

CALIFORNIA COASTAL COMMISSION

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**W7c**

Filed:	05/20/2014
180th Day:	11/16/2014
Staff:	SV-LB
Staff Report:	6/19/2014
Hearing Date:	7/9/2014

STAFF REPORT: CONSENT CALENDAR

Application No.:	5-14-0671
Applicant:	1320 2nd Street, LLC
Agent:	Ambruster Goldsmith & Delvac, LLC
Location:	1320 2 nd Street, Santa Monica, Los Angeles County (APN 4291-014-005 & 4291-014-006)
Project Description:	Demolition of a two-story, 11,672 sq.ft. office building and 28 parking spaces and construction of a four-story, 45 ft high, approximately 46,421 sq ft mixed use building including a 750 sq ft rooftop patio, 53 residential units, approximately 6,664 sq ft of ground floor commercial space and a two-level subterranean parking garage with 66 parking space. The project also proposes 130 bicycle parking spaces and two unisex showers for employees who bike to work. The proposed project will be designed to achieve certified LEED Gold status and include a photovoltaic system on the roof.
Staff Recommendation:	Approval with conditions

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the 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 of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the 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 alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

This permit is granted subject to the following 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 on which the Commission voted on the application. 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 of 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:

This permit is granted subject to the following special conditions:

1. Landscape Plan

- A. Prior to issuance of the coastal development permit, the applicant shall submit, for review and approval of the Executive Director, a landscaping plan. The plan shall be prepared by a licensed landscape architect. To minimize the need for irrigation and minimize encroachment of non-native plant species into adjacent areas, all landscaping shall consist of native and/or drought tolerant non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council (formerly known as the California Exotic Pest Plant Council), or as may be identified from time to time by the State of California shall be utilized on the property. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. All plants employed on the site shall be drought tolerant (low water use) plants identified by U. C Davis and the Water Resources Board. Ornamental planting with non-indigenous and non-invasive plant species is permitted within the garden areas.
- B. The permittee shall undertake development in accordance with the final plans approved by the Executive Director pursuant to this condition. Any proposed changes to the approved plans shall be reported to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

2. Transportation Demand Management Program

- A. The proposed project shall incorporate the City's Transportation Demand Management Program. The program includes, but is not limited to, the following:
 - 1. The applicant and its successors and assigns shall actively encourage employee participation in a Transportation Ride Sharing program.
 - 2. A public transit fare reimbursement program shall be implemented by the applicant or its successors and assigns. All commercial tenants shall offer partial or full reimbursement equal to the value of subsidized parking to one hundred percent of the employees of the development for public transit fare to and from work.
 - 3. The applicant and its successors and assigns shall provide secure bicycle parking, free of charge, on the property for the public, including residents, employees and visitors. Shower facilities shall also be provided for employees of the commercial uses.
 - 4. The applicant and its successors and assigns shall implement a publicity program, the contents of which is subject to the review and approval of the Executive Director, that indicates how the future occupants of the development will be made aware of the provisions of this special condition. The publicity program shall be implemented during the first month of occupancy of the new development.
 - 5. The applicant and its successors and assigns will maintain a Transportation Information Center, which will provide information to employees, visitors and residents about local public transit services and bicycle facilities.

6. The applicant and its successors and assigns shall provide unbundled parking to residential tenants separately from residential units and its employee parking to commercial tenants separately from commercial spaces.
- B. For the first six years of occupancy of the development, the applicant shall submit to the Executive Director, a bi-annual report for monitoring the proposed measures. Any proposed changes to the measures shall be submitted to the Executive Director to determine if an amendment to the permit is legally required.

3. Future Parking Changes

With the acceptance of this permit, the applicant acknowledges that any change in the parking proposed under this permit, including, but not limited to, the provision of the leasing or selling of parking spaces to third parties, or reserving parking spaces for other uses not approved under this permit, or change in the number of shared parking spaces between residential and commercial uses, shall be submitted to the Executive Director to determine if an amendment to the permit is legally required.

4. Archaeological Resources

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director an archeological monitoring plan prepared by a qualified professional, that shall incorporate the following measures and procedures:

- A. The monitoring plan shall ensure that any prehistoric or historic archaeological or paleontological cultural resources that are present on the site and could be impacted by the approved development will be identified so that a plan for their protection can be developed. To this end, the cultural resources monitoring plan shall require that archaeological and Native American monitors be present during all grading operations unless the applicant submits evidence, subject to the review and approval of the Executive Director, that a more complete survey of cultural resources adjacent to and within a one-half mile radius of the project site finds no cultural resources. If cultural resources are found adjacent to, or within a one-half mile radius of the project site, the applicant may choose to prepare a subsurface cultural resources testing plan, subject to the review and approval of the Executive Director, in-lieu of proceeding with development with the presence of archaeological and Native American monitors on the site during grading activities. If the subsurface cultural resources testing plan results in the discovery of cultural resources, the applicant shall prepare a mitigation plan, which shall be peer reviewed and reviewed by designated representatives of the appropriate Native American tribe, and shall apply for an amendment to this permit in order to carry out the mitigation plan.

