

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4830
(562) 590-5071



Th14b

5-19-1212 (Santa Monica Beach Club)

May 13, 2021

EXHIBITS

Table of Contents

Exhibit 1 – Vicinity Map and Project Site

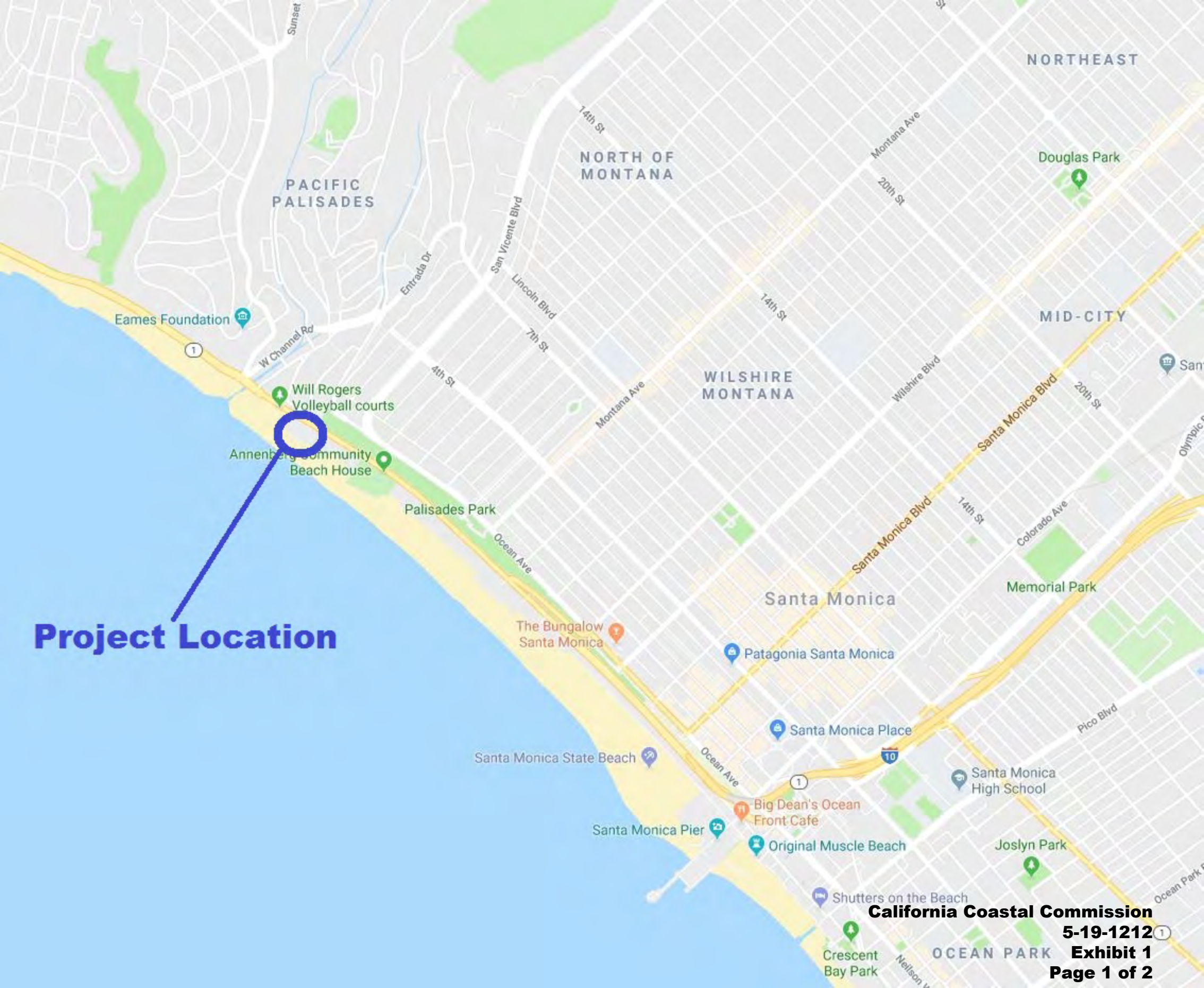
Exhibit 2 – Beach Club Parcels

Exhibit 3 – Project Structural Plans

Exhibit 4 – Unpermitted Development

Exhibit 5 – Proposed View Corridors

Project Location



An aerial photograph of a coastal area. In the top left, there is a large parking lot with many cars. Below it is a green tennis court area with several courts. To the right of the tennis courts is a sandy beach area with some structures and people. Further right is a cluster of buildings, including a 'Beach Club' and a building labeled 'Palisad'. The 'Project Site' is highlighted in a light blue color in the center of the image. The bottom left shows a paved area labeled 'Ocean Front Walk' and 'Marvin Braude Bicycle Trail'. The bottom right shows a sandy beach area with some structures and people.

