

**CALIFORNIA COASTAL COMMISSION**

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

**Fr4a**

Filed: 8/22/08  
49th Day: 10/10/08  
180th Day: 2/18/09  
Staff: Al Padilla-LB  
Staff Report: 10/23/08  
Hearing Date: 11/12-14/08  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

**APPLICATION NUMBER:** 5-08-233

**APPLICANT:** City of Santa Monica, Redevelopment Agency

**PROJECT LOCATION:** 320 Broadway (parking Structure No. 7) and 215 Colorado Avenue (Parking Structure No. 8), Santa Monica (Los Angeles County)

**PROJECT DESCRIPTION:** Improvements to the downtown parking structures no. 7 and 8, including façade improvements, installation of attendant parking controls, constructing a bicycle transit center in each parking structure with pedestrian oriented uses (retail) for a total of 6,645 square feet; 942 square foot retail kiosks; and installing solar panels on the upper deck of each structure.

**SUBSTANTIVE FILE DOCUMENTS:** Santa Monica certified Land Use Plan, certified in 1992

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**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the proposed development with no special conditions. As proposed the project is consistent with all applicable Sections of the Coastal Act.

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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 City of Santa Monica's Redevelopment Agency proposes improvements to the downtown parking structures no. 7 and 8, including façade improvements, installation of attendant parking controls, construct a bicycle transit center in each parking structure and pedestrian oriented uses for a total of 6,645 square feet; convert a landscape strip adjacent to parking structure no. 7 to 942 square feet of retail (kiosk) space; and install solar panel canopies on the upper deck of each structure.

The parking structures are located adjacent to the Santa Monica Place shopping mall, in the downtown area of the City of Santa Monica. Parking structure no. 7 is located at the southwest corner of Broadway and 4<sup>th</sup> Street, and parking structure no. 8 is located at the northeast corner of 2<sup>nd</sup> Street and Colorado Avenue.

The parking controls will provide attendant parking and improved parking management consistent with the other City downtown parking structures. Parking rates will be changed from three hours of free parking to two hours free, one dollar for each additional thirty minutes, with a seven dollar daily maximum, between the hours of 8 am to 6 pm. After 6 pm, parking is a three-dollar flat fee. The new rates and free parking hours will be consistent with the other downtown parking structures. The installation of the parking controls will require modifications to the traffic flow and parking layout and will impact a total of 29 spaces in parking structure no. 7 and 12 spaces in parking structure no. 8

The proposed retail space within the parking structures will be divided between the bicycle parking, bicycle supporting service and kiosk retail to provide the City flexibility in providing additional bicycle services depending on the demand. The bicycle transit centers will initially provide approximately 69 bicycle racks in a secure location, lockers, repair area and work bench, and restrooms. With the proposed retail space/bicycle transit centers there will be a loss of 21 parking spaces in parking structure no. 7 and 15 parking spaces in parking structure no. 8.

The loss of 77 total parking spaces within the parking structures due to the proposed project will not be significant since there is a current daytime surplus of 131 parking spaces within the two parking structures which provide a total of approximately 1,919

spaces, and the bicycle centers will promote alternative transportation, whereby reducing parking demand. Furthermore, according to the City there is adequate replacement parking within the recently constructed Civic Center Parking Structure.

The solar panels located on the top parking levels will be designed as canopies and will provide alternative energy for the parking structures and will not impact any of the parking spaces. With the parking structures located approximately one block from the pier entrance and two blocks from the beach area, the flat panels, which will be elevated above the parking deck will not have an adverse impact on public coastal views.

#### **B. Access**

The provision of bicycle parking provides for an alternative mode of transportation to the beach and will offset the minimal loss of parking spaces. Therefore, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

#### **C. Water Quality**

The proposed project will be within the footprint of the existing parking structures, except for the proposed 942 square feet of retail space located in the existing landscaped area. The proposed project will not significantly increase site runoff and the project will comply with the City of Santa Monica'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.

