

CALIFORNIA COASTAL COMMISSION

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



Tu 4d

Filed:	12/6/05
49th Day:	1/24/06
180th Day:	6/4/06
Staff:	AJP
Staff Report:	2/13/06
Hearing Date:	3/7-10/06

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-05-486

APPLICANT: Richard Hughes

AGENT: Pablo Maida

PROJECT LOCATION: 2640 Lincoln Boulevard, Santa Monica.

PROJECT DESCRIPTION: Addition of two, second story studio residential apartment units, 2,250 square feet, above an existing 1,200 square foot commercial building. An existing one-car garage will be demolished. The existing commercial space will be reduced to 1,080 square feet and two new parking spaces will be added for a total of five on-site spaces.

Lot Area:	4,000 square feet
Building Coverage:	1,200 square feet
Pavement Coverage:	2,800 square feet
Landscape Coverage:	268 square feet
Parking Spaces:	5
Zoning:	C-4(Highway Commercial District)
Ht above final grade:	30 feet

LOCAL APPROVALS RECEIVED: Approval in Concept

SUBSTANTIVE FILE DOCUMENTS: Santa Monica certified Land Use Plan.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval with no special conditions. As proposed, the development conforms with the public access policies of the Coastal Act.

I. STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the following resolution to APPROVE the coastal development permit application:

MOTION: I move that the Commission approve coastal development permit applications included on the consent calendar in accordance with the staff recommendations.

Staff recommends a YES vote. Passage of this motion will result in approval of all permits included on the consent calendar. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

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.

III. **SPECIAL CONDITIONS: None**

IV. **FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

A. **Project Description and Location**

The applicant proposes the construction of two, second story, studio residential apartment units, 2,250 square feet, above an existing 1,200 square foot commercial building. The remodeled building will have a height of 30 feet from existing grade. An existing one-car garage will be demolished for additional parking and landscaping. The existing commercial space will be reduced to 1,080 square feet and two new parking spaces will be added for a total of five on-site spaces.

The proposed project site is located on the west side of Lincoln Boulevard, between Ocean Park Boulevard to the north and Hill Street to the south, in the Ocean Park area of the City of Santa Monica. Surrounding uses consist of commercial uses. Lincoln Boulevard is the inland boundary of the coastal zone in this area of Santa Monica, and is located over $\frac{3}{4}$ of a mile from the beach.

The applicant proposes to provide two additional parking spaces for the new two studio apartments, for a total of five on-site parking spaces. Two spaces will be reserved for residential use and three will be for the commercial building. The Commission has in the past grandfathered in existing parking for existing development, but has required that new development provide adequate parking to support the new use to protect public beach access. With new residential development the Commission has required two parking spaces per unit. Therefore, this project would require four additional parking spaces for a total of seven on-site spaces. The proposed project is deficient two parking spaces for the new two residential units. However, this project is located over $\frac{3}{4}$ of a mile from the beach, and because of the distance, Lincoln Boulevard and the surrounding nearby streets are not used by the public for beach parking. Furthermore, Lincoln Boulevard is a major commercial corridor and provides public street parking along both sides of the street for the commercial establishments along the boulevard. Therefore, the development of two new residential units with the addition of one parking space per unit will not have a significant impact to public beach access.

The proposed project is consistent with the City's commercial zoning for the area, which allows mixed commercial and residential uses and limits heights to 30 feet. The proposed project will comply with the water quality requirements of the City of Santa Monica.

B. Access

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. Development

The development is located within an existing developed area and, as proposed, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as proposed, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

D Local Coastal Program

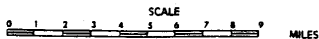
Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. 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 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.

