

**CALIFORNIA COASTAL COMMISSION**

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

Permit Application No. **5-06-269**

Date: August 24, 2006

Page 1 of 4

**W 10f****ADMINISTRATIVE PERMIT****APPLICANT:** The Blue Sea, LLC**PROJECT****DESCRIPTION:** Addition of an approximately 26 foot wide by 51 foot long by 11 foot high sunshade/trellis over an existing outdoor dining area, and construction of a wooden stairway.**PROJECT****LOCATION:** 1 Pico Boulevard, Santa Monica**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:

**Wednesday, September 13, 2006, 10:00a.m.****Wharfinger Building****1 Marina Way****Eureka, CA**

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 applicant proposes the addition an approximately 26 foot wide by 51 foot long by 11 foot high sunshade/trellis over an existing 1,275 square foot outdoor dining area and construction of a wooden stairway within the dining area leading up to the hotels front

entry along Pico and Appian Way. The dining area is part of the 96 room hotel (Shutters) approved by the Commission in 1988 (CDP No. 5-06-269).

The hotel is located at the western terminus of Pico Boulevard on the north side of the street, and on both sides of Appian Way, which runs north-south, in the City of Santa Monica. The outdoor dining area, where the proposed sunshade/trellis will be located, is located on west side of Appian Way, along the south side of the hotel and adjacent to the Pico Boulevard landscaped pedestrian pathway which gently descends to the promenade and beach.

The existing outdoor dining area has existing wooden fencing around the perimeter and a wooden front entry gate arbor along the Promenade. The arbor is approximately 8 feet wide and 12 feet high. The sunshade/trellis will be 11 feet high and will incorporate the existing trellis.

The patio covering will not adversely impact views from Pico or the adjacent pedestrian accessway since the dining area is located along the side of the hotel within a developed area and will extend no higher than the existing trellis. Furthermore, the pedestrian pathway provides landscaping, which was part of hotel development, along the dining area and hotel, which helps soften the visual impact of the hotel from the public path.

The dining area is setback approximately 10 feet from the actual pathway. The stairway will provide access for diners through the hotel's landscaped area utilizing an existing hotel maintenance path. As proposed the patio cover and stairway will not adversely impact public access.

#### **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**

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 Pacific Palisades area of the City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. As proposed, the development will be 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.

**ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:**

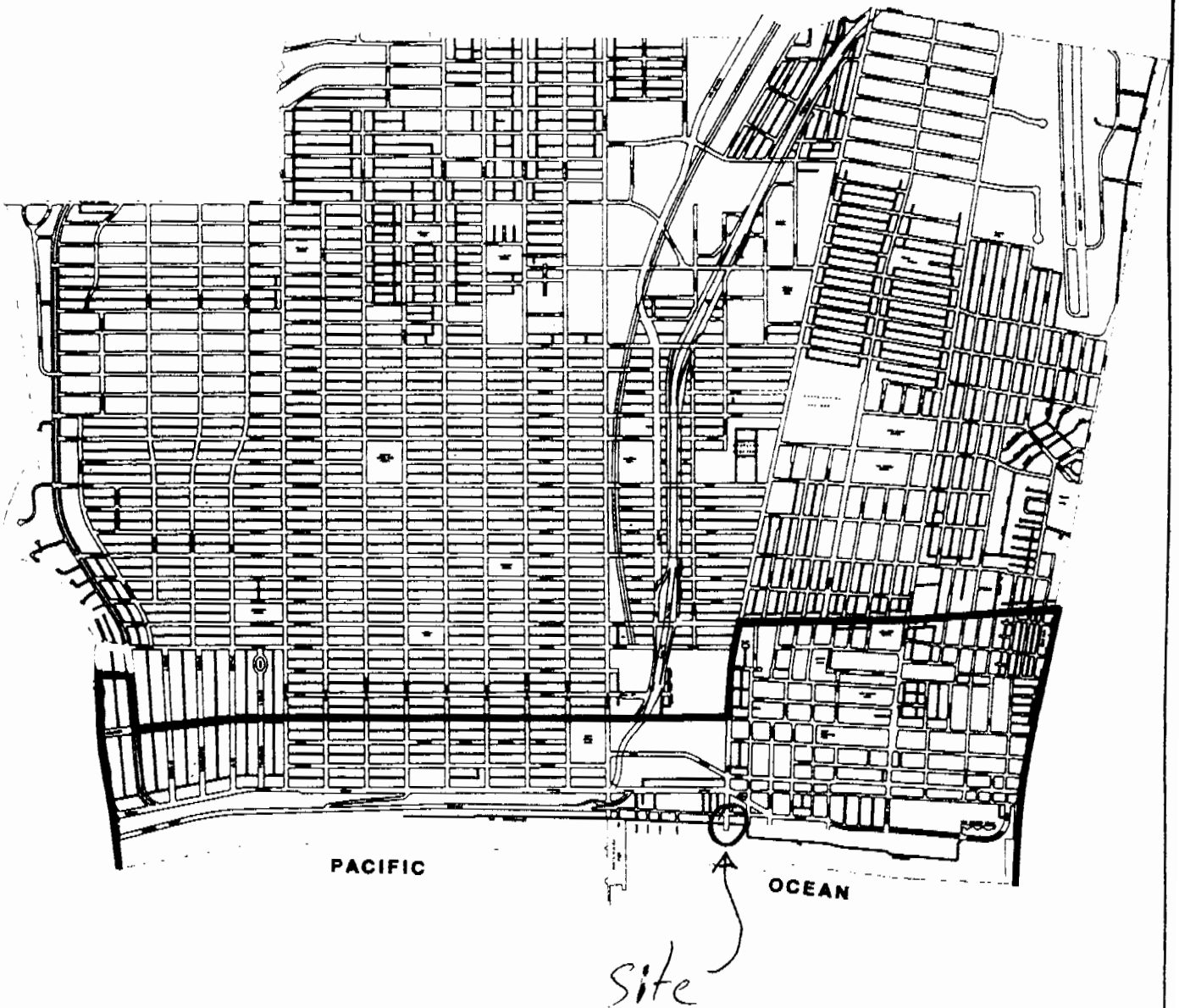
I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