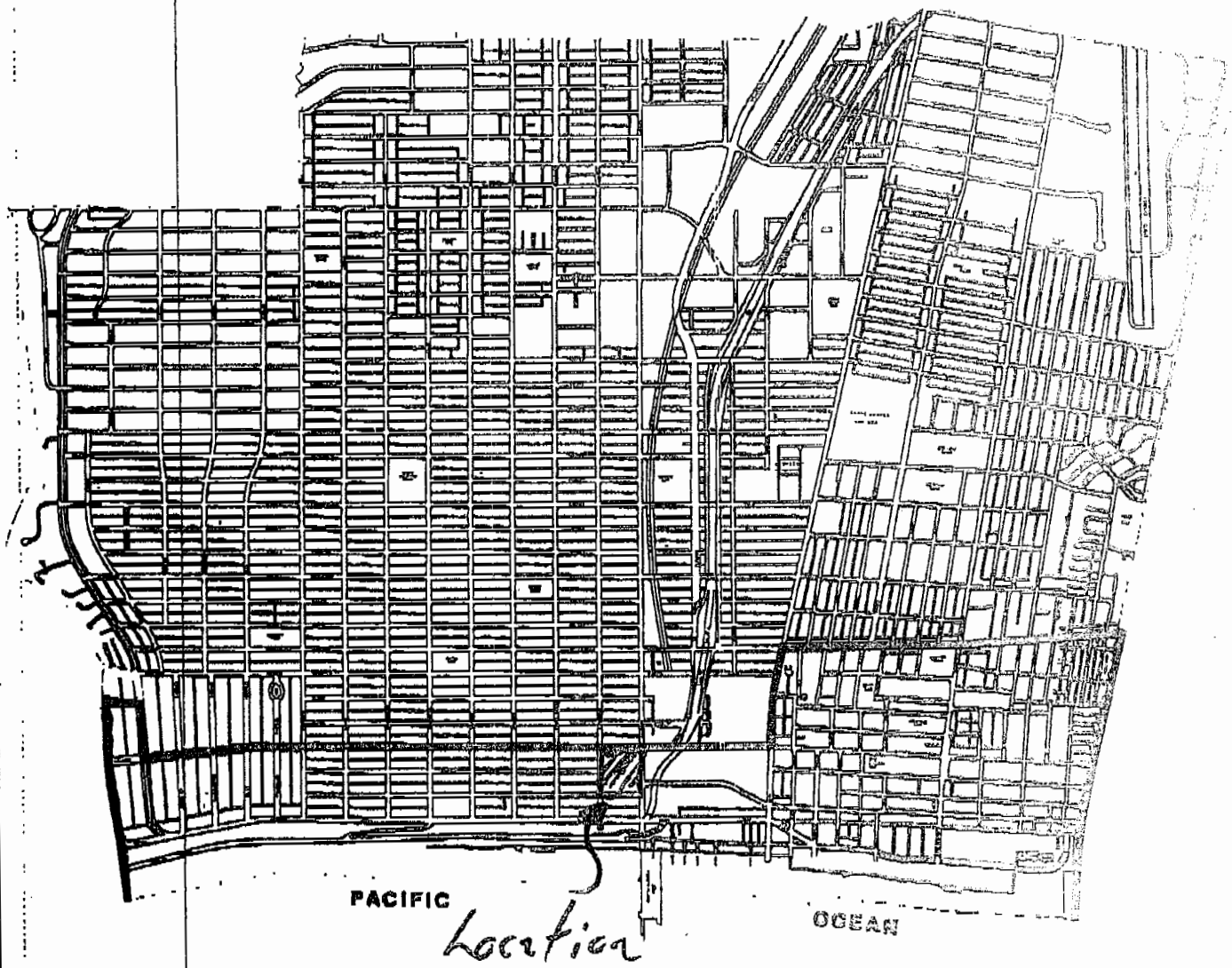
#### **D. Local Coastal Program**

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 conditioned, is

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



MAP 3

**Santa Monica Coastal Zone**

**SANTA MONICA LOCAL COASTAL PROGRAM**

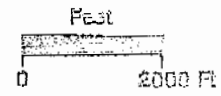
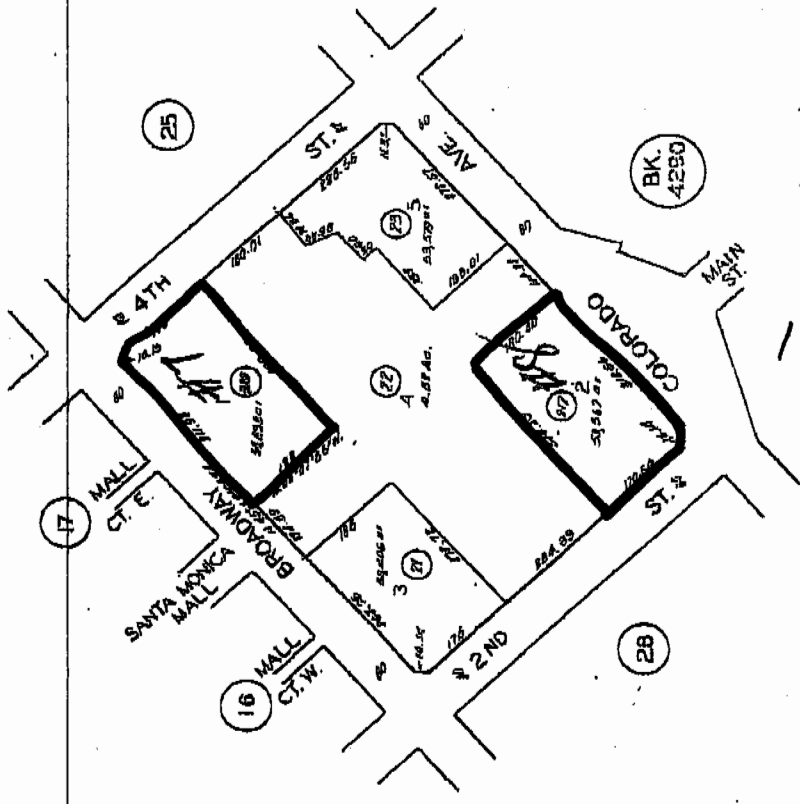


EXHIBIT NO. <i>2</i>
Application Number <i>5-08-233</i>
<i>Vicinity Map</i>
California Coastal Commission

All 900 series parcels on this page are assessed to Redevelopment Agency of the City of Santa Monica, unless otherwise noted.



TRACT NO. 34997 M. B. 926-44-46

EXHIBIT NO. 2
Application Number 5-08-233
Parcel Map
California Coastal Commission

8606

926-35  
4291-27

Attachment 2 e.

