

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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# F 5a

Filed: 4/27/10  
49th Day: 6/15/10  
180th Day: 10/24/10  
Staff: Al Padilla-LB  
Staff Report: 5/14/10  
Hearing Date: 6/9-11/10  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

**APPLICATION NUMBER:** 5-10-098

**APPLICANT:** City of Santa Monica

**PROJECT LOCATION:** 810, 1100, & 1200 Palisades Beach Road, 2000, 2400, 2500, 2600, & 2800 Ocean Front Walk, Santa Monica State Beach, Santa Monica

**PROJECT DESCRIPTION:** Demolish six public beach restroom facilities (eight buildings), including showers and concrete pathways; construct seven new 14 foot high, 635 square foot buildings, including outdoor showers, drinking fountains, bike racks, seating, pathways; renovate one existing restroom facility; and convert an existing restroom facility to an enclosed operation and maintenance storage. All public accessible facilities will be compliant with the Americans with Disabilities Act.

**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Santa Monica Land Use Plan (LUP) Certified with Suggested Modifications, 1992.

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**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends approval of the proposed development with special conditions addressing: (1) no future improvements restriction; (2) assumption of risk, waiver of liability and Indemnity Agreement (3) compliance with City's water quality standards; and (4) storage and removal of construction material and debris. As conditioned the project can be found consistent with the access, recreation hazards, and water quality protection policies 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 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

#### 1. No Future Improvements Restriction

A. This permit is only for the development described in coastal development permit No. 5-10-098. Except as provided in Public Resources Code section 30610 and applicable regulations, any future development as defined in PRC section 30106, including, but not limited to, a change in the density or intensity of use land, shall require an amendment to Permit No. 5-10-098 from the California Coastal Commission or shall require an additional coastal development permit from the California Coastal Commission or from the applicable certified local government.

**B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant, the City of Santa Monica, shall submit a written agreement in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

#### 2. Assumption of Risk, Waiver of Liability and Indemnity Agreement

A. By acceptance of this permit, the applicant, City of Santa Monica, acknowledges and agrees (i) that the site may be subject to hazards from wave and tidal action; (ii) to assume the risks to the applicant, City of Santa Monica, and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; and (v) to include a provision in any subsequent lease of such property requiring the lessee to submit a written agreement to the Commission, for the review and approval of the Executive Director, incorporating all of the terms of subsection A of the prior condition.

**B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the City of Santa Monica, as applicant, shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

### **3. Water Quality Standards**

With the acceptance of this permit the applicant agrees to comply with all applicable City of Santa Monica water quality requirements under the City's Municipal Code, as required by the City, that are in effect at the time of approval of this permit.

### **4. Storage and Removal of Construction Material and Debris**

The permittee shall comply with the following construction-related requirements:

- (a) *No construction materials, debris, or waste shall be placed or stored outside the staging area where it may be subject to wave erosion and dispersion;*
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction and the site restored to its previous natural condition;
- (c) Best Management Practices (BMPs) designed to prevent spillage and/or runoff of construction related materials, sediment or contaminants associated with construction activity, shall be implemented prior to the on-set of such activity. Selected BMPs shall be maintained in a functional condition throughout the duration of the project.
- (d) Construction debris and sediment shall be removed from construction areas each day that construction occurs or secured and covered with tarps and sandbags to prevent the accumulation and runoff of sediment and other debris which may be discharged into coastal waters.

## **IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

### **A. Project Description and Location**

The City proposes to demolish six public beach restroom facilities (eight buildings), including showers and pathways; construct seven new 14 foot high, 635 square foot buildings, including outdoor showers, drinking fountains, bike racks, seating, concrete and recycled plastic pathways; renovate one existing 4,200 square foot restroom/parks and recreation office facility; and convert an existing restroom facility to an enclosed operation and maintenance storage building (see Exhibit No. 1-3). All publicly accessible facilities will be compliant with the Americans with Disabilities Act.

The existing facilities are single story, approximately 11 foot high, 575 to 650 square foot single structures with interior stalls. The new buildings will measure approximately 16 feet wide by approximately 40 feet long and will be built with slab on grade foundations. The design will include individual stalls with doors opening to the outside with male and female stalls on opposite sides of the building (see Exhibits No. 4-11). Semi-transparent screens are proposed on either side of the buildings forming an exterior corridor in front of the stall

entrances. The buildings will be reoriented so as to have the length of the building aligned perpendicular to the beach, as opposed to the existing parallel alignment, to reduce the buildings' silhouette from the inland areas to the beach and improve public beach views.

All proposed sites are located on the beach seaward of the City's promenade or beach parking lots, except for the 2500 Ocean Front Walk site, which is located in a landscaped beach park and involves renovation of the existing facilities.

The new facilities will be generally located within the same footprint as the existing facilities, except for the 2400 Ocean Front Walk site. The 2400 Ocean Front Walk facility is currently located adjacent to and landward of the promenade/bicycle path, within a public beach parking lot. The facility is being relocated immediately seaward of the promenade/bicycle path to reduce beach user cross traffic and reduce beach user/bicyclist conflicts. The existing facility will be converted to an enclosed City maintenance storage building.

Unlike the other existing restroom buildings that provide separate men and woman facilities within the same building, the two sites at 2600 and 2800 Ocean Front Walk currently have separate buildings for men and women. The four buildings will be replaced with two buildings, each providing men and women stalls, identical to the other proposed facilities (see Exhibit No. 10-11). The two abandoned sites, which abut the existing promenade/bicycle path and are surrounded by concrete, will be filled in with concrete to blend with the surrounding promenade and used for additional public bicycle parking and/or seating.

Santa Monica beach is one of the widest beaches in California ranging from 400 feet to over 500 feet in width. All new facilities will be located near the inland side of the beach adjacent to the beach parking lots and bicycle path that runs the entire length of Santa Monica Beach. Because the facilities will be sited 400 to over 500 feet from the water, and the beach is partially protected by an offshore breakwater and by the Pier, no shoreline protective devices will be required.

No landscaping is proposed. According to the City, two to three of the existing palm trees (*Washingtonia Robusta*) at 2800 Ocean Front Walk, will be impacted due to construction and will be removed and will not be replanted in the Coastal Zone.

Construction will begin during the non-summer period and end prior to the start of summer (Memorial Day weekend) to minimize public access impacts due to construction activities. Temporary restrooms will be setup at each site during the construction period.

