

**CALIFORNIA COASTAL COMMISSION**

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

**TH 3j**

Filed: 11/19/03  
 49th Day: 1/7/04  
 180th Day: 5/17/04  
 Staff: AJP-LB  
 Staff Report: 12/14/03  
 Hearing Date: 1/14-16/04  
 Commission Action:

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-03-489**APPLICANT:** City of Santa Monica**PROJECT LOCATION:** 1685 Main Street, Santa Monica

**PROJECT DESCRIPTION:** Construction of an 876 space, 330,00 square foot, 55 foot high, public parking structure with five above grade levels and one and one-half subterranean levels, with approximately 12,500 square feet of street-level visitor-serving commercial space along Fourth Street.

Lot Area:	55,000 sq. ft.
Building Coverage:	43,463 sq.ft.
Pavement Coverage:	8,858 sq. ft.
Landscape Coverage:	2,679 sq. ft.
Parking Spaces:	876
Zoning:	Civic Center District
Ht above final grade:	55 feet

**LOCAL APPROVALS RECEIVED:** City of Santa Monica Approval In Concept; Development Review Permit 03-007; certification of Final Environmental Impact Report.

**SUBSTANTIVE FILE DOCUMENTS:** Final Environmental Impact Report, City of Santa Civic Center Parking Structure, February 2003.

**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the proposed project 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 applicant proposes to construct a 300,000 square foot, 55 foot high, public parking structure of five levels above grade with rooftop parking and one and one-half levels of subterranean levels, accommodating a maximum of 876 parking spaces, with approximately 12,500 square feet of street-level visitor-serving commercial space along Fourth Street. The proposed project will incorporate best management practices to reduce or prevent contaminants from running off the site consistent with the City's Urban Runoff Ordinance.

The proposed project site consists of an approximately 55,000 square foot area within the City of Santa Monica's Civic Center. The site is currently used as a paved surface parking lot for the City's police department. The lot provides approximately 86 spaces. The site is bounded by Fourth Street (Coast Zone boundary) on the east, Civic Center Drive on the south, Avenida Mazatlan alley on the west, and Olympic Drive on the north. The project site is located directly behind the County Court building.

Fourth Street which is located immediately adjacent to and east of the project site is the coastal zone boundary and provides vehicle access to and from the Santa Monica Freeway.

The Civic Center is developed with the three-story City Hall, a 113,300 square foot, four-story, 56 foot high, Public Safety Facility with two subterranean levels for parking, three-story County Courthouse, Civic Auditorium, and approximately 1,371 surface parking spaces. The Civic Center is located approximately four blocks from the City of Santa Monica's South Beach area. The Civic Center is not in a location that provides direct access to the beach due to the location of the large Rand Corporation property located west of the Civic Center and directly across Main Street.

Parking within the proposed structure will be made available to the City's police department and to the general public, including parking for the street level commercial leasable space. During construction, the police department, who currently use the 86 surface spaces, will be temporarily relocated to the Civic Auditorium surface parking lot. Based on a parking analysis that was done for the Civic Center development, the Civic Auditorium lot currently has an adequate supply of surplus parking to accommodate the temporary increase in parking demand.

In 1999, the Commission approved a permit for the construction of a 113,300 square foot, 56 foot high, Public Safety Facility building consisting of four levels above grade and two subterranean levels, including two subterranean levels and 100 subterranean parking spaces for official use (CDP No. 5-99-269). The Public Safety Facility building is located immediately to the north of the proposed project site.

