

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
590-5071

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49th Day: 9/23/99
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Staff: CP-LB
Staff Report: 8/26/99
Hearing Date: Sept. 14-17, 1999
Commission Action:

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-99-252**APPLICANT:** Main Street Construction, LLC**AGENT:** Albert Elzas, Manager**PROJECT LOCATION:** 2216 Main Street, City of Santa Monica, Los Angeles County.

PROJECT DESCRIPTION: Demolition of a 700 square foot commercial structure, and construction of a three-story, 35-foot high, mixed-use building with 1,732 square feet of retail/office area, one 1,520 square foot artist studio, one 3,114 square foot residential unit, and a ground floor parking car garage with twelve parking spaces.

Lot Area	5,200 square feet
Building Coverage	5,000 square feet
Pavement Coverage	200 square feet
Landscape Coverage	0 square feet
Parking Spaces	12
Zoning	CM3
Plan Designation	Main St. Special Commercial
Ht above final grade	35 feet

LOCAL APPROVALS: City of Santa Monica Approval in Concept (BM), 7/8/99.
City of Santa Monica Architectural Review Board, Case No. ARB 99-176, 6/21/99.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission grant a coastal development permit for the proposed development with special conditions relating to the permitted uses and the provision of adequate on-site parking. The applicant agrees with the recommendation.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, 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**1. Permitted Uses**

The uses permitted within the proposed structure are limited to those uses specifically permitted by this coastal development permit. Any change in density, number of units, or change in use shall be submitted to the Executive Director to determine whether an amendment to this permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations.

2. On-site Parking

A minimum of twelve (12) parking spaces shall be provided and maintained on the site for use only by the tenants, guests and customers of the uses permitted by this coastal development permit.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The applicant proposes to demolish a 700 square foot commercial structure, and construct a new 35-foot high mixed-use building on Main Street in Santa Monica (See Exhibits). The ground floor of the proposed three-story building contains a 306 square foot retail area on the Main Street frontage and a twelve-car parking garage which is accessed from the rear alley (Exhibit #3). The second floor of the proposed structure contains a 1,426 square foot office area and a 1,520 square foot artist residence with a studio (Exhibit #4). The top floor of the proposed structure is a 3,114 square foot single family residence with a courtyard (Exhibit #4).

B. New Development

Section 30250 of the Coastal Act states in part:

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 significant adverse effects, either individually or cumulatively, on coastal resources....

The proposed project is located near downtown Santa Monica in an area of mixed uses consisting of office, retail, residential, and visitor serving commercial uses. The Commission, in prior actions on coastal development permits, has indicated that downtown Santa Monica is a location in which new commercial development should be concentrated. Furthermore, policy #70 of the City's certified Land Use Plan states that:

Allowable uses shall include retail, pedestrian oriented, visitor-serving commercial, public parking uses and other complementary uses (such as hotels, offices, cultural facilities, restaurants, social services, and housing).

The LUP limits development in the project area to 35 feet. The roof height of the proposed project is 35 feet and is within the height limit for the area. The proposed project will be compatible with the character and scale of the surrounding area. The Commission therefore, finds that the proposed project will be consistent with applicable policies of the certified LUP and with Section 30250 of the Coastal Act.

C. Public Access/Parking

The Commission has consistently found that a direct relationship exists between the intensity of development, the provision of adequate parking, and the availability of public access to the coast. Section 30252 requires that new development should maintain and enhance public access to the coast by providing adequate parking facilities.

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....

The proposed project is located less than one thousand feet from the beach. Many of the older developments in project area do not provide adequate on-site parking. As a result, there is a parking shortage in the area and public access has been negatively impacted. The small amount of parking area that may be available for the general public on the surrounding streets is being used by guests and residents of the area.

To mitigate this problem, the Commission has consistently conditioned new development in Santa Monica to participate in the City of Santa Monica's Downtown Parking Assessment District or to provide an adequate on-site parking supply. The proposed project is not located within the City's Downtown Parking Assessment District. Therefore, the proposed project must provide an adequate on-site parking supply.

