

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Filed: 5/6/02  
 49th Day: 6/24/02  
 180th Day: 11/02/02  
 Staff: AJP-LB  
 Staff Report: 6/18/02  
 Hearing Date: 7/9-12/02  
 Commission Action:

**M 9g.****RECORD PACKET COPY****STAFF REPORT: REGULAR CALENDAR****APPLICATION NUMBER:** 5-02-112**APPLICANT:** Braden Powell**AGENT:** Tierra Sol Y Mar, Inc.**PROJECT LOCATION:** 2712 2<sup>nd</sup> Street, Santa Monica

**PROJECT DESCRIPTION:** Demolition of a 350 square foot City designated historic residential structure and construction of a two-story 1,882 foot single-family residence with attached two-car garage.

Lot Area:	2510 square feet
Building Coverage:	1,190 square feet
Pavement Coverage:	211 square feet
Landscape Coverage:	1,109 square feet
Parking Spaces:	2
Zoning:	OP-2—Low Multi-Residential District
Ht above final grade:	30 feet

**LOCAL APPROVALS RECEIVED:** City of Santa Monica Approval in Concept;  
 Architectural Review Board Approval

**SUBSTANTIVE FILE DOCUMENTS:** Final Environmental Impact Report for 2712 Second Street.

**SUMMARY OF STAFF RECOMMENDATION:**

The major issue of this staff report relates to the demolition of a single-family residence and potential impacts upon community character. However, the house is not part of a historical community. Commission staff recommends **APPROVAL** of the proposed project with no special conditions.

**STAFF RECOMMENDATION:**

**I. MOTION, STAFF RECOMMENDATION AND RESOLUTION FOR 5-02-112:**

Staff recommends that the Commission make the following motion and adopt the following resolution:

**MOTION:** *I move that the Commission approve Coastal Development Permit #5-02-112 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/ or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternative that would substantially lessen any significant adverse impacts of the development on the environment.

**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.

#### IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

##### A. Project Description and Location

The applicant is proposing to demolish a one-story, 350 square foot single-family residence which is designated a City Landmark (Exhibit No. 6) and construct a new 1,882 square foot, 30 foot high, two-story single family, with an attached 408 square foot 2 car garage (Exhibit No. 3 & 4).

The subject site is a parcel measuring 25 feet wide by approximately 96 feet deep located at 2712 Second Street, in the Ocean Park area of the City of Santa Monica (Exhibit No.1). The subject site is approximately one-quarter mile from the City's South beaches and one block east of the City's Main Street neighborhood commercial area. The subject site is within a residential area, consisting of single and multiple-family residential structures (Exhibit No. 5).

##### B. Community Character

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.*

Section 30253 of the Coastal Act state, in relevant part:

*New development shall:*

*...(5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The presence of structures dating from a community's early period can contribute to the character of the neighborhood and surrounding community and provide a direct linkage to the community's history. In addition, historic structures are often architecturally unique and can provide an example of the types of structures which were once prevalent in the community. Due to their unique features, historic structures are often used as museums or visitor accommodations, thus they can be used for visitor serving purposes. For instance, several historic houses in Pacific Grove, California, are used as Bed and Breakfast accommodations. In addition, the presence of several historic structures in an area, such as Carmel, California, may cause such areas to become destinations for visitors who come to appreciate the architecture and unique ambiance of the area.

The existing single-family residence is a Victorian vernacular pre-1900 shotgun style house. The house is one room wide and three rooms deep, without a connecting hallway. According the EIR:

*Structures similar to the historic dwelling at 2712 Second Street, simple plank walled dwellings, were ubiquitous in southern California's rural and recreation areas during the late nineteenth and early twentieth century. They were built quickly and cheaply by local contractors, assembled from kits, or purchased pre-assembled from regional or national mail order houses. Conceived as temporary, they were associated with the railroad, oil, lumber, and mining industries, that used them for worker housing and line maintenance shacks...*

The subject house is not listed on the California Historic Resources Inventory maintained by the California Office of Historic Preservation. However, in December 1998, the City of Santa Monica designated the existing house as a "City Landmark". The City conditioned the Landmark designation to allow the applicant to demolish the structure within 60 days, provided that 1) the applicant provide full documentation of the structure and 2) sufficient evidence that the structure could not be relocated. Subsequently, in June 2000, an EIR was prepared for the site. The EIR indicates that on-site rehabilitation and reuse is not economically feasible and that there are no sites available for relocation of the house. Therefore, the City authorized the demolition of the house.