Project Site

Tennis Courts

Palisad

Beach Club

Ocean Front Walk

Marvin Braude Bicycle Trail

Ocean Front Walk

California Coastal Commission

5-19-1212

Exhibit 1

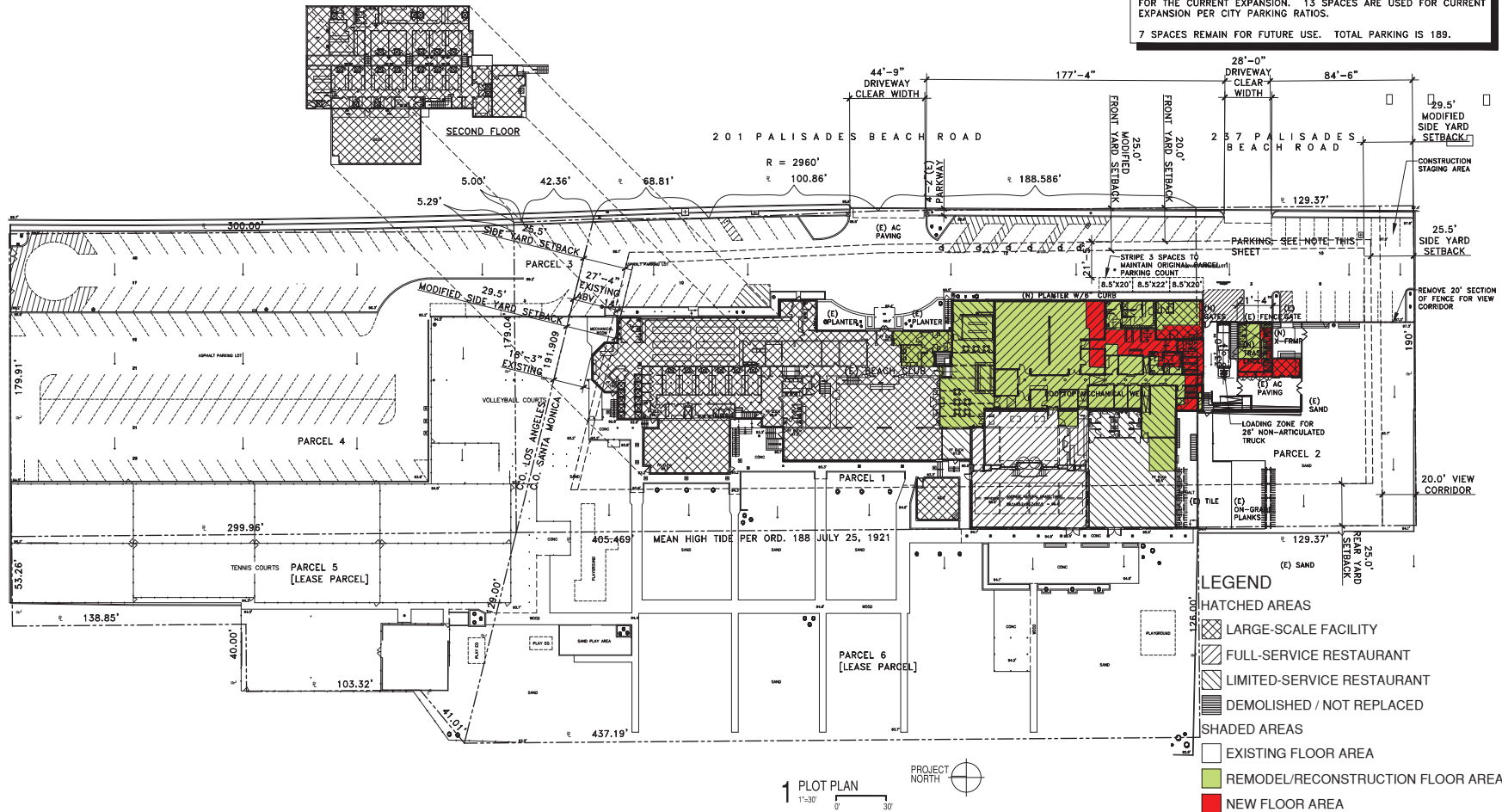
Page 2 of 2



PARKING NOTE:
NORTH PROPERTY PARKING COUNT WAS 169 PRIOR TO PRE-2010 RESTRIPING. THE LOT WAS EXPANDED AND RESTRIPE AFTER SOUTH PROPERTY (PARCEL 2) PURCHASE AND LOT TIE PRIOR TO 2010, YIELDING 21 ADDITIONAL SPACES FOR FUTURE USE.

THIS PROJECT REDUCES THE TOTAL COUNT BY 1 (AFTER RESTRIPING FOR THE LOADING ZONE AND ADDING BACK THREE SPACES LOST TO HANDICAP RESTRIPING POST 2010), TOTALING 20 SPACES AVAILABLE FOR THE CURRENT EXPANSION. 13 SPACES ARE USED FOR CURRENT EXPANSION PER CITY PARKING RATIOS.

