

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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(562) 590-5071

**TH 3b.**

Filed: 3/22/07  
49th Day: 5/10/07  
180th Day: 9/18/07  
Staff: Al Padilla-LB  
Staff Report: 4/17/07  
Hearing Date: 5/9-11/07  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-07-102**APPLICANT:** City of Santa Monica**PROJECT LOCATION:** 320 Santa Monica Pier, Santa Monica (Los Angeles County)

**PROJECT DESCRIPTION:** Construction of new 2,507 square foot restroom facilities and 190 square foot commercial space; convert 395 square feet of commercial space and 651 square foot restroom area into storage; remove temporary 180 square foot restroom trailer and 1,000 storage trailer; and prior to and during construction, add a temporary restroom trailer for the summer period.

Pier Area: 354,200 sq. ft.  
Building Coverage: 2,821 sq. ft.  
Zoning: RVC  
Ht above final grade: 25 feet

**LOCAL APPROVALS RECEIVED:** City of Santa Monica Approval in Concept

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**SUMMARY OF STAFF RECOMMENDATION:**

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

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**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 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 construction of a new 2,507 square foot restroom facilities and 190 square foot commercial space; conversion of 395 square feet of commercial space and 651 square foot restroom area into storage; removal of a temporary 180 square foot restroom trailer and 1,000 storage trailer; and, prior to and during construction for the summer period, add a temporary restroom trailer.

The subject site is located on the Santa Monica Pier deck, in the City of Santa Monica. The proposed project is located at the existing 5,673 square foot police substation/Blazing Saddles (commercial space) building situated between Pacific Park amusement area and the Carousel Building, within an area that is developed with commercial/retail buildings. The new 2,507 square foot restroom facility will be located along the western side of the existing police substation/Blazing Saddles building, in the area where the temporary restroom trailer, that is to be removed, is currently located.

The project is necessary to provide adequate restroom facilities for the public. Existing restroom and retail areas will be converted to storage areas for Pier equipment. With the conversion of 395 square feet of the 1,292 square foot Blazing Saddles commercial space to storage, and the addition of 190 square feet of new commercial area, there will be a 205 square foot net reduction in commercial space on the pier.