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Applicant's Signature

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Date of Signing



MAP 3

## Santa Monica Coastal Zone

SANTA MONICA LOCAL COASTAL PROGRAM

Feet  
0 2000 Ft



EXHIBIT NO.

1

Application Number

5-06-269

Vicinity Map

California Coastal Commission

RECEIVED

South Coast Region

JUL 18 2006

CALIFORNIA  
COASTAL COMMISSION

VICENTE TERRACE

APPIAN WAY

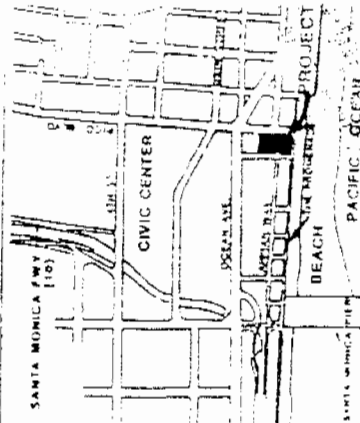
SHUTTERS HOTEL  
BUILDING A  
+/- 42'

SHUTTERS HOTEL  
BUILDING B  
+/- 48'

AREA OF WORK



SITE LOCATION



OCEAN FRONT  
WALK

3-4 STORY  
RESIDENTIAL

CASA DEL MAR HOTEL

California Coastal Commission  
South Coast District Office

APPROVED  
Permit No. **5-06-269**

SITE MAP

By: \_\_\_\_\_

EFFECTIVE

EXHIBIT NO. 2

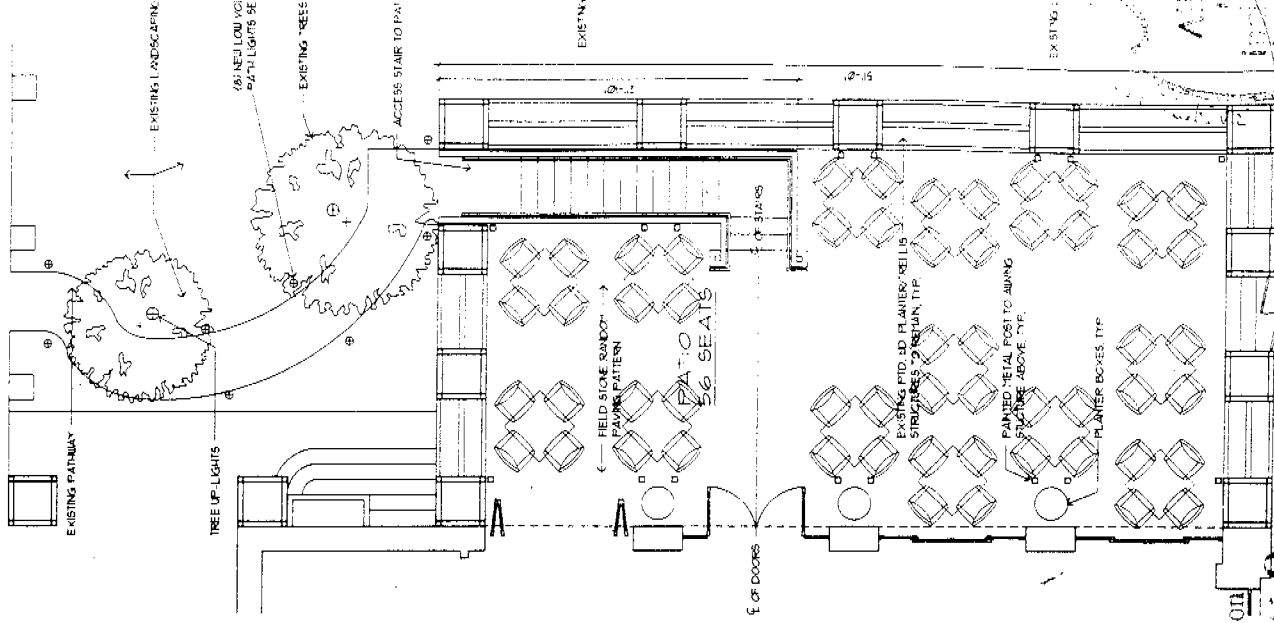
Application Number

5-06-269

Site location

California Coastal Commission

MOTOR COURT



California Coastal Commission  
South Coast District Office  
APPROVED 100-609  
Permit No.

By: \_\_\_\_\_ PATIO PLAN  
1/4" = 1'-0"