There shall be at least one pre-grading conference with the project manager and grading contractor at the project site in order to discuss the potential for the discovery of archaeological or paleontological resources.

- C. Archaeological monitor(s) qualified by the California Office of Historic Preservation (OHP) standards, Native American monitor(s) with documented ancestral ties to the area appointed consistent with the standards of the Native American Heritage Commission (NAHC), and the Native American most likely descendent (MLD) when State Law mandates identification

of a MLD, shall monitor all project grading, if required in the approved cultural resources monitoring plan required above.

- D. If required by the above cultural resources monitoring plan to have archeological and Native American monitors present during grading activities, the permittee shall provide sufficient archeological and Native American monitors to assure that all project grading that has any potential to uncover or otherwise disturb cultural deposits is monitored at all times;
- E. If any archaeological or paleontological, i.e. cultural deposits, are discovered, including but not limited to skeletal remains and grave-related artifacts, artifacts of traditional cultural, religious or spiritual sites, or any other artifacts, all construction shall cease within at least 50 feet of the discovery, and the permittee shall carry out significance testing of said deposits in accordance with the attached "Cultural Resources Significance Testing Plan Procedures" (Appendix 1). The permittee shall report all significance testing results and analysis to the Executive Director for a determination of whether the findings are significant.
- F. If the Executive Director determines that the findings are significant, the permittee shall seek an amendment from the Commission to determine how to respond to the findings and to protect both those and any further, cultural deposits that are encountered. Development within at least 50 feet of the discovery shall not recommence until an amendment is approved, and then only in compliance with the provisions of such amendment.

5. Storage Of Construction Materials, Mechanized Equipment And Removal Of Construction Debris

- A. The permittee shall comply with the following construction-related requirements:
 - 1. No construction materials, debris, or waste shall be placed or stored where it may be subject to water, wind, rain, or dispersion;
 - 2. Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
 - 3. Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;
 - 4. Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and
 - 5. All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.
- B. 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. Such measures shall be used during construction:
 - 1. The applicant shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage

- of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;
- 2. The applicant shall develop and implement spill prevention and control measures;
- 3. The applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50-feet away from a stormdrain, open ditch or surface water; and
- 4. The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.

6. Staging Area for Construction

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the permittee shall submit a plan for the review and approval of the Executive Director which indicates that the construction staging area(s) and construction corridor(s) will avoid impacts to public access.
 - 1. The plan shall demonstrate that:
 - a. construction equipment or activity shall not occur outside the staging area and construction corridor identified on the site plan required by this condition
 - b. Pacific Coast Highway shall not be used as a construction corridor, no public parking areas shall be used as staging areas
 - 2. The plan shall include, at a minimum, a site plan that depicts:
 - a. limits of the staging area(s)
 - b. construction corridor(s)
 - c. construction site
 - d. location of construction fencing and temporary job trailers
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

7. Dewatering of Groundwater

Prior to issuance of the permit, the applicant shall submit for the review and approval by the Executive Director, an agreement in writing that any required dewatering of the site due to groundwater intrusion, or percolating surface water, during construction or post-construction will require filters to be installed on all dewatering pumps and sump pumps.

8. Water Quality Standards

With the acceptance of this permit the applicant agrees to comply with the City's Urban Runoff Pollution Control Ordinance, including incorporation of Best Management Practices, as required under the City's Municipal Code, that are in effect at the time of approval of this permit.

9. Future Development

This permit is only for the development described in coastal development permit No. 5-14-0671. Except as provided in Public Resources Code section 30610 and applicable regulations, any future development as defined in PRC section 30610, including, but not limited to, a change in the density or intensity of use land, or change from the project description, as proposed by the applicant, shall require an amendment to Permit No. 5-14-0671 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.

10. Development Agreement

With the acceptance of this permit, the applicant is placed on notice that although the Development Agreement consists of the City's authorization for the proposed development, it is not effective in the Coastal Zone until the Development Agreement is formally submitted and approved by the Coastal Commission.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT LOCATION & DESCRIPTION

The applicant, 1320 2nd, LLC proposes to demolish a two-story 11,672 square foot office building and 28 parking spaces located at 1320 2nd Street in Santa Monica (**EXHIBIT #1**) and construct a four-story, 45-foot high, 46,421 square foot residential/commercial mix use development consisting of 53 residential units, 6,664 square feet of ground floor commercial space, 750 square feet of roof deck residential common space, 130 bicycle parking spaces (60 secured locker spaces and 53 hanging racks in the garage and 4 secured lockers for commercial employees, 7 short-term spaces on the adjacent sidewalk and 6 spaces for residential guests in the lobby) and a two-level subterranean parking garage with 66 parking spaces (**EXHIBITS #3 & #6**). The proposal also includes two unisex showers near the bike lockers in the garage to be used by commercial employees.

