

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: 8/9/99
 49th Day: 9/27/99
 180th Day: 2/5/99
 Staff: AJP-LB *SP*
 Staff Report: 9/16/99
 Hearing Date: 10/12-15/99
 Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-99-295

APPLICANT: Santa Monica-Malibu Unified School District

AGENT: EMC Planning Group Inc.

PROJECT LOCATION: 721 Ocean Park Boulevard (Olympic High School)

PROJECT DESCRIPTION: Placement of four 960 square foot, 11-foot high, relocatable classrooms, with handicap access, for the school's preschool program, and the addition of 25 on-campus parking spaces. The proposed relocatable classrooms were placed on-site without the benefit of a Coastal Development Permit.

Lot Area	187,355 square feet
Building Coverage	3,840 square feet
Pavement Coverage	NA
Landscape Coverage	NA
Parking Spaces	130
Zoning	
Ht above final grade	11 feet- 6 inches

LOCAL APPROVALS RECEIVED: Not applicable

SUBSTANTIVE FILE DOCUMENTS: Santa Monica certified LUP

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, and will not have any significant adverse effects 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:**

The Commission hereby finds and declares:

A. Project Description and Location

The applicant proposes the placement of four, 960 square foot, 11.5-foot high, relocatable (portable) classrooms, with handicap access, on an existing high school campus for the school's preschool program and the addition of 25 on campus parking spaces.

The relocatable classrooms have been located on-site since July 1999. The relocatable classrooms were placed on-site without the benefit of a Coastal Development Permit.

The proposed project will be located within the high school's existing property. The school site is located on a 187,355 square foot parcel of land in the Ocean Park area of the City of Santa Monica. The existing school has 22 classrooms, located within four buildings, and a student capacity of approximately 660 students.

The school site is bounded by Pine Street to the north, Lincoln Boulevard to the east, Ocean Park Boulevard to the south, and Seventh Street to the west. The site is approximately three-quarters of a mile from the beach. The area consists of one and two story residential development surrounding the site on three sides and commercial development located along Lincoln Boulevard.

B. Coastal Access

Section 30252 of the Coastal Act states in part:

The location and amount of new development should maintain and enhance public access to the coast by . . . (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation. . .

In addition, policy #20 of the Santa Monica certified Land Use Plan states in part that:

New development shall provide adequate parking to meet all demands created by the development . . .

Development can adversely impact coastal access if development provides insufficient parking to support the parking demand and if the additional traffic generated by the development increases traffic congestion to a point where additional traffic interferes with the public driving to the beach and trying to find street parking. Therefore, in order to conform to the requirements of the Coastal Act, the proposed project must provide adequate support parking in order not to negatively impact parking.

The proposed relocatables will be used for the school's pre-school program. According to the applicant's representative the program will serve 48 children with six to eight teachers/helpers. To support the proposed expansion an additional 25 parking spaces will be provided. An on campus vehicle turn around with passenger drop-off lane will be available within the existing parking lot.

The Commission has consistently applied Commission parking standards, that have been established by the Commission through hearing and voting on various coastal development permits, to development within the Santa Monica area. The Commission has required that preschool use provide parking at a rate of 1 space per staff member, plus 1 space for each 10 children where a circular driveway or its equivalent designed for continuous flow of passenger vehicles for loading and unloading children is provided. Based on the applicant's description of the program and the Commission's established parking standards, the proposed preschool will require a maximum of 13 parking spaces.

The existing high school, based on Commission parking requirements of seven spaces per teaching station, would require 154 parking spaces. The campus currently provides 105 parking spaces within an existing on-site paved parking lot. Therefore, based on current standards the existing high school is deficient 49 parking spaces. However, the high school and supply of parking has been existing prior to the Coastal Act and, therefore, the use and any parking deficiency, using current parking standards, is grandfathered in. However, any proposed new use must provide adequate parking to meet the demand generated by the new use. The applicant is proposing 25 additional parking spaces for a total of 130 parking spaces to meet the demand generated by the new relocatable classrooms and proposed use. The new parking will be provided by restriping the parking lot and use of a paved open space area.

The 25 new parking spaces provided by the project is sufficient to meet the 13 parking space demand generated by the new proposed use. The Commission therefore, finds that the proposed project will not adversely impact coastal access and is consistent with Section 30252 of the Coastal Act and with the applicable policies of the City's certified LUP.

C. Community Character/Visual Resources

Section 30251 of the Coastal Act states:

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 of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The proposed site has been operated as a school since 1970. The proposed relocatables will be used for a preschool program and will be consistent with the current use of the site.