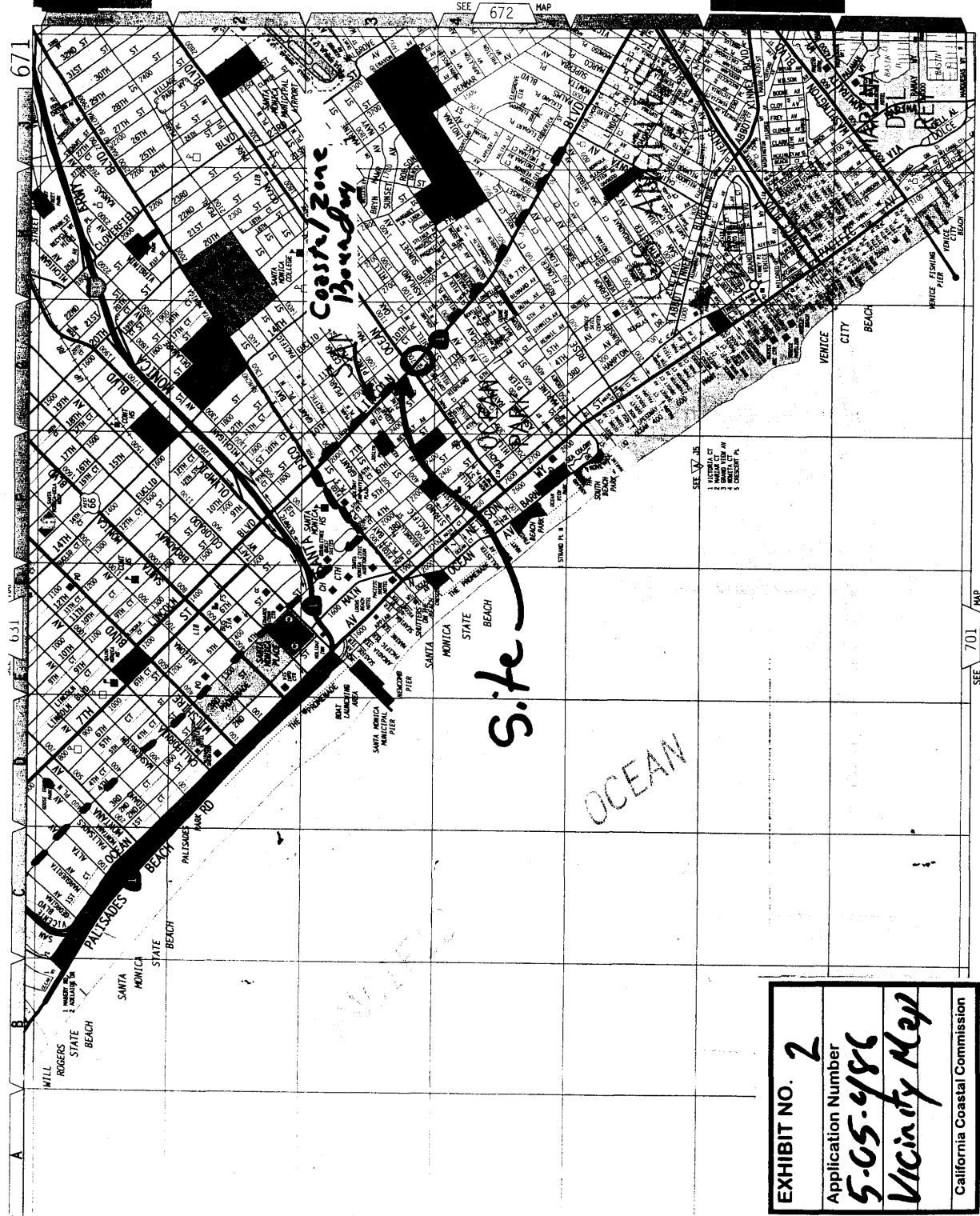
There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as submitted, is the least environmentally damaging feasible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