**B. Public 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**

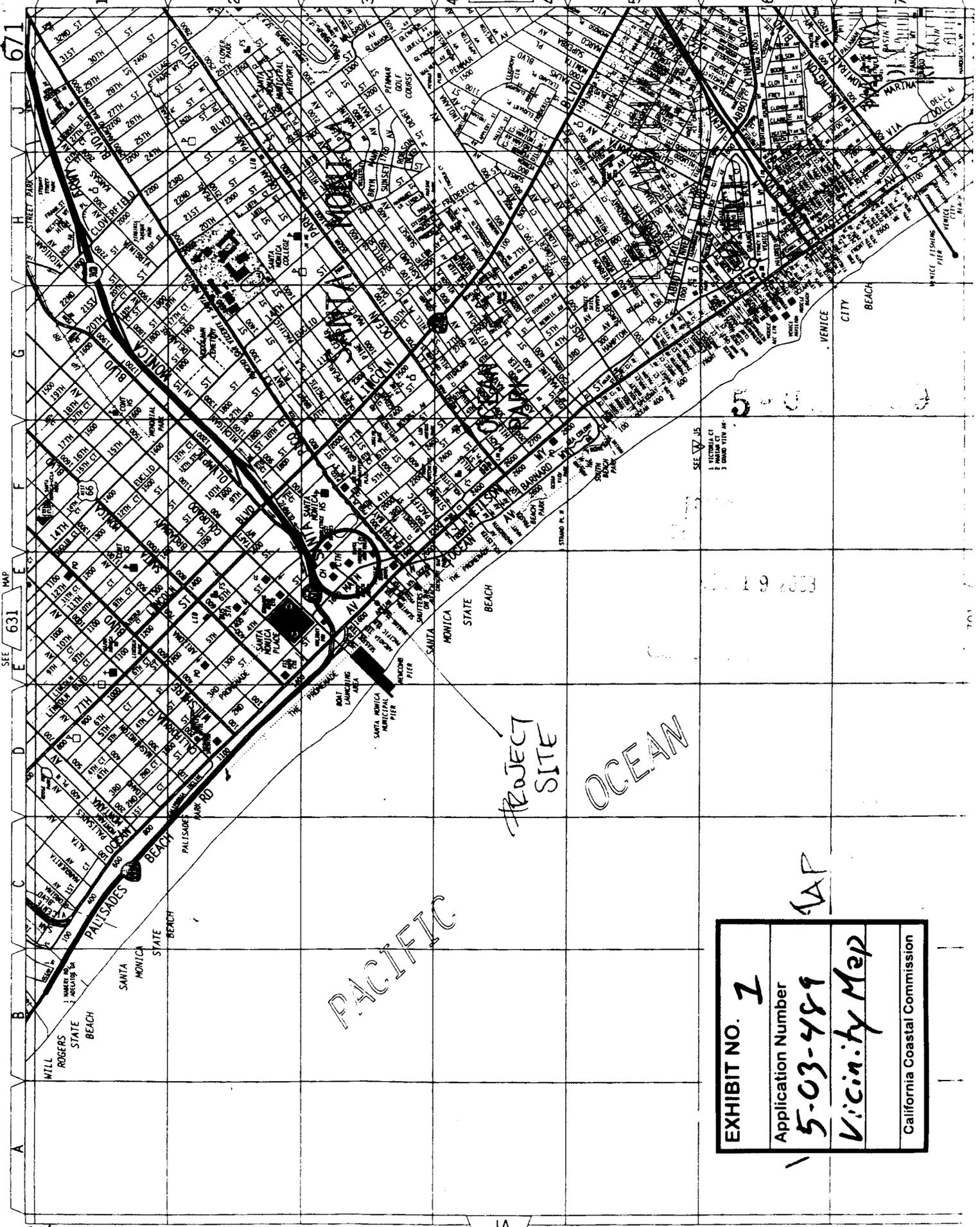
As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, the Commission finds that the development conforms 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 Civic Center 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 that would substantially lessen any significant adverse effect that 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.



SEE 631 MAP

SEE 671

EXHIBIT NO. <b>I</b>
Application Number <b>5-03-489</b>
<b>Vicinity Map</b>
California Coastal Commission