The high school campus consists of three permanent structures and a portable structure. The structures range in height from 15-18 feet. The relocatables will measure approximately 11.5 feet in height and will be smaller than the height and bulk of the existing buildings. Therefore, the proposed project will be consistent with the character and scale of the buildings currently on-site.

The proposed project will be located in the northern section of the campus between the existing buildings and the surface parking lot. The project site is bordered by commercial and residential development. Due to the surrounding development and distance from the beach there are no available public coastal views from the area.

The Commission, therefore, finds that the proposed development is compatible with the surrounding development, will not adversely impact coastal views and is consistent with Section 30251 of the Coastal Act and the applicable policies of the LUP.

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.

As discussed above, the Commission 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 Implementation program consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

E. Unpermitted Development

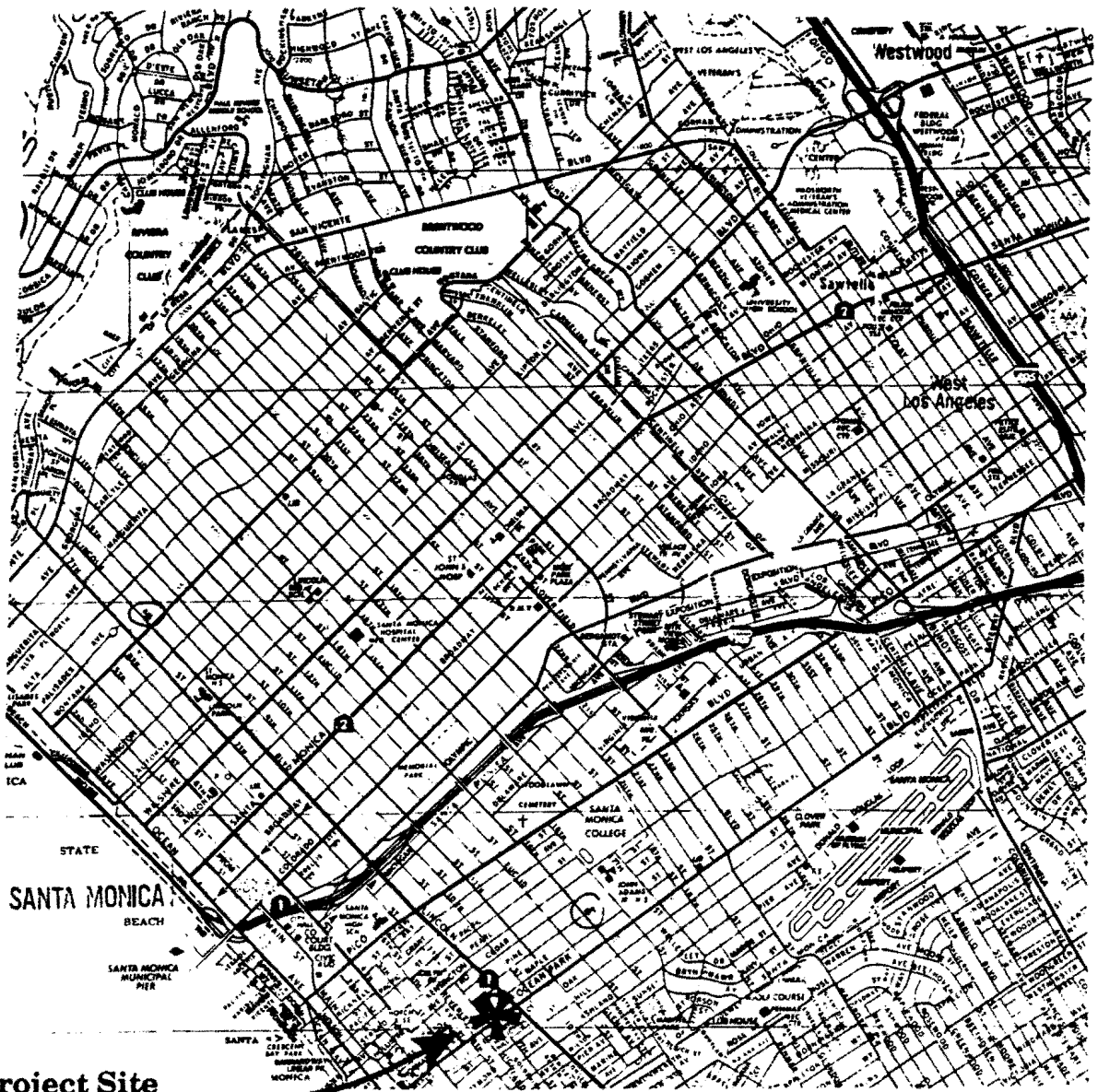
The applicant has placed the relocatables on the school site. There are no records of permits issued for this recent development. Therefore, the Commission finds that the existing development was placed without a coastal development permit, thus it is unpermitted.

