

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
 200 Oceangate, Suite 1000  
 Long Beach, CA 90802-4302  
 (562) 590-5071

**M 4b.****RECORD PACKET COPY**

Filed: 5/3/02  
 49th Day: 6/21/02  
 180th Day: 9/30/02  
 Staff: AJP-LB  
 Staff Report: 6/19/02  
 Hearing Date: 7/8-12/02  
 Commission Action:

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-02-140**APPLICANT:** David Mazess & Michele and Dominique Einhorn**AGENT:** Michael Folonis**PROJECT LOCATION:** 523-527 Raymond Avenue, Santa Monica

**PROJECT DESCRIPTION:** Demolition of a single-family residence and construction of a two-car garage, with basement and 343 square foot studio above as a second unit, and lot line adjustment merging three existing parcels into two.

Lot Area:	8,145 square feet
Building Coverage:	2,771 square feet
Pavement Coverage:	1,767 square feet
Landscape Coverage:	3,608 square feet
Parking Spaces:	4
Zoning:	OP-2—Low Multi-Residential District
Ht above final grade:	21 feet

**LOCAL APPROVALS RECEIVED:** Approval in Concept**SUMMARY OF STAFF RECOMMENDATION:**

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

**SUBSTANTIVE FILE DOCUMENTS:**

City of Santa Monica Land Use Plan (LUP) Certified with Suggested Modifications, 1992.

**STAFF RECOMMENDATION:**

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 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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 is proposing to demolish a single-family residence and construct a two-car garage, with basement and 343 square foot studio above as a rental unit, and lot line adjustment merging three existing parcels into two, resulting in one lot with an existing single-family residence and one lot with a duplex (Exhibit No. 3 and 4).

The proposed site is located on the northeast corner of Raymond Avenue and Sixth Street, in the Ocean Park area of the City of Santa Monica. The site is approximately a half-mile from the beach (Exhibit No. 1).

##### B. Development

Section 30250 of the Coastal Act states in part::

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

Section 30251 of the Coastal Act states in part::

*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.*

The proposed development involves three existing parcels. Two parcels run parallel to one another and both are 40 feet in width and 67 feet deep. Abutting the rear portion of these two parcels is a third parcel, measuring 40 feet wide and 81 feet deep (Exhibit No. 3). The applicants propose to demolish the existing single-family residence located on the third parcel and merge the parcel into the two other parcels. The two remaining parcels will have a final depth of 100 feet and an area of approximately 4,000 square feet each.

Under the City's OP-2- Low Multiple-Residential zoning, the applicant is allowed one dwelling unit per 2,000 square feet. The proposed duplex is consistent with the density requirements of the City.

The height of the proposed project is approximately 21 feet, as measured from existing grade. Under the City's zoning for OP-2 Low Multiple Residential District, the City height limit is 30 feet. The certified LUP does not specify a height limit and refers to the City's zoning for the Ocean Park area. Existing building heights within the surrounding area vary from approximately 25 feet to 40 feet. The height of the proposed project is consistent with the surrounding area. Furthermore, the project site is not located within a scenic corridor and will not interfere with any public coastal views.

The surrounding area consists of a mix of single-family and multiple-family residential structures. The proposed project is compatible in use and scale with existing development and is consistent with past Commission permit action for the area. Furthermore, the proposed project will provide a total of four parking spaces, two parking spaces per unit, consistent with City and Coastal Commission parking requirements. The Commission, therefore, finds that the proposed project will be compatible with the character and scale of the surrounding uses and is consistent with Sections 30250 and 30251 of the Coastal Act.

### **C. Water Quality/Marine Environment**

Section 30231 of the Coastal Act states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

The Santa Monica Bay provides habitat for many sea mammals, migratory waterfowl, shorebirds and endangered species such as the California Grey whale. The marine environment also supports numerous water-related recreational opportunities such as sport fishing, swimming, boating, snorkeling, surfing, etc. Because of these significant marine and coastal recreation resources, water quality issues for projects need to be addressed.

The proposed project is for the demolition of an existing single-family residence and construction of a new garage and studio above. Increase urban runoff due to increase in impervious surfaces from the site can carry pollutants and sediment from the site into the City's storm drains and into the Santa Monica Bay.

Urban runoff and pollution of the bay are important issues with the City. The City of Santa Monica, to mitigate potential impacts caused by development, has adopted an Urban Runoff Pollution Ordinance. The ordinance is designed to reduce the amount of urban

runoff pollution from sites. The ordinance requires projects to incorporate best management practices with extensive recommendations and measures to reduce or prevent contaminants from running off the site during construction and operation of the proposed development. Furthermore, the City has constructed a new state-of-the-art stormwater treatment facility that treats all dry weather storm runoff. Runoff from all new development is directed to existing stormdrains, which direct stormwater to the treatment facility.

The proposed project includes a drywell to allow infiltration of site runoff, consistent with the City's requirements. As proposed, the project will incorporate effective Best Management Practice and help improve the quality of Santa Monica bay. The Commission, therefore, finds that the proposed project will improve water quality consistent with Section 30231 of Coastal Act.

