

CALIFORNIA COASTAL COMMISSION

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

**TH 3e**

Filed: 11/14/03
 49th Day: 1/02/04
 180th Day: 5/12/04
 Staff: AJP-LB
 Staff Report: 12/14/03
 Hearing Date: 1/14-16/04
 Commission Action:

STAFF REPORT: CONSENT CALENDAR**APPLICATION NUMBER:** 5-03-369**APPLICANT:** George Rosenthal**PROJECT LOCATION:** 549 Palisades Beach Road, Santa Monica (Los Angeles County)**PROJECT DESCRIPTION:** Addition of 2,160 square feet to an existing three story 6,359 square foot single-family residence..

Lot Area:	8,406 sq. ft.
Building Coverage:	3,600 sq.ft.
Pavement Coverage:	673 sq. ft.
Landscape Coverage:	1,176 sq. ft.
Parking Spaces:	2
Zoning:	R2B—Low Density Residential
Ht above final grade:	37 feet

LOCAL APPROVALS RECEIVED: City of Santa Monica Approval in Concept**SUBSTANTIVE FILE DOCUMENTS:** CDPs 5-99-401(Check Investments); (5-97-199(Risa, Inc); 5-97-112(Ephraim)**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the proposed development with no special conditions.

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 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.

III. SPECIAL CONDITIONS

None

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

The proposed project involves the addition of 2,160 square feet to an existing 6,359 square foot, three-story single-family residence. In addition to the existing residence, the 8,550 square foot lot is improved with a detached two-car garage with guesthouse above, swimming pool, perimeter property fence/wall and landscaping. The proposed addition will be 37 feet in height, within the Commission's 50-foot height limit and the City's 40-foot maximum height limit.

The proposed project site is located at 549 Palisades Beach Road (Pacific Coast Highway), in the City of Santa Monica. The lot, measuring 40 feet wide by 190 feet deep, is a beach fronting lot located north of the Santa Monica Pier, in the North Beach area of the City of Santa Monica, west (seaward) of Palisades Beach Road in the R2B (Los Density Multiple Family Residential/Parking Overlay) District.

The North Beach area contains the City's northern sandy beach area, beach clubs, the "Gold Coast" single-family residential neighborhood, and multi-family residential development. The subject lot is located within a row of residentially developed lots and public beach parking lots.

In 1978, the Commission approved the construction of a swimming pool in the western portion of the property (Coastal Development Permit No. 3151). Based on a review of the site plan approved in permit No. 3151 and the currently submitted site plan for the proposed project, the existing fence/wall and landscaping, located west of the approved swimming pool, were constructed inconsistent with CDP No. 3151 and currently encroach onto State beach property. This matter may be resolved through a separate coastal permit application to address the development that is inconsistent with the approved permit and beach encroachment. The Commission's enforcement division will evaluate further actions to address this matter. The proposed residential improvements considered in this application are limited to the existing single-family structure and do not extend any further seaward than the single-family structure and do not involve the area of beach encroachment.

The subject lot and surrounding area is located within the City's Beach Overlay District. The Beach Overlay District includes the area west (seaward) of Ocean Avenue and Neilson Way (excluding the Pier area). The Beach Overlay District was created with the passage of a voter initiative (referred to as Proposition S). The initiative prohibits hotel and motel development, and restaurants over 2,000 square feet, in the Beach Overlay District.

B. Access

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. Development

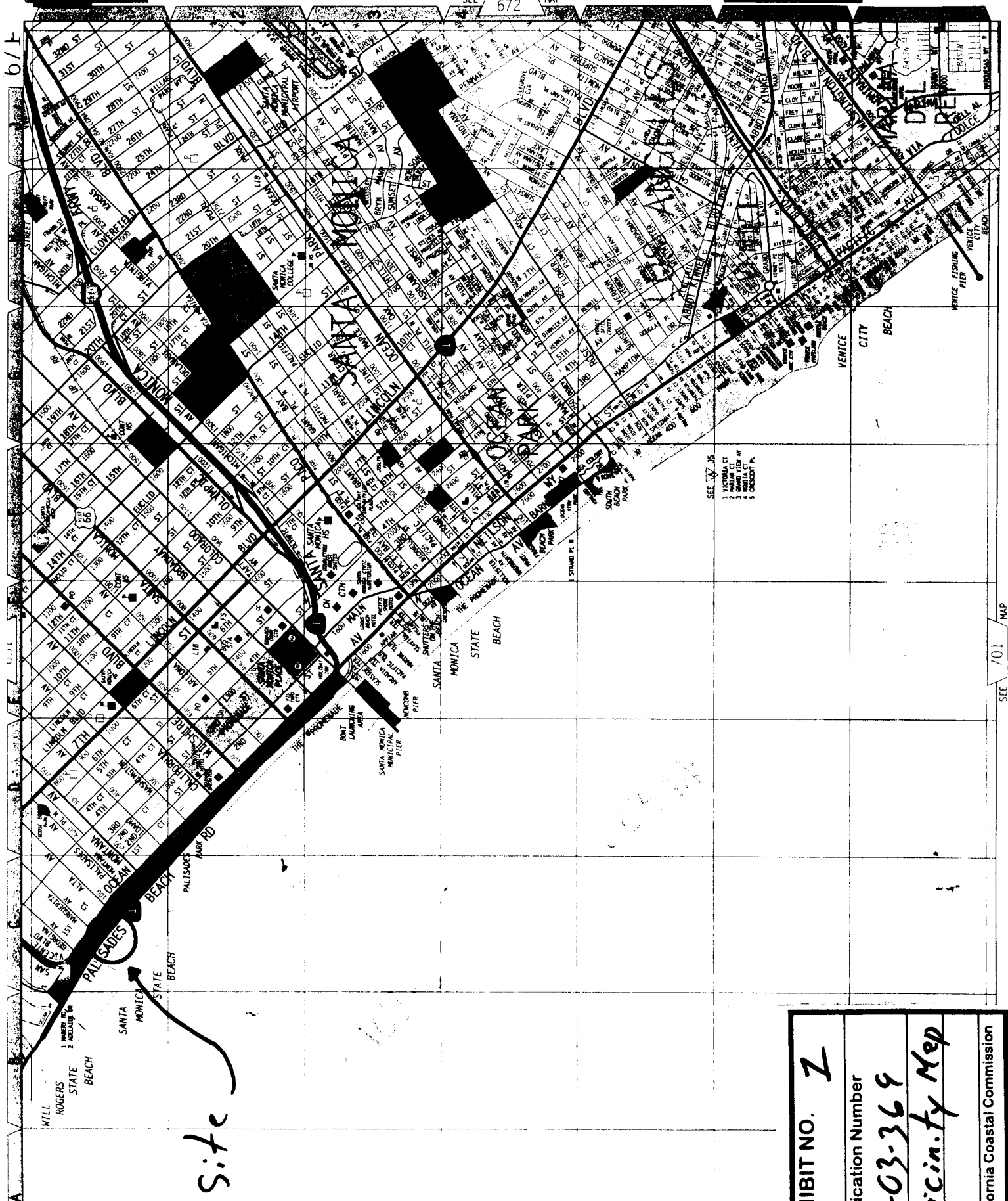
As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, the Commission finds that the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

D. Local Coastal Program

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The City of Santa Monica has neither a certified LCP nor a certified Land Use Plan for the North Beach area. The proposed development is consistent with Chapter 3 of the Coastal Act. 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 of the Coastal Act.

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.