**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. Water Quality**

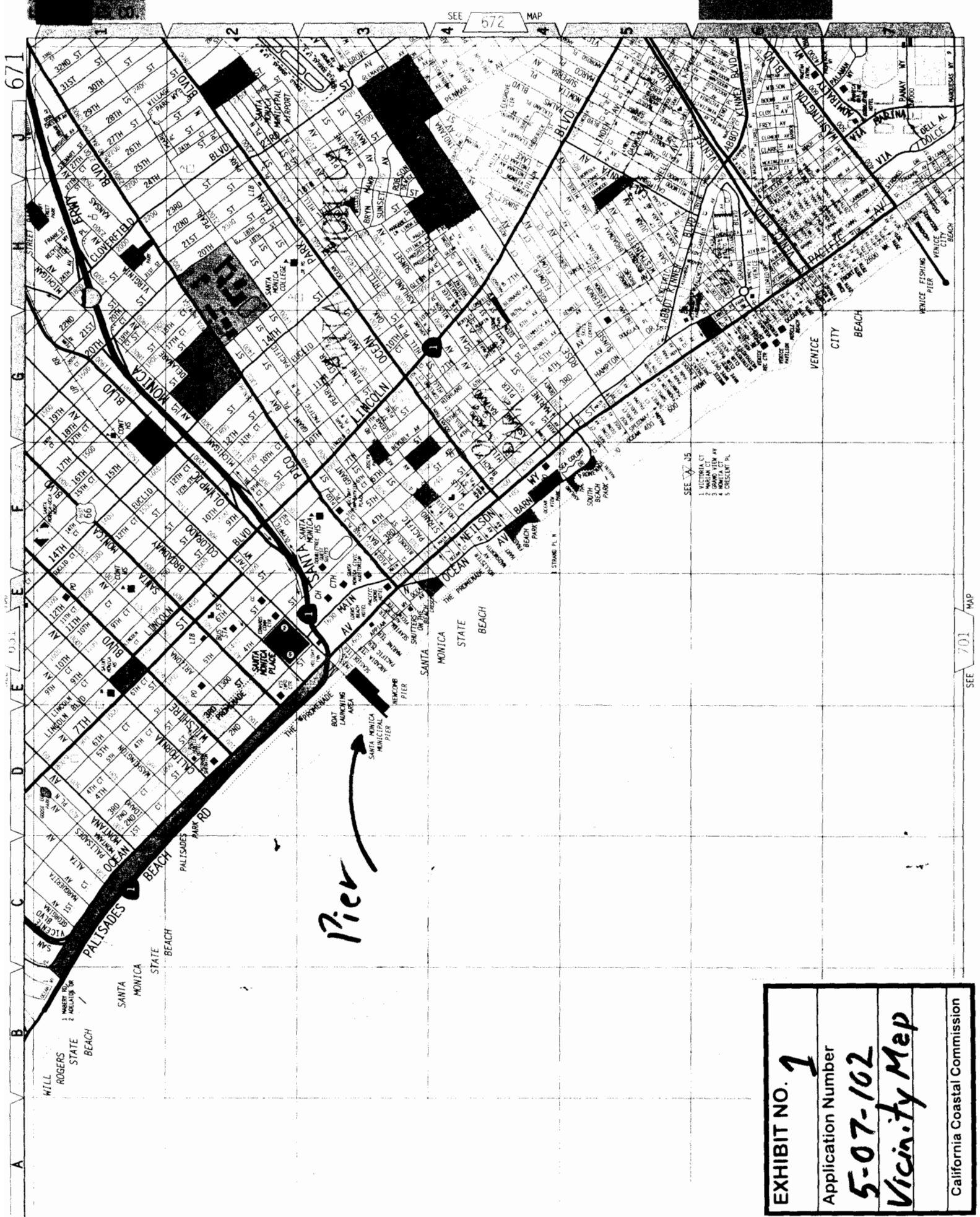
The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters, consistent with the City's water quality requirements. Therefore, the Commission finds that the proposed development conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