If the subject house were preserved it might be an attraction for individuals particularly interested in historic structures. However, the preserved house would not contribute to any existing historic neighborhood. Thus, any preserved structure at the site would not be a part of a neighborhood that is a popular visitor destination point for recreational uses, unlike towns such as Carmel and Pacific Grove, where individual historic houses may be part of historic communities that are in-and-of-themselves attractions.

Due to its age and architecture, the existing house is unique to the area. However, the house is not a part of any larger cluster of historic structures. Rather, the subject site is surrounded by single and multiple-family residences built in various architectural styles. There have been a number of remodels and additions to single-family residences in the immediate area, and the Commission has approved a new single-family residence on the abutting lot to the south (CDP No. 5-00-487). Therefore, the structure is not part of a special community or neighborhood which attracts visitors due to the presence of unique, historic structures.

The height of the proposed project is 30 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. New development in the area has been built consistent with the City's 30-foot height limit. Furthermore, the proposed project will include a new attached two-car garage, which will be partially tucked under the single-family residence. Currently, there is no on-site parking. By providing on-site parking the project would improve public access in the area by reducing the on-street demand for parking that presently exists.

Therefore, the Commission finds the proposed project is consistent with Section 30251 and 30253 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 single-family residence within a developed residential neighborhood. Urban runoff 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.

