

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Hunting Beach, CA 90802-4302
(62) 590-5071

Permit Application No. **5-03-238**

Date: July 14, 2003

Page 1 of 4

**TH 3b****ADMINISTRATIVE PERMIT****RECORD PACKET COPY****APPLICANT:** Gerald M. Stern and Reid A. Dunn**PROJECT****DESCRIPTION:** Remodel single-family residence, addition of second floor unit, and construction of a subterranean two-car garage.**PROJECT****LOCATION:** 153 Fraser Avenue, Santa Monica (Los Angeles County)**EXECUTIVE DIRECTOR'S DETERMINATION:** The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

**Hyatt Regency Huntington Beach
21500 Pacific Coast Hwy.
Huntington Beach, CA 92648
(714) 698-1234**

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: Al J. Padilla
Title: Coastal Program Analyst

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 term or 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.

SPECIAL CONDITIONS: None

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:**A. Project Description and Background**

The proposed project involves remodeling an existing single-family residence and adding a second story rental unit and a semi- subterranean two-car garage.

The proposed project site is located at 153 Fraser Avenue, between Ocean Avenue to the west and Neilson Way to the east, in the City of Santa Monica. The lot measures 25 feet wide by 94 feet deep, for a total area of 2,357 square feet. The existing single-family residence is set back from the frontage street with a 10-foot setback. Side yard setbacks vary from approximately 2.5 feet to 4 feet. There is no on-site parking.

To support the parking requirements for the addition of a second unit, the applicant is proposing to construct a semi-subterranean two-car garage beneath the existing single-family residence. New foundation walls will be underpinned below the existing concrete foundation walls to structurally support the garage. A curb cut will be constructed to allow access from the frontage road (there is no rear access to the property). The curb cut will eliminate at least one parking space from the street. The frontage street is located within a 24-hour residential preferential parking zone (CDP No. 5-99-46).

According to the submitted plans, the proposed project includes the demolition of less than 50% of the exterior walls, and is considered a remodel of the existing unit with an addition of a second unit. Since the existing single-family residence was constructed prior to the Coastal Act and was not required by the City to provide parking at the time of construction, the parking deficiency is "grand fathered" and parking is not required for the existing unit; however, the construction of an additional unit would require the provision of parking for the new unit based on the Commission's current parking requirements of two parking spaces per unit. If 50% or more of the exterior walls are removed, the project would be considered demolition of the existing residence and would be reviewed as new development and current development standards would apply to both units. The applicant is aware that due to the age of the structure it may be determined during remodeling and construction activity, that additional exterior walls may need to be demolished. If 50% or more of the exterior walls are removed, the applicant is required to submit an amendment to this permit or a new coastal development permit application.

B. Access

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214 and Sections 30220 through 30224 of the Coastal Act.

C. Development

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. Therefore, the Commission finds that the development conforms with Sections 30250 and 30251 of the Coastal Act.

D. Local Coastal Program

The City of Santa Monica was effectively certified on September 1992. The proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project 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.

E. California Environmental Quality Act.

There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as submitted, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