Of the 53 proposed residential units, the applicant proposes 28 studio apartments, 19 one-bedroom apartments and 6 two-bedroom apartments. Ten of the 53 residential units are proposed to be deed-restricted for affordable households (i.e., five very low income one-bedroom units and five moderate income studio units). Rooftop access structures include a 54 foot high stair enclosure (nine feet above the roofline) and a 59 foot high elevator enclosure (14 feet above the roofline) (**EXHIBITS #5 & #7**). The proposed subterranean parking garage will be accessible from the alley. The applicant proposes to “unbundle” all parking spaces, thereby leasing parking to residential and commercial tenants separately from their respective units and tenant spaces.

The average sizes of the proposed residential units are: 478 square feet for the studio apartments, 694 square feet for the one-bedroom apartments and 1,104 square feet for the two-bedroom apartments. The proposed ground floor would consist of a total of 5,905 square feet of usable commercial area likely to be divided into two separate tenant space (**EXHIBIT #4**). Four live/work studio units are proposed in the rear half of the building on the ground floor with the remaining residential units proposed to be located on floors 2 – 4.

The project site is located in the Bayside Commercial District (BSC-4) and the City's Downtown Parking Assessment District (**EXHIBIT #2**). The site consists of two contiguous parcels totaling 15,000 square feet of land area and is surrounded by commercial and residential uses. The proposed

development will be designed to achieve a minimum of LEED Gold certification and will include sustainable elements involving building design and materials, onsite energy generation from photovoltaic systems and energy savings from green energy design, energy and water use reduction strategies, and recycling of construction and consumer waste.

In order to conform to the requirements of the Coastal Act, the proposed project must provide adequate parking and/or public transit opportunities in order not to negatively impact parking for coastal access. The applicant is proposing to provide 66 on-site parking spaces within a two-level subterranean parking garage and surface lot for the mixed use development consisting of 10 affordable residential units; 43 market rate apartment units and 5,905 square feet of retail space.

Based on the proposed project and the parking requirements imposed by the Commission, the applicant is required to provide 185 on-site parking spaces. The applicant is proposing 66 on-site parking spaces. However, because the proposed project is located in the City's Downtown Parking Assessment District, all support parking for all development within the District is provided for by the City within the six municipal parking structures and various surface lots within the District. The City created the Downtown Parking District in 1986 as *"an opportunity for developers to pay an in-lieu fee instead of providing on-site parking, and the fee would be used to build more parking structures in the district."*¹ There are a total of 3,365 parking spaces accounted for in 6 parking structures of the City's Downtown Parking Assessment District.

The previous use for this site was office space, which supplied 28 on-site parking spaces. Given the previous conditions, the Commission would have required 39 parking spaces. This discrepancy resulted in a deficit of 11 on-site parking spaces which would have been supported by the nearby parking structures. Following this logic, the applicant must prove that the City's parking structures have the capacity to maintain the remaining 108 required parking spaces that the Commission requires for the project (185 required spaces – 66 on-site spaces – 11 spaces previously supplied by the parking structures = 108 new parking spaces).

The City's parking study concludes that shared parking structures have been successful in exceeding parking demand in that area of the City. In their most recent parking study, the City found that on a Saturday in July 2013 at 11:00 a.m. the parking structures in the Downtown Parking Assessment District were 60% full, yielding about 1,192 free parking spaces. By 4:00 p.m. on that same Saturday, the parking structures were at 94% of their capacity yielding about 178 free parking spaces. The City also considered weekday parking demand. They found that on a Thursday morning at 11:00 a.m. in July 2013, the parking structures were 56% full, yielding 1,203 free parking spaces and by 4:00 p.m. that same day, the parking structures had reached a capacity of 83% yielding 494 free parking spaces.

At the time of the City's parking study, parking structure 6 was under construction and nonoperation and therefore not considered in the analysis. It has since reopened and contributes an additional 740 parking spaces to the parking supply to the City's Downtown Parking District. Based on the City's study, adequate parking is provided and thus, the parking requirements for the proposed new development are satisfied.

Furthermore, the City is requiring the applicant to participate in a Transportation Demand Management Program to reduce the demand for parking spaces and to contribute a transit service

¹ City of Santa Monica Downtown Specific Plan Draft, February 2014, page 170

enhancement fee of \$525,493 toward the City's transportation infrastructure improvements, Colorado Esplanade improvements, parks and open space, Big Blue Bus infrastructure and Historic Preservation programs.

B. Development

The development is located within an existing developed area and, as conditioned, 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 conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

C. Coastal Access/Parking

The Commission, therefore, finds that 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.

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 and as conditioned, 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, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, 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. Cultural Resources

The proposed site is currently developed and has been disturbed in the past. There is a remote possibility of a deeply buried site being uncovered during excavation.

The proposed development includes deep excavations to construct the subterranean levels. The DA address the potential of uncovering archaeological resources and to ensure consistency with Section 30244 of the Coastal Act, the Commission imposed a special condition to require the applicant to monitor all grading and construction activities and required appropriate recovery and mitigation measures, regarding excavation, reporting and curation.

