall be prohibited. These parcels shall accommodate beach related visitor-serving recreational and commercial uses including but not limited to overnight visitor accommodations and public parking uses. . .

As modified, the 1987 LUP allowed residential use on lots currently developed with residential use, however, the lots were not allowed to exceed their existing densities in order to minimize the impacts to recreational and access opportunities. In this particular case the applicant is constructing a single-family residences on a vacant lot.

The subject property is located within a residential tract, north of the Santa Monica Pier, consisting of mainly older single and multiple family residences with some recycling occurring. This area, because of its proximity to a State

beach parking lot and the Pier, would normally be suitable for visitor-serving commercial development. One of the basic Coastal Act goals is to maximize public recreation and access to the beaches. However, this project is located on a 40 foot lot, within a residential tract that has been recycling over the years with new single-family residences. Because of the size and location of the lot between existing residential development, the lot is not suitable for visitor-serving commercial development. The Executive Director, therefore, determines that as proposed the project will be consistent with Sections 30221 and 30222 of the Coastal Act.

C. Development

Section 30250 of the Coastal Act states in part that:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have a significant adverse effects, either individually or cumulatively, on coastal resources.

Section 30251 of the Coastal Act states in part that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The proposed project is located in an area of the north beach subarea that is developed with a mix of single and multiple-family residences. Residential structures range from one to three-stories, with a maximum height of 40 feet.

The proposed project will be three-stories, 40-feet high, as measured from existing grade. In past permit action for the area the Commission has consistently limited the height of development to 50 feet for all structures in the north beach subarea. The City currently limits development to a maximum height of 40 feet but also requires projects to conform to a view envelope to protect views from the Palisades Park bluffs. The view envelope is measured from a height of 30 feet at the beach set back line to a point 5 feet above the bluff. The proposed project is consistent with the City's view envelope restriction.

The proposed project will be set back 15 feet from the center line of the Promenade and the height of the wall adjacent to the Promenade will not exceed 42 inches. The setback and wall height is consistent with City requirements and with past Commission permit action for this residential area along Palisades Beach Road.

In addition, because of the limited amount of street parking in this area, the Commission has consistently required single-family residences to provide four

parking spaces. In this particular case the project is providing three parking spaces within a garage and an area that will provide an area for at least three additional parking spaces.

As proposed, the project is consistent with past Commission permit action regarding height and with the City's view envelope height limit. The project as proposed is consistent with the character and scale of the surrounding area and with past Commission permit action for the area. The Executive Director, therefore, determines that the proposed project is consistent with Sections 30250 and 30251 of the Coastal Act.

#### D. Local Coastal Program

(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, excluding the area west of Ocean Avenue and Neilson way (Beach Overlay District), and the Santa Monica Pier. On September 15, 1992, the City of Santa Monica accepted the LUP with suggested modifications.

The area within the Beach Overlay District was excluded from certification due to Proposition S discouraging visitor serving uses along the beach resulting in an adverse impact on coastal access and recreation. In deferring this area the Commission found that, although Proposition S and its limitations on development were a result of a voters initiative, the policies of the LUP were inadequate to achieve the basic Coastal Act goal of maximizing public access and recreation to the State beach and did not ensure that development would not interfere with the public's right of access to the sea.

The subject site, because of its proximity to the State beach and Santa Monica Pier, is suitable for visitor-serving commercial development. However, because the applicant is replacing an existing single-family residence with a new single-family residence and the project site is located within an area consisting of residential development staff is recommending approval of the development. As proposed the project will not adversely impact coastal resources or access. The Executive Director, therefore, determines that the proposed project will be consistent with the Chapter 3 policies of the Coastal Act and will not prejudice the ability of the City to prepare Land Use Plan policies for the Beach Overlay District (deferred area) and a Local Coastal Program implementation program consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

#### E. CEQA

Section 13096(a) 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.

There are no negative impacts caused by the proposed development which have not been adequately mitigated. Therefore, the proposed project is found consistent with CEQA and the policies of the Coastal Act.