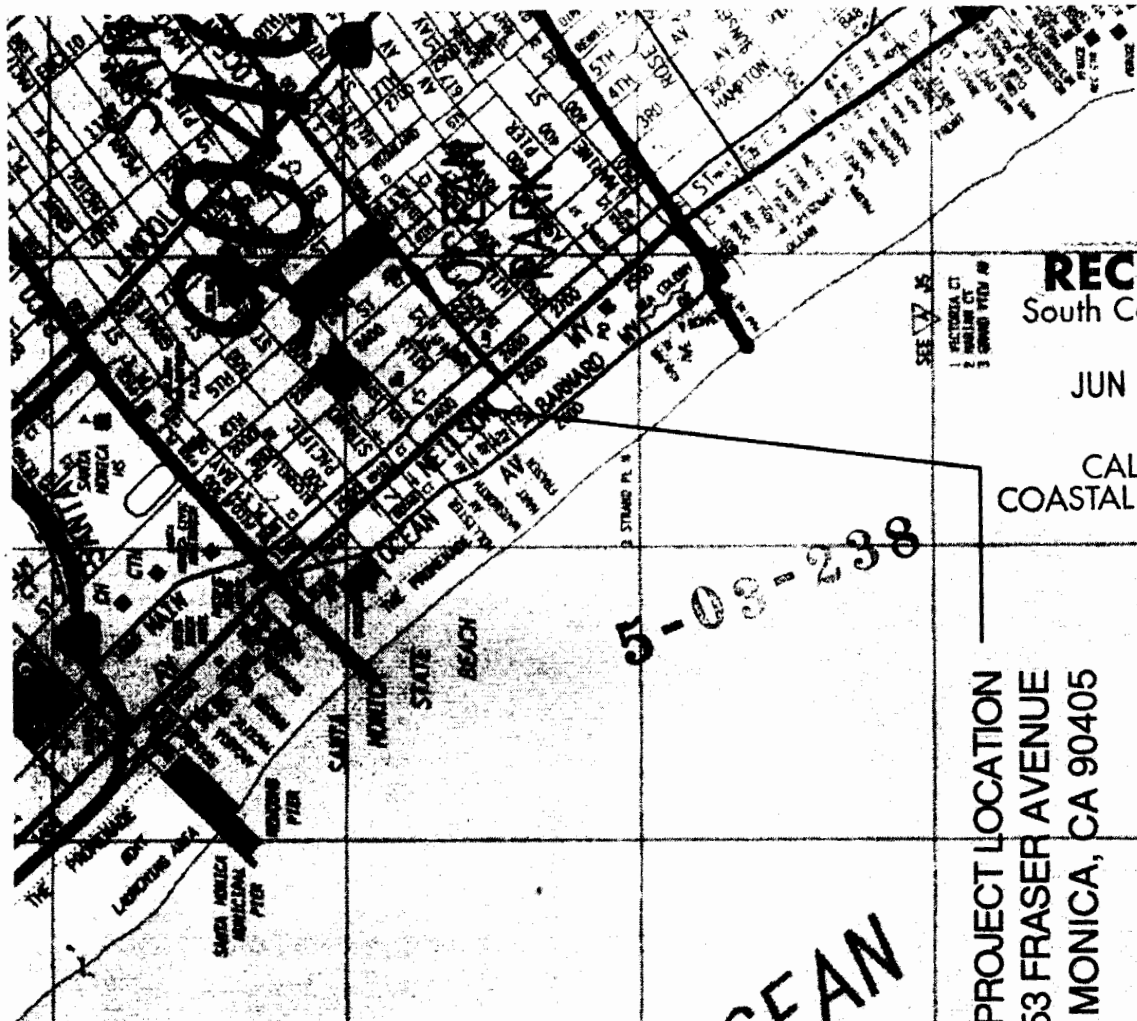


EXHIBIT NO. 1
Application Number
5-03-238
Vicinity Map

RECI
South Coast Region

JUN 2 2003

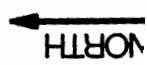
CALIFORNIA
COASTAL COMMISSION

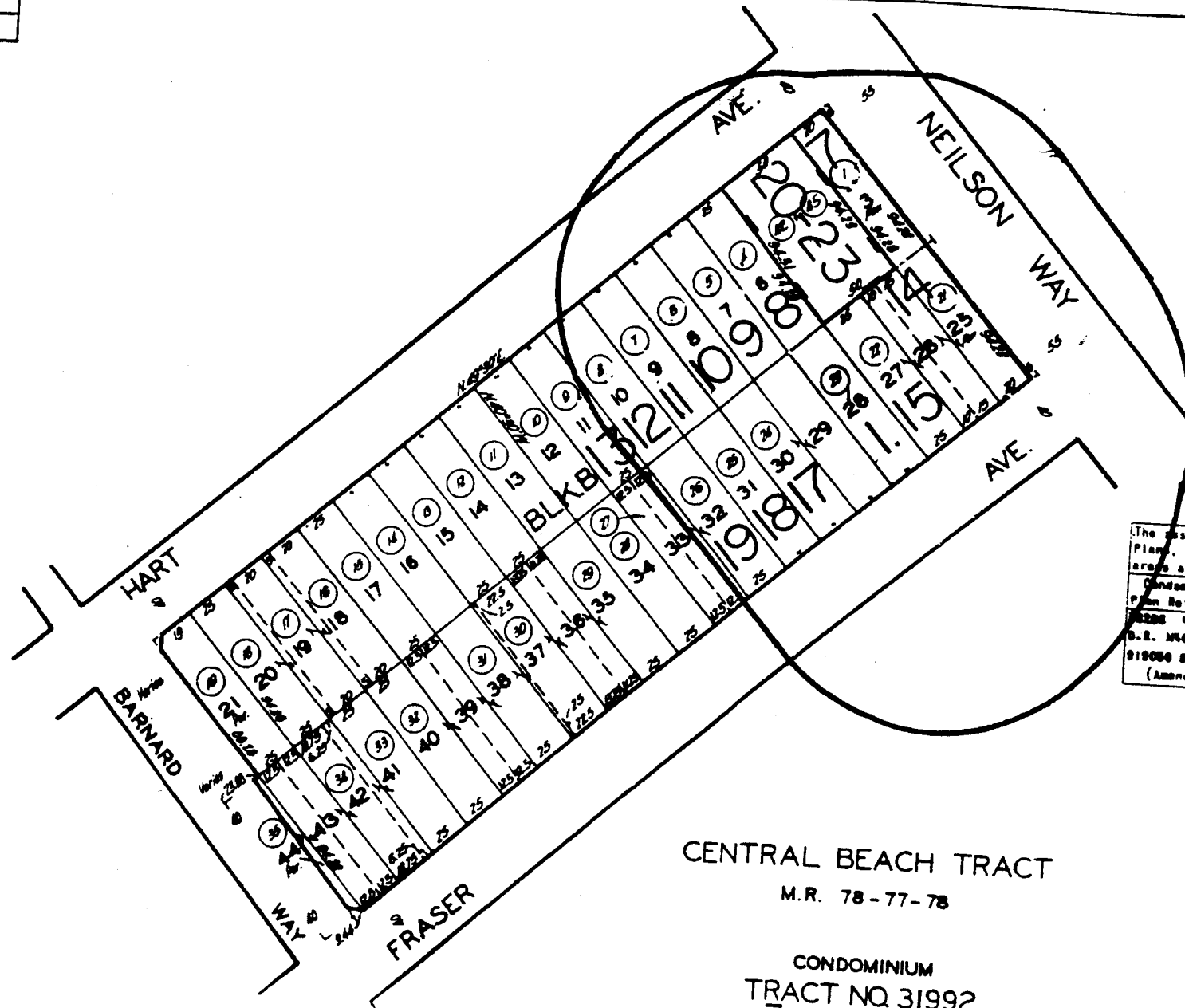
5-03-238

PROJECT LOCATION
153 FRASER AVENUE
SANTA MONICA, CA 90405

PACIFIC

OCEAN





The assessment of units in the following Condominium Plan, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Common Area				Subdivision of Airspace
	Tract No.	Blk.	Lots	Units	
9-17-76					
S.E. 14663-461					
91000 8-21-78 (Amended)	31992	--	1	--	Sheet 1