7 SPACES REMAIN FOR FUTURE USE. TOTAL PARKING IS 189.



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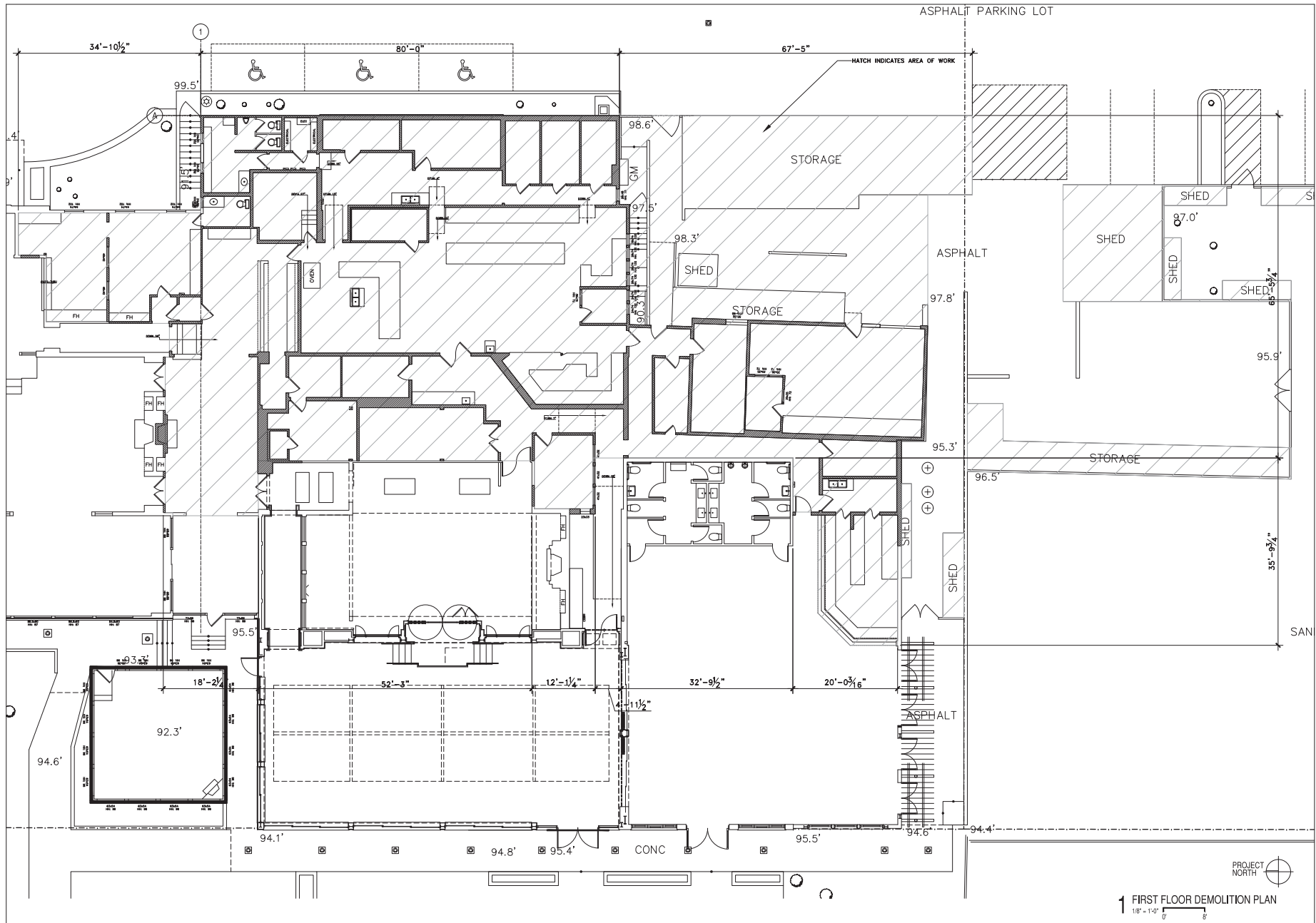
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Beach Club of
Santa Monica
201 Palisades Beach Rd
Santa Monica, California
90402

ISSUE	NO.	DATE	DESCRIPTION
1	03.31.16	CONCEPT REVIEW	
2	12.22.16	ADMIN. REVIEW	
3	02.10.17	50% DD	
4	02.27.17	ADMIN. REVIEW RESUBMIT	
5	05.25.17	ARB	

REVISION
NO. DATE DESCRIPTION

ZONING INFORMATION		ZONING AREA SUMMARY	
PROPOSED USES (NO CHANGE)	LARGE SCALE FACILITY FULL-SERVICE RESTAURANT LIMITED-SERVICE RESTAURANT	NEW AREA BY USE CLASSIFICATION (PER ZONING)	EXISTING AREA
ZONING DISTRICTS	OCEANFRONT DISTRICT - BEACH OVERLAY OCEANFRONT DISTRICT - BEACH OVERLAY OS-1-XL (OPEN SPACE) (CITY OF LOS ANGELES)	LARGE SCALE FACILITY -154 SQ. FT. FULL-SERVICE RESTAURANT 1,805 SQ. FT. LIMITED-SERVICE RESTAURANT 0 SQ. FT. TOTAL NEW AREA 1,651 SQ. FT. TOTAL AREA BY USE CLASSIFICATION (PER ZONING) LARGE SCALE FACILITY 25,139 SQ. FT. FULL-SERVICE RESTAURANT 12,437 SQ. FT. LIMITED-SERVICE RESTAURANT 6,281 SQ. FT. TOTAL FLOOR AREA 43,857 SQ. FT.	TOTAL EXISTING FLOOR AREA 42,206 SQ. FT. TOTAL DEMO'ED/NON-REPLACED 639 SQ. FT. SUMMATION OF AREAS TOTAL EXISTING FLOOR AREA 42,206 SQ. FT. TOTAL NEW AREA 1,651 SQ. FT. TOTAL FLOOR AREA 43,857 SQ. FT. TOTAL FLOOR AREA INCREASE 3.9%
SUBJECT PROPERTY			AREA OF WORK SUMMARY
ADJACENT PROPERTY (SOUTH)			REMODEL/RECONSTRUCTION 9,942 SQ. FT. NEW CONSTRUCTION 2,291 SQ. FT. DEMOLISHED / NOT REPLACED 639 SQ. FT. TOTAL AREA OF WORK 12,872 SQ. FT.
ADJACENT PROPERTY (NORTH)			LOT COVERAGE
			PARCEL 1 + PARCEL 2 96,707 SQ. FT. SUM OF BUILDING FOOTPRINTS 36,605 SQ. FT. LOT COVERAGE 38% MAXIMUM FLOOR AREA RATIO .5 PROPOSED FLOOR AREA RATIO .45