The proposed project includes a twelve-car garage on the ground floor to serve all the uses proposed within the proposed structure (Exhibit #3). The Commission finds that twelve parking spaces are adequate to serve the proposed uses: a 306 square foot retail area, a 1,426 square foot office area, a 1,520 square foot artist residence with a studio,

and one single family residence (Exhibits #3&4). Therefore, the Commission finds that, only as conditioned to ensure the continued provision of adequate on-site parking, the proposed project will not adversely impact public access and will be consistent with past Commission permit action for the area and with Section 30252 of the Coastal Act.

D. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program (LCP) which conforms with Chapter 3 policies of the Coastal Act:

- (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 (commencing with Section 30200). A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

In August of 1992, the Commission certified, with suggested modifications, the land use plan (LUP) portion of the City of Santa Monica 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. California Environmental Quality Act (CEQA)

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application 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.

The proposed project, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized and there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

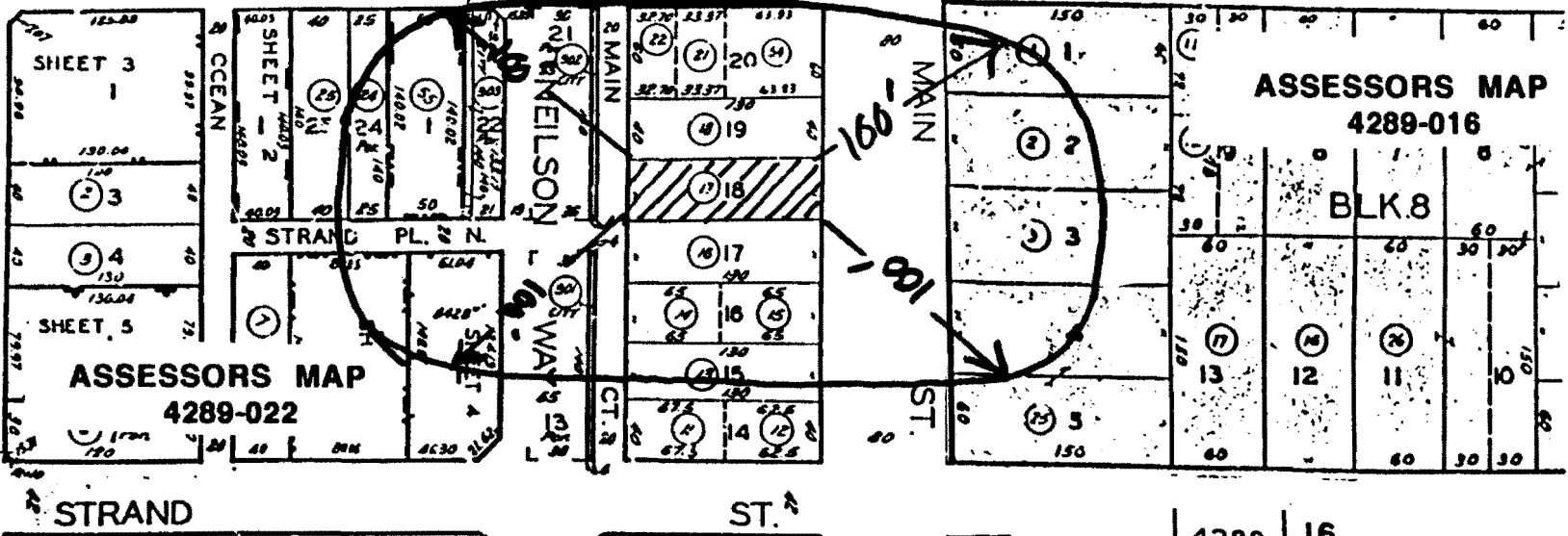
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4289 22
SCALE 1" = 80'

PACIFIC

ST. 2

OCEAN AVE.