CENTRAL BEACH TRACT
M.R. 78-77-78

CONDOMINIUM
TRACT NO 31992
M.B. 841-33-74

RECEIVED
South Coast Region
JUN 2 2003

CALIFORNIA
COASTAL COMMISSION

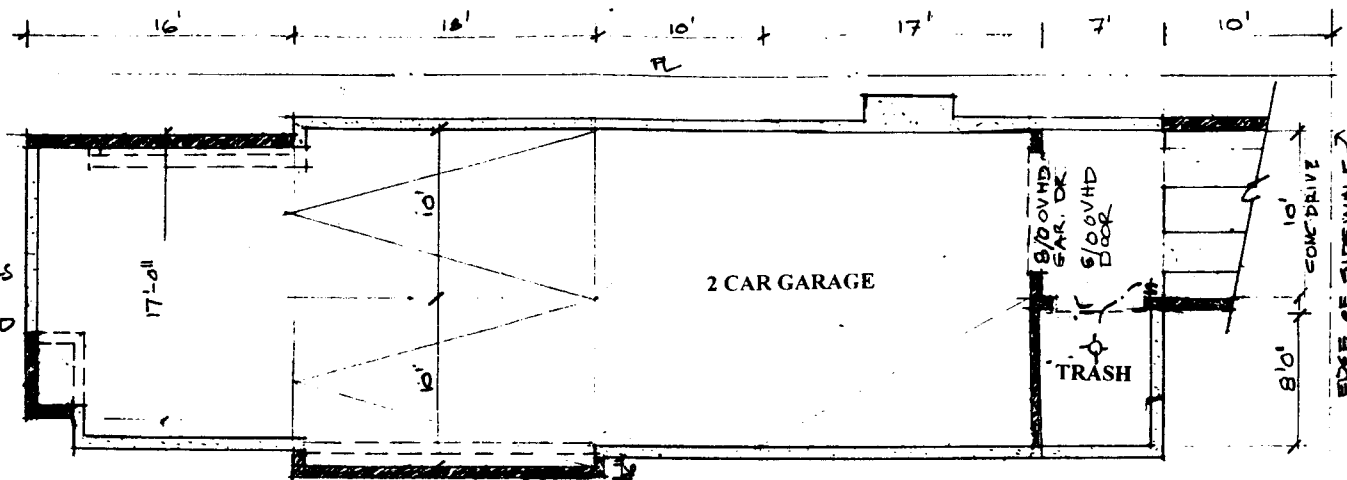
EXHIBIT NO. 2
Application Number
5-03-238
California Coastal Commission

CODE
1

FOR PREP. ADM. 129-2002

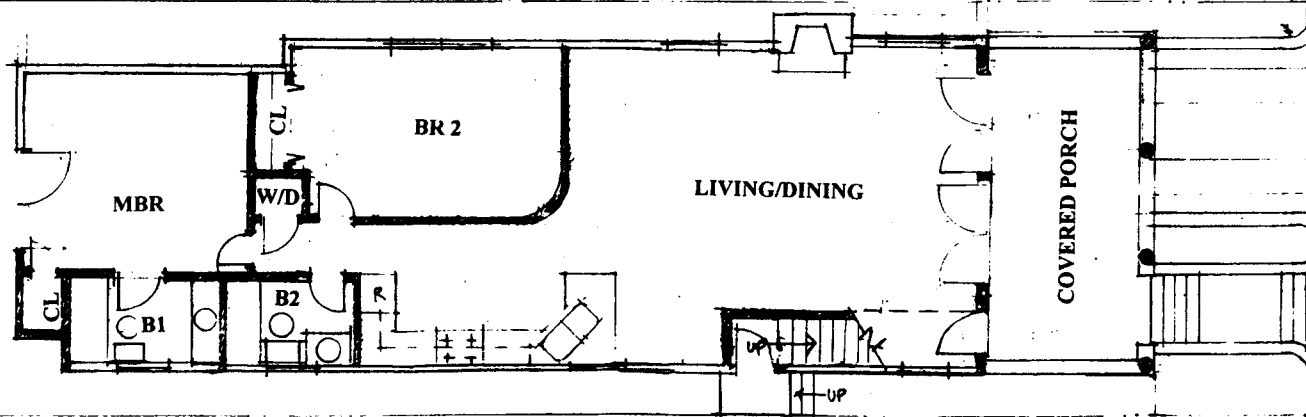
LEGEND

- EXISTG WALLS UNDERPINNED W/ 8" REIN. CMU SEE STRUCT
- NEW 8" CMU WALLS SEE STRUCT
- WALLS REMOVED



BASEMENT

EXISTING PATIO



FIRST FLOOR

SANTAMONICA PLANNING & ZONING
- Advisory -
All projects in the Coastal Zone, including projects in the R1 Zone, require a permit from the California Coastal Commission.