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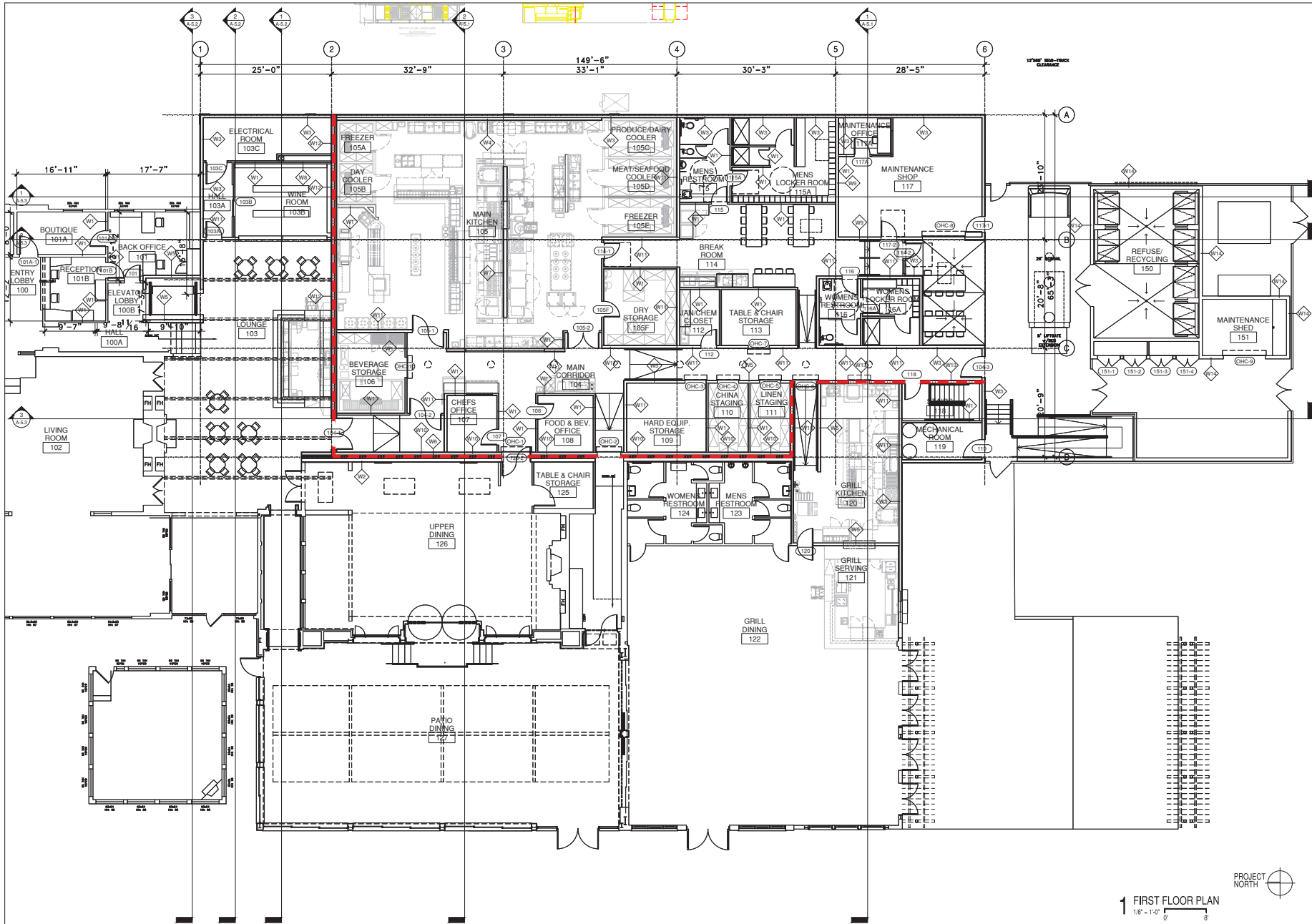
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First Floor Demolition Plan