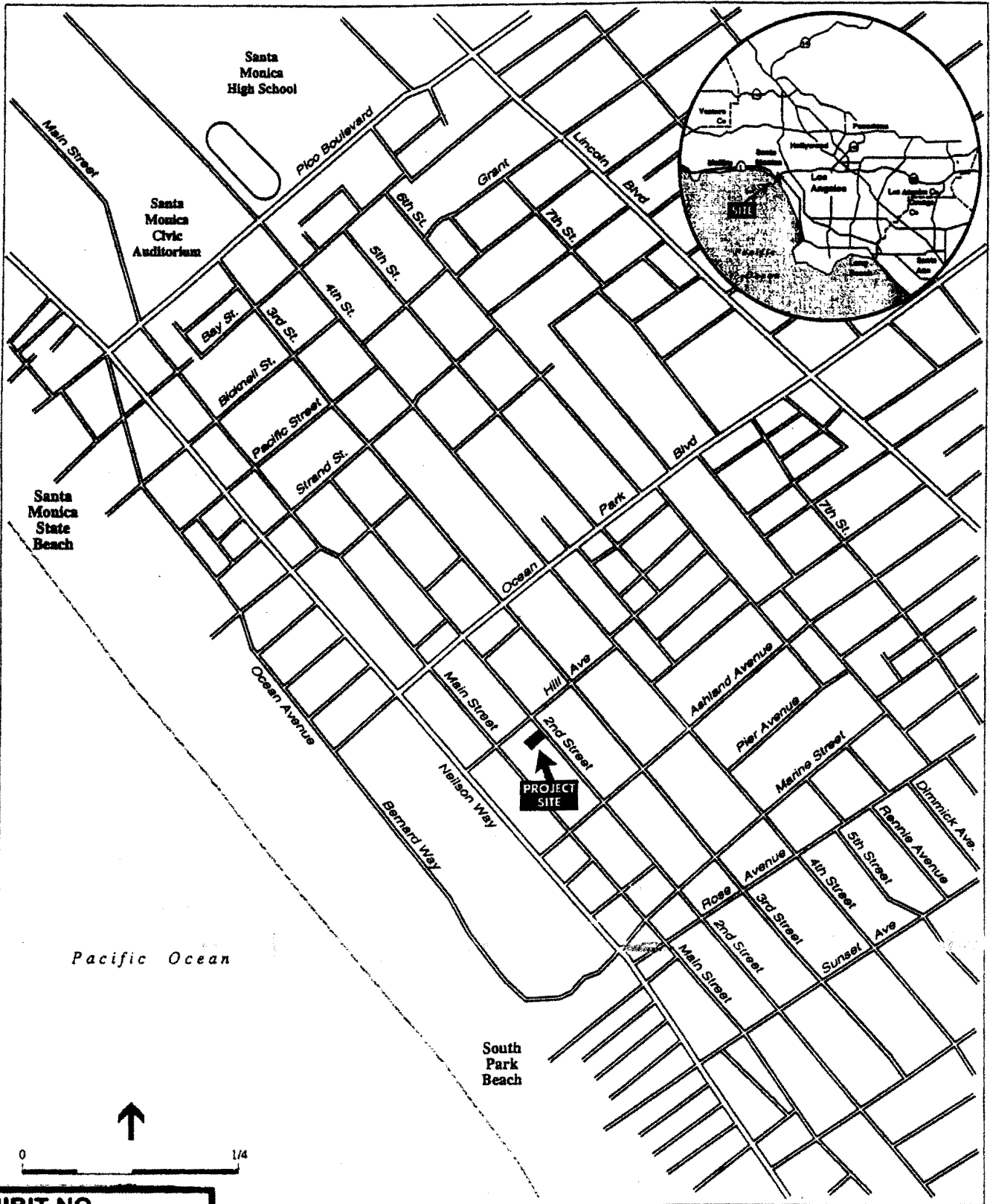


EXHIBIT NO.	2
Application Number	5-02-112
	Vicinity Map
California Coastal Commission	

2712 Second Street / 990225 ■

Figure 1  
Regional Location Map



View Enlarged Map

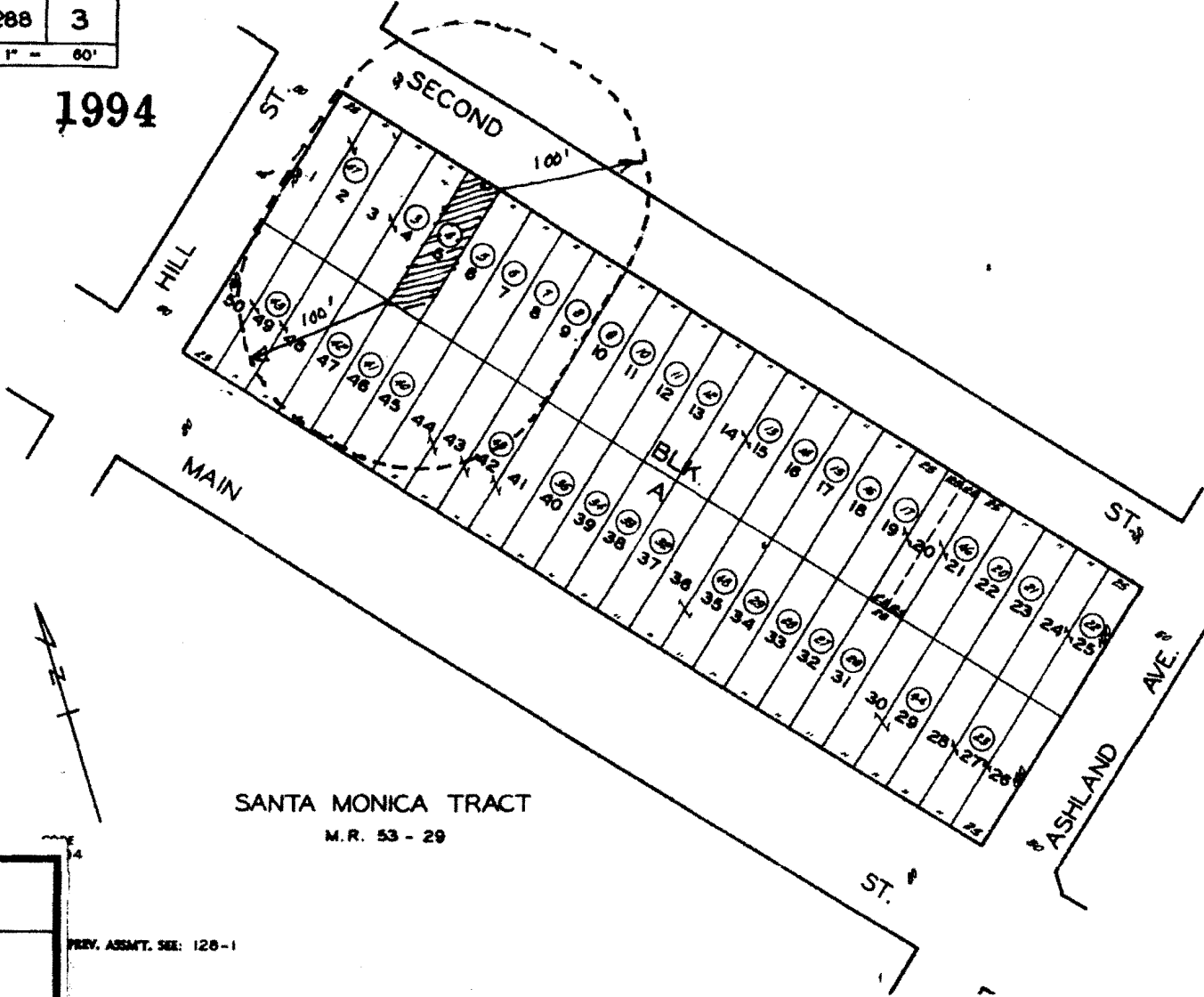
View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