EFFECTIVE

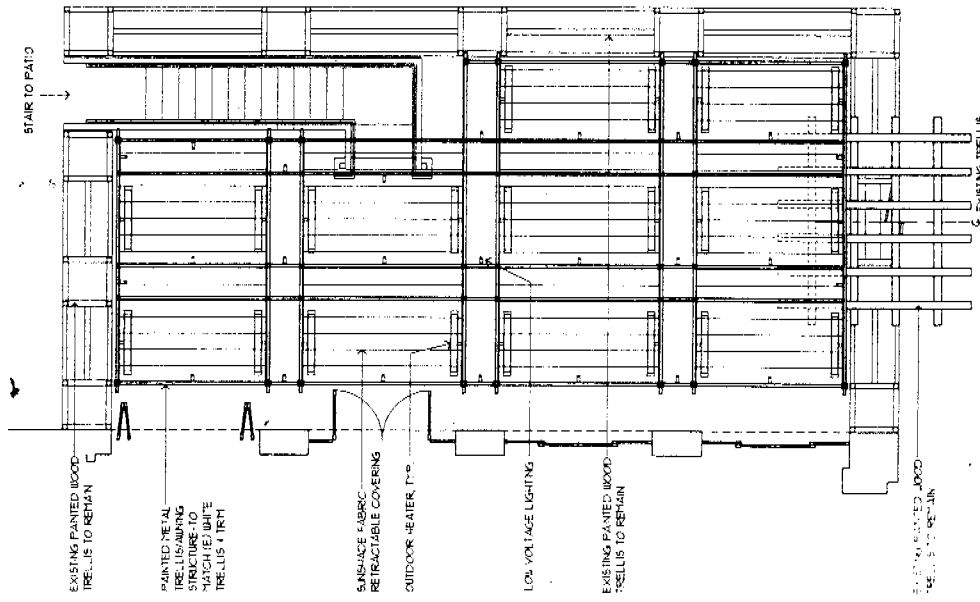


EXHIBIT NO. 3

Application Number

5-06-269

Site Plan



EXISTING RETAINING WALL/FENCING

PAINTED WOOD STAIR TO MATCH (E) WOOD FENCING

PAINTED WOOD GRID TRELLIS

PATIO ELEVATION W/O TRUSS FACING SOUTH



PAINTED METAL TRUSS/AILING SUPPORT

RETRACTABLE SUN SHADE FABRIC

OUTDOOR HEATER

LIGHTING

RETAINING

PATIO ELEVATION SHOWING TRUSS FACING SOUTH

EXHIBIT NO. 41

Application Number

5-06-269