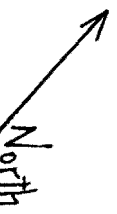


ASSESSORS MAP 4289-016

BLK. 8

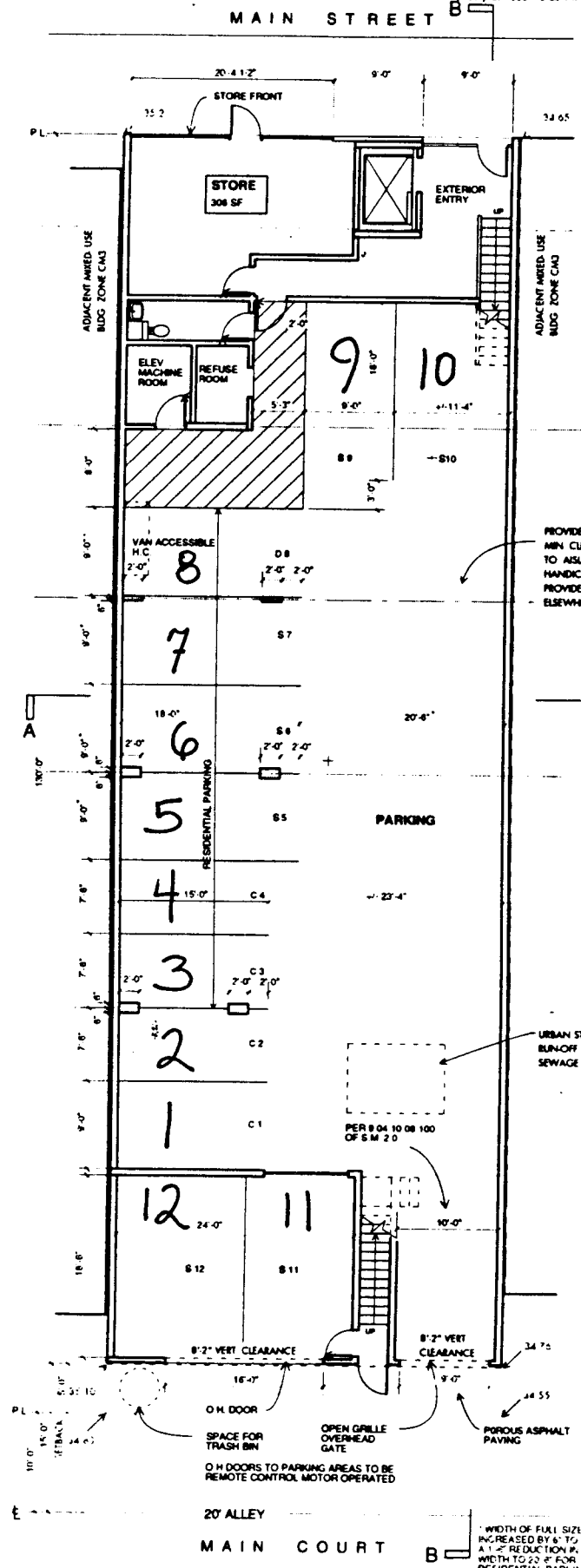
4289 16
SCALE 1" = 80'

ST. 1



100' RADIUS MAP
2216 MAIN STREET
SANTA MONICA 90405

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5-99-252
EXHIBIT # 2
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PARKING CALCULATIONS

REQUIRED BY CITY ZONING ORDINANCE:

- RESIDENCE 2 FULL SIZE STALLS
 - ARTIST STUDIO -LIVING AREA 1/750SF FOR 750SF = 1 STALL
 - ARTIST STUDIO MANUFACTURING 1/400SF FOR 770SF = 2 STALLS
 - OFFICE/STORE 1/300SF FOR 1,804 SF = 6 STALLS
- TOTAL REQUIRED = 11 STALLS

THE 8 COMMERCIAL & ARTIST STUDIO MANUFACTURING STALLS CAN BE 40% COMPACTS

3 COMPACT STALL PERMITTED

PARKING PROVIDED:

- FULL SIZE STALLS 7
- VAN ACCESSIBLE HANDICAP 1
- REQUIRED COMPACT STALLS 3
- BONUS COMPACT STALL

TOTAL PARKING PROVIDED 12 STALLS

FAR CALCULATION

LOT AREA = 5,200 SF
 PERMITTED FAR 2.0
 MAXIMUM BUILDING AREA = 10,400 SF
 GF = 4,340 SF
 2F = 2,946 SF
 3F = 3,114 SF
 TOTAL = 10,400 SF