Conceptual Designs

Parking Structures 7 and 8

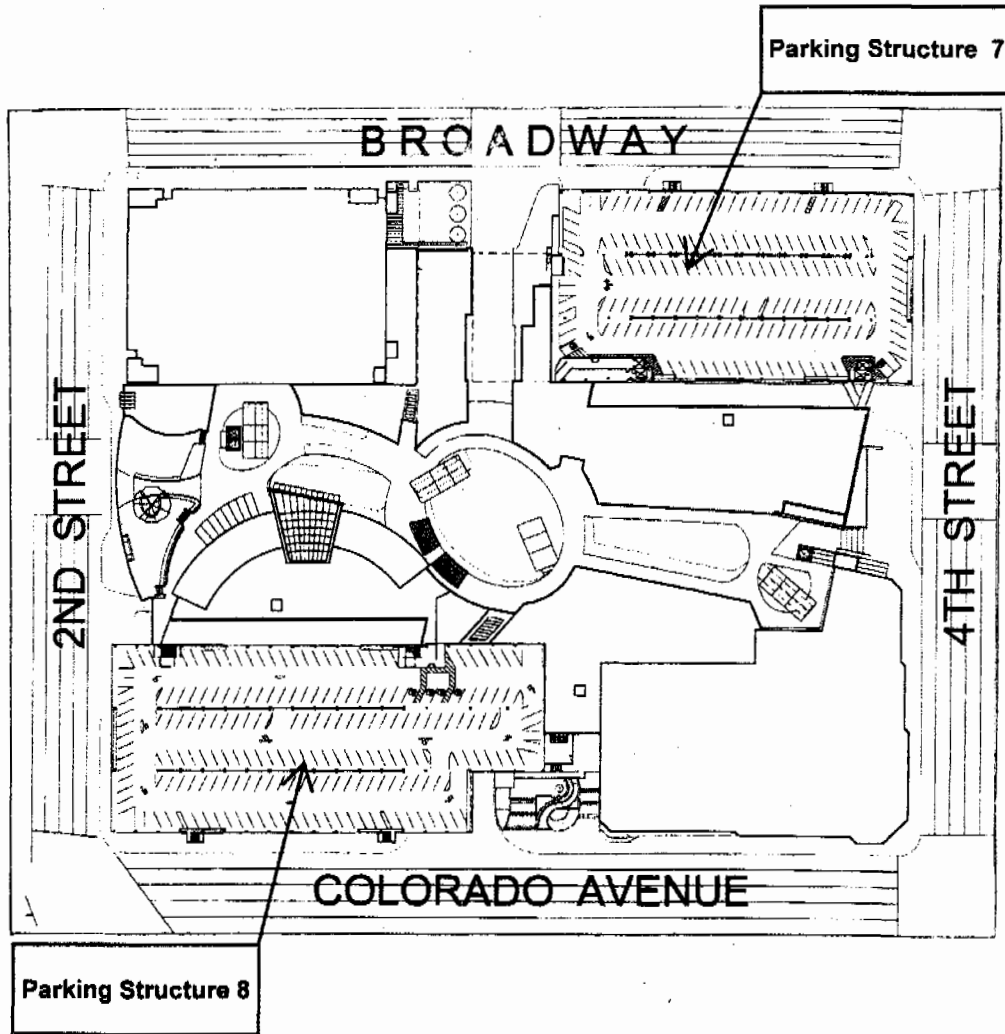
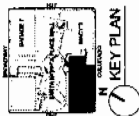


EXHIBIT NO. 3
Application Number 5-08-233
Parking Structures # 7 & 8
California Coastal Commission



FACADE IMPROVEMENTS FOR  
 SANTA MONICA, CA 90401  
 Parking Garage #8, 215 Colorado Ave.  
 1/11/11