**MAP**

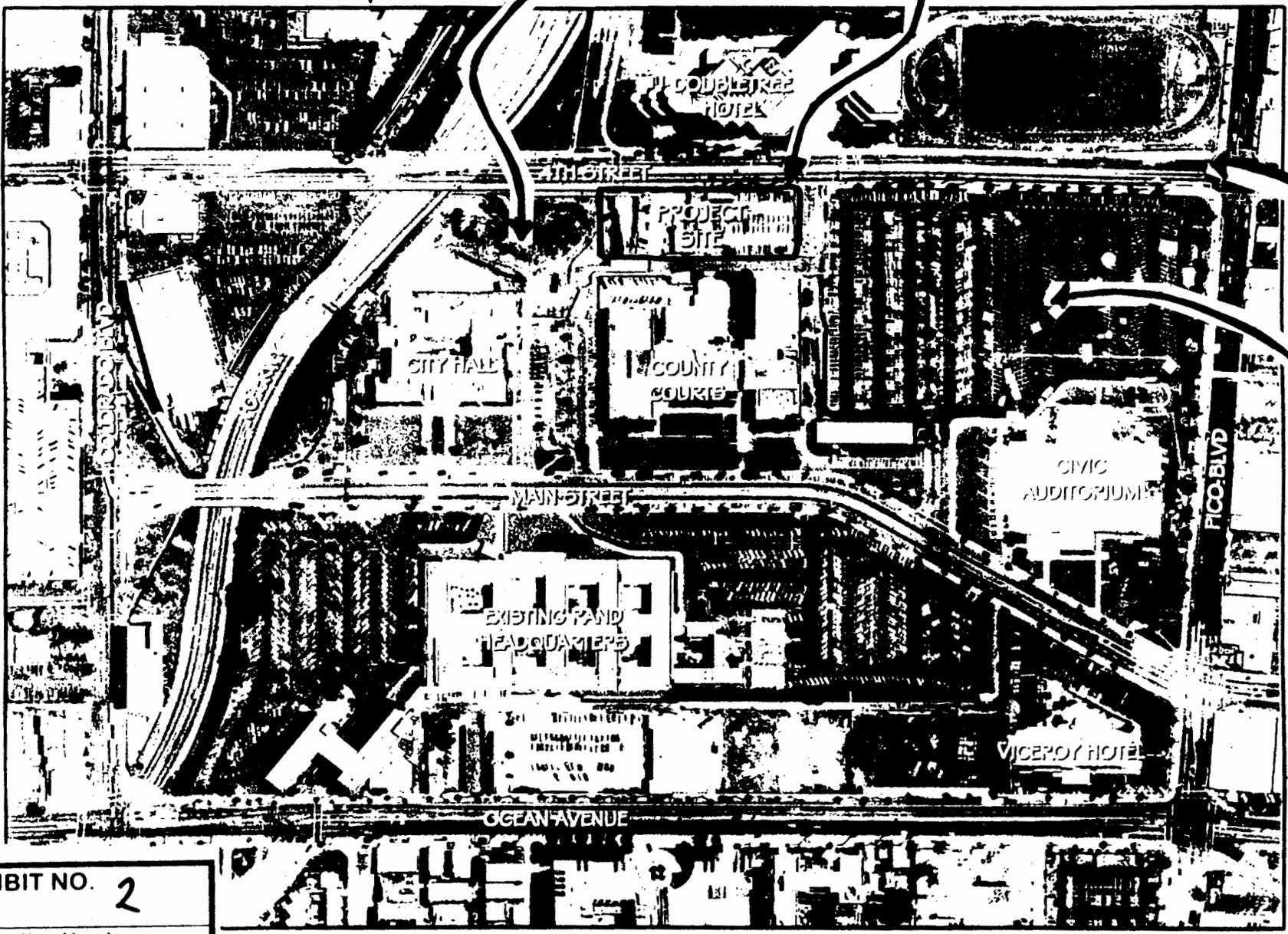
**PROJECT SITE**

**OCEAN**

**PACIFIC**

Public Safety Facility (under construction)