## **B. Access**

The proposed project will enhance beach access by providing new and easily accessible beach facilities that support beach activities, including additional bicycle parking and public seating. Therefore, the proposed development will not have any 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. Shoreline Hazards**

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future can not be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to prohibit construction of protective devices (such as a seawall) in the future; and to require that the applicant and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

**D. Water Quality**

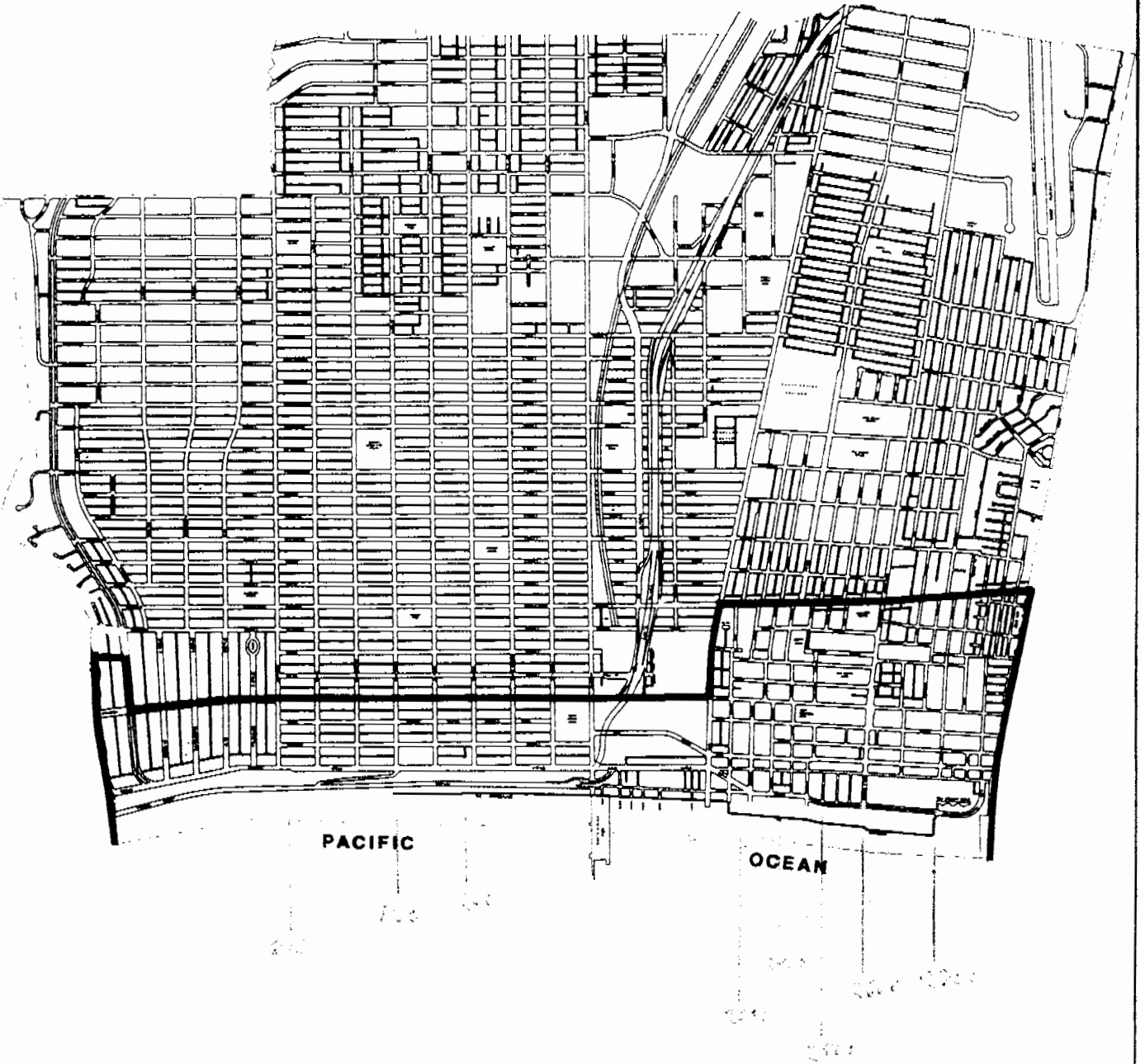
The new facilities will be designed to minimize water use by using water controlled faucets and low flow toilets. During construction Best Management Practices will be incorporated consistent with the City's water quality and construction requirements. Therefore, the Commission finds that the proposed development will conform 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 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, 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

Feet  
0 2000 Ft

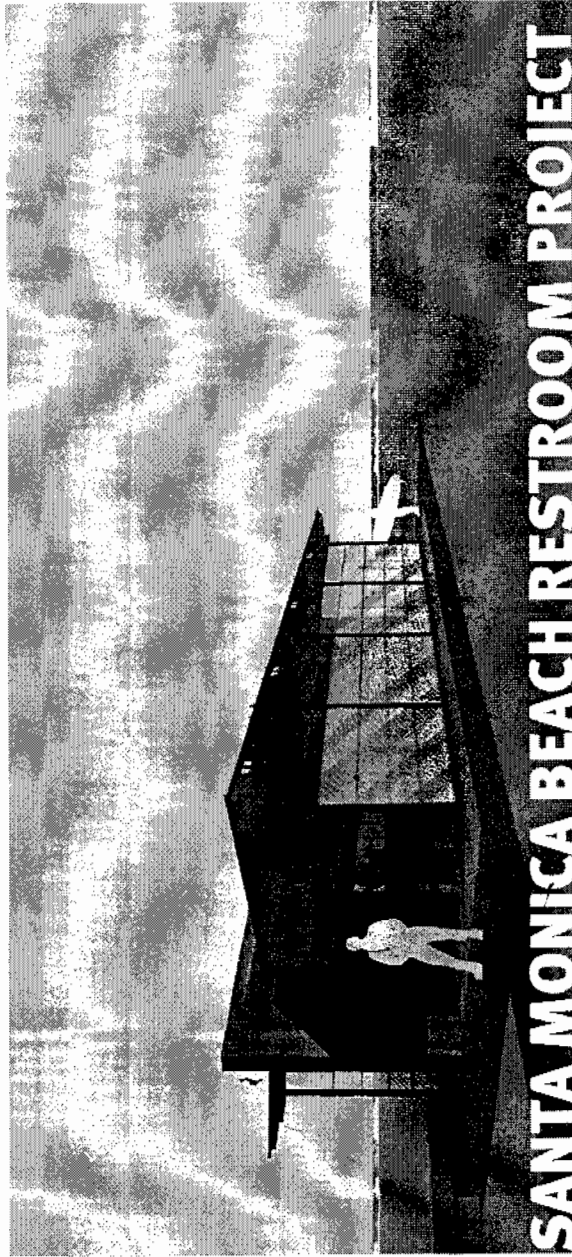


EXHIBIT NO. *1*

Application Number  
*5-16-09X*

*Santa Monica*  
*Coastal Zone*

California Coastal Commission



# SANTA MONICA BEACH RESTROOM PROJECT

REPLACEMENT: 810, 110, 120, 2000, 2400, 2600, 2800 REMODEL: 2500

## COASTAL COMMISSION APPLICATION PACKAGE:

- 1 Cover
- 2 Plans
- 2 Parcel Maps
- 4 Site Plans (w/2500 Remodel)
- 12 Prototype Floor & Roof Plan
- 13 2500 Floor & Roof Plan
- 14 Prototype Elevations & Section
- 15 2500 Elevations & Section
- 16 Perspective Renderings
- 16 Prototype Amenities
- 16 Prototype Concepts

### CONTACTS:

Voncelya Simmons  
Project Manager  
City of Santa Monica Architectural Services Group  
1437 4th Street  
Santa Monica, CA 90401

Tyson Cline  
Project Manager  
RNT Architects  
285 N Ventura Ave #102  
Ventura, CA 93001



SCALE: NTS

BEACH REST STOP

nica

PG1 3/26/2010

EXHIBIT NO. 2
Application Number 5-10-098
Vicinity Map
California Coastal Commission