Although unpermitted development has taken place on the property prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Action by the Commission on the permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a Coastal permit.

F. California Environmental Quality Act

Section 13096 of the Commission's 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)(A) 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 effect which the activity may have on the environment.

As proposed, 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 project is found consistent with CEQA and the policies of the Coastal Act.



Project Site

RECEIVED

AUG 9 1999

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No Scale

Source: Automobile Club of Southern California



A Land Use Planning
and Design Firm

Olympic High School Modernization Project
Project Vicinity

EXHIBIT NO. 1

APPLICATION NO.
5-99-295

Vicinity Map

 California Coastal Commission

4287

2

SCALE 1" = 80'

REVISED
CUBED 400
680704205
68020305
00000000
141213



PROJECT SITE

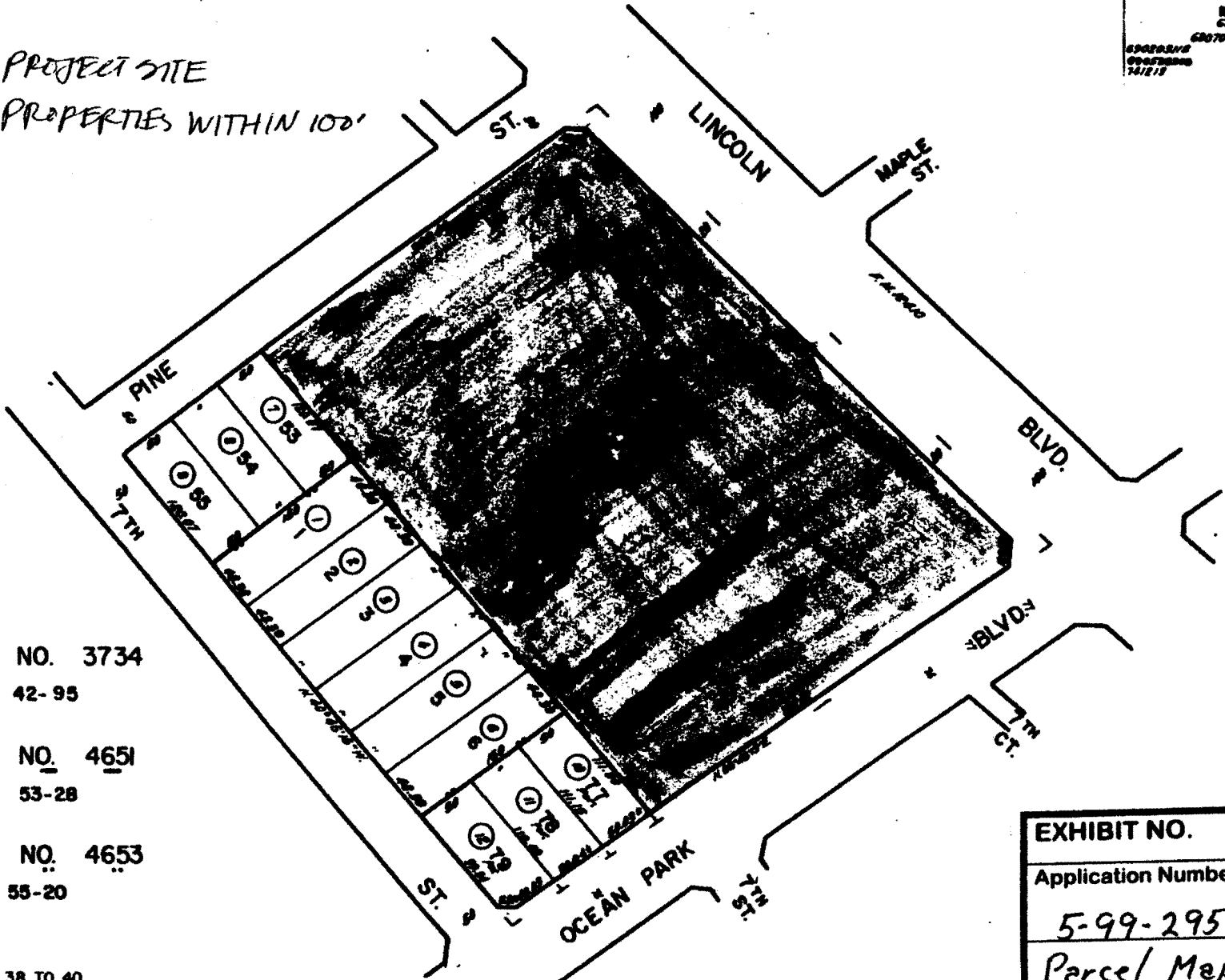


PROPERTIES WITHIN 100'