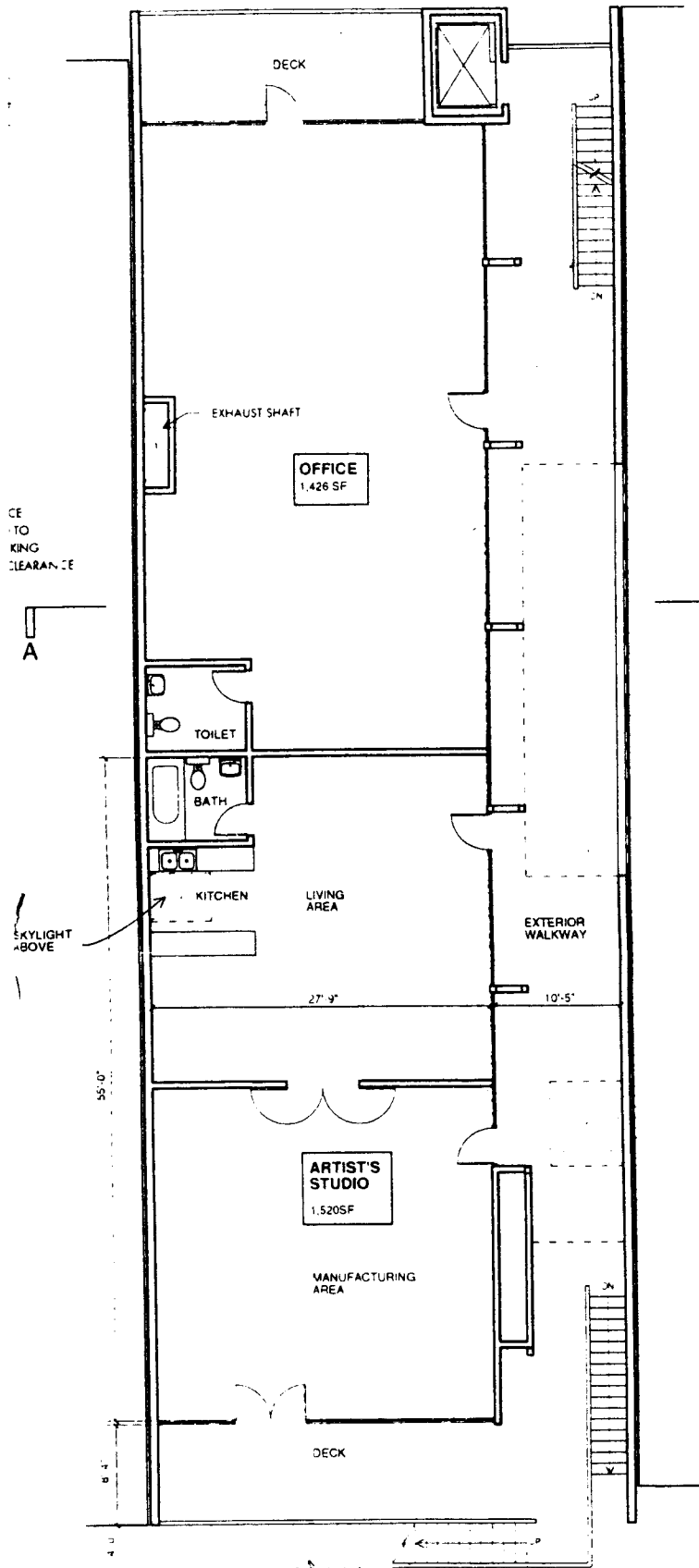
AVERAGE NATURAL GRADE

$(25.4 + 25.5 + 27.5 + 24.7) / 4 = 25.55$

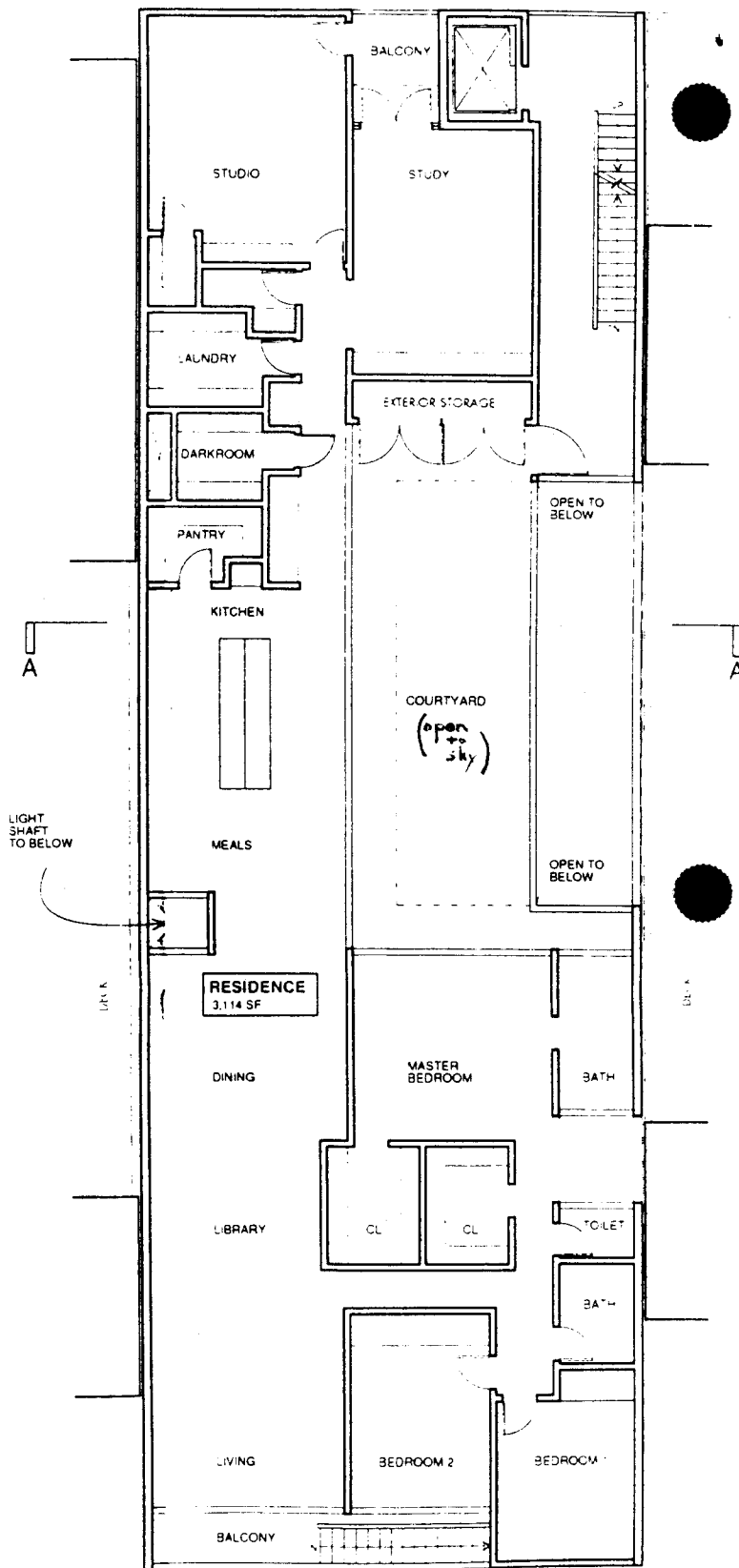
A3 Ground Floor Plan
1/8"=1'-0"

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EXHIBIT # 3
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2nd Floor Plan