California Coastal Comm
South Coast District Office
APPROVED
Permit No. _____

FLOOR PLANS 1/8" = 1'

Date: July 8, 2002
Revised: 3/11/03

453 FRASER AVENUE
Santa Monica, CA 90401

Owner and Architect: Sam Dunn
1711 Connecticut Avenue NW
Washington DC 20009
(202) 437-7679

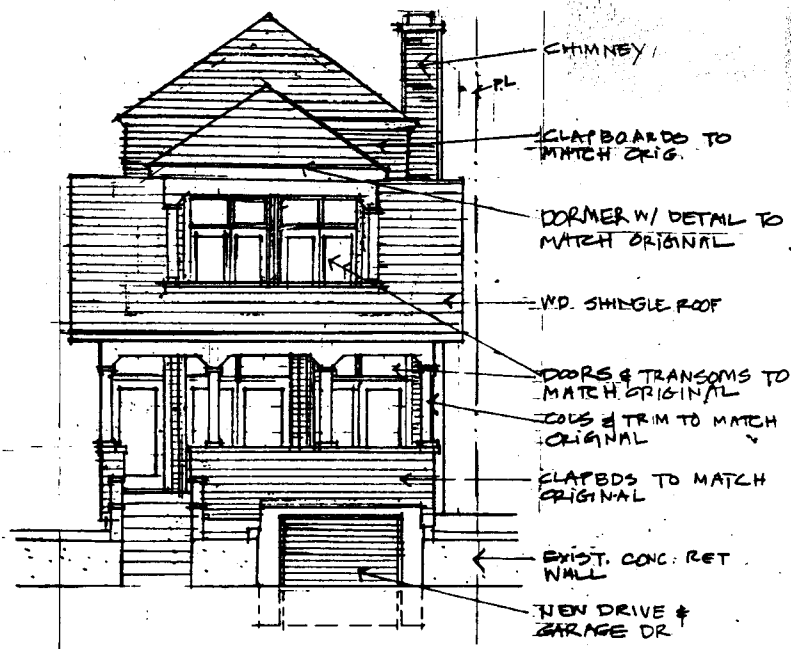
EXHIBIT NO. 4

Application Number

5-03-238

Floor Plan

Basement 1st Fl.

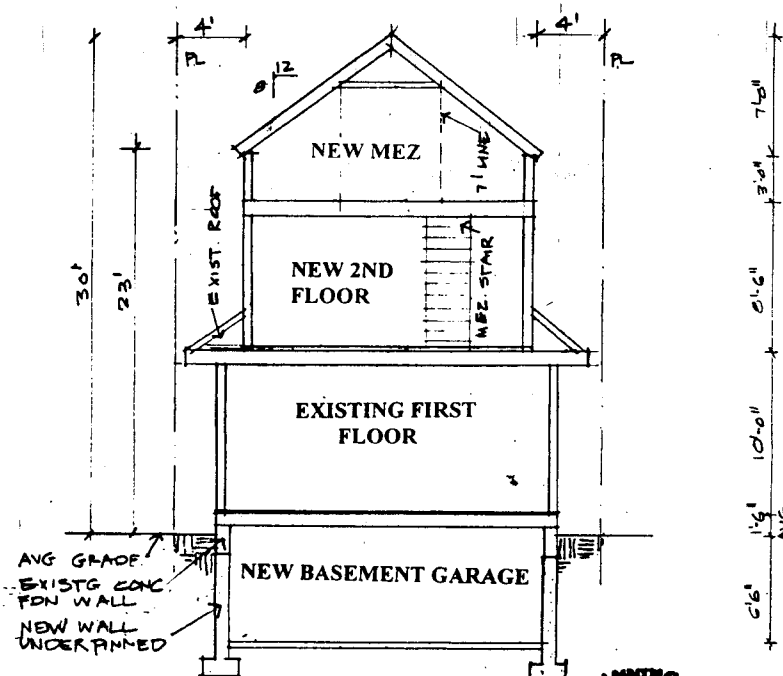


SOUTH

ELEVATION/SECTION

1/8" = 1'

Date: July 8, 2002
Revised: 2/12/03
3/11/03



SECTION

California Coastal Commission
South Coast District Office
APPROVED
Permit No. _____

By: _____

EFFECTIVE
Date: 153-FRASER-
Santa Monica

Owner and Architect: Sam Dunn
1711 Connecticut Avenue NW
Washington DC 20009
(202) 437-7679



EXHIBIT NO. C
Application Number 5-03-238
<i>Elevations</i>