Project Site



Coastal Zone Boundary

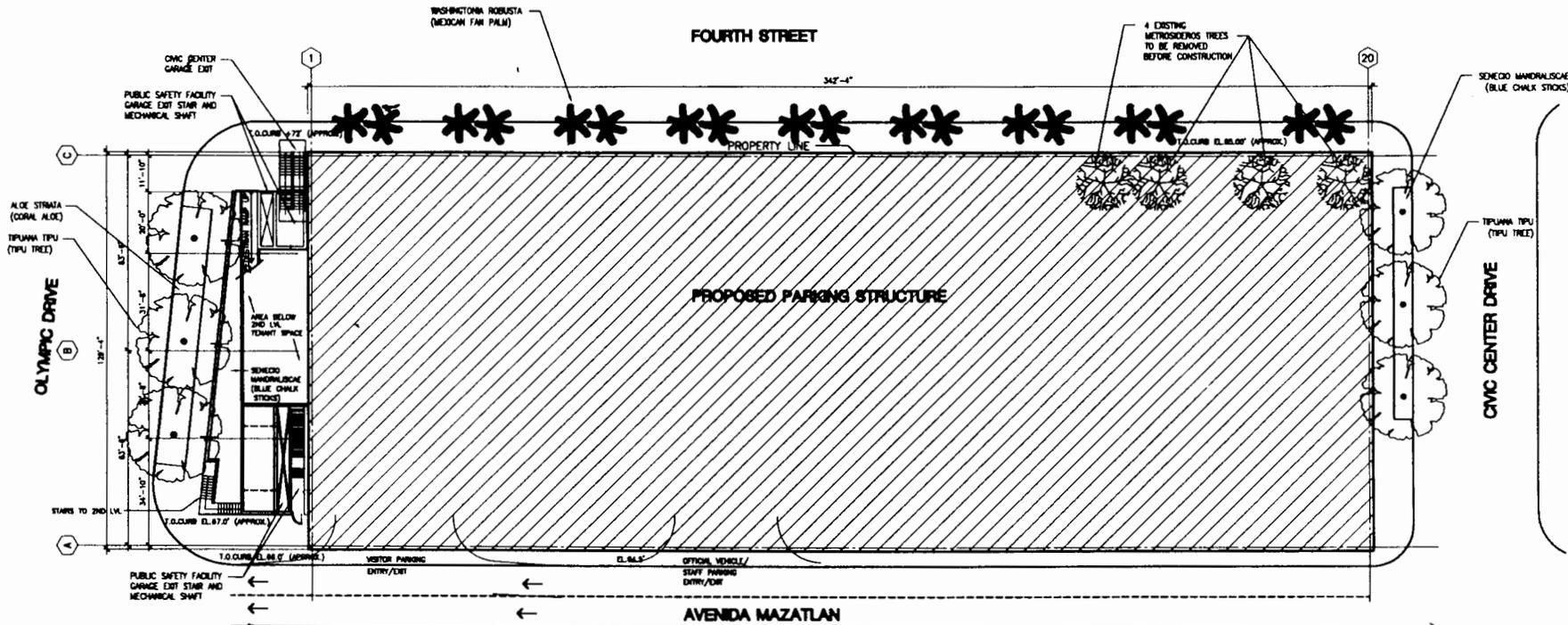
Civic Auditorium Parking

EXHIBIT NO. 2
Application Number 5.03-489
Aerial
California Coastal Commission

Source City of Santa Monica August 2000

Aerial View

Figure 2-4  
City of Santa Monica



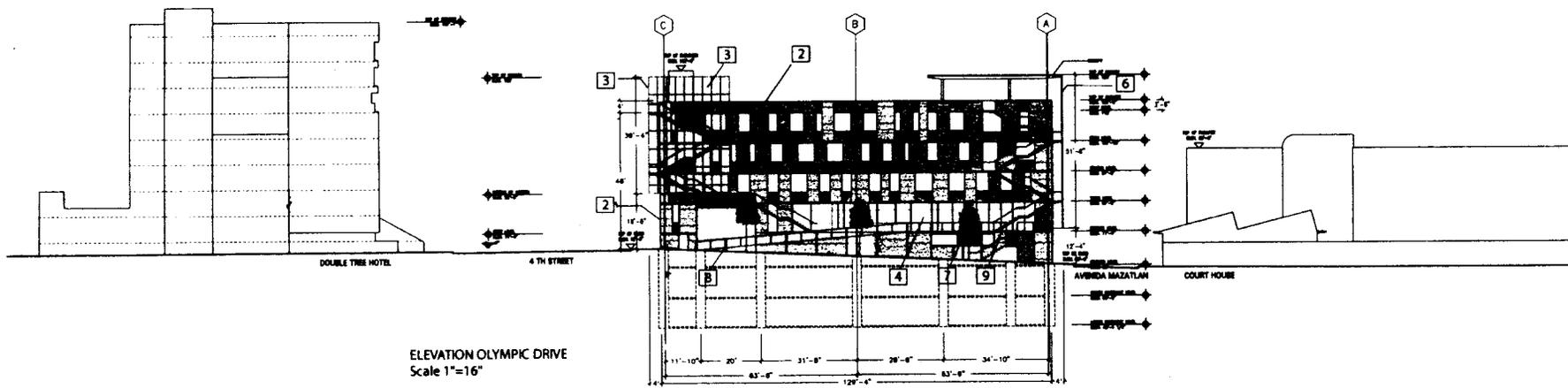
NOTE: FOR PROPERTY LINE, SEE ATTACHED SCHEMATIC GRADING PLAN C-1.