4288 3  
SCALE 1" = 60'

440812 REV  
700808009 680:  
741E26 7009024  
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1994



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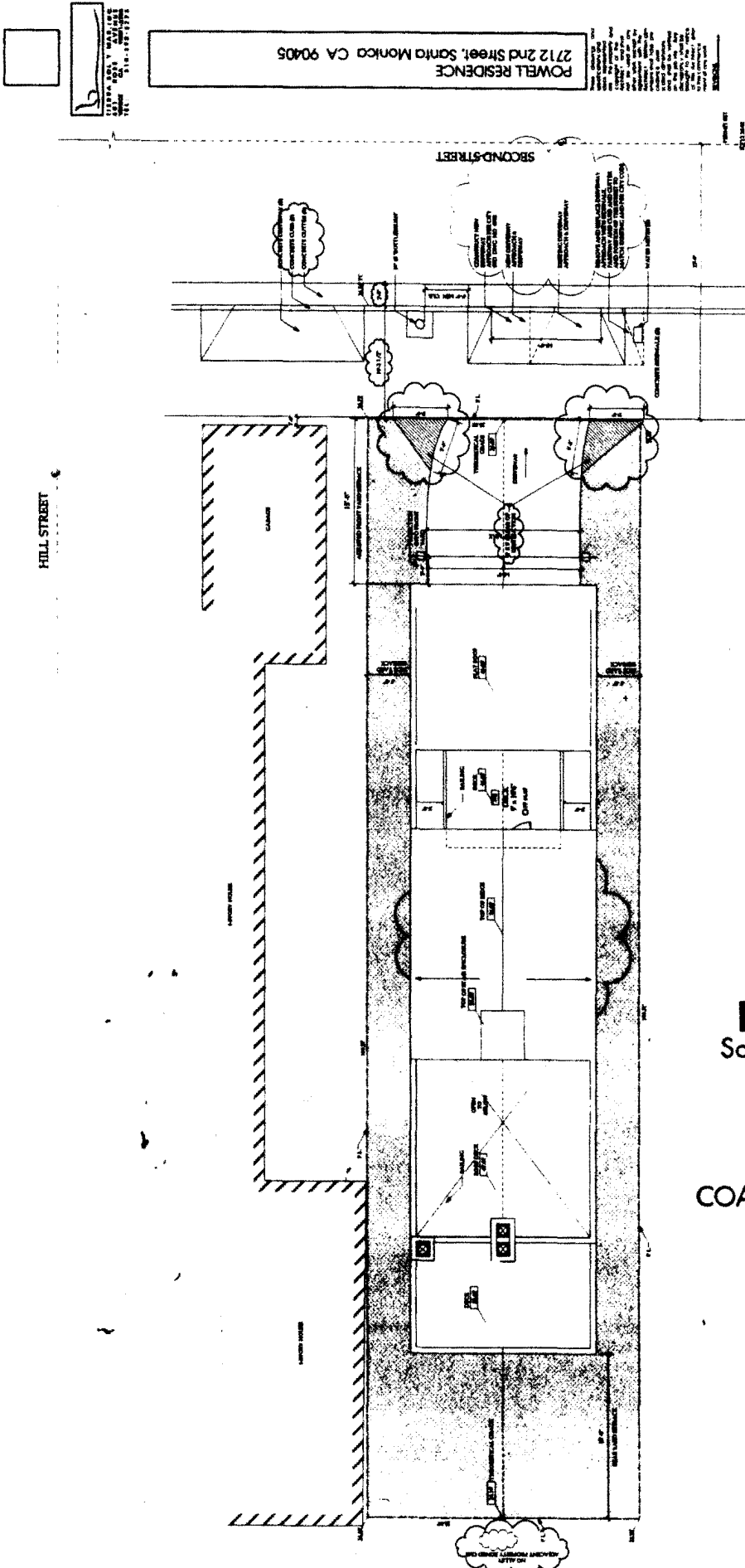
APR 18 2002