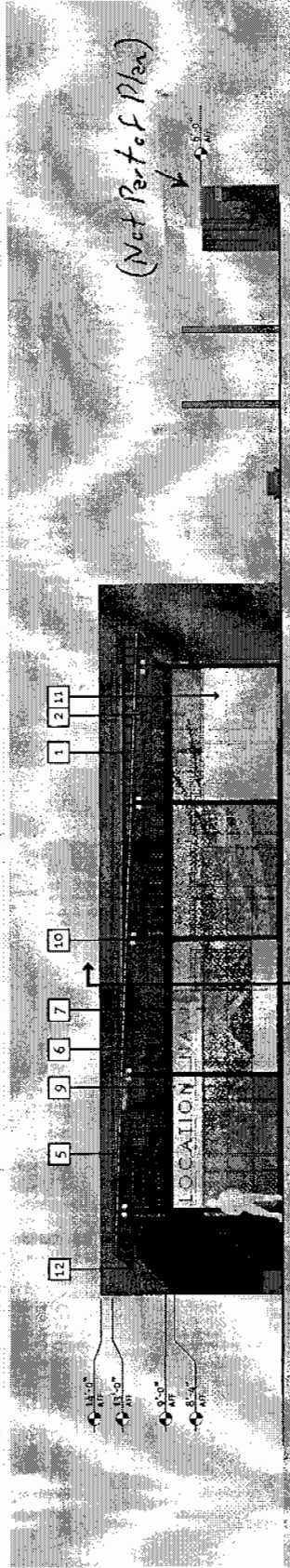
COVER SHEET





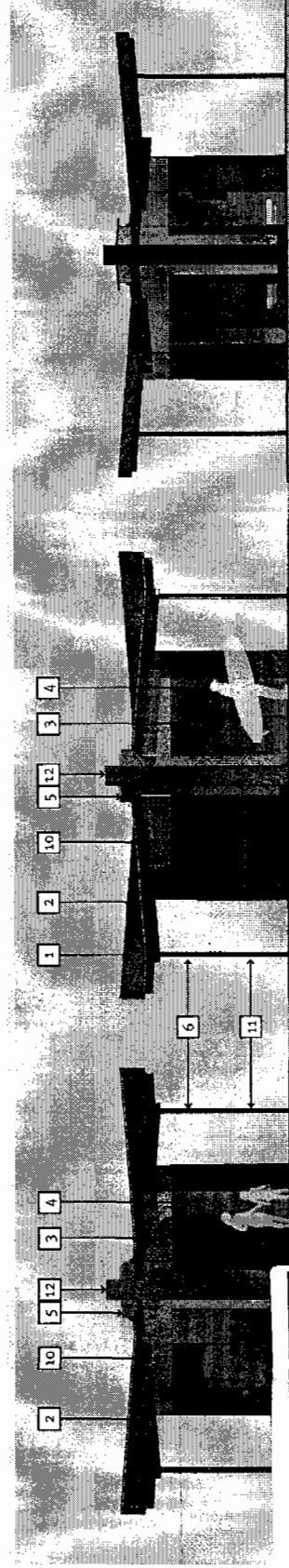
**SOUTH ELEVATION** SCALE: 1/4"=1'-0"

IF SHEET NOT 14" X 36" THIS DRAWING HAS BEEN REDUCED AND SCALE NO LONGER APPLIES



**NORTH ELEVATION** SCALE: 1/4"=1'-0"

IF SHEET NOT 14" X 36" THIS DRAWING HAS BEEN REDUCED AND SCALE NO LONGER APPLIES



**WEST ELEVATION** SCALE: 1/4"=1'-0"

IF SHEET NOT 14" X 36" THIS DRAWING HAS BEEN REDUCED AND SCALE NO LONGER APPLIES

**SECTION** SCALE: 1/4"=1'-0"

IF SHEET NOT 14" X 36" THIS DRAWING HAS BEEN REDUCED AND SCALE NO LONGER APPLIES

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**PROTOTYPE ELEVATIONS & SECTION**

**EXHIBIT NO. 3**

Application Number

510-098

Elevations

California Coastal Commission

- MATERIAL KEY NOTES**
1. Standing Seam Metal Roofing & Trim
  2. Roof Beams & Decking
  3. Concrete Block - Filled & Polished
  4. Concrete Block - Filled & Polished
  5. Pleiglass Skylight
  6. Painted Galvanized Steel Columns
  7. Painted Gutter
  8. Fiber Reinforced Plastic Door Colors
  9. Fiber Reinforced Plastic Door Colors
  10. Pleiglass Skylight Above Canopy
  11. Pleiglass Skylight Above Canopy
  12. Pleiglass Skylight Above Canopy
  13. Hardcoat Colored Concrete



# KEY NOTES

1. Bike Parking
2. Drinking Fountain
3. Foot Wash
4. ~~Leach Wash~~
5. Shower Tower
6. Colored Concrete Hardscape w/Retarder
7. Accent Colored Concrete
8. Colored Concrete Hardscape
9. Sand
10. Existing Concrete Paving
11. Existing Restroom Footprint (Removed)
12. Existing Palm Trees
13. Recycled Plastic Boardwalk
14. Existing AC Pavement



## PROTOTYPE SITE PLANS

**810 PALISADES BEACH ROAD** SCALE: 1/8"=1'-0"

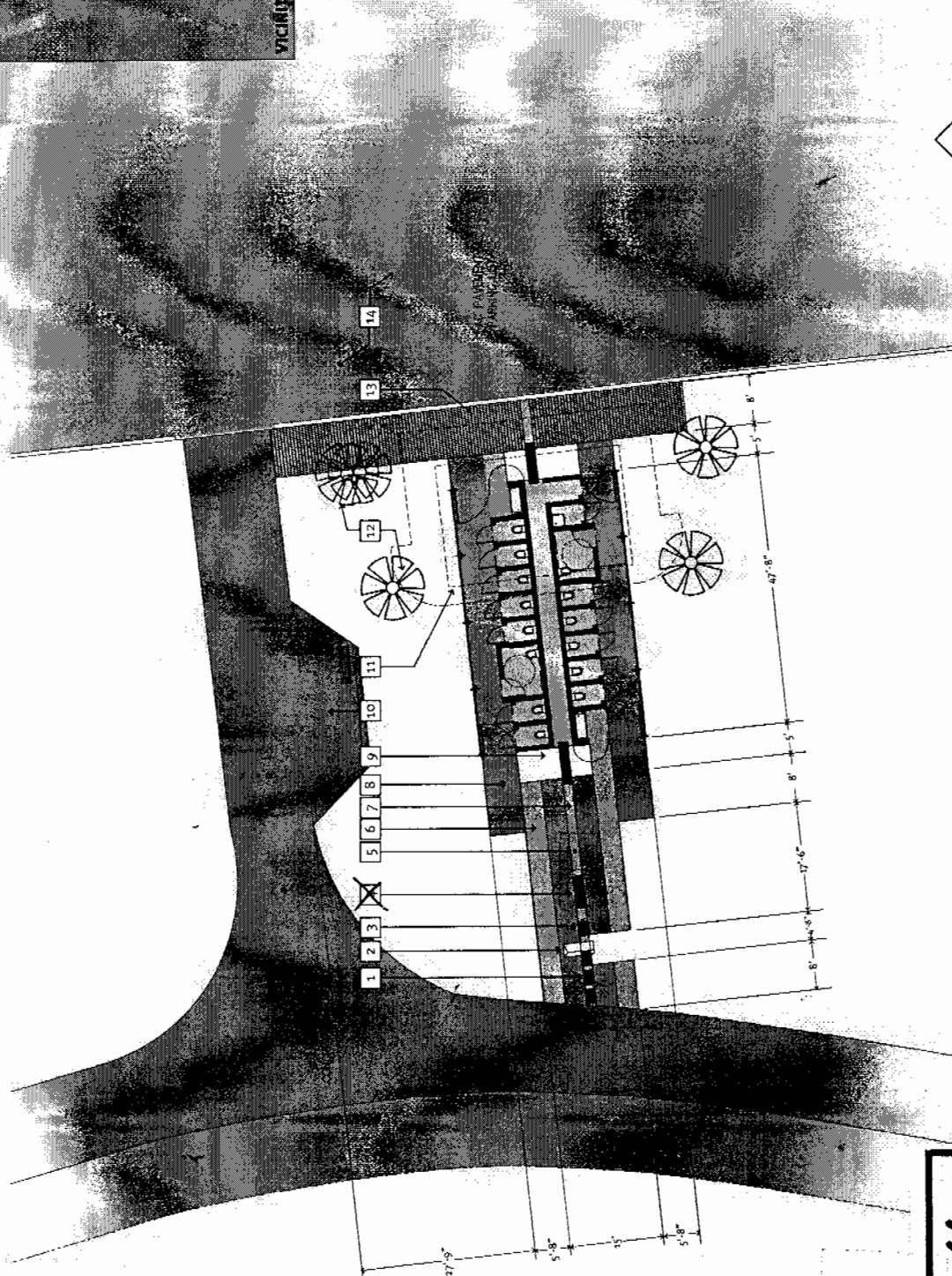
IF SHEET NOT 24" X 36" THEN DIMENSIONS AS BEEN REDUCED AND SCALE NO LONGER APPLIES