Although the DA purports to vest certain planning documents, those vested components pertain to local planning only and do not serve for local coastal planning (LCP) purposes under the Coastal Act, nor do they restrict what may or may not be approved under any subsequent coastal development permit. Thus, for any projects that has not yet received Coastal Act authorization, the DA does not bind the Commission (or local agency with a certified LCP and delegated authority) from conducting a full analysis pursuant to the Coastal Act and any applicable LCP in assessing whether to approve such projects. Since the DA imposes no restrictions on the applicable Coastal

Act analysis, and any projects proposed in the future will be assessed pursuant to the dictates of the Coastal Act, the DA is not inconsistent with the Coastal Act. Accordingly, the DA would not in any way interfere with the Commission's ability to deny or modify any project to assure consistency with Sections 30244 of the Coastal Act. Therefore, the Commission finds that the DA would not be inconsistent with Section 30244 of the Coastal Act.

E. Development Agreement

California Government Code Section 65869 stipulates that development agreements shall not be applicable to development in the coastal zone unless, prior to certification of the local coastal program ("LCP") for the jurisdiction in which the development is located, the Commission, through formal action, approves the development agreement.

Since the LCP for the City of Santa Monica has not been certified, the Commission will have to approve the development agreement before the agreement can be effective. The Development Agreement is currently not before the Commission. The applicant has submitted the Development Agreement as a background document as part of the application for the Coastal Development Permit for the proposed development. Therefore, a special condition is necessary to place the applicant on notice that the development agreement is an agreement between the applicant and the developer, and is not effective in the Coastal Zone until it has been formally submitted and approved by the Commission.

F. 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 Land Use Plan for the City of Santa Monica was effectively certified in August 1992. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

G. CEQA

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

Appendix A - Substantive File Documents

APPENDIX 1

CULTURAL RESOURCES SIGNIFICANCE TESTING PLAN PROCEDURES

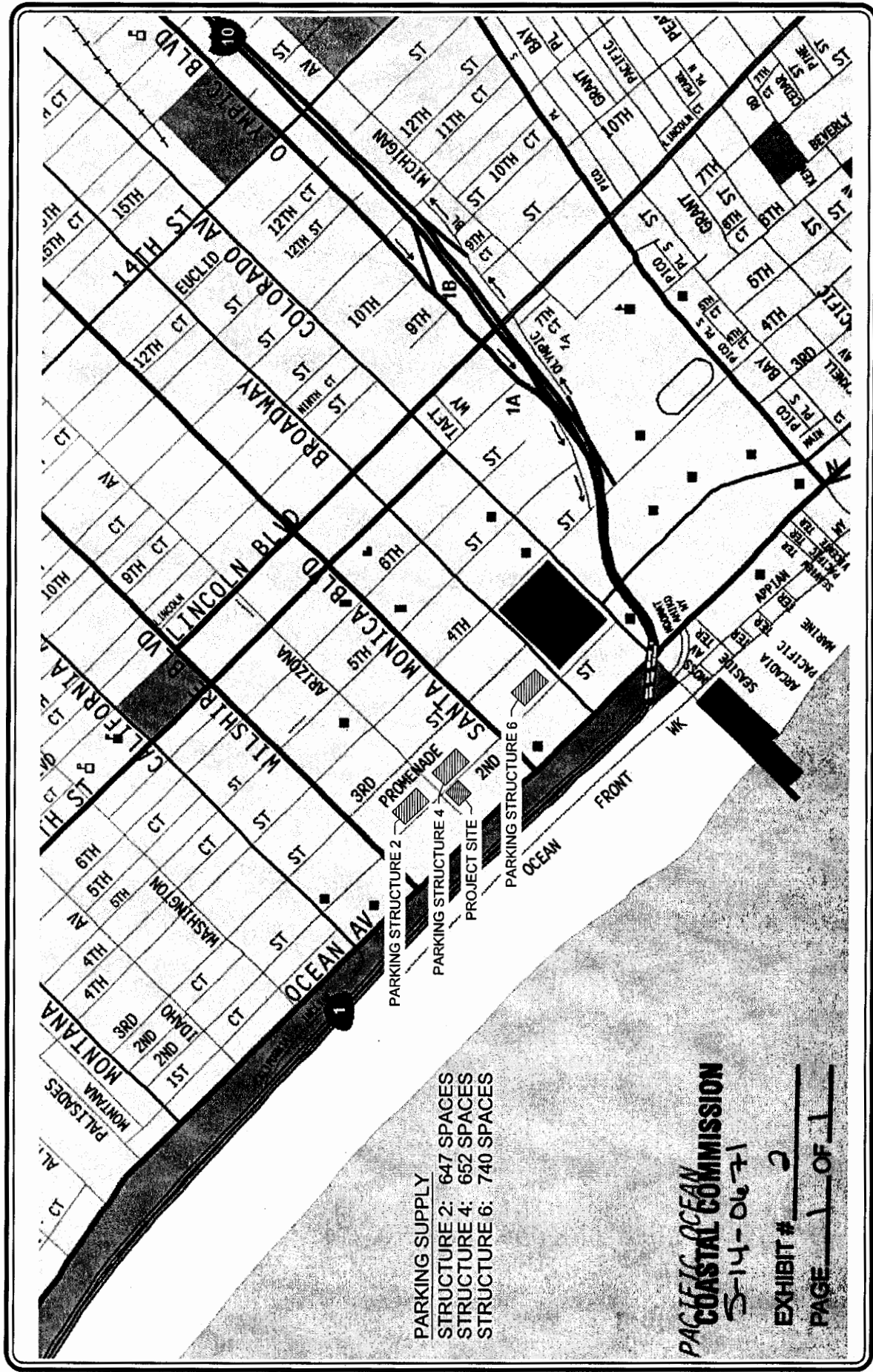
- A. An applicant seeking to recommence construction following discovery of the cultural deposits shall submit a Significance Testing Plan for the review and approval of the Executive Director. The Significance Testing Plan shall identify the testing measures that will be undertaken to determine whether the cultural deposits are significant. The Significance Testing Plan shall be prepared by the project archaeologist(s), in consultation with the Native American monitor(s), and the Most Likely Descendent (MLD) when State Law mandates identification of a MLD. The Executive Director shall make a determination regarding the adequacy of the Significance Testing Plan within 10 working days of receipt. If the Executive Director does not make such a determination within the prescribed time, the plan shall be deemed approved and implementation may proceed.
1. If the Executive Director approves the Significance Testing Plan and determines that the Significance Testing Plan's recommended testing measures are de minimis in nature and scope, the significance testing may commence after the Executive Director informs the permittee of that determination.
 2. If the Executive Director approves the Significance Testing Plan but determines that the changes therein are not de minimis, significance testing may not recommence until after an amendment to this permit is approved by the Commission.
 3. Once the measures identified in the significance testing plan are undertaken, the permittee shall submit the results of the testing to the Executive Director for review and approval. The results shall be accompanied by the project archeologist's recommendation as to whether the findings are significant. The project archeologist's recommendation shall be made in consultation with the Native American monitors and the MLD when State Law mandates identification of a MLD. The Executive Director shall make the determination as to whether the deposits are significant based on the information available to the Executive Director. If the deposits are found to be significant, the permittee shall prepare and submit to the Executive Director a supplementary Archeological Plan in accordance with subsection D of this condition and all other relevant subsections. If the deposits are found to be not significant, then the permittee may recommence grading in accordance with any measures outlined in the significance testing program.
- B. An applicant seeking to recommence construction following a determination by the Executive Director that the cultural deposits discovered are significant shall submit a supplementary Archeological Plan for the review and approval of the Executive Director. The supplementary Archeological Plan shall be prepared by the project archaeologist(s), in consultation with the Native American monitor(s), the Most Likely Descendent (MLD) when State Law mandates identification of a MLD, as well as others identified in subsection E of this condition. The supplementary Archeological Plan shall identify proposed investigation and mitigation measures. The range of investigation and mitigation measures