RECEIVED

AUG 9 1999

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TRACT NO. 3734

M.B. 42-95

TRACT NO. 4651

M.B. 53-28

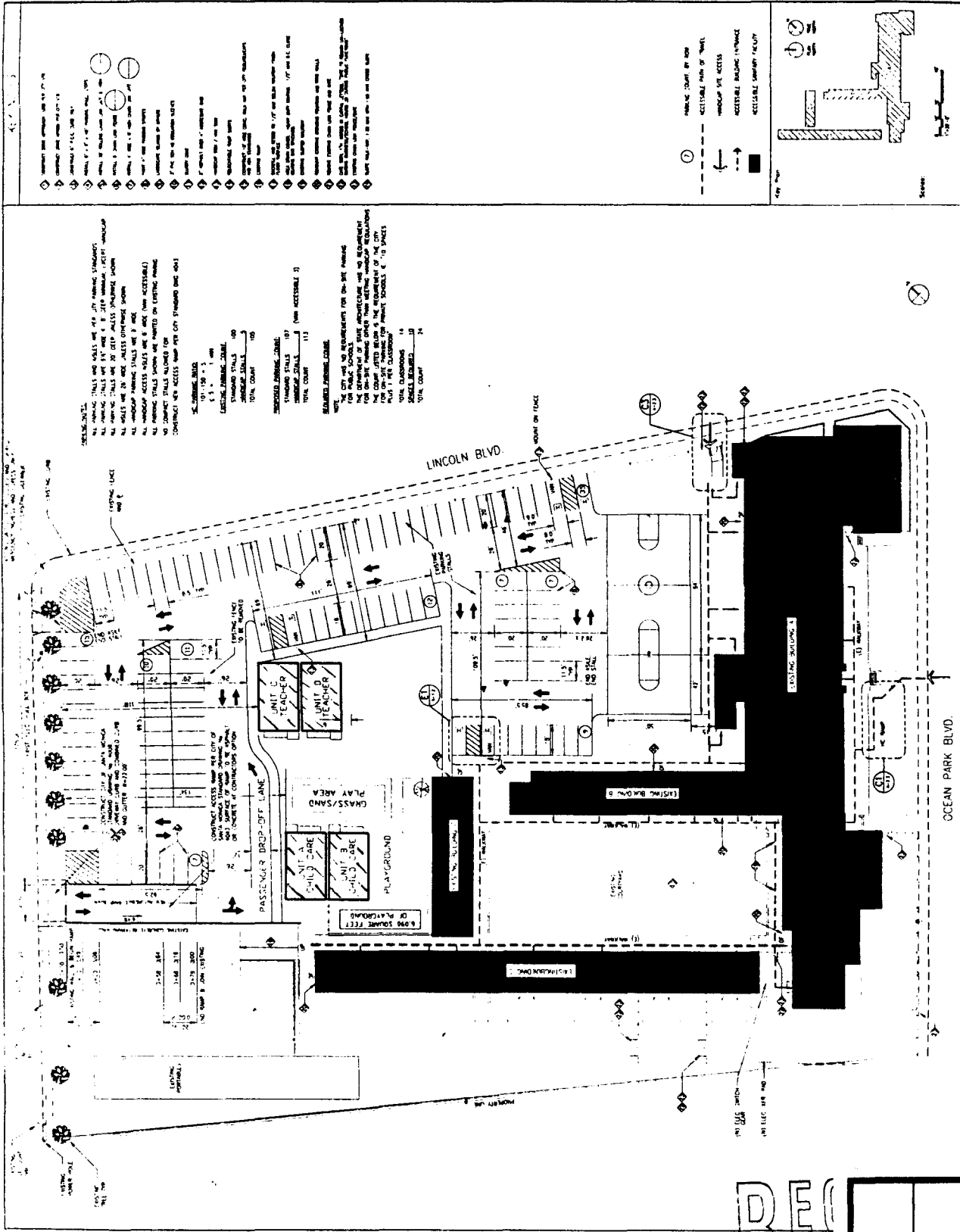
TRACT NO. 4653

M.B. 55-20

CODE
8604

FOR PREV. ASSMT. SEE: 328-38 TO 40

EXHIBIT NO.	2
Application Number	5-99-295
Parcel Map	
California Coastal Commission	



Proposed Relocatable

REC
AI
COAST

EXHIBIT NO. 3

Application Number
5-99-295

Site Plan

California Coastal Commission



EXHIBIT NO. 44
APPLICATION NO.
5-99-295
Typical Relocatables
 California Coastal Commission