CITY OF SANTA MONICA
PLANNING COMMISSION

STATEMENT OF OFFICIAL ACTION

PROJECT

CASE NUMBER: Development Review 95-003, Conditional Use Permit 95-012, Variance 95-022, Certification of EIR and Adoption of Statement of Overriding Consideration.

LOCATION:424-438 San Vicente Boulevard

APPLICANT: Carlthorp School

CASE PLANNER: Laura Beck, Associate Planner

REQUEST: Approval of Development Review (DR) 95-003 application to construct a 28,923 square foot addition to an existing elementary school at 424-438 San Vicente Boulevard, Conditional Use Permit (CUP) 95-012 to operate a school in the R2 District, and Variance (VAR) 95-022 request to allow 18 parking spaces (32 tandem spaces plus 2 handicap spaces) in lieu of the 32 standard spaces required by Code, and to allow an opaque wall exceeding 42" in height in the front yard in lieu of an 8 ft. high chain link fence permitted by Code, and Certification of the EIR and Adoption of Statement of Overriding Consideration.

PLANNING COMMISSION ACTION

~~June 12, 1996~~Date.

X Approved based on the following findings and subject to the conditions below.

Denied.

Other.

EFFECTIVE DATE(S) OF ACTION(S) IF NOT APPEALED:

June 27, 1996

EXPIRATION DATE(S) OF ANY PERMITS GRANTED:

June 27, 1998 (Phase I)*Development Review, Conditional Use Permit, Variance

June 27, 2001 (Phase II or III)*Development Review, Conditional Use Permit, Variance

June 27, 2006 (All Phases)*Development Review, Conditional Use Permit, Variance

* Refer to Condition #34.

LENGTH OF ANY POSSIBLE EXTENSION OF EXPIRATION DATE(S):
Any request for an extension of the expiration date must be received in the Planning and Zoning Division prior to expiration of this permit.

~~Three months each deadline.~~Development Review, Conditional Use Permit, Variance

FINDINGS:

CONDITIONAL USE PERMIT FINDINGS

1. The proposed use is one conditionally permitted within the subject district and complies with all of the applicable provisions of the "City of Santa Monica Comprehensive Land Use and Zoning Ordinance", in that a new public or private school or the expansion of existing schools is a permitted use in the R2 district with approval of a Conditional Use Permit.

2. The proposed use would not impair the integrity and character of the district in which it is to be established or located, the use has been established in this location for over 50 years and the

project is an expansion of an existing use.

3.The subject parcel is physically suitable for the type of land use being proposed, in that one parcel is the site of the existing school and the other abuts the present school site, and in that it is a relatively flat parcel large enough to accommodate the playfield, school structures and proposed parking on-site.

4.The proposed use is compatible with any of the land uses presently on the subject parcel if the present land uses are to remain, in that the residential apartment buildings will be demolished to accommodate the expansion of the school which is presently on one of the subject parcels.

5.The proposed use would be compatible with existing and permissible land uses within the district and the general area in which the proposed use is to be located, in that with the conditions to mitigate potential air quality, noise and traffic impacts, the impact of the project on the neighborhood will be reduced.

6.There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety, in that the site is in a developed urban area where services are provided.

7.Public access to the proposed use will be adequate, in that there is public transportation which directly serves the site via San Vicente Boulevard (Santa Monica Municipal Bus Line, Route 8). Vehicular access is provided from San Vicente Boulevard, all parking is provided on-site, and a restricted parking/passenger loading area is provided along the curb directly in front of the school for student drop off and pick up.

8.The physical location or placement of the use on the site is compatible with and relates harmoniously to the surrounding neighborhood, in that the use is an expansion of an existing school which has been located at this site and has been compatible with the surrounding neighborhood for many years.

9.The proposed use is consistent with the goals, objectives, and policies of the General Plan, in that schools are a conditionally permitted use within the R2 (Low Density Multiple Residential) District.

10.The proposed use would not be detrimental to the public interest, health, safety, convenience, or general welfare, in that the applicant must comply with the conditions of the approval which are intended to minimize the affect of the use on adjacent neighbors.

11.The proposed use conforms precisely to the applicable performance standards contained in Subchapter 9.04.12 and special conditions outlined in Subchapter 9.04.14 of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, in that this use does not

require a performance standard permit, but is required to meet the conditions of the Conditional Use Permit.

12. The proposed use will not result in an overconcentration of such uses in the immediate vicinity, in that the closest elementary schools are public schools which are both located more than 500 feet from the subject property.

VARIANCE FINDINGS

Parking

1. There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings, or to the intended use or development of the property that do not apply to other properties in the vicinity under an identical zoning classification, in that the project is a private elementary school.

2. The granting of such variance will not be detrimental or injurious to the property or improvements in the general vicinity and district in which the property is located, in that the project includes tandem parking spaces to accommodate the site's parking needs.

3. The strict application of the provisions of this Chapter would result in practical difficulties or unnecessary hardships, not including economic difficulties or economic hardships, in that the creation of play fields would not be feasible if additional site area were dedicated to parking.