**E. 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.

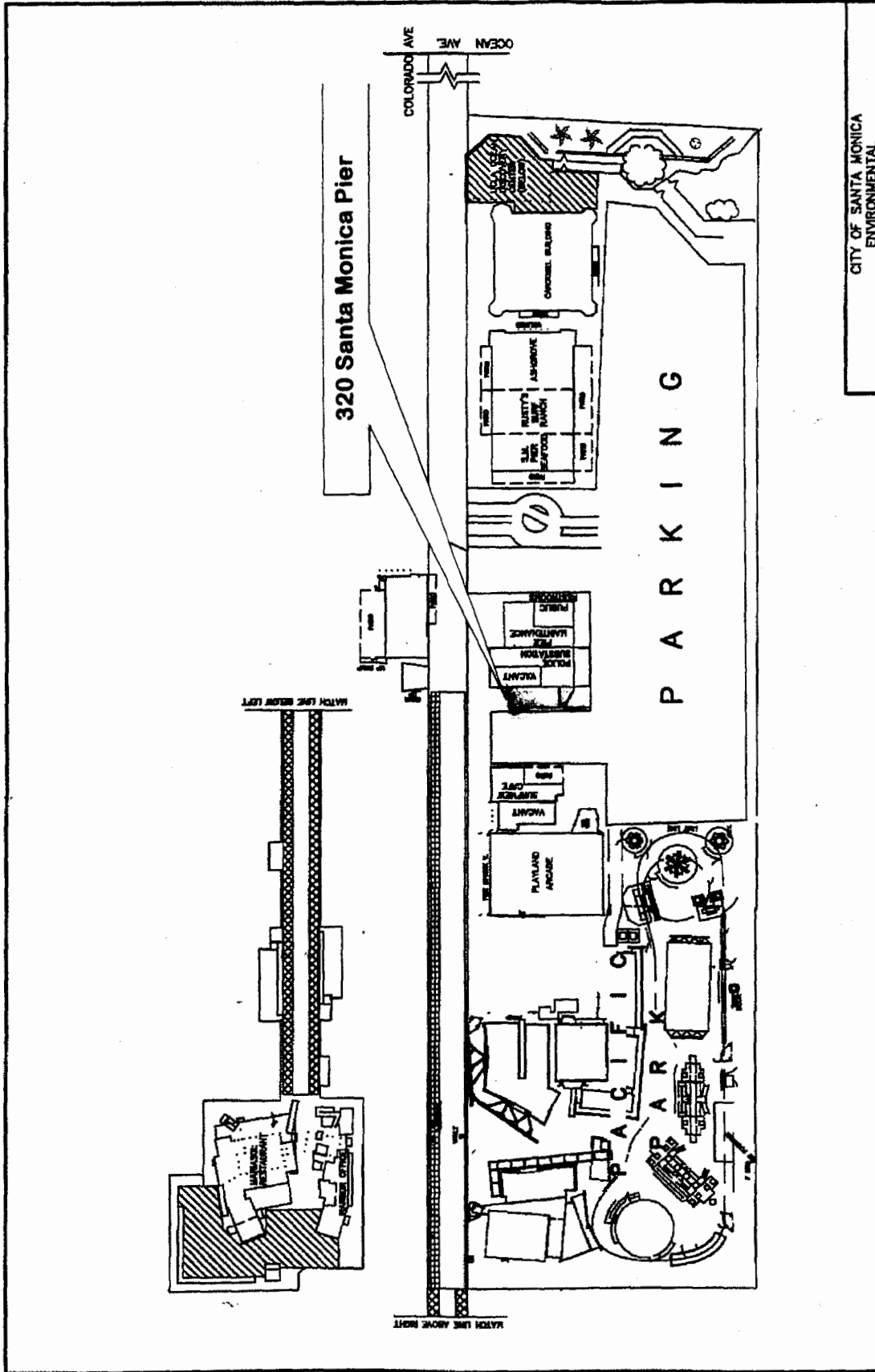
**F. California Environmental Quality Act.**

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 is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



Pier

EXHIBIT NO. <b>1</b>
Application Number <b>5-07-102</b>
<b>Vicinity Map</b>
California Coastal Commission






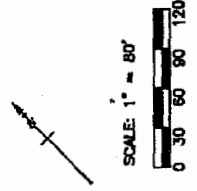
CITY OF SANTA MONICA  
 ENVIRONMENTAL  
 AND PUBLIC WORKS MANAGEMENT DEPARTMENT  
 ENGINEERING DIVISION

SANTA MONICA PIER SITE MAP  
 (PREPARED FOR RESOURCE MGMT. DEPARTMENT)

SUBMITTED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE: 9.3.19.87  
 DRAWN BY: J.G.M.  
 REFERENCE: \_\_\_\_\_  
 CITY ENGINEER: \_\_\_\_\_