A-1.1

SCALE: AS NOTED
DRAWN BY: MJW
PROJECT NO.: 2016-266



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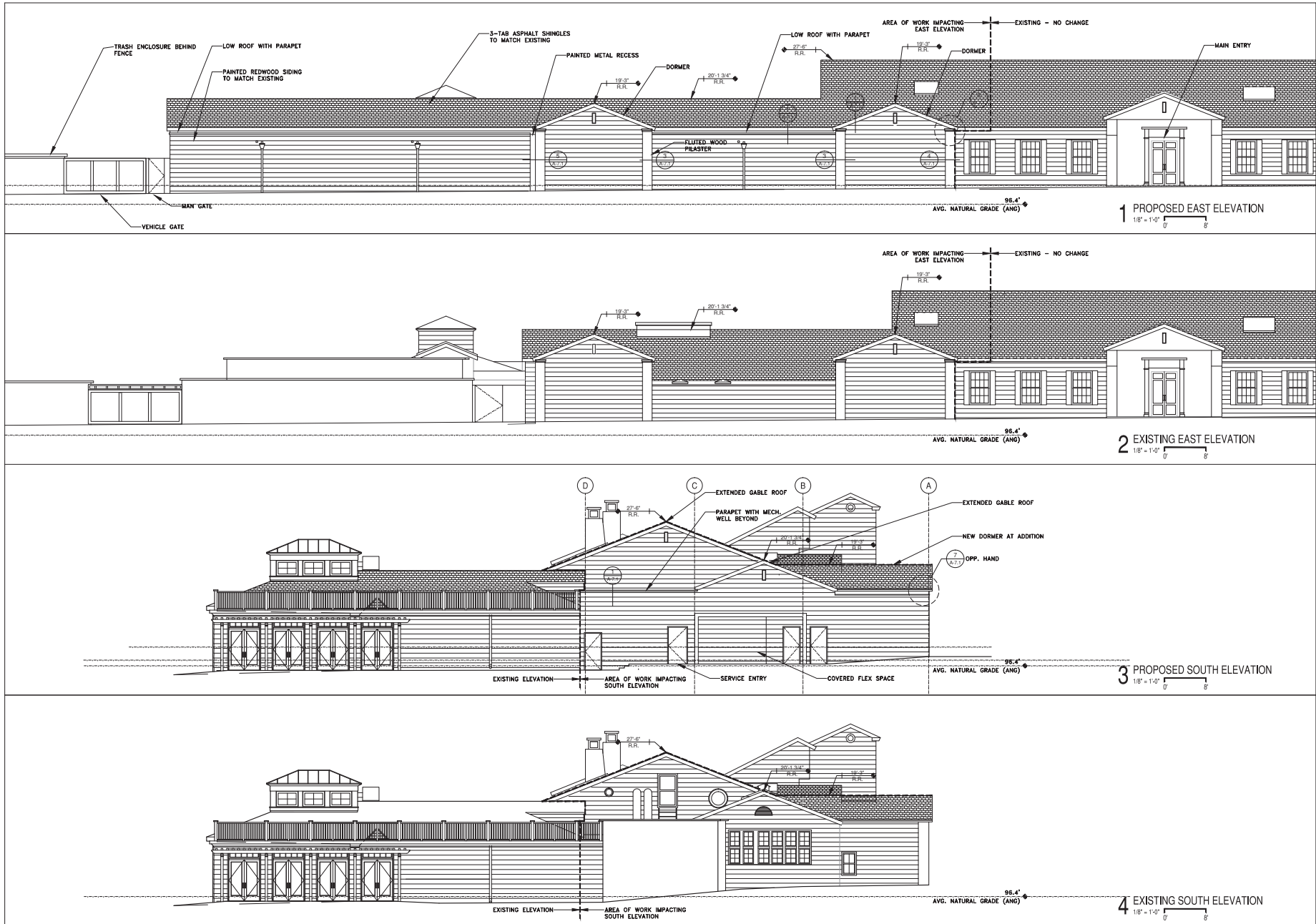
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NO. DATE DESCRIPTION

First
Floor Plan

A-2.1

SCALE: AS NOTED
DRAWN BY: MJW
PROJECT NO.: 2016-266



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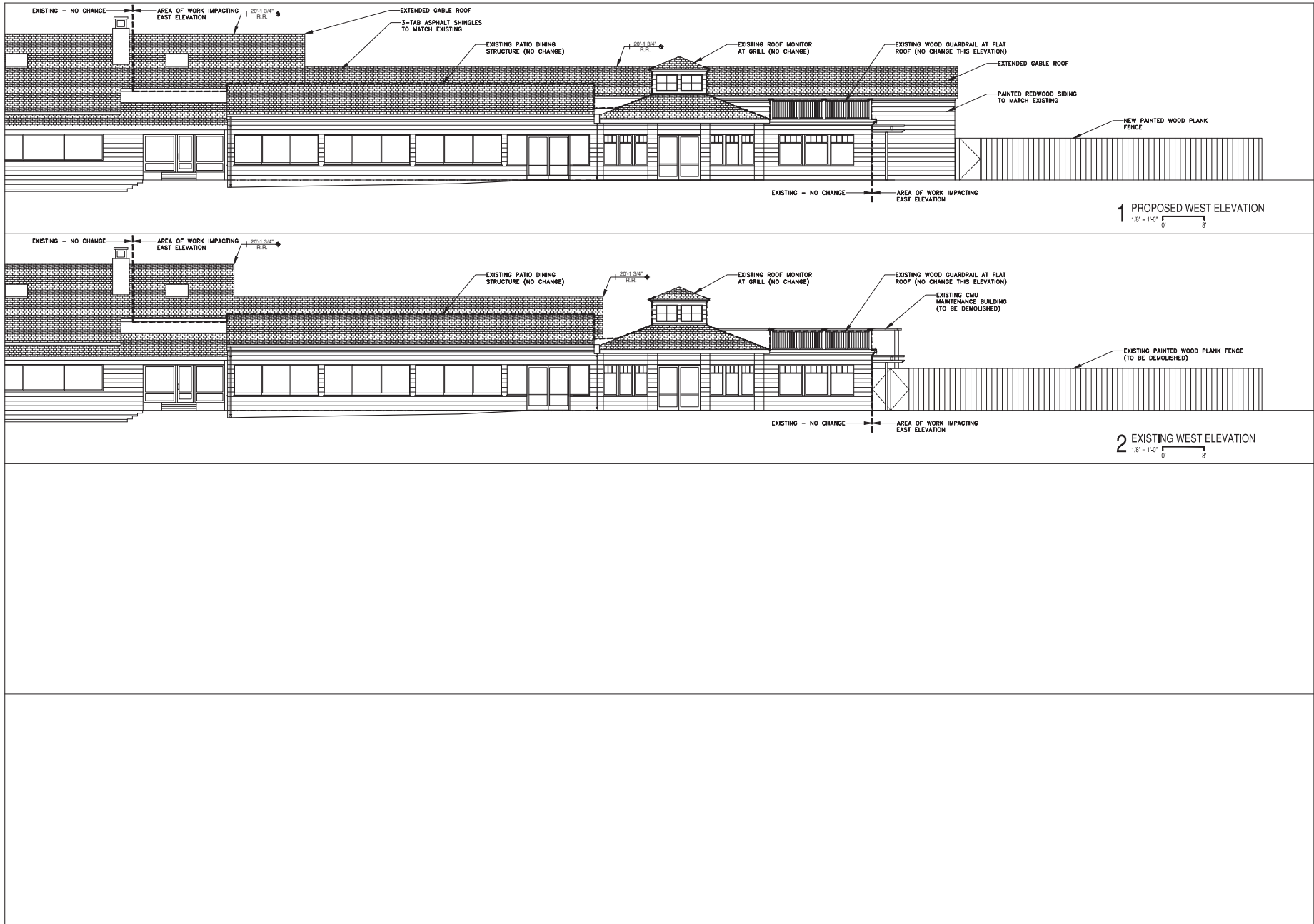
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Building Elevations