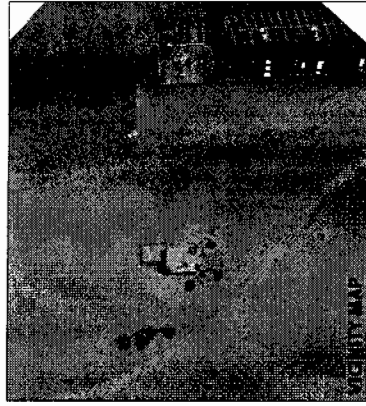
PG. 4 3/26/2010

EACH REST STOP

n/c/a

EXHIBIT NO. 4
Application Number 5-10-098
Site Plan
810
California Coastal Commission





# KEY NOTES

1. Bike Parking
2. Drinking Fountain
3. Foot Wash
4. ~~Lost Well~~
5. Shower Tower
6. Colored Concrete Hardscape w/Retarder
7. Accent Colored Concrete
8. Colored Concrete Hardscape
9. Sand
10. Existing Concrete Paving
11. Existing Restroom Footprint (Removed)
12. Existing Palm Trees
13. Recycled Plastic Boardwalk
14. Existing AC Pavement
15. Cast in Place Concrete Bench



## PROTOTYPE SITE PLANS



1100 PALISADES BEACH ROAD SCALE: 1/8"=1'-0"  
P-SHEET NOT 24"x36" THEN DIMMING HAS BEEN REDUCED AND SCALE NO LONGER APPLIES  
 PGS 3/26/2010