considered shall not be constrained by the approved development plan. Mitigation measures considered may range from in-situ preservation to recovery and/or relocation. A good faith effort shall be made to avoid impacts to cultural resources through methods such as, but not limited to, project redesign, capping, and placing cultural resource areas in open space. In order to protect cultural resources, any further development may only be undertaken consistent with the provisions of the Supplementary Archaeological Plan.

1. If the Executive Director approves the Supplementary Archaeological Plan and determines that the Supplementary Archaeological Plan's recommended changes to the proposed development or mitigation measures are de minimis in nature and scope, construction may recommence after the Executive Director informs the permittee of that determination.
 2. If the Executive Director approves the Supplementary Archaeological Plan but determines that the changes therein are not de minimis, construction may not recommence until after an amendment to this permit is approved by the Commission.
- C. Prior to submittal to the Executive Director, all plans required to be submitted pursuant to this special condition, except the Significance Testing Plan, shall have received review and written comment by a peer review committee convened in accordance with current professional practice that shall include qualified archeologists and representatives of Native American groups with documented ancestral ties to the area. Names and qualifications of selected peer reviewers shall be submitted for review and approval by the Executive Director. The plans submitted to the Executive Director shall incorporate the recommendations of the peer review committee. Furthermore, upon completion of the peer review process, all plans shall be submitted to the California Office of Historic Preservation (OHP) and the NAHC for their review and an opportunity to comment. The plans submitted to the Executive Director shall incorporate the recommendations of the OHP and NAHC. If the OHP and/or NAHC do not respond within 30 days of their receipt of the plan, the requirement under this permit for that entities' review and comment shall expire, unless the Executive Director extends said deadline for good cause. All plans shall be submitted for the review and approval of the Executive Director.