#### **D. Local Coastal Program**

Section 30604(a) of the Coastal Act states that:

*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 proposed project is located in the certified area.

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. CEQA**

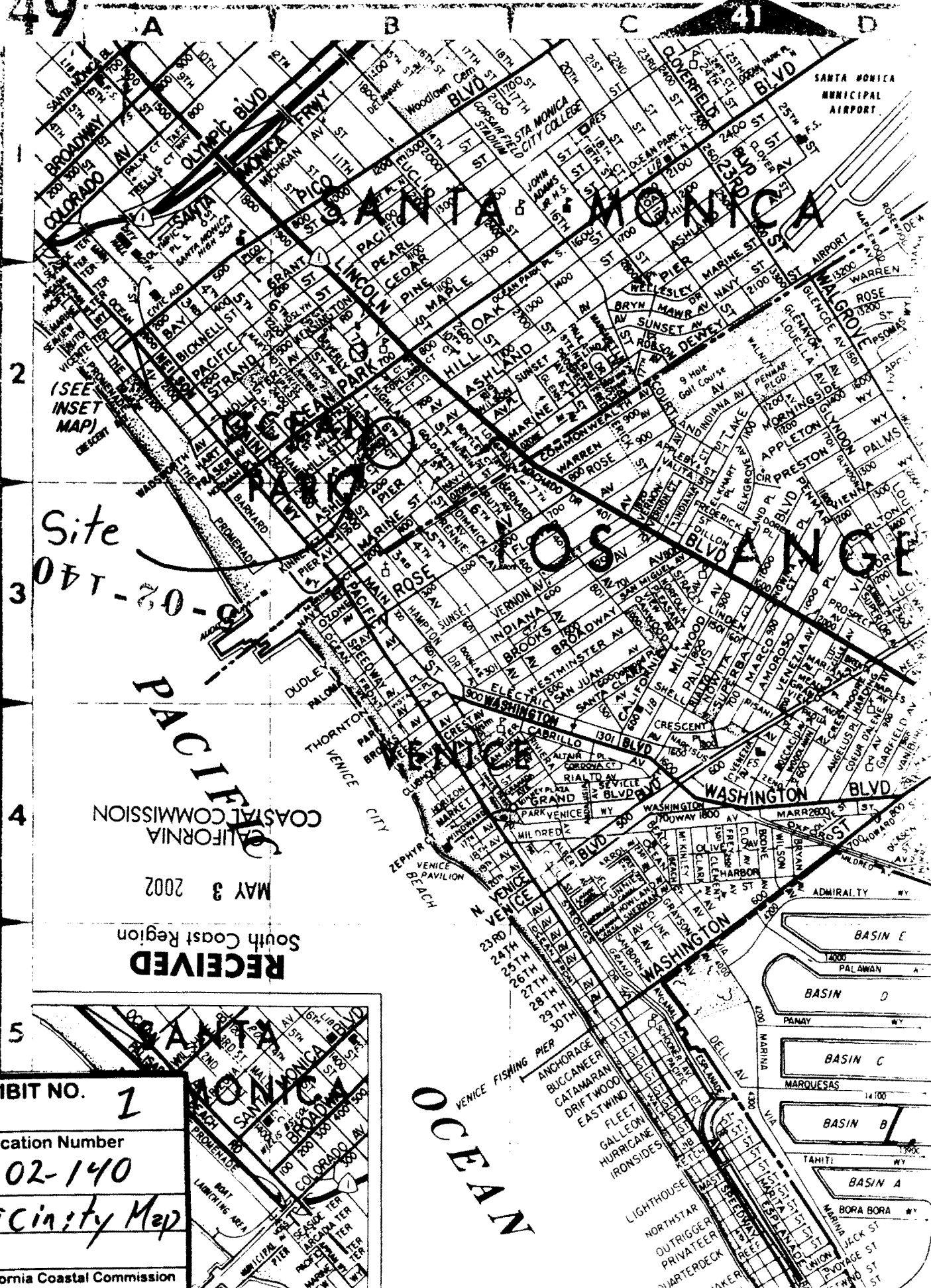
Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality 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 impact 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.

49

SEE MAP



Site

140-02-9

CALIFORNIA COASTAL COMMISSION

MAY 3 2002

South Coast Region  
**RECEIVED**

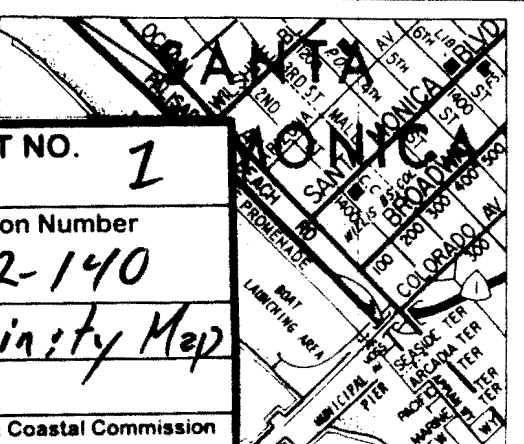
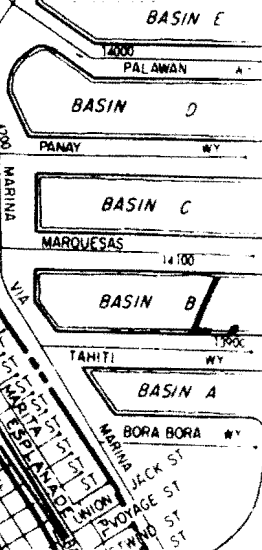


EXHIBIT NO.	1
Application Number	5-02-140
	Vicinity Map
California Coastal Commission	



OCEAN

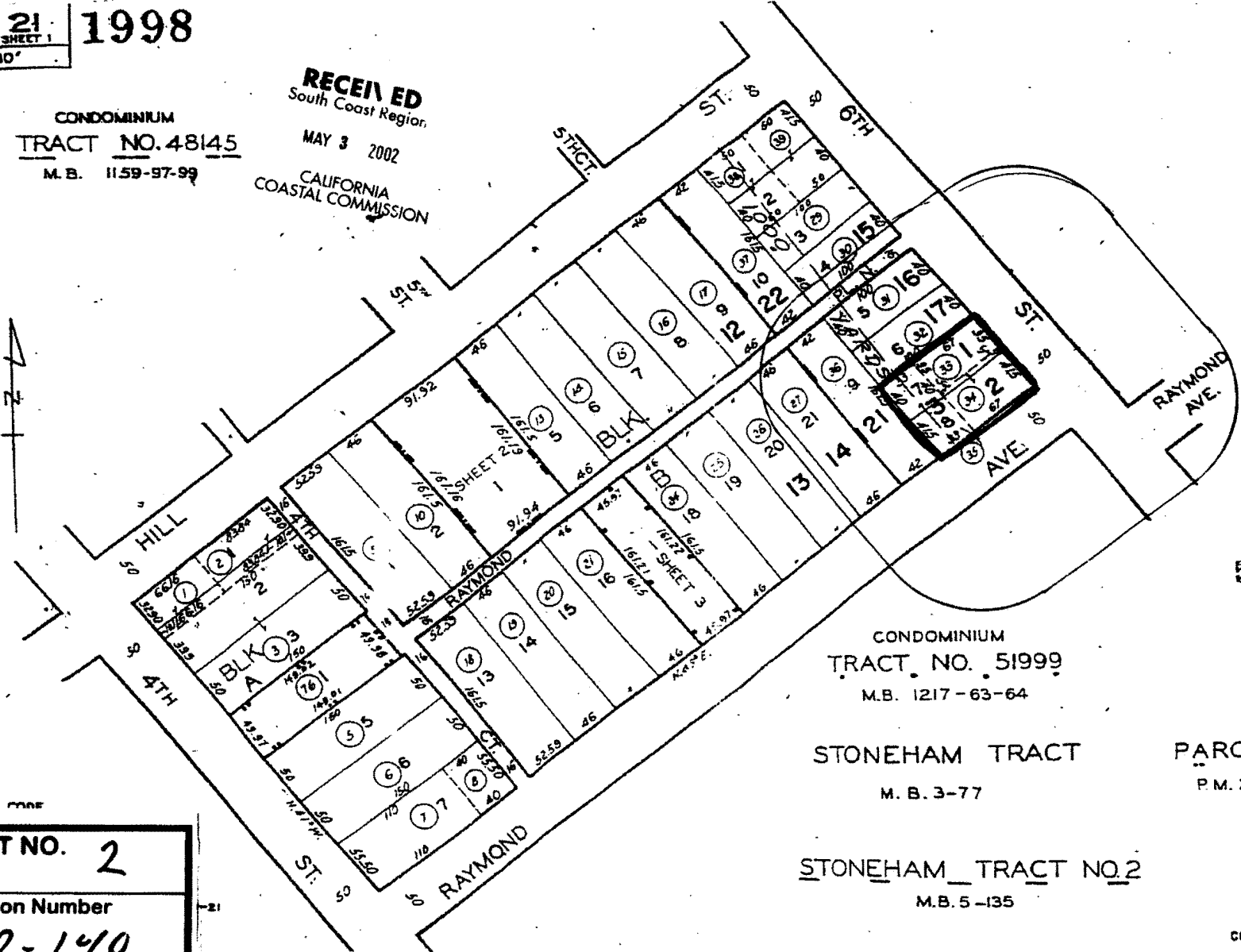
4287 21 SHEET 1  
SCALE 1" = 80'

1998

CONDOMINIUM  
TRACT NO. 48145  
M.B. 1159-97-99

RECEIVED  
South Coast Region  
MAY 3 2002  
CALIFORNIA  
COASTAL COMMISSION

REVISED  
1-23-62  
724405565  
744346813  
741213  
870800-07  
3071875642001-07  
7307004004001-07  
5607001004001-07  
46072005001001-07  
97050003000001-07