A-4.1

SCALE: AS NOTED
 DRAWN BY: MJW
 PROJECT NO.: 2016-266



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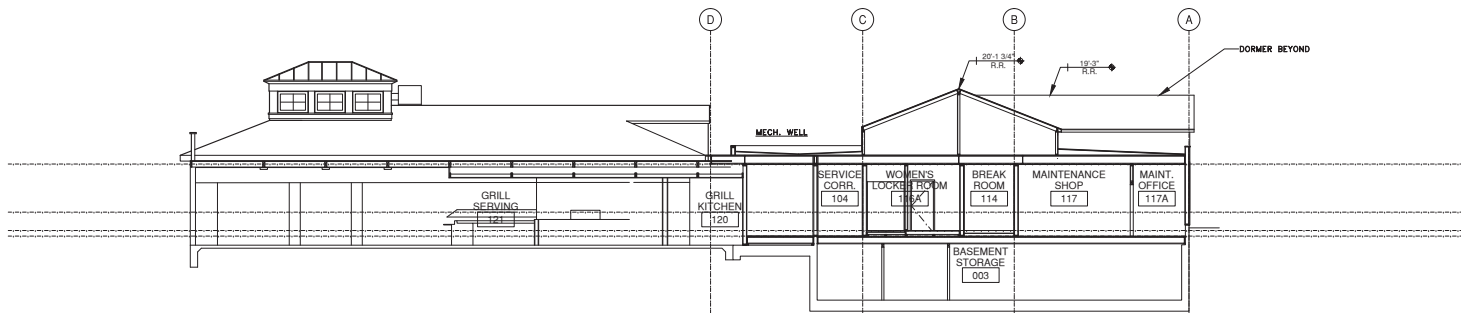
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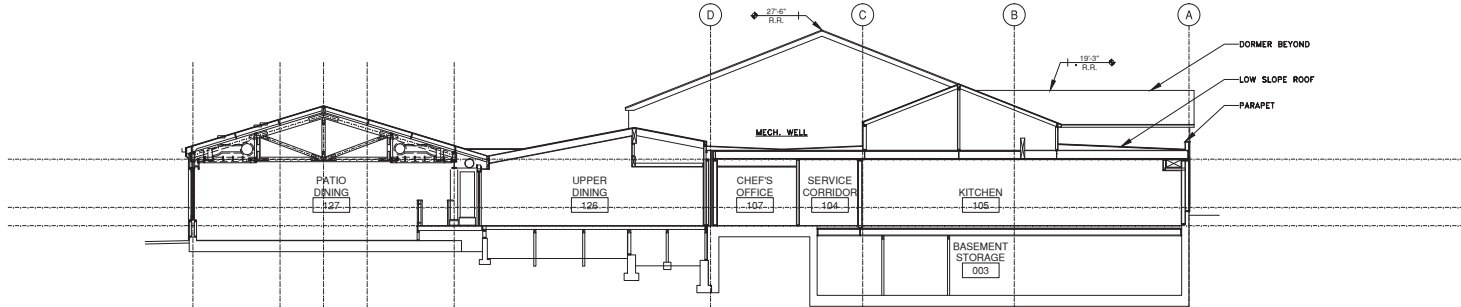
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Building Elevations