Street View





NOT TO SCALE

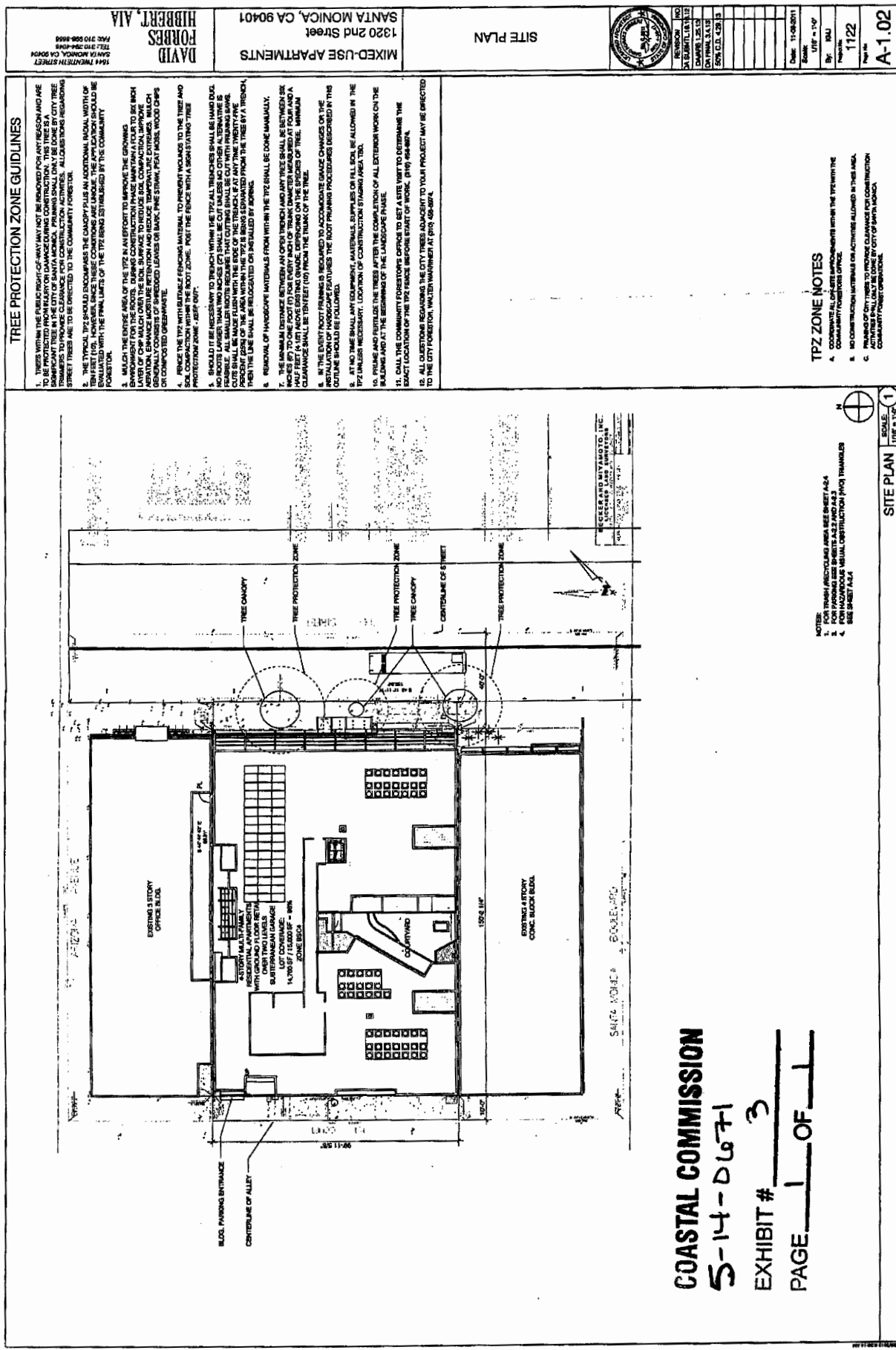
MAP SOURCE: RAND MCNALLY & COMPANY

FIGURE 1
VICINITY MAP

LINSCOTT, LAW & GREENSPAN, engineers

1320 SECOND STREET

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- TREE PROTECTION ZONE GUIDELINES**
1. TREES WITHIN THE PUBLIC RIGHT-OF-WAY MAY NOT BE REMOVED FOR ANY REASON AND ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THIS TREE IS A DOMINANT TREE IN THE CITY OF SANTA MONICA. PRUNING SHALL ONLY BE DONE BY CITY TREE SPECIALISTS AND SHALL BE LIMITED TO THE TRUNK AND BRANCHES. ALLOWED TRIMMING HEIGHTS SHALL BE TO BE DIRECTED TO THE COMMUNITY FORESTER.
 2. THE TYPICAL TPZ SHOULD ENCOMPASS THE CANOPY PLUS AN ADDITIONAL RADIAL WIDTH OF TEN FEET. HOWEVER, SINCE THESE CONDITIONS ARE UNIQUE, THE APPLICATION SHOULD BE EVALUATED WITH THE FINAL LIMITS OF THE TPZ BEING ESTABLISHED BY THE COMMUNITY FORESTER.
 3. MUCH THE ENTIRE AREA OF THE TPZ IN AN EFFORT TO IMPROVE THE GROWING CONDITIONS OF THE TREE. THIS INCLUDES THE REMOVAL OF WEEDS, GRASS, AND SOFT WORK LAYER OF CHALK OVER THE SOIL SURFACE TO REDUCE SOIL COMPACTION, IMPROVE AERATION, ENHANCE FERTILIZATION AND REDUCE TEMPERATURE EXTREMES. MULCH OR COMPOSTED ORGANIC MATERIAL SHOULD BE LAYED ON SURFACE TO SUPPLY NUTRIENT AND COMPOSTED ORGANIC MATERIAL.
 4. PRUNE THE TPZ WITH REMOVAL OF BRANCHES MATERIAL TO PREVENT COLLAPSE TO THE TREE AND SOIL COMPACTION WITHIN THE ROOT ZONE. POST THE FENCE WITH A SIGN STATING TREE PROTECTION ZONE - KEEP OUT.
