

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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W15

Prepared November 07, 2019 (for the November 13, 2019 Hearing)

To: Commissioners and Interested Parties
From: Steve Hudson, South Coast District Deputy Director
Subject: **South Coast District Deputy Director's Report for Los Angeles County for November 2019**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Coast District Office are being reported to the Commission on November 13, 2019. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on November 13th.

With respect to the November 13th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on November 13, 2019 (see attached)

Waivers

- 5-19-0464-W, Viceroy Hotel & Resort (Santa Monica)

Immaterial Extensions

- 5-16-0778-E2, 1633 Ocean Front Walk (Santa Monica)

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October 30, 2019

Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-19-0464-W**Applicant:** Seaside Hotel Lessee, Inc.**Location:** 1819 Ocean Ave, Santa Monica, Los Angeles County (APN: 4290-014-904)

Proposed Development: Interior and Exterior remodel of the Viceroy Hotel. The exterior remodel includes the replacement of an existing porte cochere and landscaping improvements (with drought tolerant plants). The interior remodel includes a reconfiguration of the ground floor space, and the conversion of office and gym space on the second floor to seven guest rooms. The seven converted guest rooms will return the hotel's capacity to a total of 169 rooms, which is the number referenced in the most recent Commission action related to the property.

Rationale: The project site is an irregular shaped, 83,880 sq. ft. lot that is developed with an 8-story, 90,520 sq. ft. hotel (The Viceroy Hotel). The site is located in an urbanized area approximately 700 ft. inland of the beach, landward of the first public road. The hotel was constructed in 1968, prior to the Coastal Act. The applicant- Seaside Hotel Lessee- has a 50-year leasehold agreement with the City of Santa Monica (which owns the land on which the hotel is built) to operate the hotel on the project site. This leasehold agreement is set to expire in 2050. The Viceroy Hotel is currently identified as a "Luxury Hotel" (with room rates starting at \$350 per night) in the Draft Update to the Santa Monica Land Use Plan (LUP). As such, no affordable rooms exist within this hotel. Before the Viceroy took over in 2018, the Hotel was operated as a Marriott Hotel, also identified as a Luxury Hotel. Therefore, it is unlikely that any affordable rooms were offered at this site.

The last Commission action on this site occurred in 1999 (Permit Waiver 5-99-100-W), where the Commission authorized an interior remodel/reconfiguration of the first and second floors of the hotel, including the removal of four guestrooms. Under the approved Regular Waiver, the room count would have gone from 169 rooms to 164 rooms. The applicant indicates that the development approved under Waiver No. 5-99-100-W was never exercised. However, the current room count is 162 guestrooms, 7 fewer than the room count acknowledged in 1999. Even if the property owner at the time removed four rooms authorized under the 1999 waiver, three additional rooms were removed without the benefit of a CDP. It is not known when these rooms were removed; the applicant has stated that the room count was 162 rooms when they assumed ownership of the hotel. In any case, the current application before the Commission seeks to resolve the unpermitted room removal by returning the seven removed guestrooms to bring the total room count back to 169 rooms.