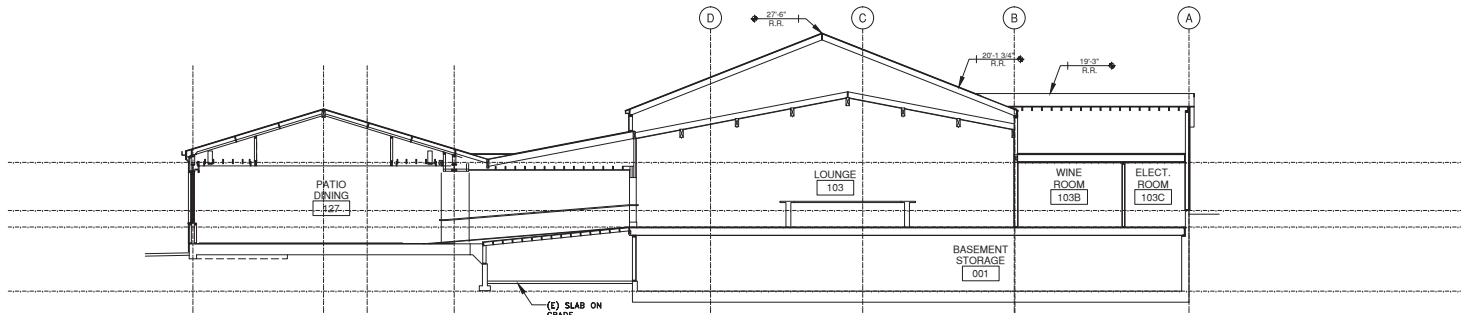
A-4.2
SCALE: AS NOTED
DRAWN BY: MJW
PROJECT NO.: 2016-266



1 BUILDING SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



3 BUILDING SECTION
1/8" = 1'-0"

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Building Sections

A-5.1

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PROJECT NO.: 2016-266



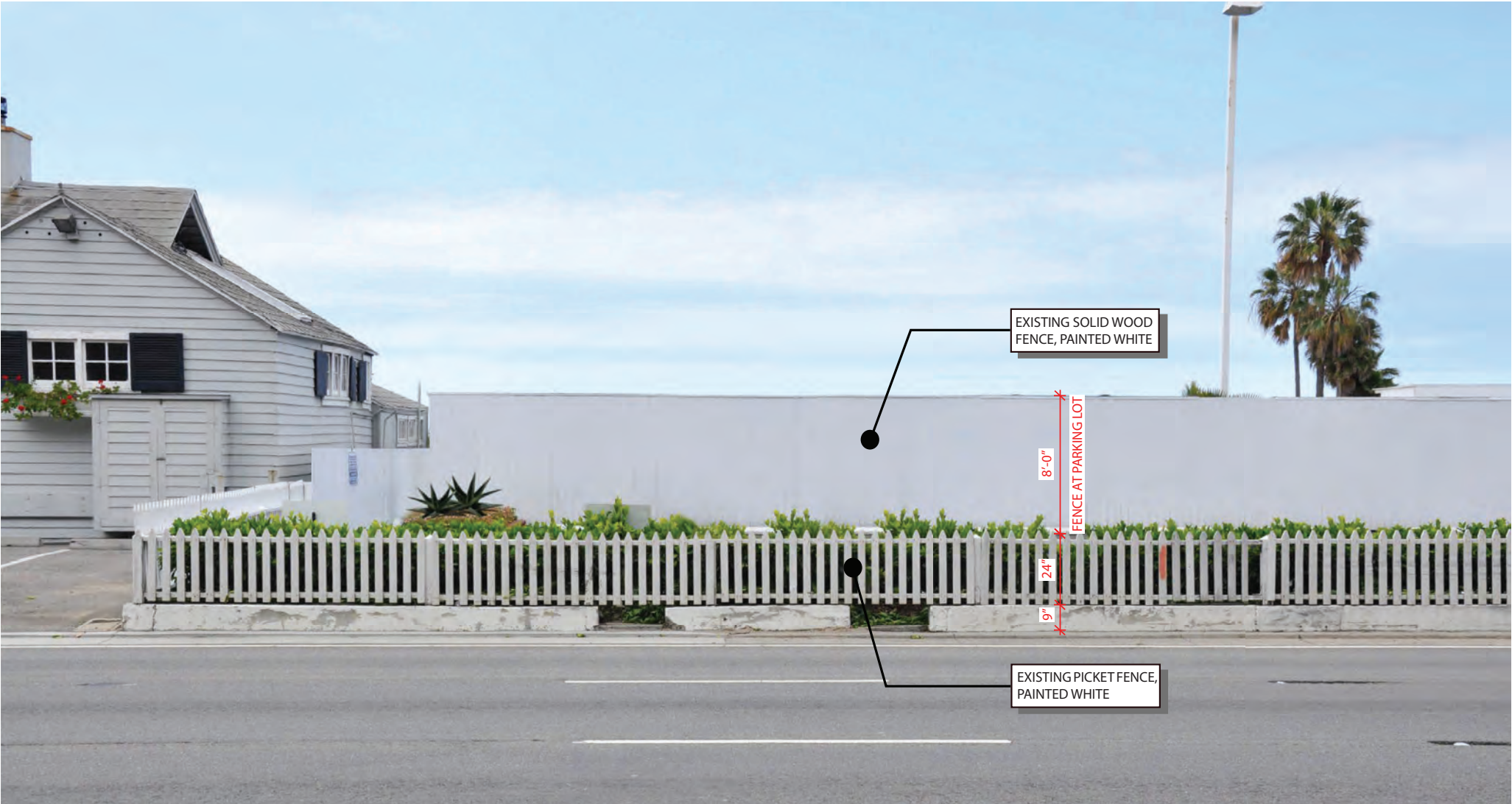
Unpermitted Development Proposed to be removed:

1. Tent (to create view corridor)
2. Wind fence
3. Volleyball Court
4. Tent (used for Youth Summer Camp)
5. Fence surrounding Volleyball Court
6. Storage Shed
7. Hut with concrete foundation
8. Private Property Signs

Unpermitted Development proposed to be Approved ATF:

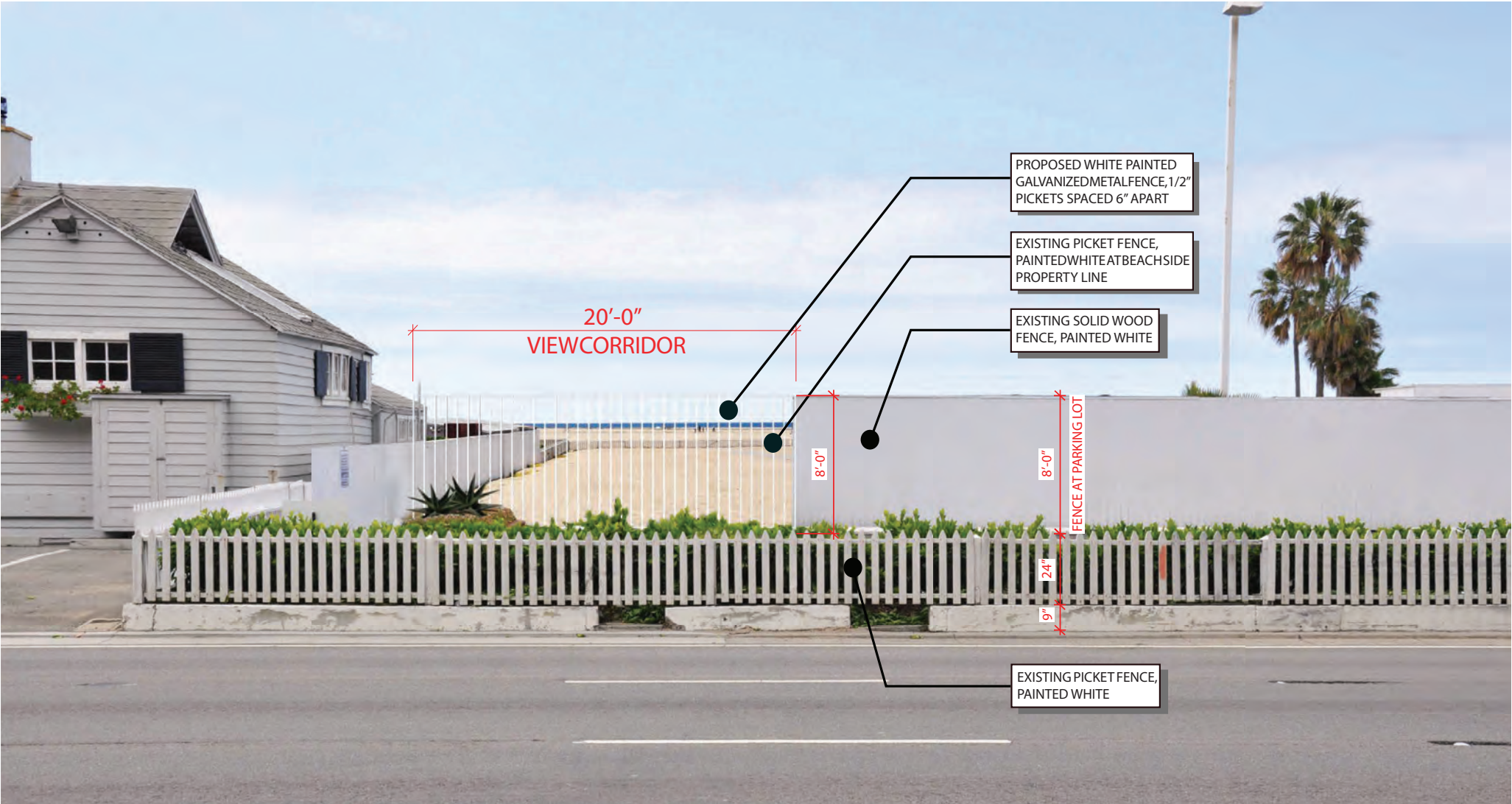
9. Playground Structures
10. Bocce Ball Court
11. Temporary Tent Structures (shade for tennis court patrons)
12. Patio with Trellis (outdoor dining area)
13. Storage Shed Area
14. Privacy Fence (Except for 20-ft. section, per View Corridor sp. Condition)
15. Asphalt Parking Lot (bordered in gold)

EXISTING VIEW AT SOUTH CORRIDOR_



VEHICLE VIEW FROM PCH

PROPOSED VIEW AT SOUTH CORRIDOR_



VEHICLE VIEW FROM PCH

EXISTING VIEW AT NORTH CORRIDOR_



VEHICLE VIEW FROM PCH

PROPOSED VIEW AT NORTH CORRIDOR_



VEHICLE VIEW FROM PCH