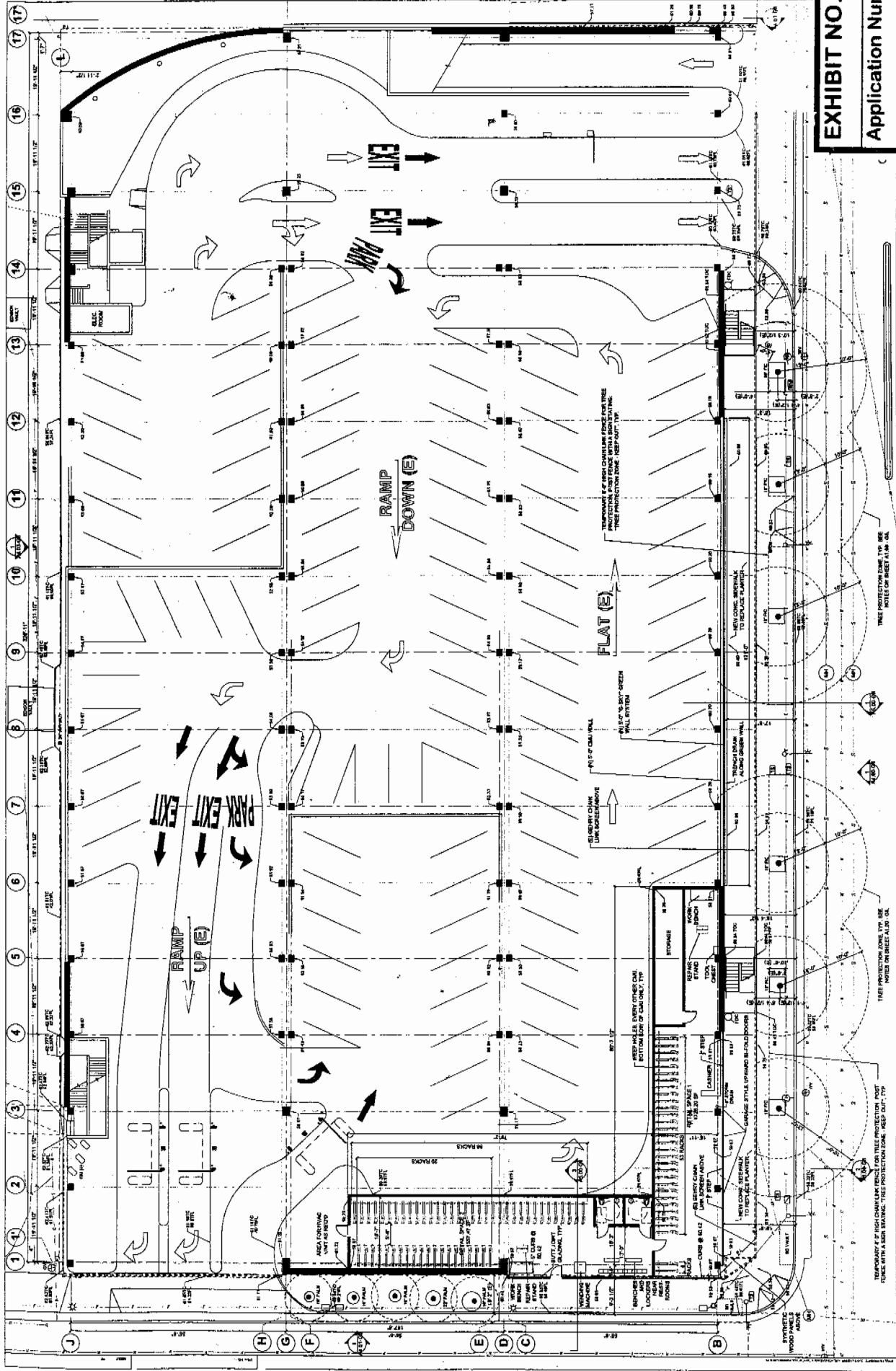
SCALE: AS SHOWN  
 DATE: 1/11/11  
 PROJECT: FACADE IMPROVEMENTS FOR  
 SANTA MONICA, CA 90401



MULTIDISCIPLINARY ARCHITECTURAL FIRM  
 1000 WILSON BLVD  
 SANTA MONICA, CA 90401  
 TEL: 310.318.2200  
 FAX: 310.318.2201  
 WWW.MDAFFIRM.COM