DRAWING NO. 4625  
 SHEET 1 OF 1  
 SHEETS 1

-  GENERAL PERFORMANCE AREA
-  CENTER PERFORMANCE AREA
-  BREEZE-WAY PERFORMANCE AREA

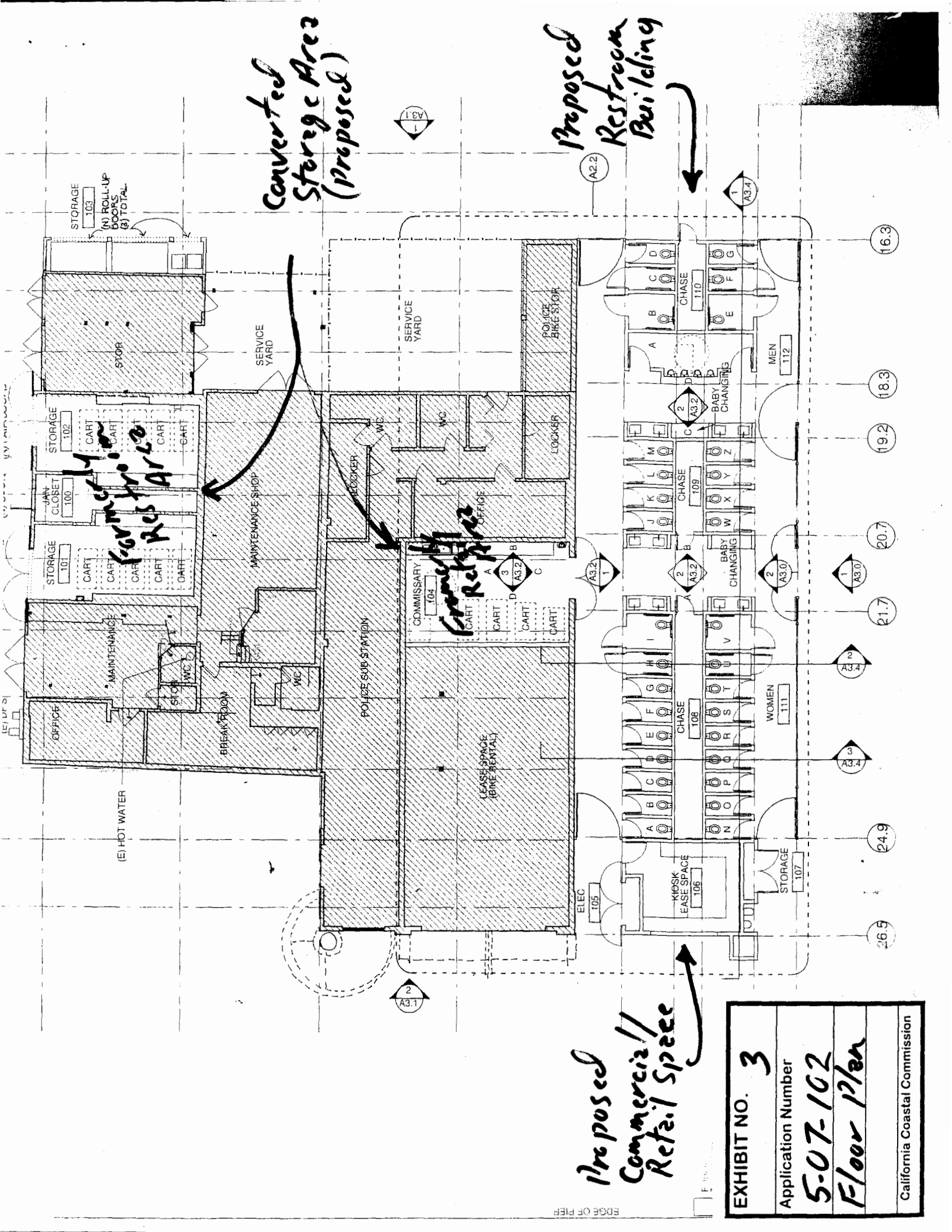


**EXHIBIT NO. 2**

Application Number  
**5-07-102**

**Site Map**

California Coastal Commission



*Converted Storage Area (proposed)*

*Proposed Restroom Building*

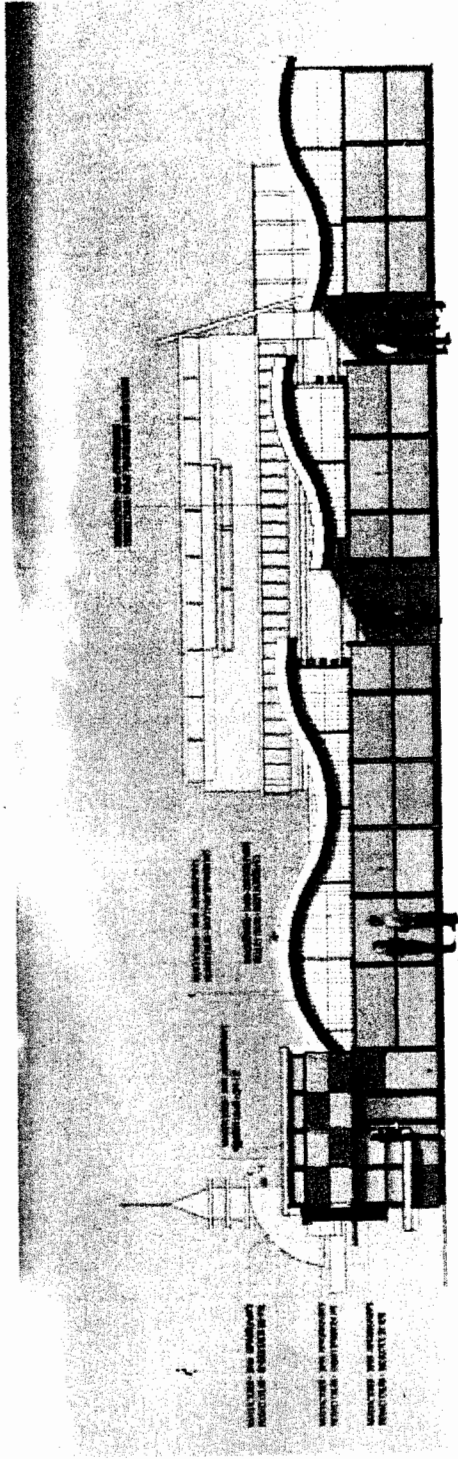