CONDOMINIUM  
TRACT NO. 51999  
M.B. 1217-63-64

STONEHAM TRACT  
M.B. 3-77

PARCEL MAP  
P.M. 276-11-12

STONEHAM TRACT NO. 2  
M.B. 5-135

MAY 15 1997

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.  
QM 01-450

EXHIBIT NO. 2
Application Number 5-02-140
Parcel Map
California Coastal Commission

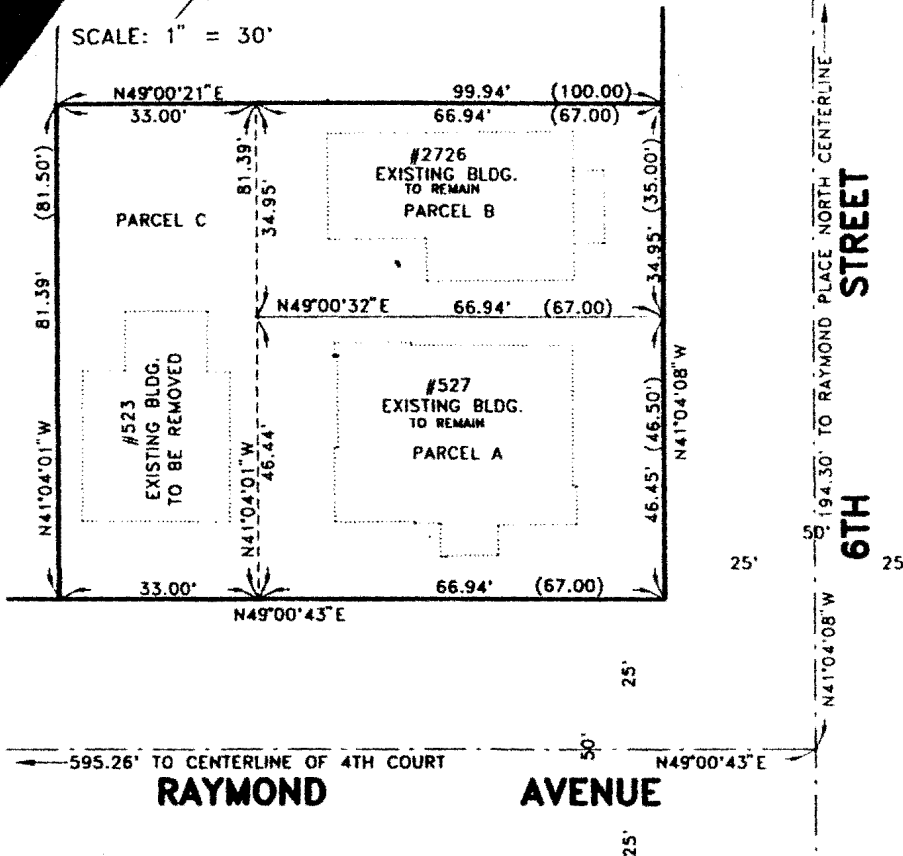


# CERTIFICATE OF COMPLIANCE

## LOT LINE ADJUSTMENT

### EXISTING PARCELS A, B, & C

SCALE: 1" = 30'



**OWNER: PARCEL A:**

527 RAYMOND AVENUE  
 POR OF LOTS 8 & 7, STONEHAM TRACT NO. 2,  
 MB 5-135

DAVID MAZE'S  
 527 RAYMOND AVENUE  
 SANTA MONICA, CA 90405  
 CELL (310)729-2003  
 FAX (310)399-9929

**OWNERS: PARCEL B:**

2726 6th STREET  
 PORTION LOT 7, STONEHAM TRACT NO. 2,  
 MB 5-135

DOMINIQUE & MICHELE F. EINHORN  
 2726 6TH STREET  
 SANTA MONICA, CA 90405  
 (310)664-1588

**OWNERS: PARCEL C:**

523 RAYMOND AVENUE  
 POR LOTS 7 & 8, STONEHAM TRACT NO. 2,  
 MB 5-135

DAVID MAZE'S AND  
 DOMINIQUE & MICHELE F. EINHORN  
 527 RAYMOND AVENUE  
 SANTA MONICA, CA 90405  
 CELL (310)729-2003  
 FAX (310)399-9929

**AREAS:**

EXISTING PARCELS  
 PARCEL A: 3,109 S.F.  
 PARCEL B: 2,339 S.F.  
 PARCEL C: 2,686 S.F.  
 TOTAL: 8,134 S.F.

**NOTES:**

THIS LEGAL DESCRIPTION SHALL NOT BE USED FOR THE DIVISION AND/OR CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

THIS LOT LINE ADJUSTMENT IS ALSO SUBJECT TO APPROVAL BY THE PLANNING DEPARTMENT OF THE CITY OF SANTA MONICA.