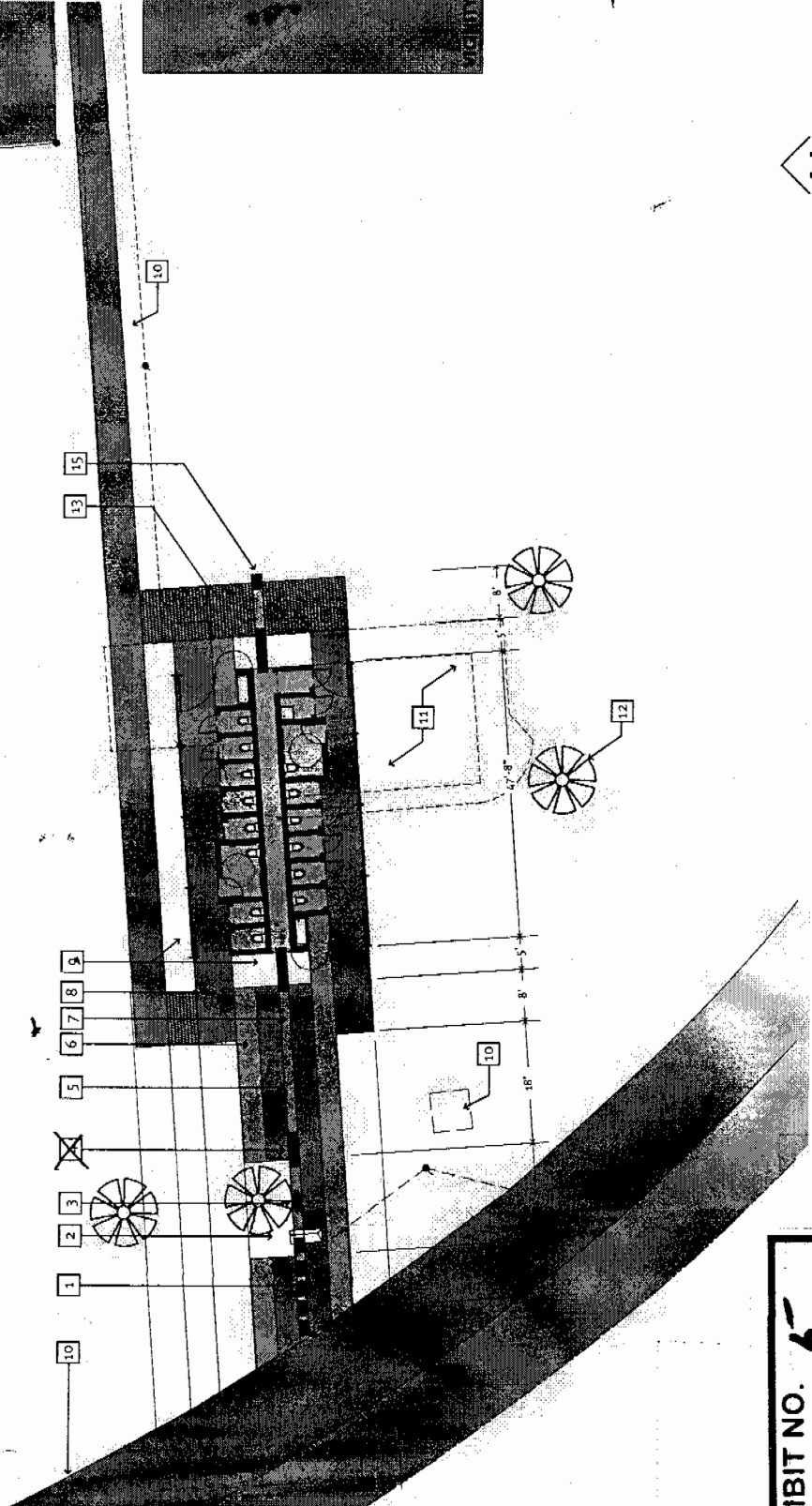


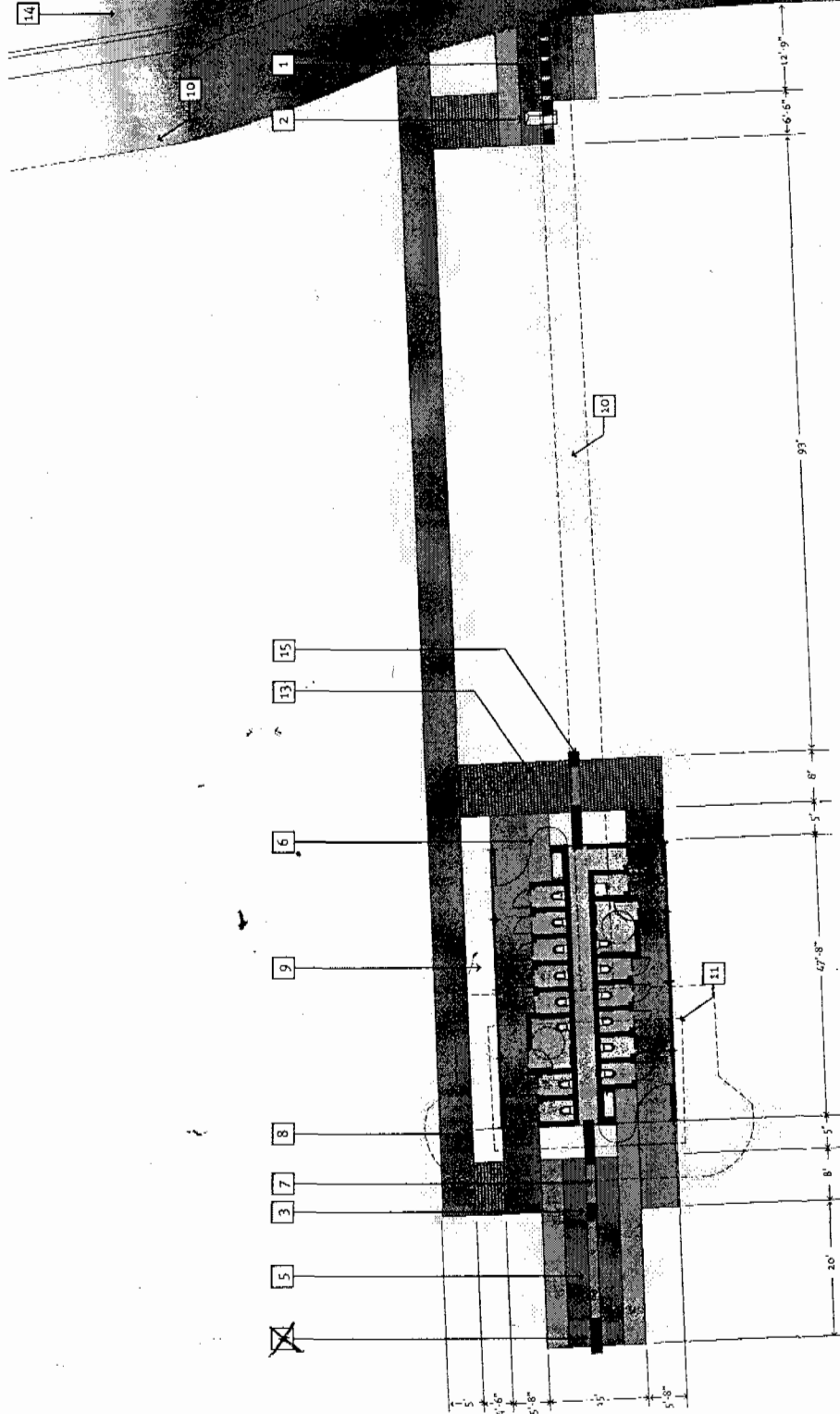
EXHIBIT NO.	5
Application Number	5-10-098
	Site Plan
	1100
California Coastal Commission	

BEACH REST STOP  
 HCA



# KEY NOTES

1. Bike Parking
2. Drinking Fountain
3. Foot Wash
4. Shower Tower
5. Colored Concrete Hardscape w/Retarder
6. Accent Colored Concrete
7. Colored Concrete Hardscape
8. Sand
9. Existing Concrete Paving
10. Existing Restroom Footprint (Removed)
11. Existing Palm Trees
12. Recycled Plastic Boardwalk
13. Existing AC Pavement
14. Existing AC Pavement
15. Cast in Place Concrete Bench