*Formerly Restroom*

*Formerly Restroom*

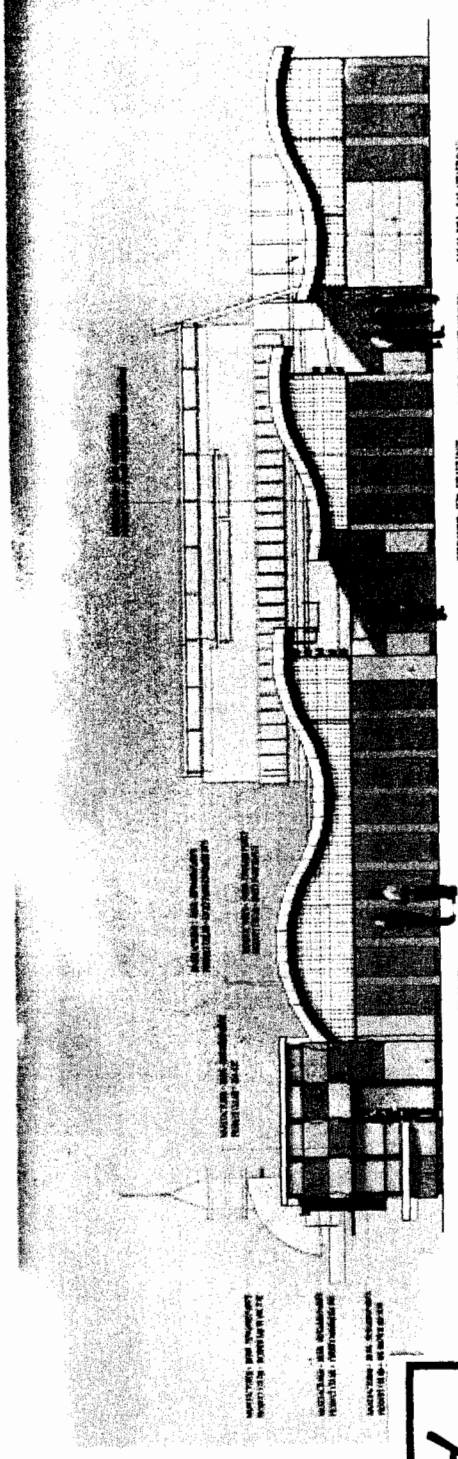
*Proposed Commercial/Retail Space*

EXHIBIT NO. <b>3</b>
Application Number <b>5-07-102</b>
<b>Floor Plan</b>
California Coastal Commission

EDGE OF PIER



1. WEST ELEVATION



WEST ELEVATION

EXHIBIT NO. 4
Application Number 5-07-102
Elevations
California Coastal Commission