 5. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE TPZ ALL TRENCHES SHALL BE HAND DUG. TRENCHES SHALL BE MADE WITHIN THE TPZ AND SHALL BE CUT DUE TO OTHER ALTERNATIVE BE REMOVED. MULCH AND SOIL SHALL BE REPLACED AND THE TRENCH SHALL BE FILL WITH THE SAME SOIL AS THE ORIGINAL. THE TRENCH SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. AT ANY TIME TWENTY-FIVE PERCENT OF THE TPZ SHALL BE MAINTAINED WITHIN THE TPZ BEING ESTABLISHED FROM THE TREE BY A TRENCH. THE TRENCH SHALL BE MAINTAINED ON THE TRUNK OF THE TREE.
 6. REMOVAL OF HANGING MATERIALS FROM WITHIN THE TPZ SHALL BE DONE MANUALLY.
 7. THE MINIMUM DISTANCE BETWEEN AN OPEN TRENCH AND ANY TREE SHALL BE BETWEEN SIX FEET AND TEN FEET. IF A TRENCH IS NECESSARY, IT SHALL BE MADE AT A MINIMUM OF A HALF FEET FROM THE TRUNK OF THE TREE. THE TRENCH SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. AT ANY TIME TWENTY-FIVE PERCENT OF THE TPZ SHALL BE MAINTAINED WITHIN THE TPZ BEING ESTABLISHED FROM THE TREE BY A TRENCH. THE TRENCH SHALL BE MAINTAINED ON THE TRUNK OF THE TREE.
 8. IN THE EVENT ROOT PRUNING IS REQUIRED TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION OF HANGING MATERIALS, THE ROOT PRUNING PROCEDURES DESCRIBED IN THIS OUTLINE SHOULD BE FOLLOWED.
 9. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR ALL SOIL BE ALLOWED IN THE TPZ UNLESS NECESSARY. LOCATION OF CONSTRUCTION STAGING AREA TO.
 10. PRUNE AND FERTILIZE THE TREES AFTER THE COMPLETION OF ALL EXTERIOR WORK ON THE BUILDING AND AT THE BEGINNING OF THE LANDSCAPE PHASE.
 11. CALL THE COMMUNITY FORESTER'S OFFICE TO SET A SITE VISIT TO DETERMINE THE EXACT LOCATION OF THE TPZ PRIOR TO START OF WORK. (BY 4/15/2018).
 12. ALL CUSTOMERS REGARDING THE CITY TREES ADJACENT TO YOUR PROJECT MAY BE DIRECTED TO THE CITY FORESTER, UNCLE HENRI AT (310) 450-6141.