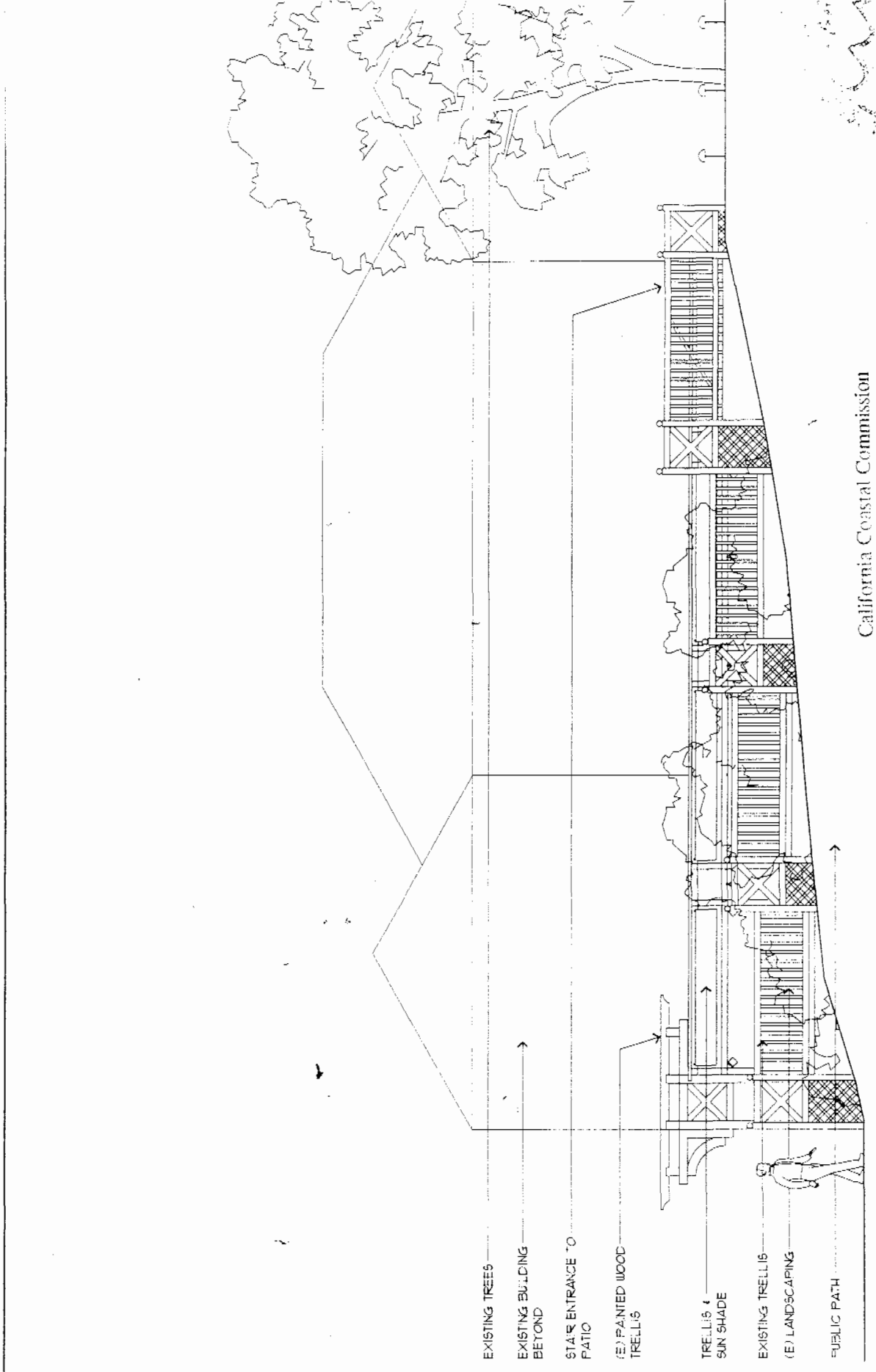
Elevation

California Coastal Commission  
South Coast District  
Approved  
Permit No.

By

DATE

7/8/06



California Coastal Commission  
 South Coast District Office  
 APPROVED **209**  
 Permit No. \_\_\_\_\_

By: \_\_\_\_\_  
 EFFECTIVE  
 Date: \_\_\_\_\_

*[Signature]*  
 7.13.64

EXHIBIT NO. <b>5</b>
Application Number <b>5-06-209</b>
<b>Elevation</b>
California Coastal Commission

THE ELEVATION OF PATIO FROM PUBLIC PATH