Site

SEE 672 JS
 1 AUSTRIA CT
 2 SANTA MONICA AV
 3 SANTA CT
 4 DESSERT PL

EXHIBIT NO. I
Application Number 5-03-369
Vicin. Map
California Coastal Commission

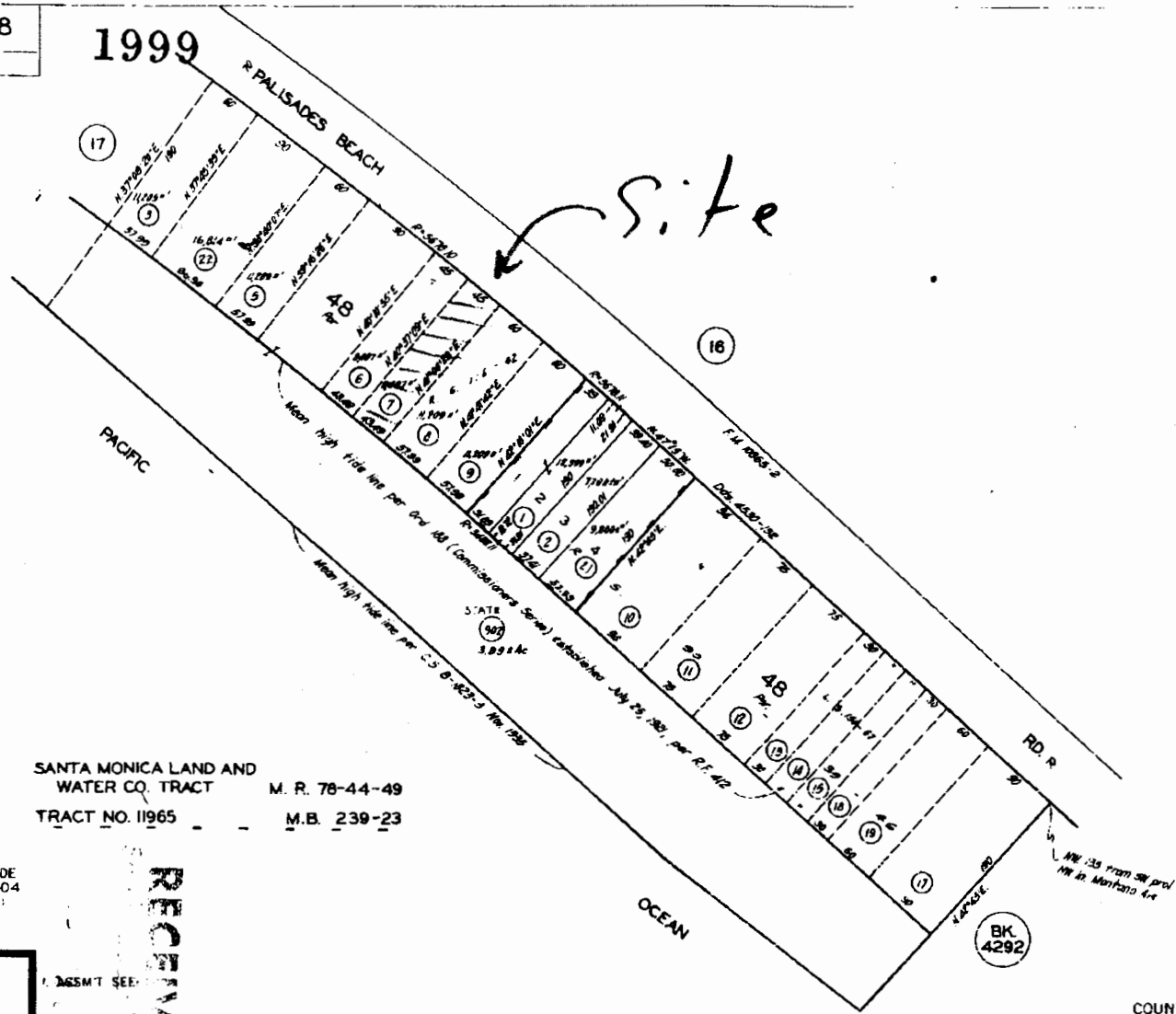
View Enlarged Map

View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

4293 18
SCALE 1" = 100'