3rd Floor Plan

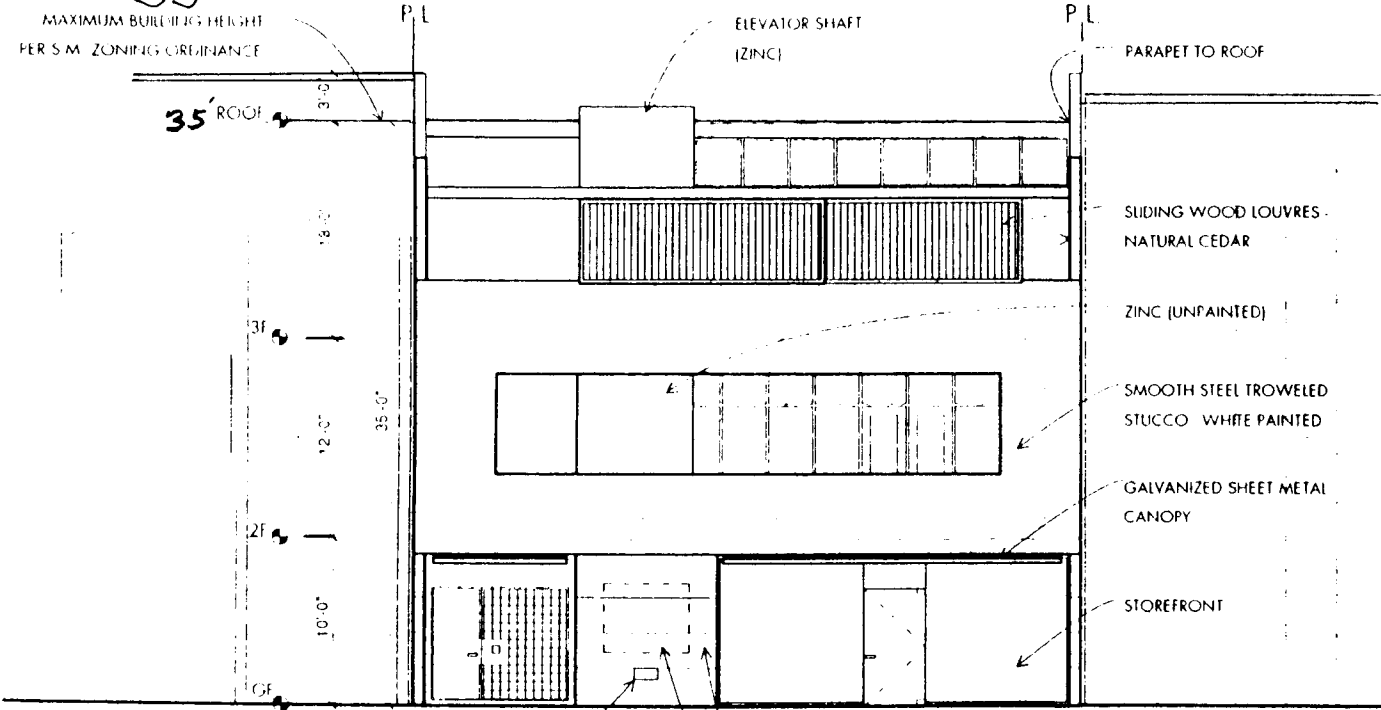
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EXHIBIT # 4

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35'
MAXIMUM BUILDING HEIGHT
PER S.M. ZONING ORDINANCE



ANG = 34.81

C3
1/8" = 1' 0"

North East Elevation (Main Street)

F.D.C.
COPPER
RETAIL SIGNAGE PANEL
TENANT TO SUBMIT SEPARATE
ARB APPLICATION FOR SIGNAGE

PARAPET TO ROOF

SLIDING WOOD LOUVRES
NATURAL CEDAR

ZINC (UNPAINTED)

SMOOTH STEEL TROWELED
STUCCO WHITE PAINTED

GALVANIZED SHEET METAL
CANOPY

STOREFRONT

ELEVATOR SHAFT
(ZINC)

South Coast District Office
APPROVED 5-99-252
Project No.
By
INSPECTIVE
Date

ARB SUBMITTAL 06 08 99
PLANNING SUBMITTAL 04 02 99
ISSUE RECORD

project # 9905

**Main Street
Mixed Use Building**

2216 Main Street
Santa Monica CA 90405

Elevations

SD-2

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EXHIBIT # 5

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