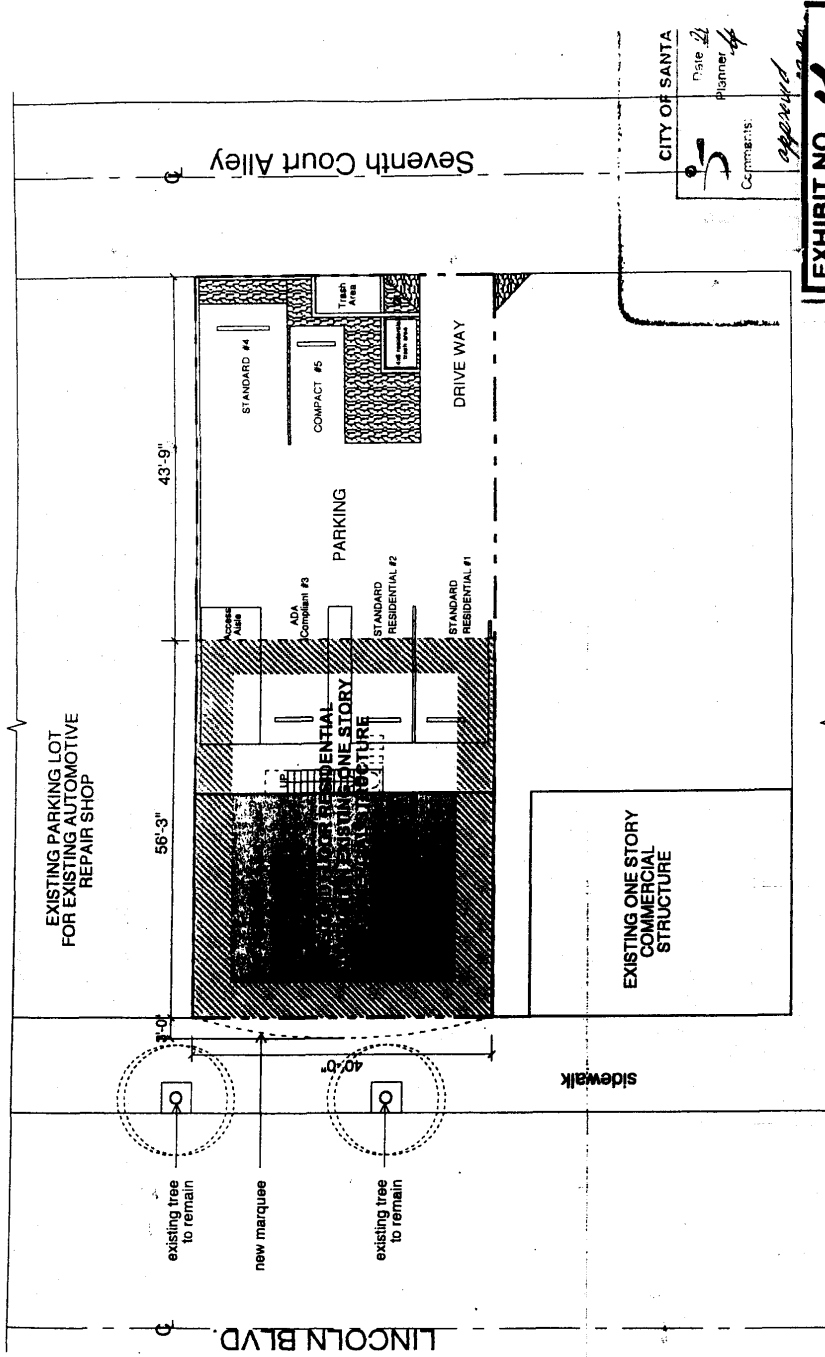


LOS ANGELES AREA



HUNTINGTON BI





CITY OF SANTA ANA
 Date: 2/1/04
 Planner: JH
 Comments: approved
 approved 2/1/04

EXHIBIT NO. 4
Application Number 5-05-486
Site Plan
California Coastal Commission

A Proposed site plan
 scale: 1/16" = 1'-0"

City of Santa Ana
 South Coast
 AEPF
 Permit
 By: [Signature]