SPECIAL CONDITIONS: None

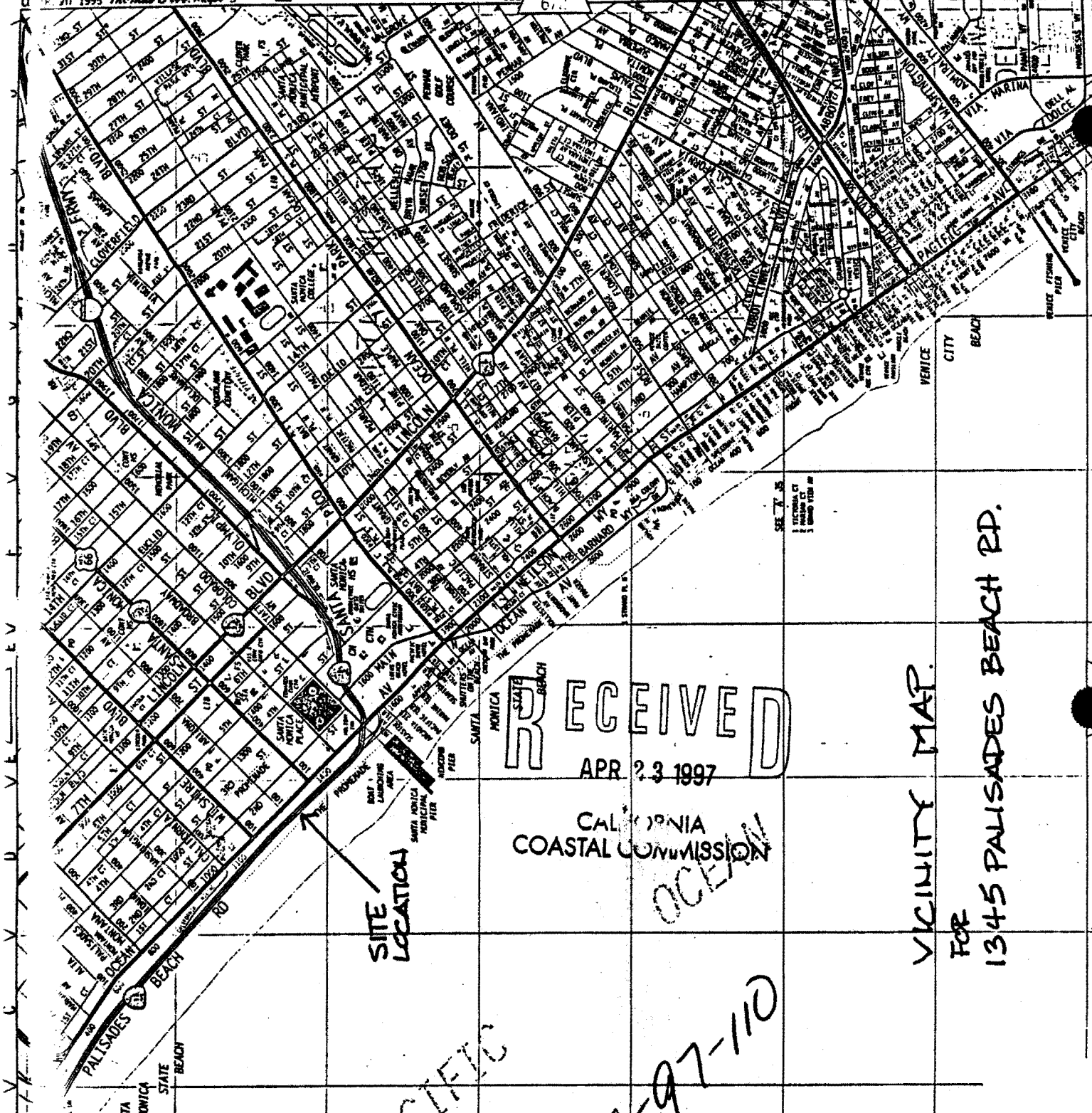
ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date of Signing

8924F



**RECEIVED**  
 APR 23 1997

CALIFORNIA  
 COASTAL COMMISSION

SITE  
 LOCATION

PACIFIC

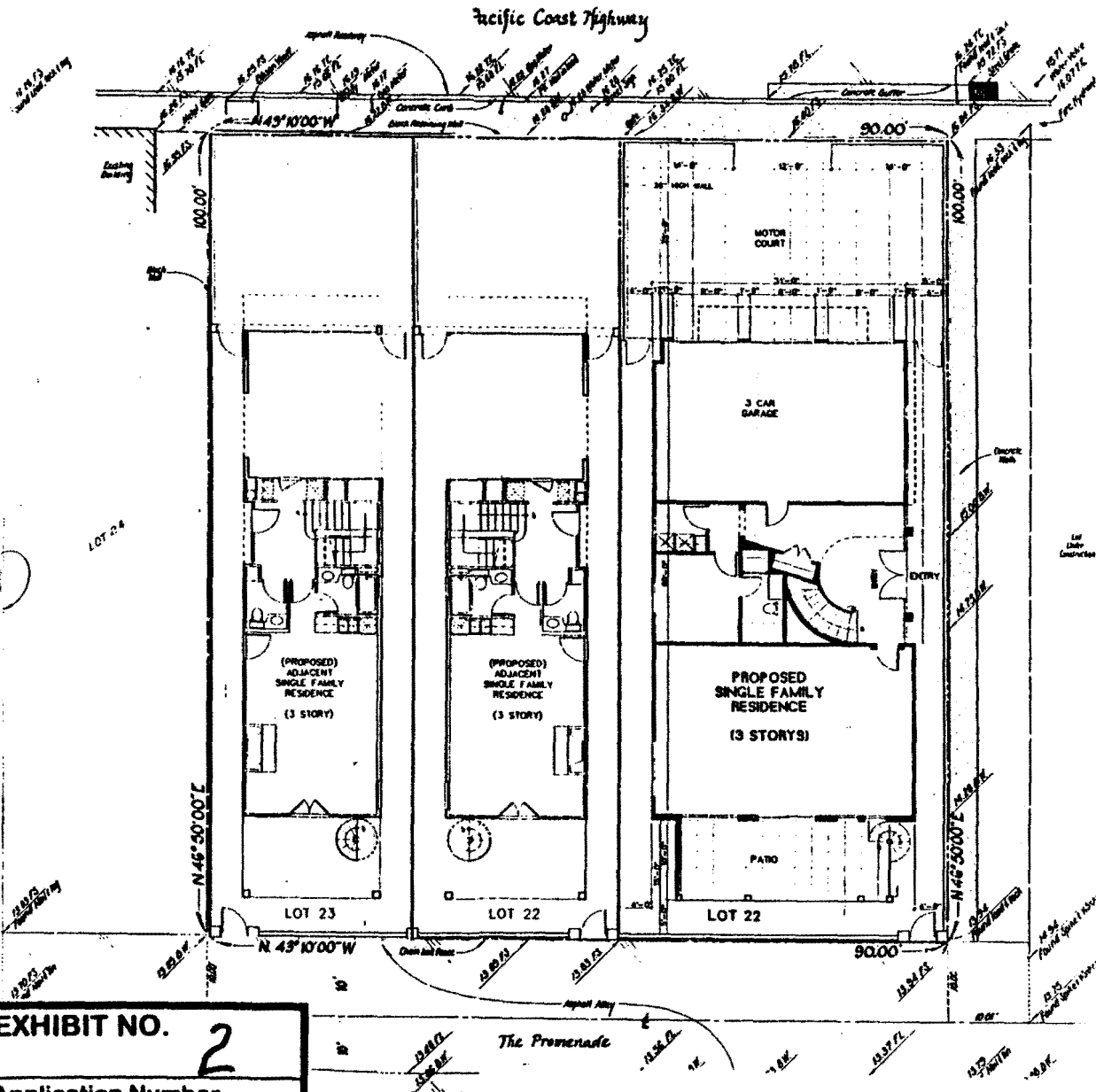
5-97-110

VICINITY MAP

FOR  
 1345 PALISADES BEACH RD.

EXHIBIT NO. 1
Application Number 5-97-110
Vicinity Map





Legal Description: Lots 21, 22, 23 and a portion of Lot 20 of the Sunset Beach Tract, Map Book 83, Page 10.

Deed Mark: P.M. nail in end in southwest curb of Palisades Beach Road, 14.5' north-east of southwest property line of 1747 Palisades Beach Road, B.M. # 610-44, elevation: 10.275.

Boundary Record information adjusted to found corner monumentals

Site Address: 1345 Pacific Coast Highway, Santa Monica

Date of Survey: June 27, 1996

**1345 PALISADES BEACH ROAD  
PROJECT SUMMARY:**

ZONE:	R2B
PROPOSED FLOOR AREA:	4,000 SF
SITE DIMENSIONS:	40' X 100'
SITE AREA:	4,000 SF
PROPOSED LOT COVERAGE:	50%
PARKING:	4 PROPOSED - 3 STANDARD, 1 TANDER
FRONT SETBACK:	20' MIN.
REAR SETBACK:	15' MIN.
SIDE SETBACK:	6' MIN.

RECEIVED

APR 23 1997

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5-97-110

- 11 - Finish Surface
- 22 - Top of Curb
- 23 - Floorline
- 24 - Top of Step
- 25 - Bottom of Step
- 26 - Finish Floor
- 27 - Bottom of Wall

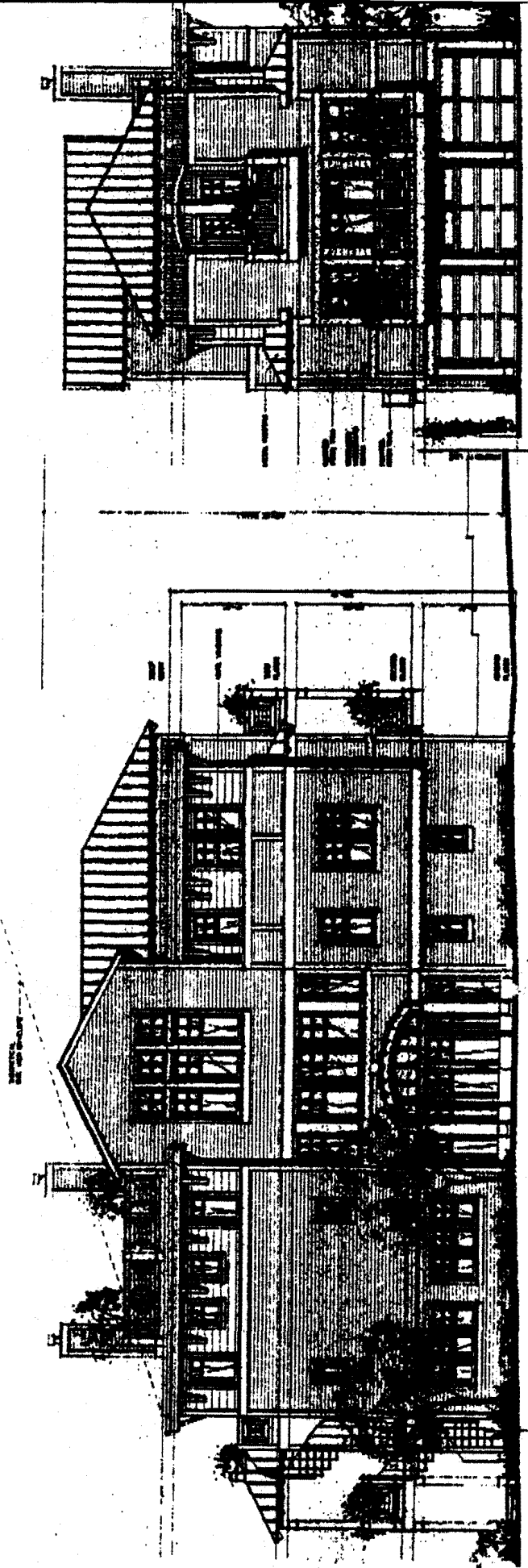
Scale: 1"=8'

**1345  
PALISADES  
BEACH  
ROAD**

Plan Prepared for: Constantinos Chr Servides & Poon Marlos Servides  
430 29th Street #3  
Santa Monica, Ca. 90402  
(310) 829-0589

Plan Prepared by: M & M & Co.  
1647 Encino Avenue  
Northridge, Ca. 91329  
(818) 885-1100  
Michael J. Amoretti

<b>EXHIBIT NO.</b>	2
<b>Application Number</b>	5-97-110
<b>Site Plan</b>	
California Coastal Commission	



SOUTH ELEVATION

PACIFIC PALISADES ROAD ELEVATION

1345'  
 PALISADES  
 BEACH  
 ROAD

FOR  
 RECORD  
 AND  
 INFO

<b>EXHIBIT NO.</b>
Application Number
5-97-110
Elevation
California Coastal Commission