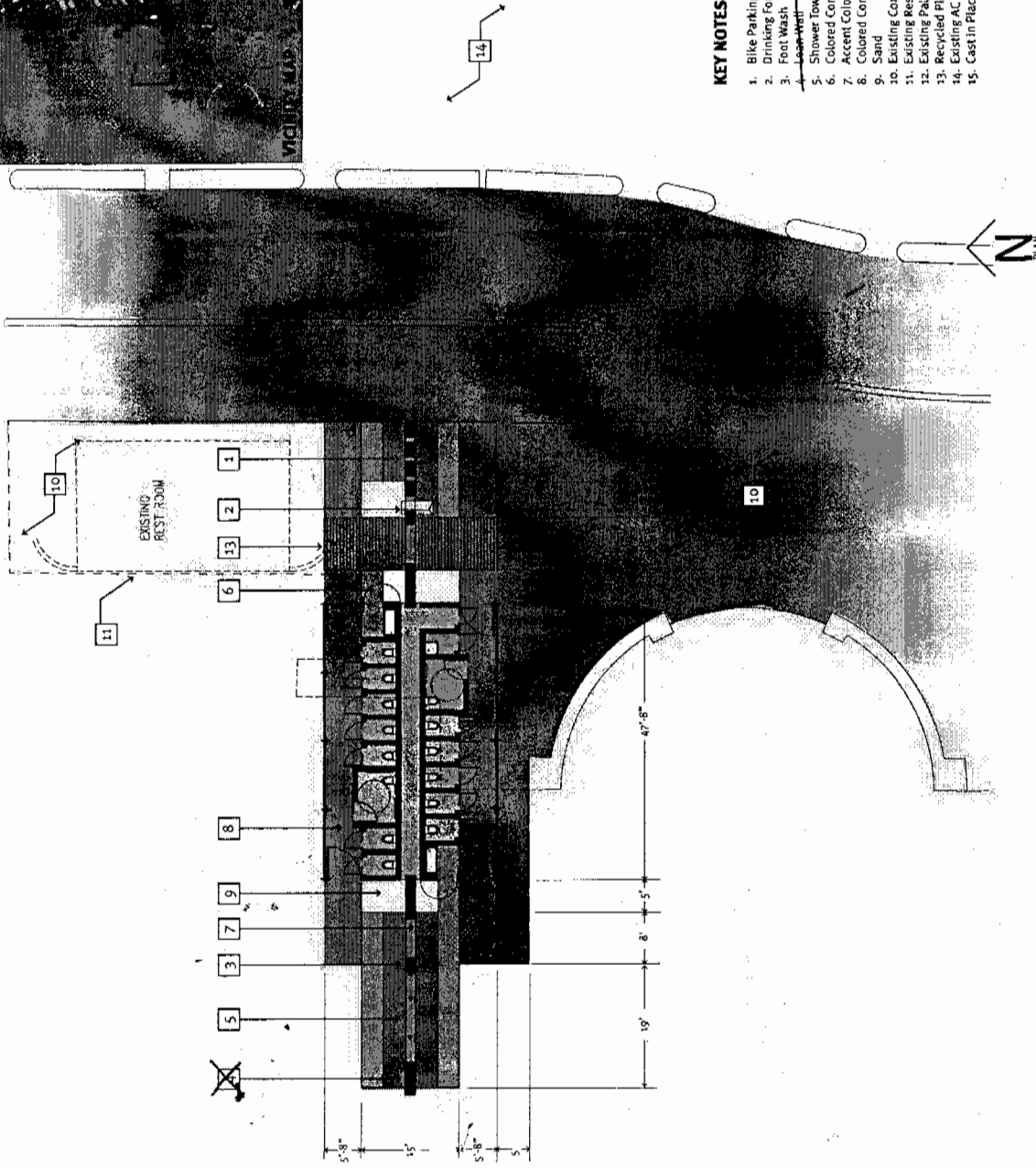


**1200 PALISADES BEACH ROAD** SCALE: 1/8"=1'-0"  
 IF SHEET NOT 7'x 9' THEN DRAWING HAS BEEN REDUCED AND SCALE NO LONGER APPLIES  
 PG6 3/26/2010

EACH REST STOP  
 nica

## PROTOTYPE SITE PLANS

EXHIBIT NO.	6
Application Number	5-10-095
	Site Plan
	1200
	California Coastal Commission



# KEY NOTES

1. Bike Parking
2. Drinking Fountain
3. Foot Wash
4. Shower Tower
5. Colored Concrete Hardscape w/Retainer
6. Accent Colored Concrete
7. Colored Concrete Hardscape
8. Sand
9. Existing Concrete Paving
10. Existing Restroom Footprint (Removed)
11. Existing Palm Trees
12. Recycled Plastic Boardwalk
13. Existing AC Pavement
14. Cast in Place Concrete Bench



## PROTOTYPE SITE PLANS

2000 OCEAN FRONT WALK SCALE: 1/8"=1'-0"

IF SHEET NOT 24" X 36" THIS DRAWING HAS BEEN REDUCED AND SCALE NO LONGER APPLIES

P67 3/26/2010

EACH REST STOP

n/ca

EXHIBIT NO. 7

Application Number

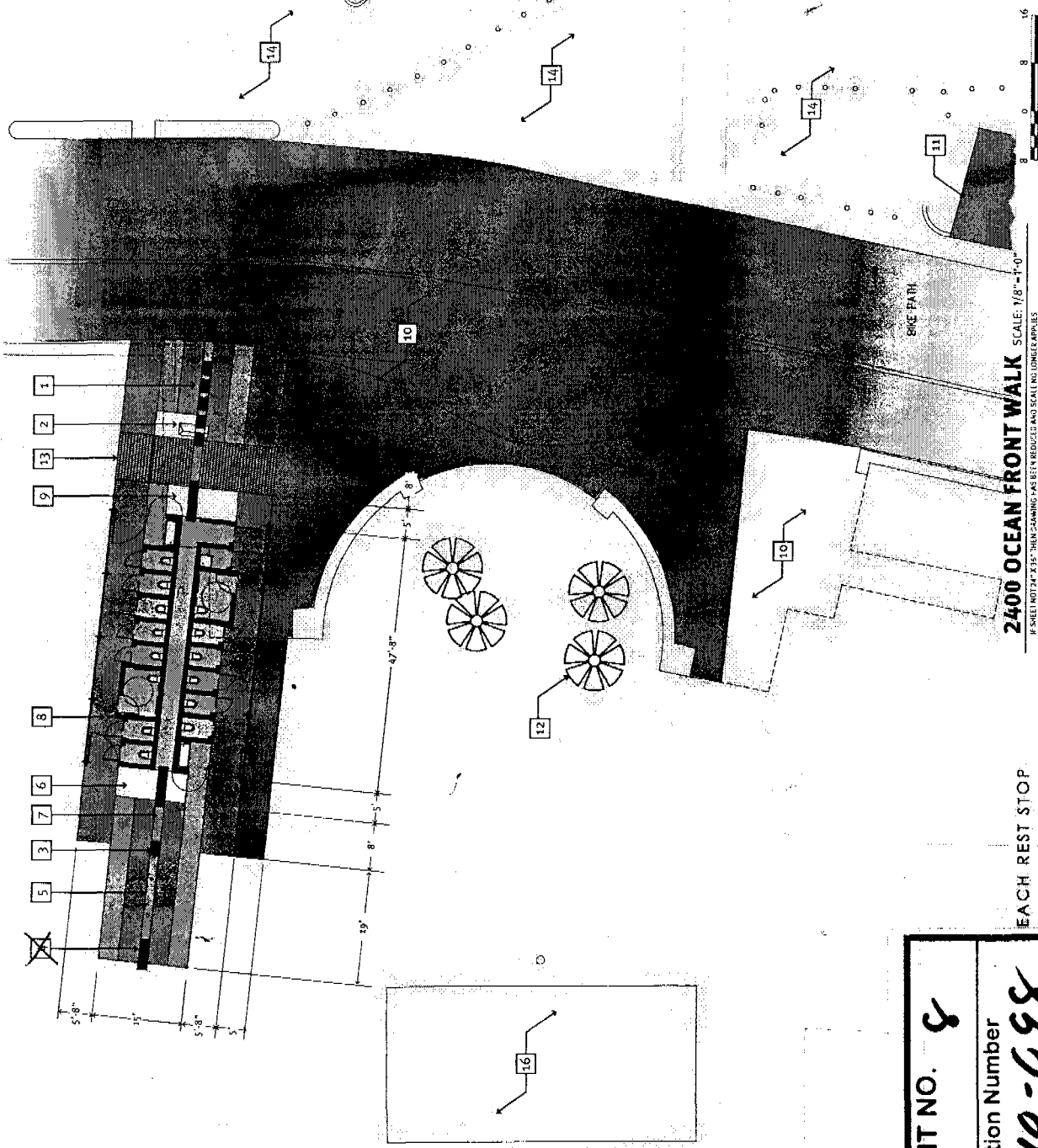
5-10-098

Site Plan

2000

California Coastal Commission





**KEY NOTES**

1. Bike Parking
2. Drinking Fountain
3. Foot Wash
4. Shower tower
5. Colored Concrete Hardscape w/Retarder
6. Accent Colored Concrete
7. Colored Concrete Hardscape
8. Sand
9. Existing Concrete Paving
10. Existing Restroom Converted to Maintenance/Custodial Storage
11. Existing Palm Trees
12. Recycled Plastic Boardwalk
13. Existing AC Pavement
14. Cast in Place Concrete Bench
15. Existing Beach Volleyball Court