*[Signature]* 4.7.02  
 PLANNING DATE

**LEGEND:**

- - - - - EXISTING LOT LINE (99.94') RECORD DIMENSION
- (TO BE ADJUSTED) 100.00' MEASURED DIMENSION
- EXISTING BUILDINGS #527 BUILDING ADDRESS

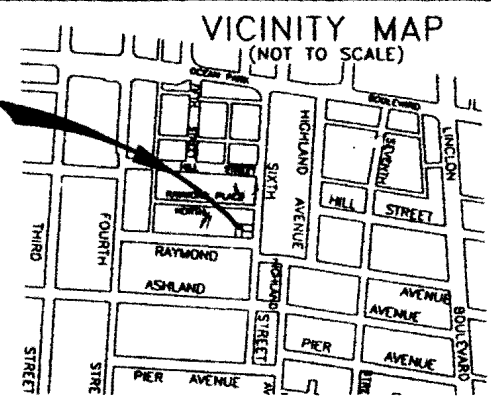
THIS MAP PREPARED BY:

*[Signature]*  
 RAYMOND J SCOTT, RCE 14356  
 RS ENGINEERING CO., INC  
 2910 LINCOLN BOULEYARD  
 SANTA MONICA, CA 90405  
 (310)396-1140  
 FAX (310)314-7509

3-31-05

COMPUTER FILE: 1188LLA.DWG

PLOTTED: REV 3-26-02  
 PLOTTED: REV 8-01-01  
 PLOTTED: 6-09-01



CITY OF SANTA MONICA  
 ENVIRONMENTAL  
 AND PUBLIC WORKS MANAGEMENT DEPARTMENT  
 ENGINEERING DIVISION

MAP SHOWING LOT LINE ADJUSTMENT ON:  
 RAYMOND AVENUE AND 6TH STREET  
 LOTS 7 & 8, STONEHAM TRACT NO. 2, MB 5-  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**EXHIBIT NO. 3**

SUBMITTED BY: \_\_\_\_\_ REFERENCE: APPLICATION NO.  
 APPROVED BY: *[Signature]* DATE: 4/30/02 DESIGNED BY: Lotline / Site  
 CHECKED BY: \_\_\_\_\_ Plan, Existing

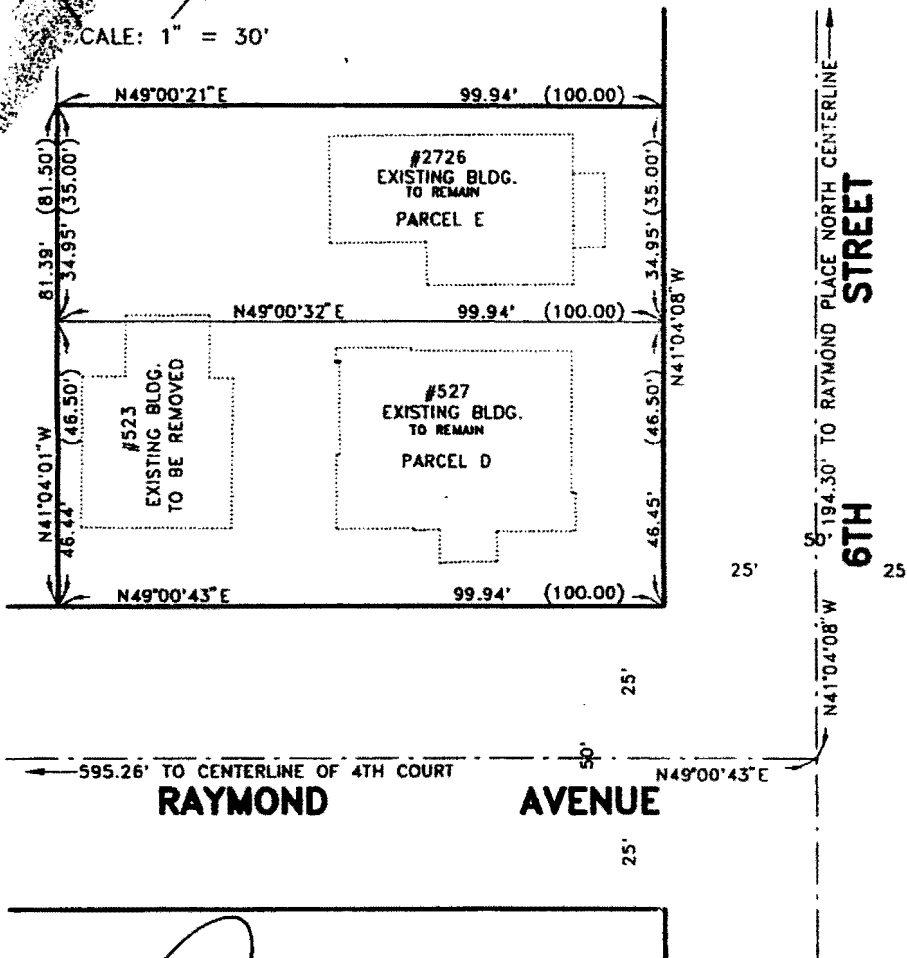
5-02-140  
 Lotline / Site  
 Plan, Existing

# CERTIFICATE OF COMPLIANCE

## LOT LINE ADJUSTMENT

### PROPOSED PARCELS D & E

SCALE: 1" = 30'