741230
750827
763228-4
96062104001001-28
98021384001001-22
9806040006001-07



SANTA MONICA LAND AND WATER CO. TRACT M. R. 78-44-49 TRACT NO. 11965 M.B. 239-23

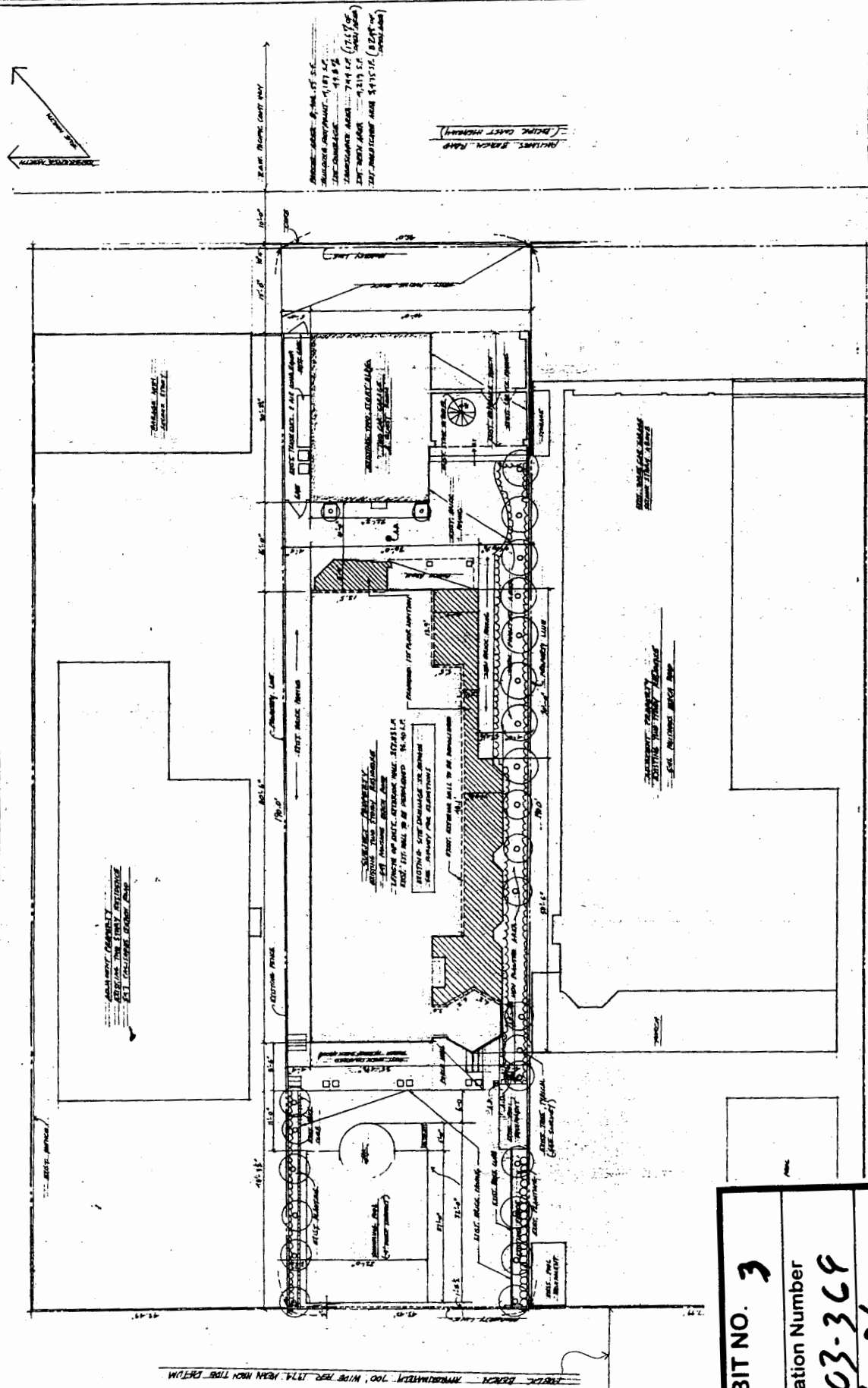
CODE 8604

RECEIVED

ASSMT SEE

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.

EXHIBIT NO. 2
Application Number 5-03-369
Parcel Map
California Coastal Commission



CITY OF SANTA MONICA PUBLIC PARKING LOT AND PUBLIC BEACH ACCESS

EXHIBIT NO. 3
 Application Number
 5-03-369
 Site Plan
 California Coastal Commission

INDEX	
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11	PERSPECTIVE VIEWS



CITY OF LOS ANGELES
 DEPARTMENT OF BUILDING SAFETY
 1201 S. GARDEN STREET
 LOS ANGELES, CA 90015
 (213) 475-3100

Permitted by the City of Los Angeles
 License No. 61527
 Gary A. Rodriguez
 Mechanical Engineer
 State of California

BUILDING AREA TABULATION - ENCLOSED LIVING AREAS		
EXISTING AREA	PROPOSED ADDITION	TOTAL
1ST FLOOR - 2199 SF	885 SF	3084 SF
2ND FLOOR - 219 SF	81 SF	3000 SF
3RD FLOOR - 811 SF	985 SF	1796 SF
4TH FLOOR - 811 SF	985 SF	1796 SF
TOTALS	2466 SF	5550 SF

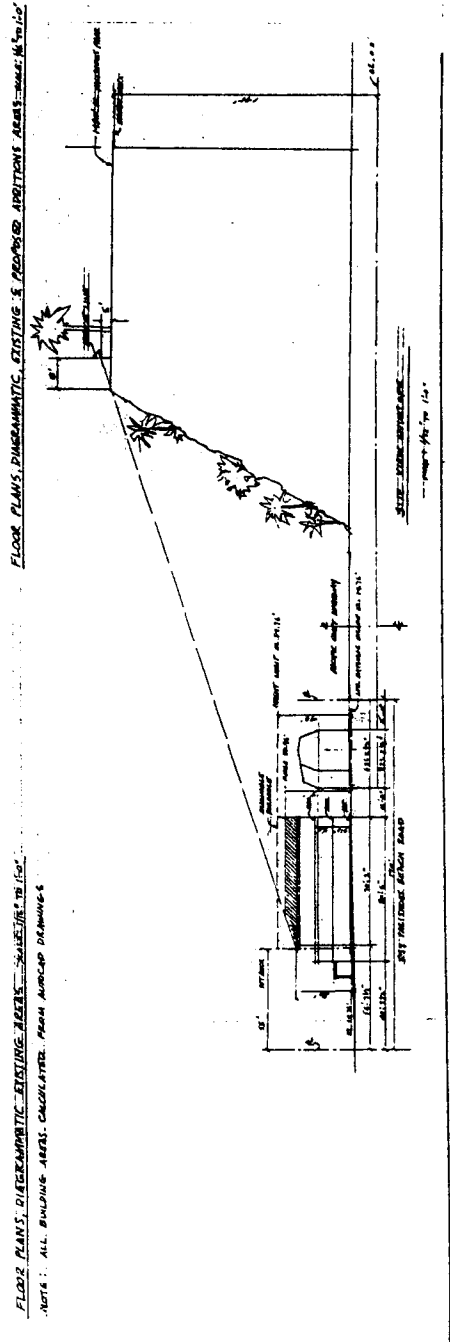
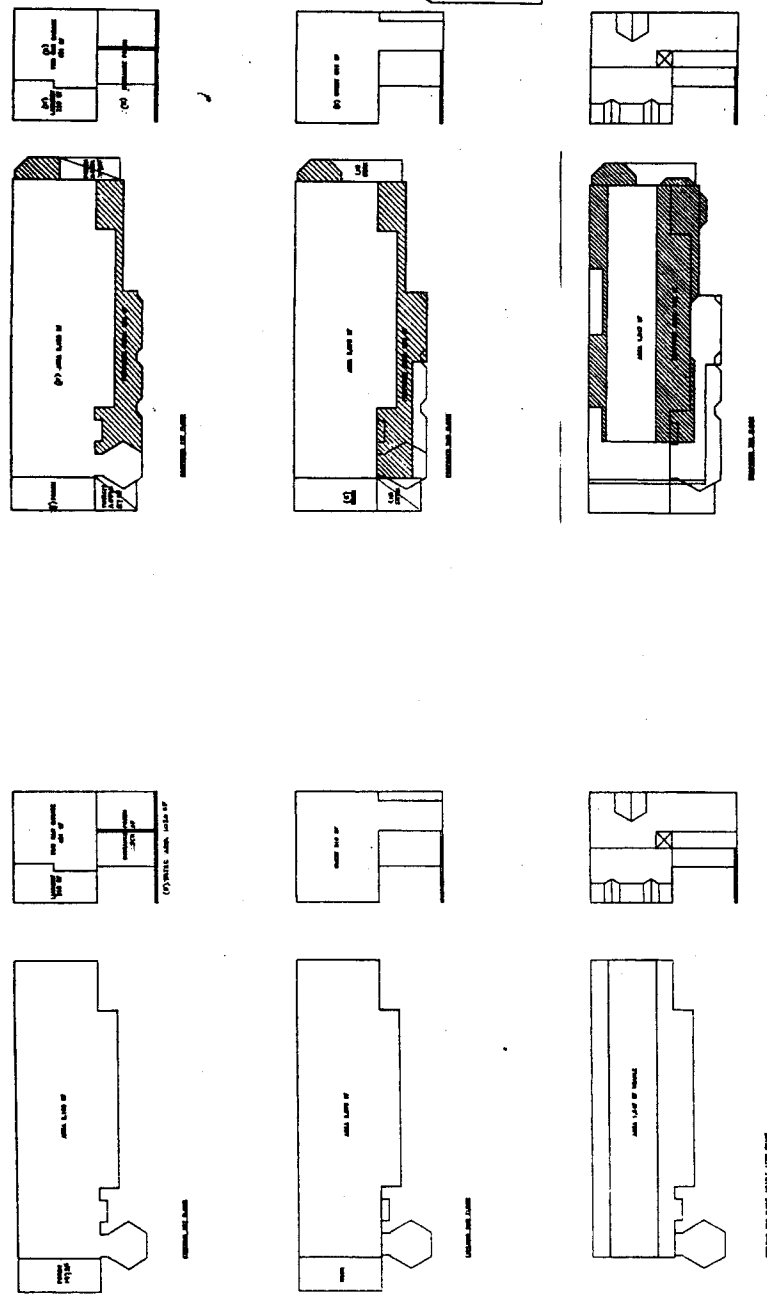
LOT COVERAGES - PROPOSED BUILDING AREA FOOTPRINT	
EXISTING BUILDINGS FIRST FLOOR ENCLOSED AREA	2199 SF
PROPOSED ADDITION	2466 SF
TOTAL	4665 SF

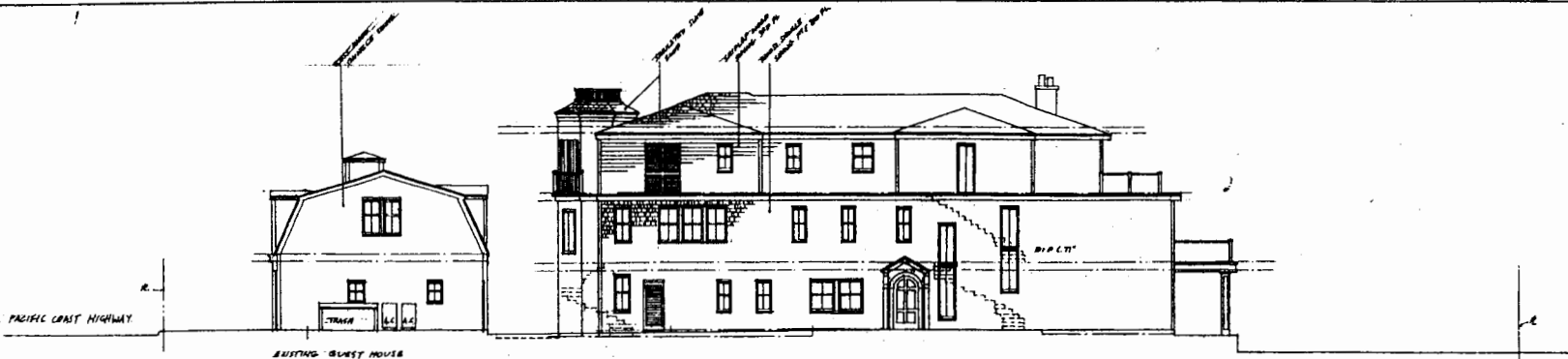
EXHIBIT NO. 4

Application Number
5-03-369

Floor Plan

California Coastal Commission

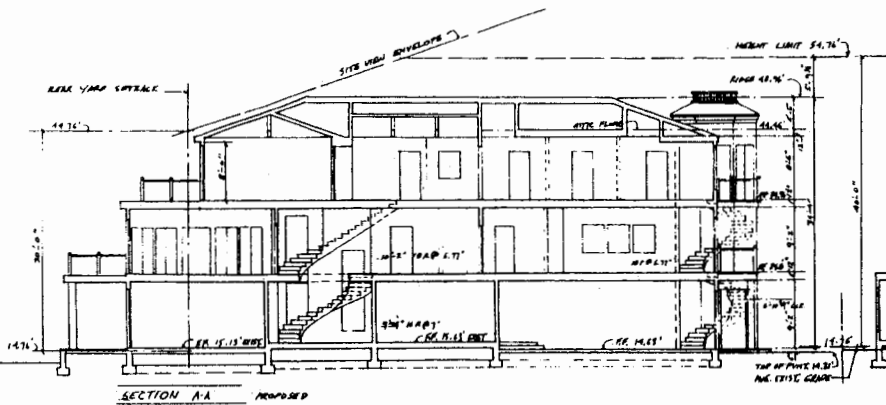




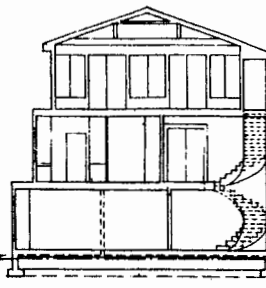
NORTH ELEVATION, SIDE YARD ① PROPOSED



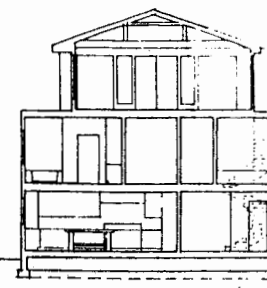
SOUTH ELEVATION, SIDE YARD ② PROPOSED



SECTION A-A PROPOSED



SECTION B-B PROPOSED



SECTION C-C PROPOSED

EXHIBIT NO. 5
Application Number
5.03-369
Elevations & Sections
California Coastal Commission

SECTION D-D PROPOSED

ARCHITECT LOUIS ANGELIKIS A.I.A.
 407 SOUTH LAUREL AVE. LOS ANGELES A. C. 90005
 TELEPHONE (213) 396-9128 FAX (213) 396-9128

ROSENTHAL RESIDENCE ALTERATIONS AND ADDITIONS
 549 PALISADES BEACH ROAD, SANTA MONICA, CA 90402

9-5-02
 SCALE: 1/8"=1'-0"
 10-3-02