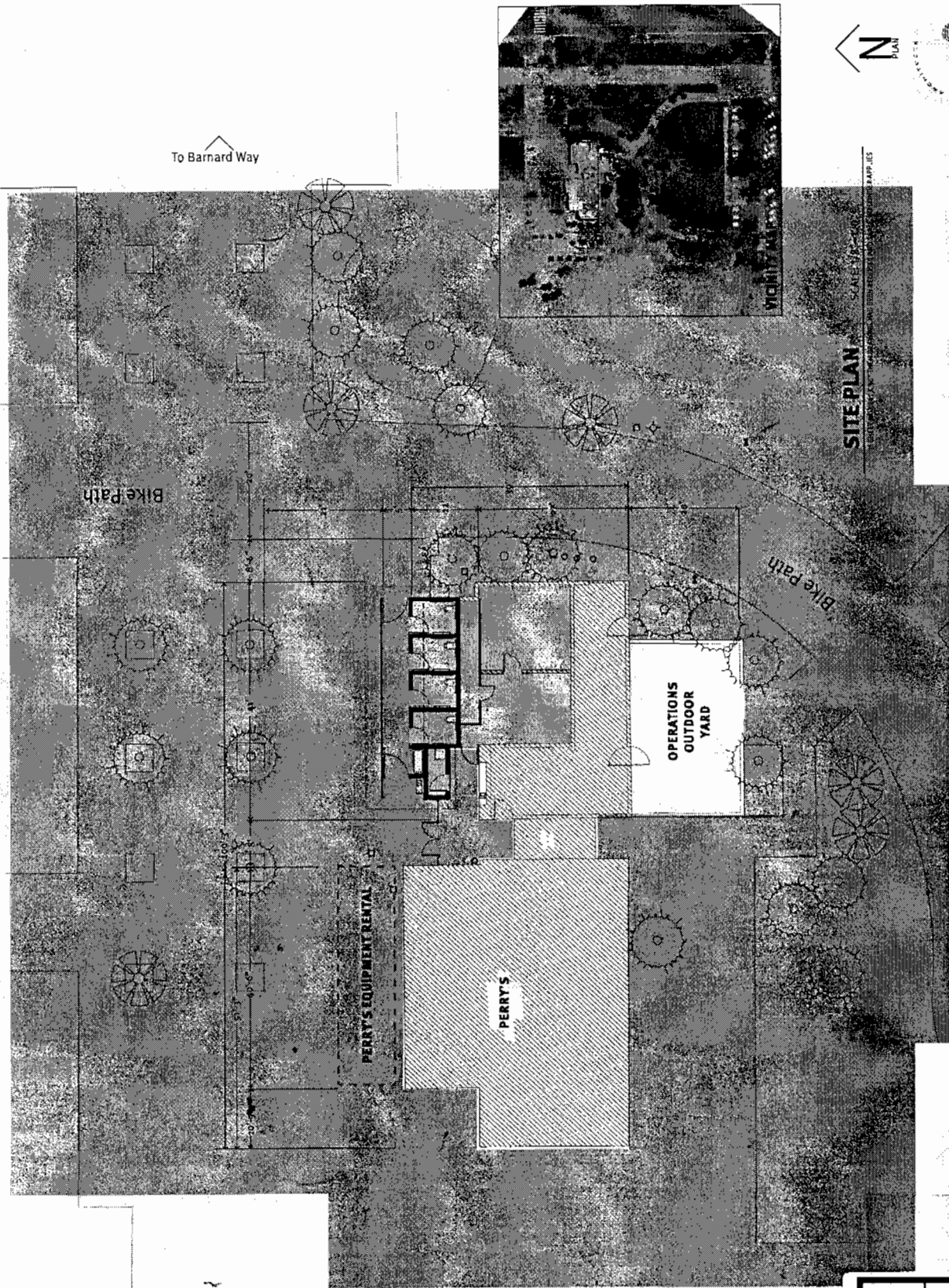
**PROTOTYPE SITE PLANS**

**2400 OCEAN FRONT WALK** SCALE: 1/8" = 1'-0"

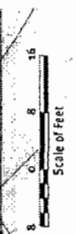
IF SHEET NOT 24" X 36" THEN DIMENSIONS HAVE BEEN REDUCED AND SCALE NO LONGER APPLIES

PG8 3/26/2010

EXHIBIT NO.	8
Application Number	5-10-098
	A Site Plan
	2400
	California Coastal Commission



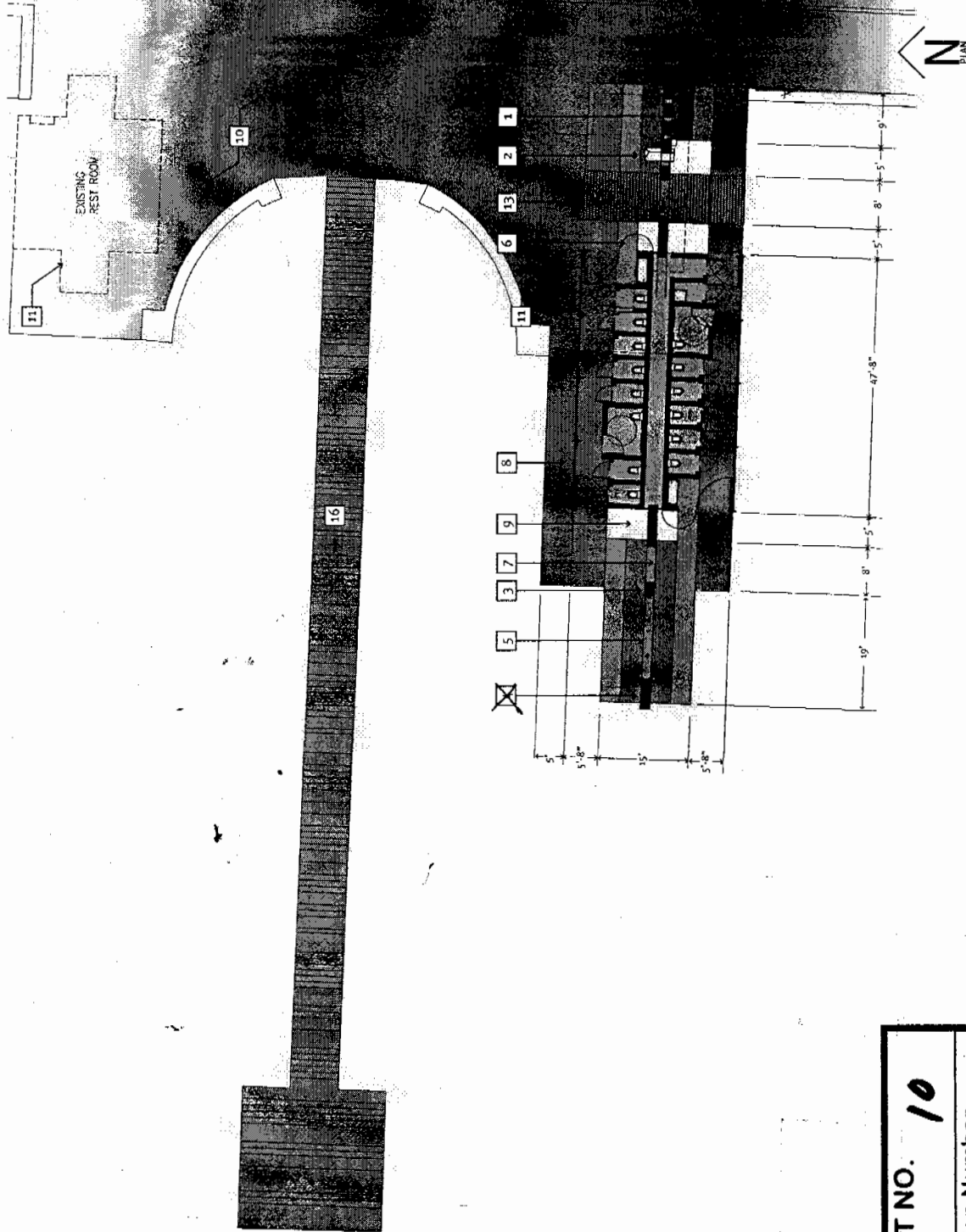
**2500 OCEAN FRONT  
WALK SITE PLAN**



PG 9 3/26/2010

EACH REST STOP  
hica

EXHIBIT NO.	9
Application Number	5-10-C98
	Site Plan
	2500
California Coastal Commission	



