

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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W8a

Staff: A. Yee – LB
Date: April 22, 2019

ADMINISTRATIVE PERMIT

Application No.: 5-19-0016

Applicant: Michael Pellico

Agents: Scott Huntsman and Jeff Harlan

Project Description: Request for after-the-fact authorization for the demolition of a pre-existing 4,870 sq. ft. single family home and pool; and construction of a new 2-story, 11,952 sq. ft. single family home with a 3-car garage, basement, associated site walls including thirteen 36-inch diameter soldier piles, pool, and spa.

Project Location: 220 Adelaide Dr., Santa Monica (Los Angeles County) (APN: 4293-002-005).

EXECUTIVE DIRECTOR'S DETERMINATION

The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Wednesday, May 8, 2019, 9:00 am
Oxnard City Council Chambers
305 W. 3rd Street
Oxnard, CA 93036

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have

5-19-0016 (Pellico)
Administrative Permit

received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

JOHN AINSWORTH
Executive Director

By: Alexander Yee
Title: Coastal Program Analyst

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 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 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.

SPECIAL CONDITIONS: NONE.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

A. PROJECT DESCRIPTION

The proposed project involves the following: after-the-fact authorization for the demolition of a pre-existing 4,870 sq. ft. single family home and pool; and construction of a new 2-story, 11,952 sq. ft. single family home with a 3-car garage, basement, associated site walls including thirteen 36-inch diameter soldier piles, pool, and spa. ([Exhibit No. 2](#)). The demolition portion of the proposal is after-the-fact because although the applicant received a demolition permit from the City of Santa Monica, the demolition occurred prior to the approval of a Coastal Development Permit (CDP). The subject site is a 19,671 sq. ft. lot, in the North Side Residential sub-area of Santa Monica's coastal zone. The project vicinity is a developed, residential area on the border of Santa Monica and the Pacific Palisades neighborhood of the City of Los Angeles ([Exhibit No. 1](#)).

The street fronting the property, Adelaide Drive, is designated in Santa Monica's 1992 certified Land Use Plan (LUP) as a scenic corridor due to existing public views of the ocean. Policy 71 of the LUP states, in relevant part: "The City shall develop standards to assure that new development along Adelaide Drive... is designated and sited to be visually compatible and enhances visual quality in visually degraded areas, and protects public views to the coast and scenic coastal area." The proposed project is visually compatible with the surrounding community and would not impact public views to the coast and scenic coastal area.

The LUP designates the site as "single family residential." The surrounding residential area is characterized by relatively large lot sizes and large homes. The proposed house, while potentially large in other urban contexts, is consistent with the community character of the area. The proposed height is 26 ft., which is consistent with the LUP's height limit of 28 ft. There will not be impacts to public views of the coast from Adelaide Drive because the subject property is on the landward side of the street. The proposed project will enhance visual quality by providing landscaping.

The proposed site wall is comprised of thirteen 36 inch diameter soldier piles placed at eight foot intervals with wood lagging along the north property line. The purpose of the site wall is to provide shoring support along the upslope side of the property during excavation and grading activities. The orientation of the site wall is perpendicular to the slope face and would not serve as a bluff stabilization device.

B. 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.

C. WATER QUALITY

The proposed work will not be occurring on, within, or adjacent to coastal waters. The project site is in a developed area with existing storm water infrastructure to capture runoff. Nonetheless, the project includes an area drain plan, an urban runoff erosion control plan, and will implement construction Best Management Practices (BMPs) to manage erosion, sediment, non-storm water, and waste water as a requirement of the Regional Water Quality Control Board MS4 permit. The proposed project is also subject to the City of Santa Monica's Low Impact Development (LID) program, and proposes predominately low water-use landscaping and an urban runoff mitigation feature. Therefore, as proposed the Commission finds that the development conforms to Sections 30230 and 30231 of the Coastal Act.

D. PUBLIC 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.

E. LOCAL COASTAL PROGRAM (LCP)

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 ("LUP") for Santa Monica was effectively certified on September 15, 1992 upon the City's adoption of the Commission's suggested modifications. 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 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.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

There are no feasible alternatives or 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 submitted, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing