

CALIFORNIA COASTAL COMMISSION

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

Filed: 12/5/97
49th Day: 1/23/98
180th Day: 6/3/98
Staff: Padilla/LB
Staff Report: 12/13/98
Hearing Date: 2/3-6/98
Commission Action:



RECORD PACKET COPY

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-97-387

APPLICANT: Los Angeles Cellular Telephone Company

AGENT: Morey/Seymour & Associates

PROJECT LOCATION: 850 Palisades Beach Road, Santa Monica

PROJECT DESCRIPTION: Construction of a 10'-7" high, 895 square foot wireless telecommunications equipment room atop an existing commercial building (Jonathan Beach Club).

Lot Area: 112,840 sq. ft.
Building Coverage: 895 sq. ft.
Zoning: RVC-Residential Visitor Commercial
Ht abv fin grade: 35 feet-7inches

LOCAL APPROVALS RECEIVED: Approval in Concept

SUBSTANTIVE FILE DOCUMENTS: City of Santa Monica's Certified Land Use Plan

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval with no special conditions

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval.

The Commission hereby grants a permit 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, is located between the sea and the first public road nearest the shoreline and in in conformance with the public access and public recreation policies 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 Condition: None

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description and Background

The applicant proposes to construct a 10'-7" high, 895 square foot wireless telecommunications equipment room atop an existing commercial building. The existing building is a private beach club (The Jonathan Club).

There are currently two telecommunications cabinets with screens located atop the roof in the area where the proposed project will be sited. The cabinets will be removed and installed with the new roof mounted equipment enclosures.

The proposed project is located in the North Beach area of the City of Santa Monica between Santa Monica State Beach and Palisades Beach Road. The North Beach area is located north of the Santa Monica Pier and contains the northern sandy State Beach area, beach clubs, single-family residential neighborhood, and the North Beach tract of apartment and condominium development. Existing development is located between the beach and the first public road-- Palisades Beach Road (Pacific Coast Highway)--paralleling the shoreline. Immediately to the east of Palisades Beach Road are the Palisades bluffs, which rise to approximately 102 feet above Palisades Beach Road.

B. Visual 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 landforms, to be visually compatible with the character surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

In addition, Policy #46 of the City's certified Land Use Plan states in part that:

...Public views to, from, and along the ocean, the Pier, Inspiration Point and Palisades Park shall be protected....

The roof of the existing building is multi-leveled. The height varies from approximately 25 feet to 35 feet. The proposed project will measure 10 feet-7 inches above the building's lower 25 foot roof line. Therefore, the proposed project will reach a height of approximately 35 feet- 7 inches, as measured from exiting 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. This height limit was a specific area policy in the 1987 Land Use Plan, certified with modifications by the Commission. The City currently limits development to a maximum height of 40 feet, but provides height exceptions to mechanical equipment rooms, such as the proposed project.

The proposed project is consistent with the Commission's and City's height limits. Furthermore, the proposed addition will not significantly impact any views from atop Palisades Park. The bluffs rise to approximately 102 feet above Palisades Beach Road and offer panoramic views of the sandy beach, ocean, Pier, and Santa Monica Mountains. Because the existing building is located adjacent to Palisades Beach Road, and the proposed project is approximately 67 feet below the top of the bluffs, the proposed addition will not interfere with the scenic coastal views available from atop the bluffs. The Commission, therefore, finds that the proposed project will not significantly impact scenic and visual resources of the area and will be compatible with the character of the surrounding area. As proposed the project is consistent with Section 30251 of the Coastal Act and with the policies of the certified Land Use Plan.

C. 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.

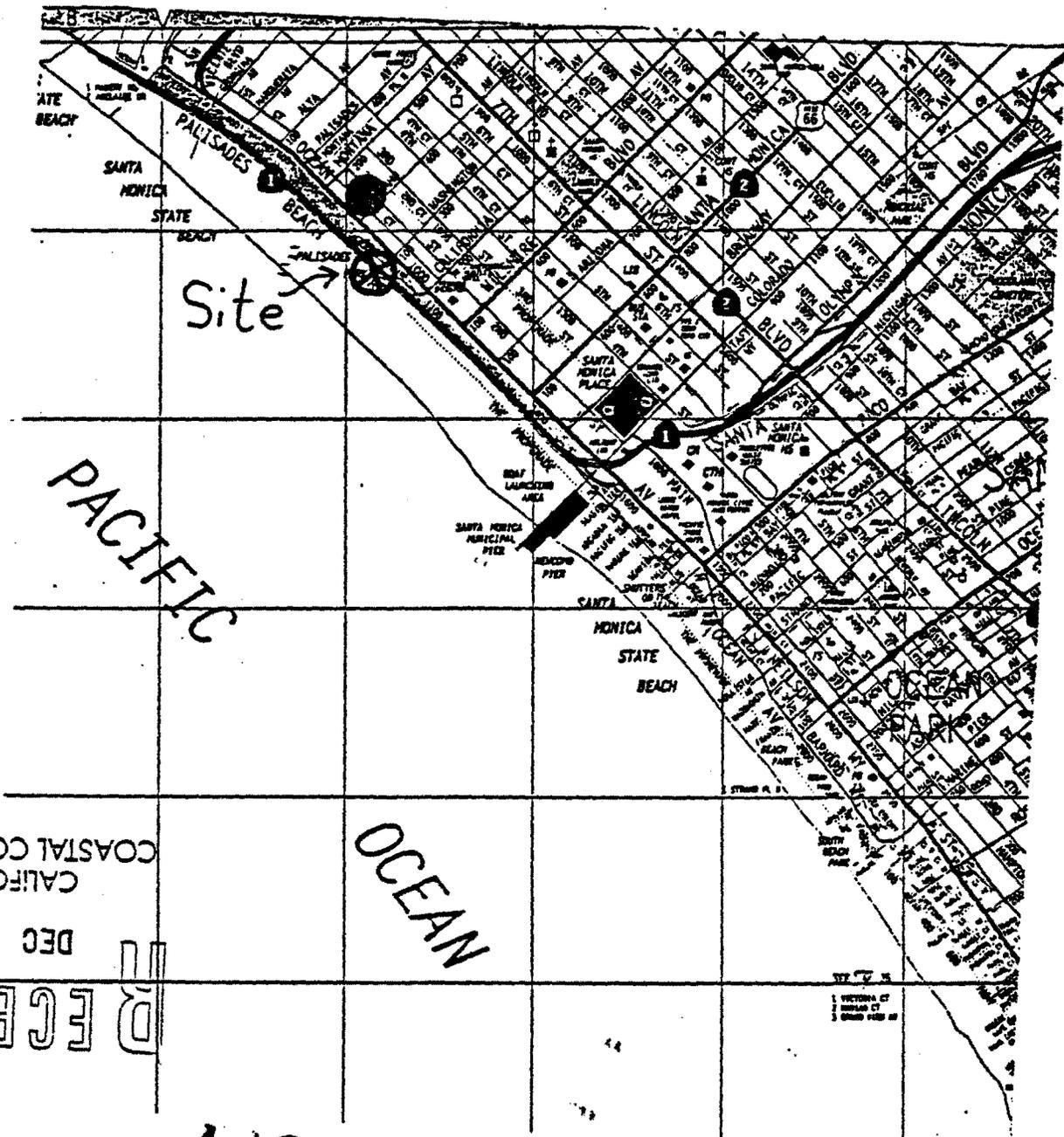
In August 1992, the Commission certified, with suggested modifications, the land use plan portion of the City of Santa Monica's Local Coastal Program, excluding the area west of Ocean Avenue and Neilson way (Beach Overlay District), and the Santa Monica Pier. On September 15, 1992, the City of Santa Monica accepted the LUP with suggested modifications.

As proposed the project will not adversely impact coastal resources or access. The Commission, therefore, finds 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 a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

D. 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.



RECEIVED
 DEC 5 1997
 CALIFORNIA COASTAL COMMISSION

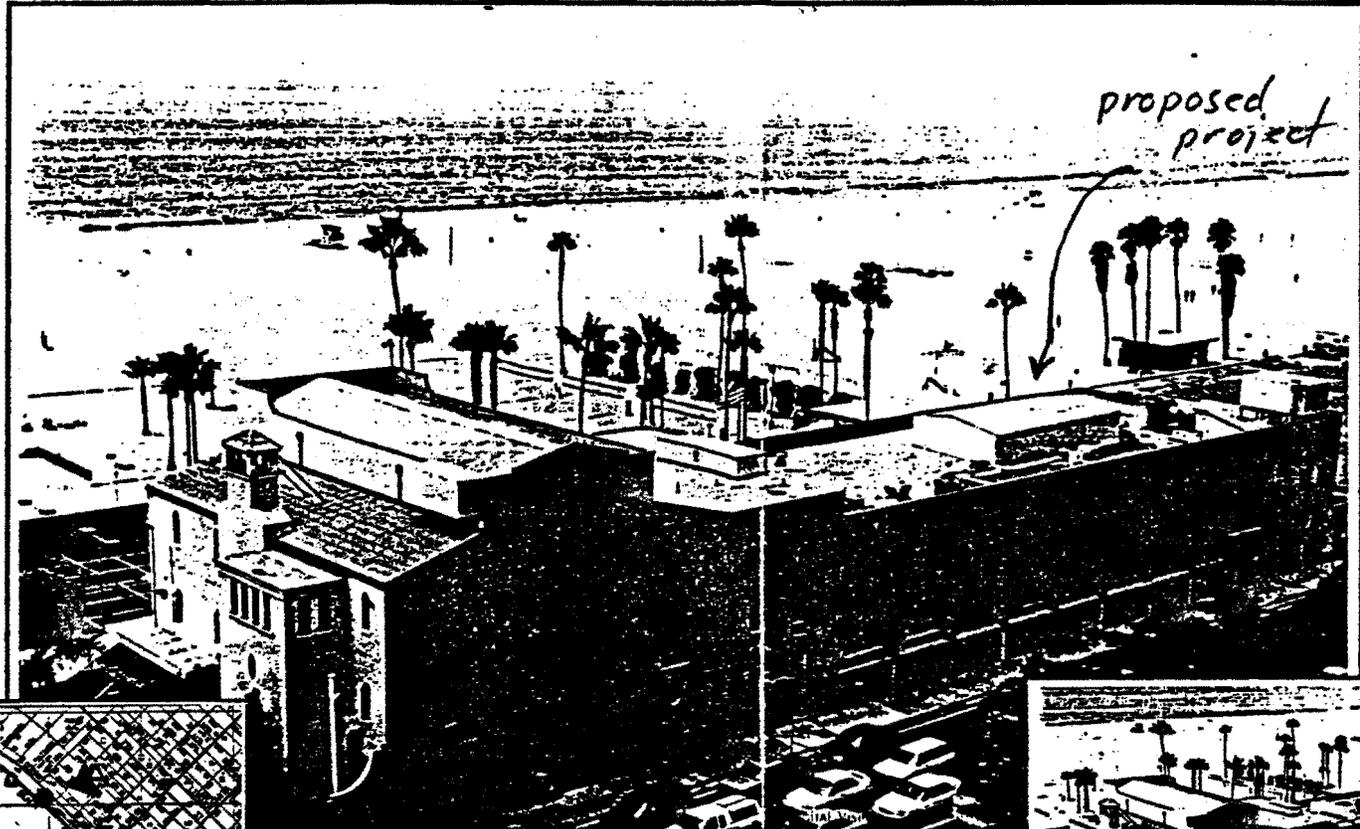
5-97-387

VICINITY MAP



SCALE 1"=2800'

EXHIBIT NO. <i>1</i>
Application Number <i>5-97-387</i>
<i>Vicinity Map</i>
California Coastal Commission



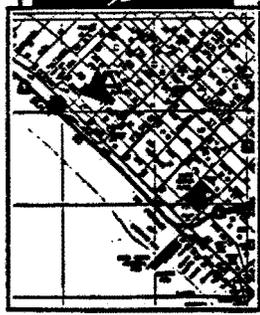
RECEIVED
DEC 5 1997
CALIFORNIA
COASTAL COMMISSION

RECEIVED
DEC 3 1997
CALIFORNIA
COASTAL COMMISSION

5-97-387



EXISTING



1988 THOMAS GUIDE
Pg 671-C2

PROPOSED VIEW WEST FROM OCEAN AV. ▲

CELL SITE # 694.2
850 PALISADES BEACH ROAD
SANTA MONICA, CA.

7/27/97

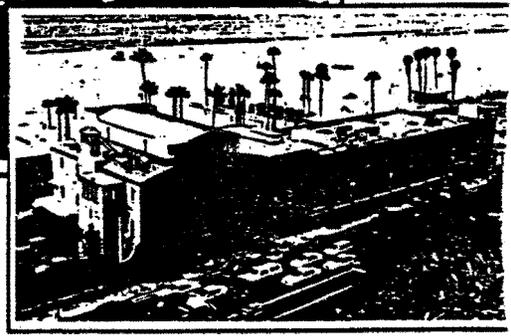
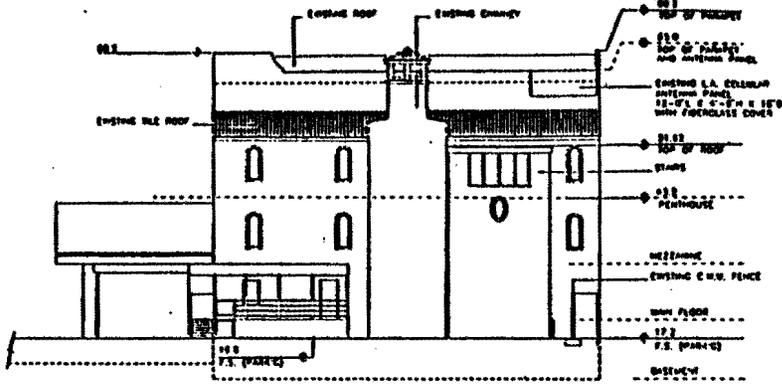


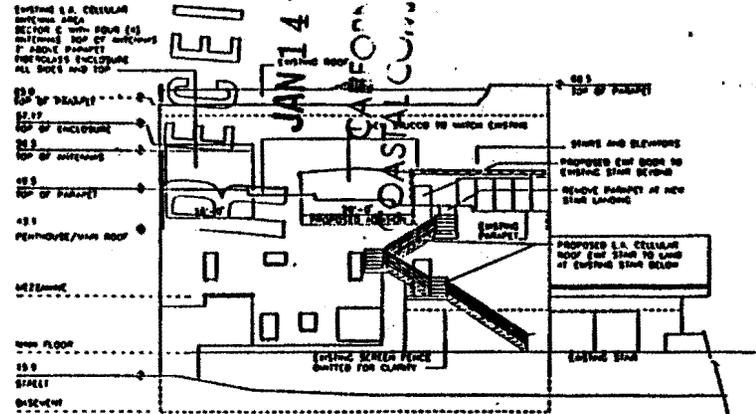
EXHIBIT NO. 2
Application Number 5-97-387
View of Existing Building
California Coastal Commission

RECEIVED
 JAN 14 1998
 CALIFORNIA
 COASTAL COMMISSION



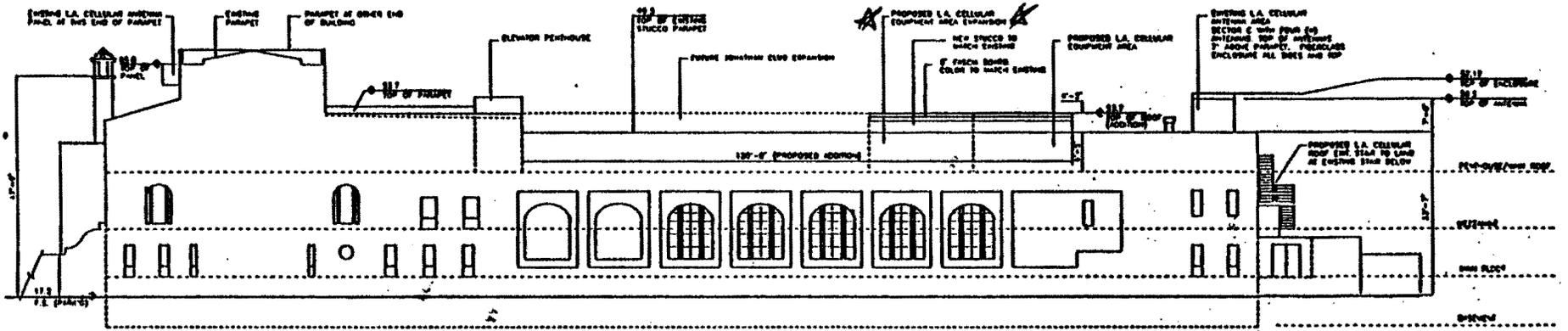
SOUTHEAST ELEVATION

SCALE: 3/32"=1'-0"



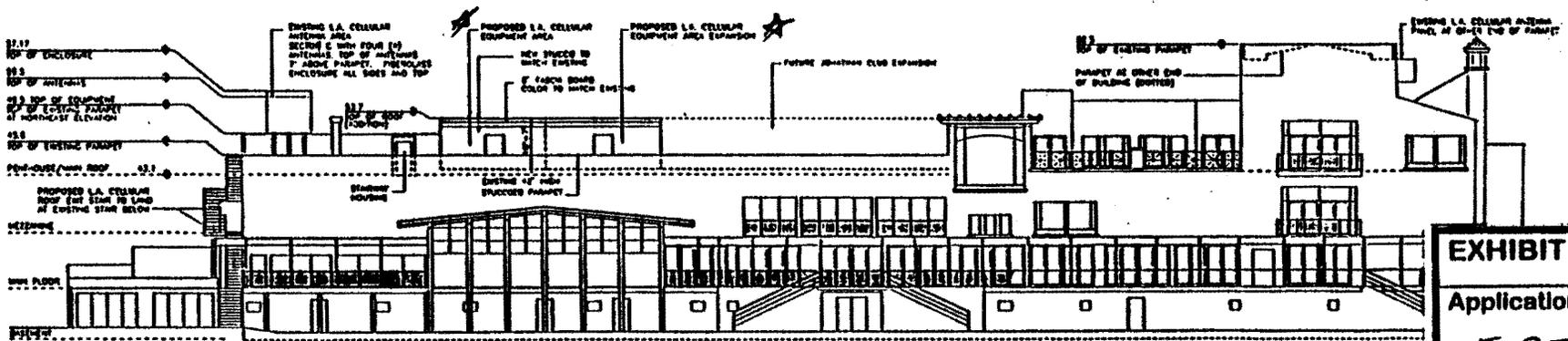
NORTHWEST ELEVATION

SCALE: 3/32"=1'-0"



NORTHEAST ELEVATION

SCALE: 3/32"=1'-0"



SOUTHWEST ELEVATION

TYP architects & associates, inc.
 1000 S. GARDEN ST., SUITE 100
 ANAHEIM, CALIFORNIA 92805
 TEL: (714) 771-1111
 FAX: (714) 771-1112

CELL SITE 04-2
 AND FACILITIES PERMIT ROAD
 AND PUBLIC UTILITIES, CALIFORNIA
 CELLULAR TELEPHONE COMPANY
 1000 S. GARDEN ST., SUITE 100
 ANAHEIM, CALIFORNIA 92805
 TEL: (714) 771-1111
 FAX: (714) 771-1112

EXHIBIT NO. 5

Application Number

5-97-387

Elevations

California Coastal Commission