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South Coast Region

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

EXHIBIT NO.	2
Application Number	5-02-112
Parcel Map	
California Coastal Commission	

PREV. ASSMT. SEE: 126-1



POWELL RESIDENCE  
2712 2nd Street, Santa Monica CA 90405

SITE PLAN  
SCALE: 1/4" = 1'-0"  
DATE: 11/11/01  
PROJECT: 0118  
A2.0

PERMITS AND CALCULATIONS

PROJECT NO.	0118
DATE	11/11/01
SCALE	1/4" = 1'-0"
PROJECT	POWELL RESIDENCE
DATE	11/11/01
SCALE	1/4" = 1'-0"
PROJECT	POWELL RESIDENCE

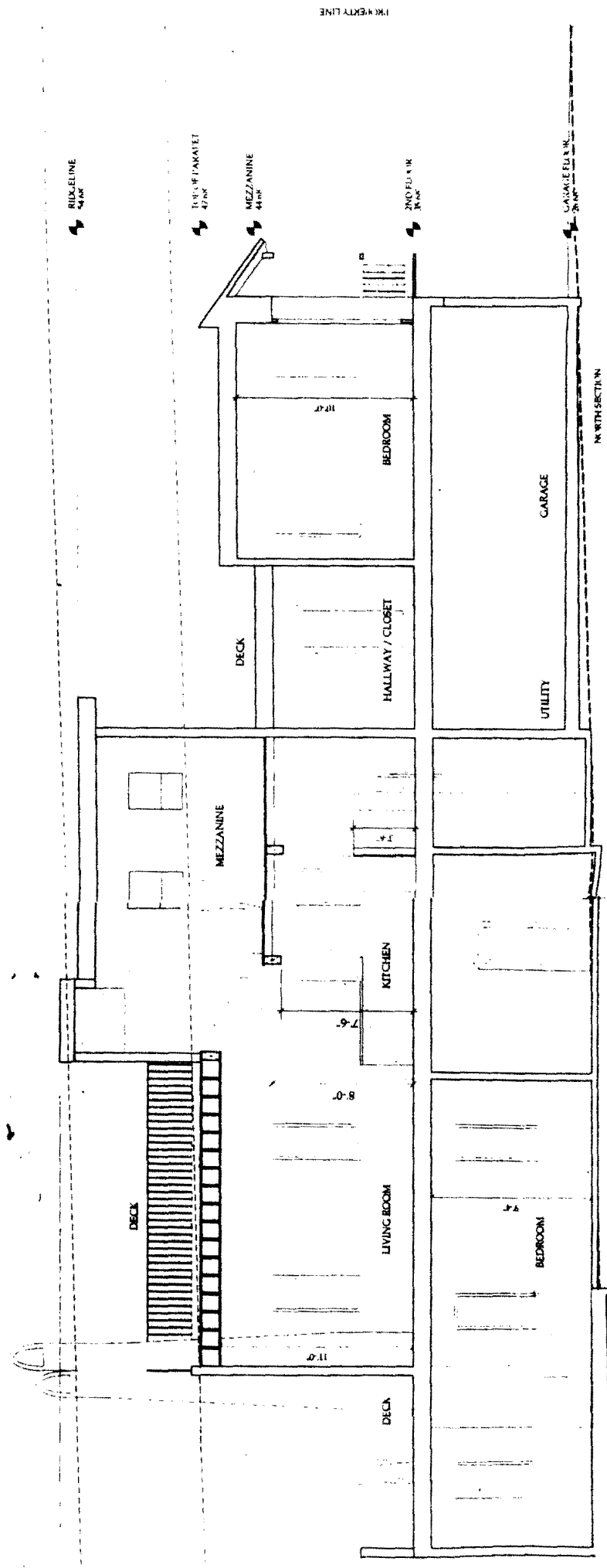
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South Coast Region