Site Plan  
Scale: 1/16" = 1'-0"

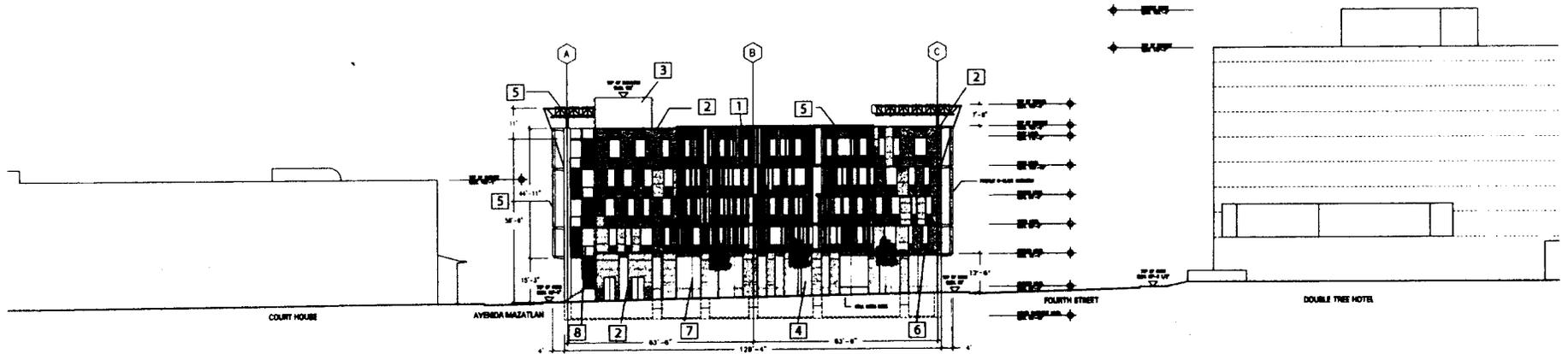


EXHIBIT NO. **3**  
 Application Number  
**5-03-489**  
**Site Plan**  
 California Coastal Commission

Mencia & Architecture 2707 10th Street Santa Monica, CA 90405 Tel: (310) 318-1111 Fax: (310) 318-1112 www.mencia.com	International Parking Design, Inc. 14700 Wilshire Blvd., Suite 1000 Beverly Hills, CA 90210 Tel: (310) 277-1111 Fax: (310) 277-1112 www.internationalparking.com	PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: [Date]	REVIEWED BY: [Signature] DATE: [Date]	Santa Monica Civic Center Parking Structure Review by California Coastal Commission Prepared by ARB Inc., International Parking Design, Inc., Mason Ruble Yustel Architects November 15, 2003	SHEET NO. 01-218 OF 01-218 A-0
		APPROVED BY: [Signature] DATE: [Date]		PROJECT NO. [Number] DRAWING NO. [Number]	SCALE: [Scale]



ELEVATION OLYMPIC DRIVE  
Scale 1"=16"



ELEVATION CIVIC CENTER DRIVE  
Scale 1"=16"

**MATERIALS LEGEND**

- |                                    |  |
|------------------------------------|--|
| 1 U-SHAPED GLASS PANELS            | 8 COLOR LAMINATED GLASS                              |
| 2 PRECAST PANELS<br>RIBBED PATTERN | 7 ALUMINUM MULLIONS & DOORS<br>FACTORY APPLIED COLOR |
| 3 METAL FABRICS                    | 8 STAINLESS STEEL GUARDRAILS                         |
| 4 CLEAR LOW-E GLASS                | 9 SLATE PAVING TILES                                 |
| 5 PHOTOVOLTAIC PANELS              |  |

A1-a

**SANTA MONICA CIVIC CENTER PARKING STRUCTURE**

MOORE RUBLE NUBBLE ARCHITECTS & PLANNERS INTERNATIONAL PARKING DESIGN CENTER

EXHIBIT NO. 4

Application Number

5-03-489

Elevations

California Coastal Commission