**OWNER: PARCEL D:**

527 RAYMOND AVENUE  
 LOT 8 & THE SE'LY 5.00' OF LOT 7,  
 STONEHAM TRACT NO. 2, MB 5-135  
 DAVID MAZESS  
 527 RAYMOND AVENUE  
 SANTA MONICA, CA 90405  
 CELL (310)729-2003  
 FAX (310)399-9929

**OWNERS: PARCEL E:**

2726 6th STREET  
 LOT 7, EXCEPT THE SE'LY 5' OF LOT 7,  
 STONEHAM TRACT NO. 2, MB 5-135  
 DOMINIQUE & MICHELE F. EINHORN  
 2726 6TH STREET  
 SANTA MONICA, CA 90405  
 (310)664-1588

**AREAS:**

PROPOSED PARCELS  
 PARCEL D: 4,642 S.F.  
 PARCEL E: 3,492 S.F.  
 TOTAL: 8,134 S.F.

**NOTES:**

THIS LEGAL DESCRIPTION SHALL NOT BE USED FOR THE DIVISION AND/OR CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

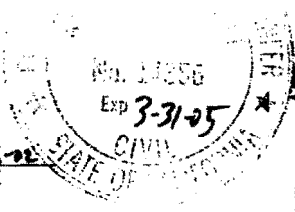
THIS LOT LINE ADJUSTMENT IS ALSO SUBJECT TO APPROVAL BY THE PLANNING DEPARTMENT OF THE CITY OF SANTA MONICA.

*[Signature]*  
 PLANNING

4-2-02  
 DATE

THIS MAP PREPARED BY:

*[Signature]*  
 RAYMOND J. SCOTT, PRC 14356  
 RS ENGINEERING CO., INC.  
 2910 LINCOLN BOULEVARD  
 SANTA MONICA, CA 90405  
 (310)396-1140  
 FAX (310)314-7509



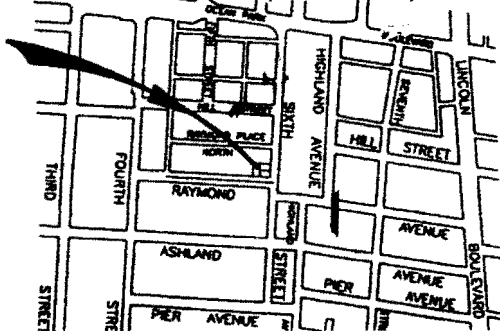
**LEGEND:**

- PROPOSED LOT LINE (ADJUSTED) (99.94') RECORD DIMENSION
- 100.00' MEASURED DIMENSION
- ▭ EXISTING BUILDINGS #527 BUILDING ADDRESS

PLOTTED: REV 3-26-02  
 PLOTTED: REV 8-01-01  
 PLOTTED: 6-09-01

COMPUTER FILE: 1186LLA.DWG

**VICINITY MAP**  
 (NOT TO SCALE)



CITY OF SANTA MONICA  
 ENVIRONMENTAL  
 AND PUBLIC WORKS MANAGEMENT DEPARTMENT  
 ENGINEERING DIVISION

MAP SHOWING LOT LINE ADJUSTMENT ON:  
 RAYMOND AVENUE AND 6TH STREET  
 LOTS 7 & 8, STONEHAM TRACT NO. 2, MB 5-  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SUBMITTED BY: \_\_\_\_\_ REFERENCE: \_\_\_\_\_  
 APPROVED BY: *[Signature]* DATE: 4/2/02 DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