MARKER BUILDING
2640 Lincoln Blvd
Santa Monica, CA 90405

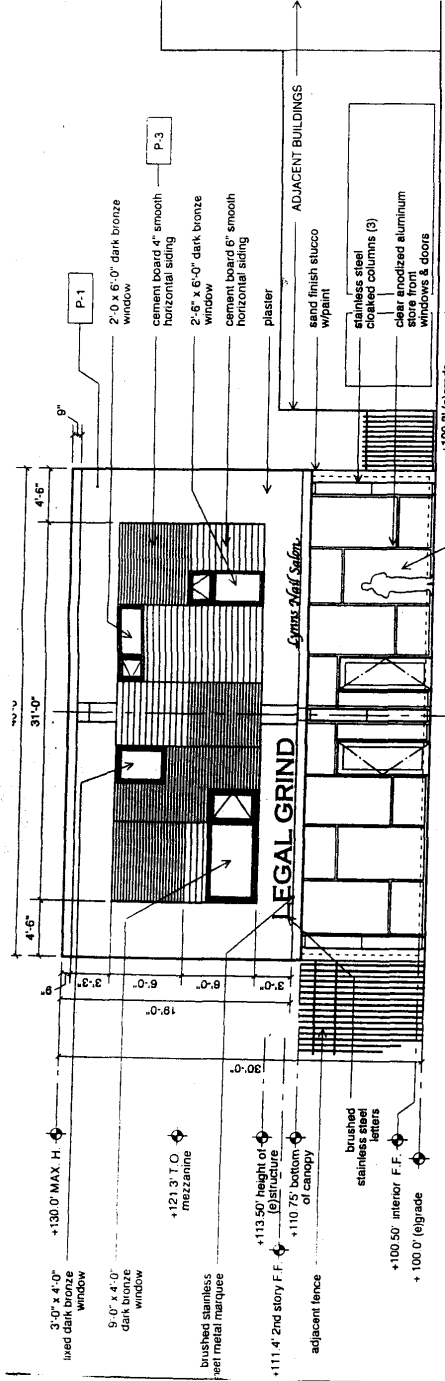
CONTRACTOR:

BUILDING OWNER:
Richard Hughes

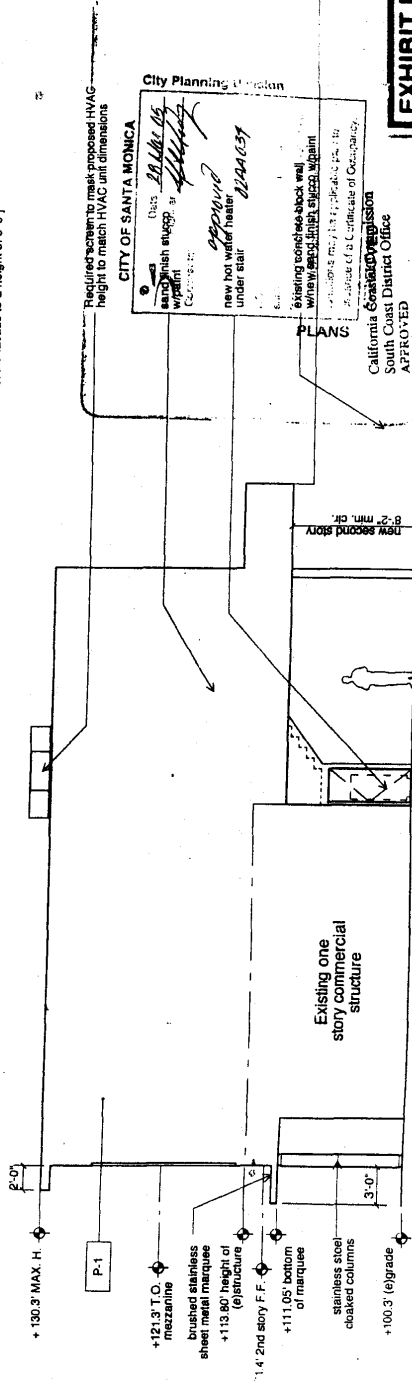
PROJECT:
Second Floor Studios Addition

Exterior Elevati

11.29.02 Plan check revis
03.27.02 Plan check revis
05.25.04 AA Design revis



B Proposed Front Elevation



A Proposed Side Elevation
scale 1/8"=1'-0"



EXHIBIT NO. 5
Application Number 5-05-486
<i>Elevations</i>
California Coastal Commission