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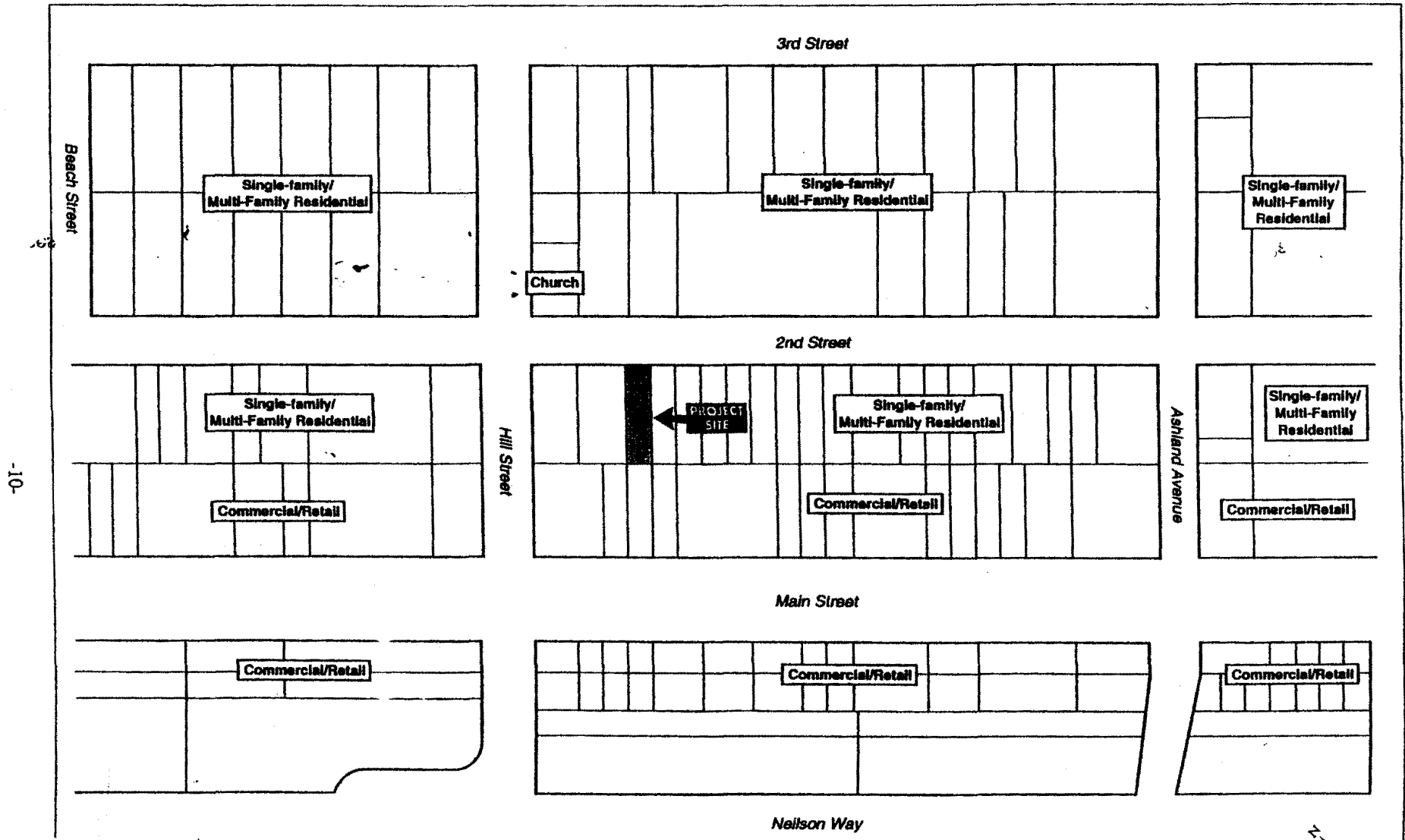
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02-112

EXHIBIT NO.	3
Application Number	5-02-112
	Site Plan
California Coastal Commission	



**EXHIBIT NO.** 4  
**Application Number**  
 5-02-112  
*Elevation*  
**Cross-Section**  
 California Coastal Commission



3  
-10-

EXHIBIT NO.	5
Application Number	5-02-112
Surrounding Uses	
California Commission	

2712 Second Street / 990225 ■

**Figure 2**  
Project Location Map



SOURCE: Greenwood and Associates, 1999.

2712 Second Street / 990225 ■

**Figure 5**

View of the Historic Structure Looking West from Second Street



2712 Second Street / 990225 ■

**Figure 6**

Rear View of the Historic Structure

EXHIBIT NO.	6
Application Number	5.02-112
	Photos of
	Existing SFR
California Coastal Commission	