**EXHIBIT NO. 4**  
**APPLICATION NO.**  
 5-02-140  
*Proposed lot adjustment*



Santa Monica  
California 90405  
310.460.4011  
310.460.6885 Fax

CLIENT  
DAVID MAZESS  
527 RAYMOND AVENUE  
SANTA MONICA, CA 90405  
  
PROJECT  
NEW GARAGE / STUDIO UNIT  
527 RAYMOND AVENUE  
SANTA MONICA, CA 90405

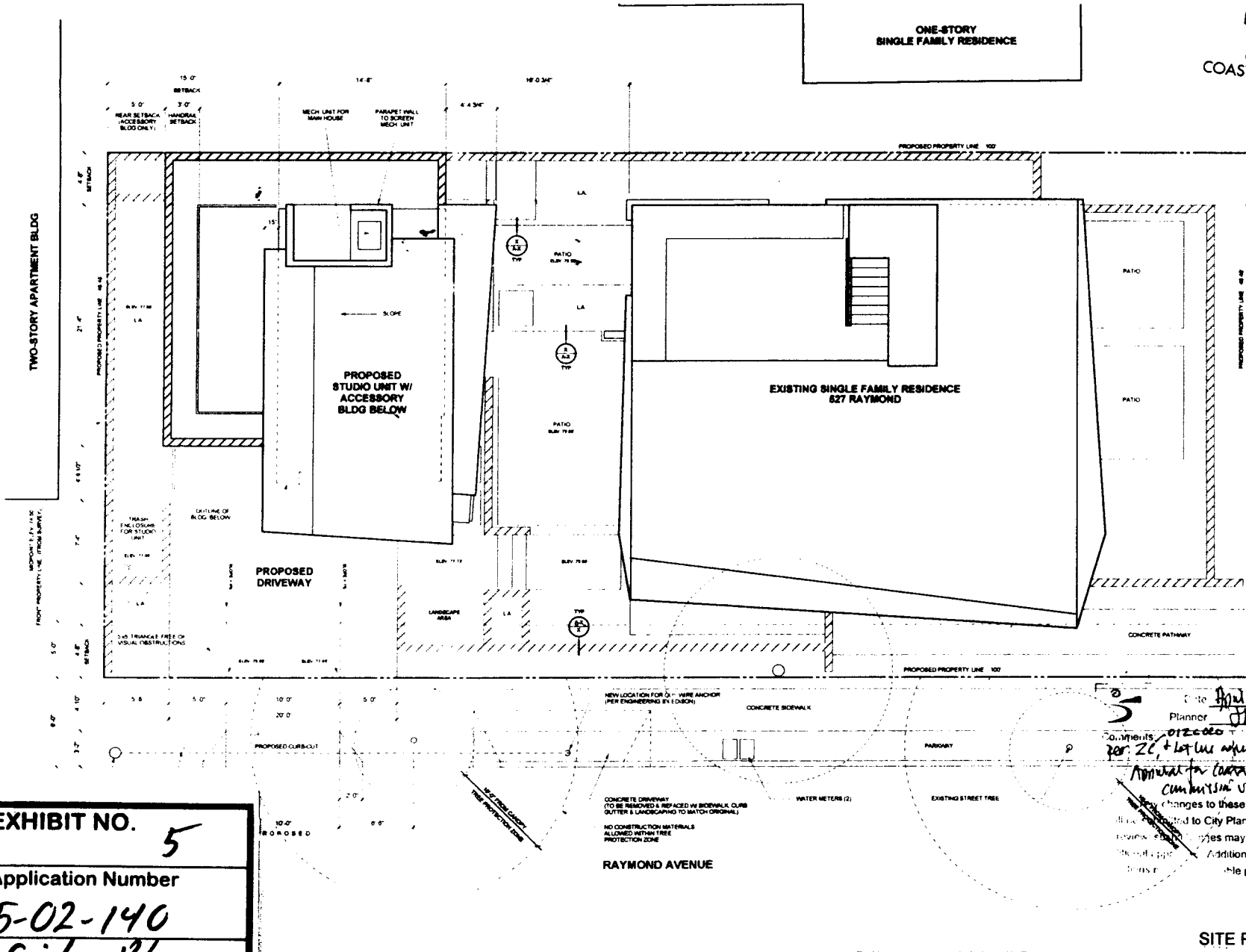
MAY 3 2002  
CALIFORNIA  
COASTAL COMMISSION

MAZESS RESIDENCE

California Coastal Commission  
South Coast District Office  
APPROVED 02-10  
Permit No.

By: \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_

APPROVED FOR THE PROJECT BY THE CALIFORNIA COASTAL COMMISSION ON MAY 3, 2002. THIS PERMIT IS VALID FOR THE PROJECT DESCRIBED HEREIN AND IS NOT VALID FOR ANY OTHER PROJECTS. ANY CHANGES TO THE PROJECT MUST BE APPROVED BY THE CALIFORNIA COASTAL COMMISSION. THIS PERMIT IS VOID IF THE PROJECT IS NOT COMPLETED WITHIN THE TIME FRAME SPECIFIED IN THE PERMIT. ANY VIOLATION OF THIS PERMIT IS A VIOLATION OF THE CALIFORNIA COASTAL ZONING ACT AND IS SUBJECT TO PENALTIES AS PROVIDED IN THE ACT.