SHEET NO. 3  
 OF 3

NO.	DATE	DESCRIPTION
1	1/11/11	ISSUED FOR PERMIT

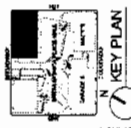


**EXHIBIT NO. 4**  
 Application Number  
 5-08-233  
 Structure #8  
 California Coastal Commission

FAÇADE IMPROVEMENTS FOR

PARKING GARAGE #7, 202 Broadway,  
SANTA MONICA, CA 90401

SCALE: AS SHOWN  
DATE: 11/10/07  
PROJECT: PARKING GARAGE #7

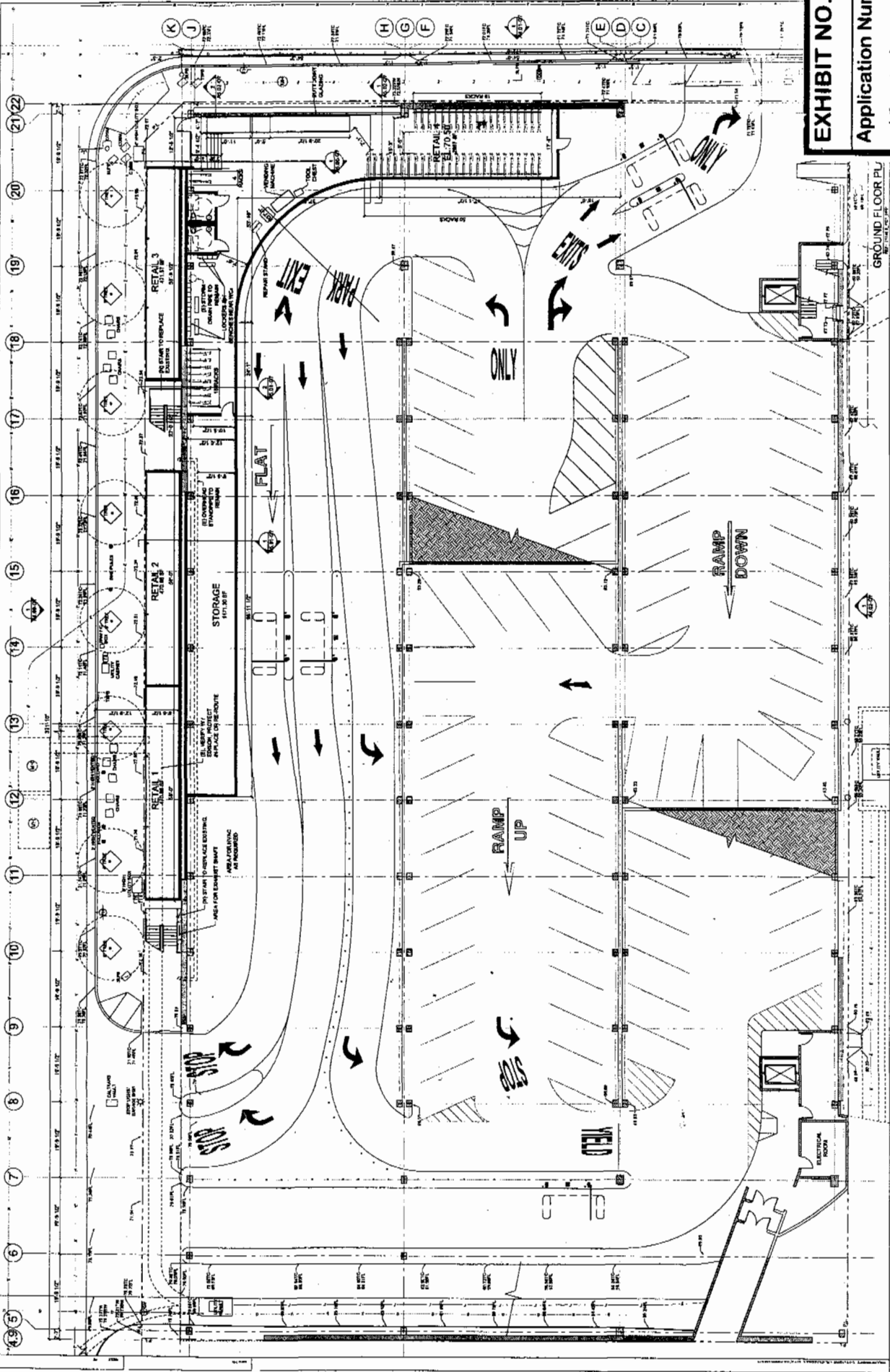


Y. URBAN  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINEERING  
NO. 10000  
EXPIRES 12/31/2008

3  
SANTA MONICA, CA 90401  
ARCHITECTURE & INTERIOR DESIGN  
TEL: 310 316 3333  
WWW.URBANDSIGN.COM

LEVEL TABLE

LEVEL	FINISH
1	10.00
2	9.00
3	8.00
4	7.00
5	6.00
6	5.00
7	4.00
8	3.00
9	2.00
10	1.00
11	0.00
12	-1.00
13	-2.00
14	-3.00
15	-4.00
16	-5.00
17	-6.00
18	-7.00
19	-8.00
20	-9.00
21	-10.00
22	-11.00



**EXHIBIT NO. 5**  
Application Number  
*5-08-233*  
*Structure #7*  
California Coastal Commission