1. Bike Parking
2. Drinking Fountain
3. Foot Wash
4. ~~Lease-Mat~~
5. Shower Tower
6. Colored Concrete Hardscape w/Retarder
7. Accent Colored Concrete
8. Colored Concrete Hardscape
9. Sand
10. Existing Concrete Paving
11. Existing Restroom Footprint (removed) & New Concrete Installed
12. Existing Palm Trees
13. Recycled Plastic Boardwalk
14. Existing AC Pavement
15. Cast in Place Concrete Bench
16. Existing Boardwalk

**2600 OCEAN FRONT WALK** SCALE: 1/8"=1'-0"

IF SHEET NOT 24" X 36" THEN DRAWING "HAS BEEN REDUCED AND SCALE NO LONGER APPLIES"

PG10 3/26/2010

EACH REST STOP

**nica**

EXHIBIT NO.

10

Application Number

5-10-098

Site 12/2a

2600

California Coastal Commission

## PROTOTYPE SITE PLANS



EXHIBIT NO.	11
Application Number	5-10-098
	Site Plan
	2800
California Coastal Commission	

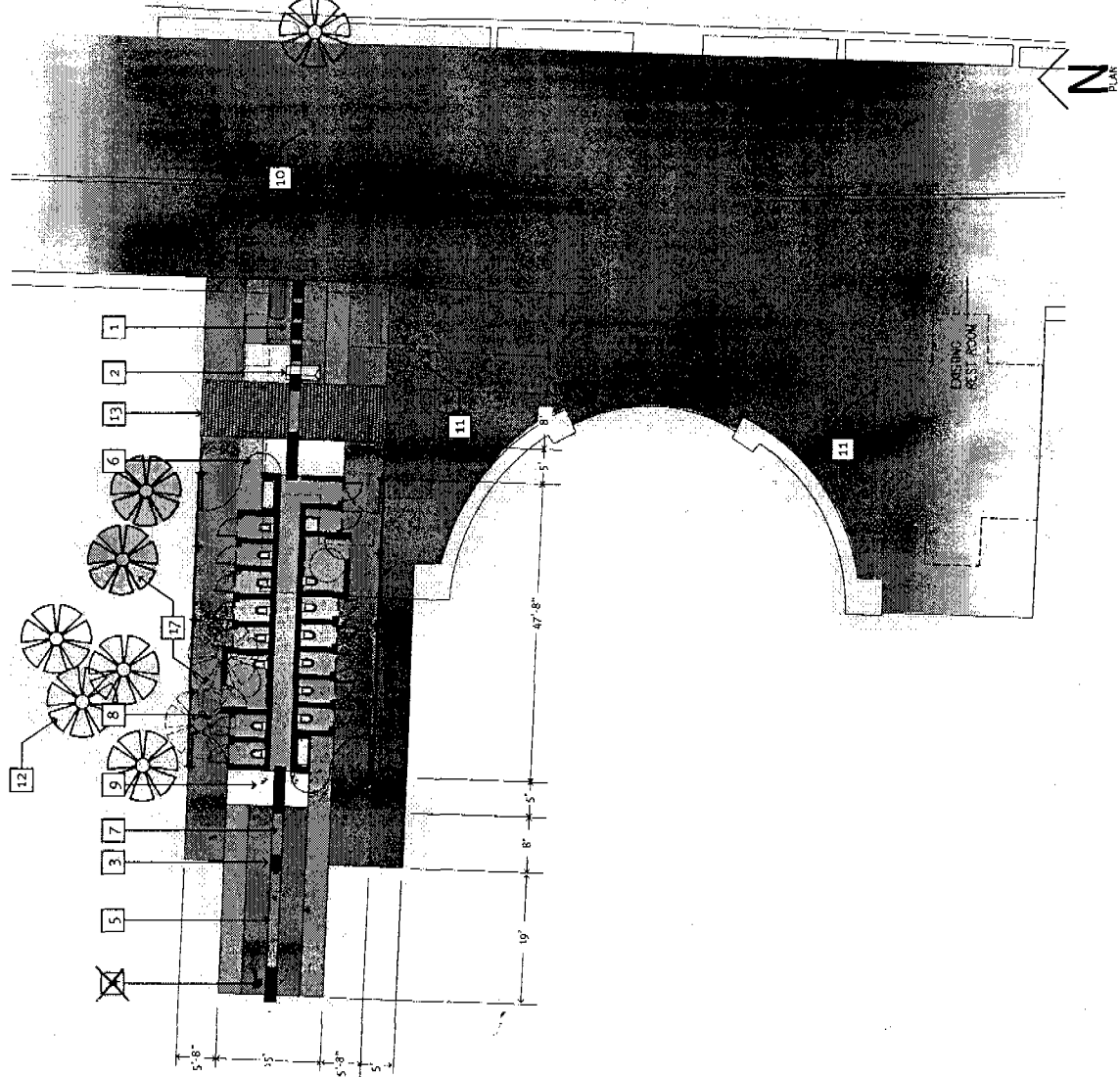
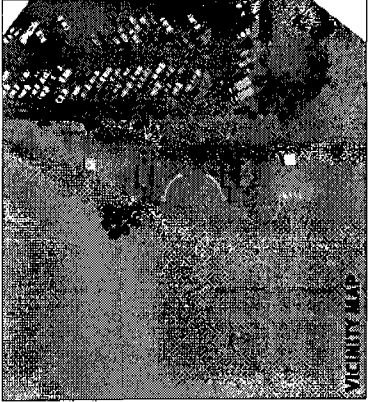
EACH REST STOP  
1100

2800 OCEAN FRONT WALK SCALE: 1/8" = 1'-0"

PG11 3/26/2010

Scale of Feet  
0 8 16

PROTOTYPE SITE PLANS



KEY NOTES

1. Bike Parking
2. Drinking Fountain
3. Foot Wash
4. ~~Lean Wall~~
5. Shower Tower
6. Colored Concrete Hardscape w/Retarder
7. Accent Colored Concrete
8. Colored Concrete Hardscape
9. Sand
10. Existing Concrete Paving
11. Existing Restroom Footprint (Removed) & New Concrete Installed
12. Existing Palm Trees
13. Recycled Plastic Boardwalk
14. Existing AC Pavement
15. Cast in Place Concrete Bench
16. Existing Boardwalk
17. Relocated Palm Trees