**EXHIBIT NO. 5**  
Application Number  
**5-02-140**  
*Site Plan*  
California Coastal Commission

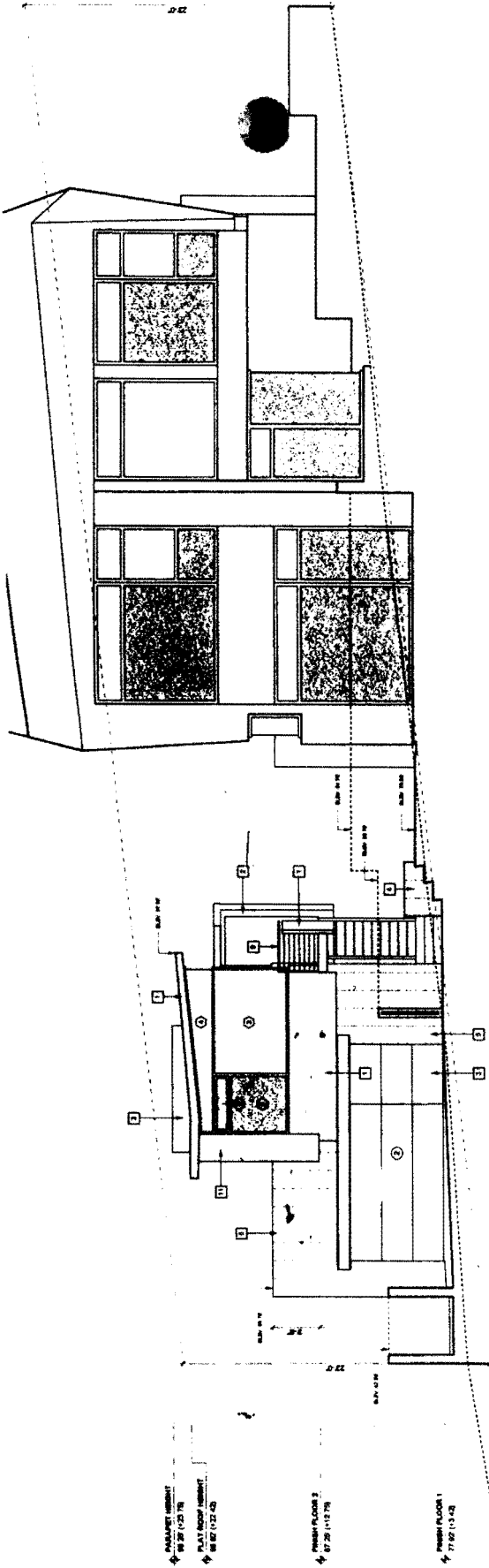
to April 10, 2002  
Planner: *[Signature]*  
Comments: *per ZC + lot line adjustment - all roads*  
*Approved for current common use*  
Changes to these plans will be required to City Planning review. Additional changes may require a new permit. Additional changes may require a new permit.



SITE PLAN

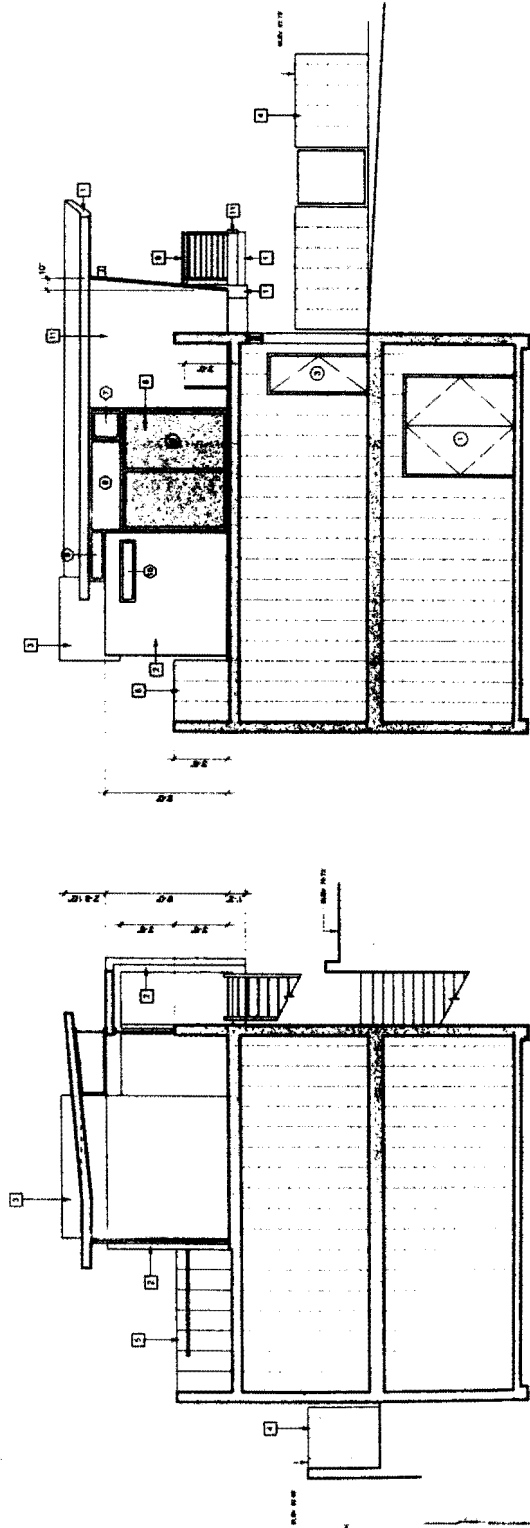
SCALE: 1/4" = 1'-0"

A1



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



SECTION B

SCALE 1/4" = 1'-0"

SECTION A

SCALE 1/4" = 1'-0"

- PLANET ELEVATION  
74.28 (142.78)
- PLAY ROOM ELEVATION  
74.87 (142.42)
- PRESENT FLOOR 2  
77.26 (157.76)
- PRESENT FLOOR 1  
77.67 (161.42)
- THEORETICAL GRADE MIN  
74.30 (143.00)

- PLANET ELEVATION  
74.28 (142.78)
- PLAY ROOM ELEVATION  
74.87 (142.42)
- PRESENT FLOOR 2  
77.26 (157.76)
- PRESENT FLOOR 1  
77.67 (161.42)
- THEORETICAL GRADE MIN

<b>EXHIBIT NO. 6</b>
Application Number <b>5-02-190</b>
<i>Elevation</i>
California Commission