MIXED-USE APARTMENTS
1320 2nd Street
SANTA MONICA, CA 90401

SITE PLAN

DAVID FORBES HIBBERT, AIA
1614 TWENTY-SEVENTH STREET
SANTA MONICA, CA 90404
TEL: 310 596-8666
FAX: 310 596-8666

REVISION

NO.	DESCRIPTION	DATE
1	BY CLIENT (R.N.)	01/10/17
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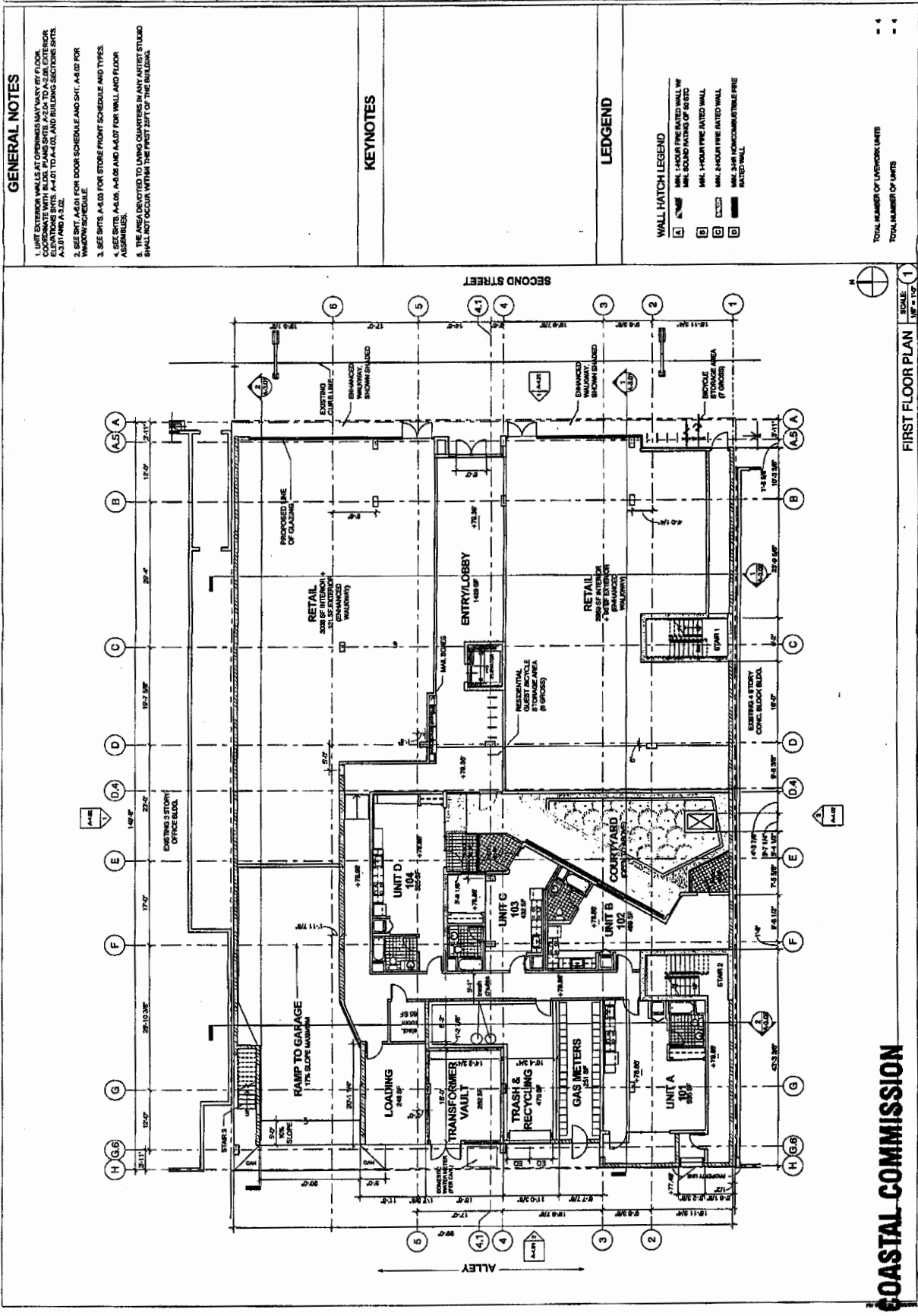
TPZ ZONE NOTES

1. COORDINATE ALL ON-SITE APPROVED WORK WITH THE CITY TREE SPECIALISTS AND THE COMMUNITY FORESTER'S OFFICE.
2. NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA.
3. PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA, COMMUNITY FORESTER'S OFFICE.

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COASTAL COMMISSION
5-14-D671
EXHIBIT # 3
PAGE 1 OF 1



DAVID FORBES
HUBBERT, AIA
FAC. 210 998 8955
1644 TWENTY-TH STREET
SANTA MONICA, CA 90404
TEL. 310 394-0944

MIXED-USE APARTMENTS
1320 2nd Street
SANTA MONICA, CA 90401

EXTERIOR ELEVATIONS

REVISION NO.

DATE

BY

FOR

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11-08-01

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PROJECT

SHEET NO.

TOTAL SHEETS

DAVID FORBES

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A-4.01

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
2. SEE SCHEDULE FOR DOOR SCHEDULE AND SHT. A-4.02 FOR WINDOW SCHEDULE.
3. SEE SHT. A-4.03 FOR STORE FRONT SCHEDULE AND TYPES.
4. SEE SHT. A-4.04 FOR STORE FRONT SCHEDULE AND TYPES.
5. THE AREA DEDICATED TO LIVING QUARTERS IN MANY ARTIST STUDIOS SHALL NOT OCCUR WITHIN THE FIRST FIVE (5) OF THE BUILDING.

KEYNOTES

- 1.01 EXTERIOR WALLS TO BE CONCRETE WITH STAINLESS STEEL PANELS.
- 1.02 EXTERIOR WALLS TO BE CONCRETE WITH STAINLESS STEEL PANELS.
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- 2.00 EXTERIOR WALLS TO BE CONCRETE WITH STAINLESS STEEL PANELS.

AVERAGE NATURAL GRADE

A.A.G. = AVERAGE NATURAL GRADE
G.P. = GRADE PLANE

A.A.G.
NORTHWEST CORNER ELEVATION = 71.12
SOUTHWEST CORNER ELEVATION = 71.22
SOUTHEAST CORNER ELEVATION = 71.32
NORTHEAST CORNER ELEVATION = 71.42
= 71.28
= 71.28
= 71.28
= 71.28

GLAZING REQUIREMENT
100% OF GLASS = 400 S.F. REQUIRED
20% OF GLASS = 80 S.F. PROVIDED
= 320 S.F. SHORT

A.A.G. = AVERAGE NATURAL GRADE
G.P. = GRADE PLANE

LEGEND

A.A.G. = AVERAGE NATURAL GRADE
G.P. = GRADE PLANE