4. The granting of a variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, or to the goals, objectives and policies of the General Plan, in that the Zoning Ordinance allows variances to parking standards if certain findings can be made, and in that the project includes two handicap spaces and 32 tandem spaces on-site, there is public transportation accessible to the subject property, and an on-street loading area will be provided for pick-up and drop-off of children.

5. The variance would not impair the integrity and character of the district in which it is to be located, in that the required number of parking spaces are provided in a tandem fashion on-site.

6. The subject site is physically suitable for the proposed variance, in that it is a previously developed parcel of level grade.

7. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed variance would not be detrimental to public health and safety, in that subject site has been previously developed and contains access to all relative infrastructure

necessary for expansion of an elementary school.

8.There will be adequate provisions for public access to serve the subject variance proposal, in that the subject site is adequately served by existing streets and alley.

9.The strict application of the provisions of Chapter 10 of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance would result in unreasonable deprivation of the use or enjoyment of the property, in that the school's expansion as proposed would be infeasible if the Zoning Ordinance were strictly enforced.

VARIANCE FINDINGS

Opaque Wall

1.There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings, or to the intended use or development of the property that do not apply to other properties in the vicinity under an identical zoning classification, in that the project is a private elementary school.

2.The granting of such variance will not be detrimental or injurious to the property or improvements in the general vicinity and district in which the property is located, in that the opaque wall is required to mitigate potential noise impacts of the project.

3.The strict application of the provisions of this Chapter would result in practical difficulties or unnecessary hardships, not including economic difficulties or economic hardships, in that an 8 foot high fence or wall is required for security of students and the permitted chain link would not provide needed sound abatement provided by the proposed opaque wall.

4.The granting of a variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, or to the goals, objectives and policies of the General Plan, in that the Zoning Ordinance allows a variance for fence height.

5.The variance would not impair the integrity and character of the district in which it is to be located, in that the opaque wall will enclose the play field and will not extend in front of the school building.

6.The subject site is physically suitable for the proposed variance, in that it is a previously developed parcel of level grade.

7.There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed variance would not be detrimental to public health and safety, in that subject site has been previously developed and contains access to all relative infrastructure

necessary for expansion of an elementary school.

8.There will be adequate provisions for public access to serve the subject variance proposal, in that the subject site is adequately served by existing streets and alley.

9.The strict application of the provisions of Chapter 10 of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance would result in unreasonable deprivation of the use or enjoyment of the property, in that the school's expansion as proposed would be infeasible if the Zoning Ordinance were strictly enforced.

DEVELOPMENT REVIEW FINDINGS

1.The physical location, size, massing, and placement of proposed structures on the site and the location of proposed uses within the project are compatible with and relate harmoniously to surrounding sites and neighborhoods, in that the proposed school expansion is consistent with the scale, height, character and massing of the neighborhood.

2.The rights-of-way can accommodate autos and pedestrians, including parking and access, in that the site is served by sidewalks for pedestrians, 32 tandem parking spaces will be accessed by the rear alley, 2 handicap parking spaces will be accessed by San Vicente Boulevard, and the curb frontage is currently posted for no parking between 8:00 and 5:00 to allow for school operations.

3.The health and safety services (police, fire, etc.) and public infrastructure (e.g. utilities) are sufficient to accommodate the new development, in that the subject site is located in an urbanized area adequately served by existing infrastructure.

4.Any on-site provision of housing or parks and public open space, which are part of the required project mitigation measures required in Subchapter 5G of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, satisfactorily meet the goals of the mitigation program, in that the project is exempt based on the fact the project will not result in the construction of new office area.

5.The project is generally consistent with the Municipal Code and General Plan, in that the General Plan and Municipal Code permit elementary schools in multi-family residential areas and the project complies with all applicable standards.

CONDITIONS:

Plans

1.This approval is for those plans dated July 27, 1995 a copy of which shall be maintained in the

files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.

2.The Plans shall comply with all other provisions of Chapter 1, Article IX of the Municipal Code, (Zoning Ordinance) and all other pertinent ordinances and General Plan policies of the City of Santa Monica.

3.Final parking lot layout and specifications shall be subject to the review and approval of the Parking and Traffic Engineer.

4.Minor amendments to the plans shall be subject to approval by the Director of Planning. A significant change in the approved concept shall be subject to Planning Commission Review. Construction shall be in conformance with the plans submitted or as modified by the Planning Commission, Architectural Review Board or Director of Planning.

Architectural Review Board

5.Prior to consideration of the project by the Architectural Review Board, the applicant shall review disabled access requirements with the Building and Safety Division and make any necessary changes in the project design to achieve compliance with such requirements. The Architectural Review Board, in its review, shall pay particular attention to the aesthetic, landscaping, and setback impacts of any ramps or other features necessitated by accessibility requirements.

6.Prior to submittal of landscape plans for Architectural Review Board approval, the applicant shall contact the Department of General Services regarding urban runoff plans and calculations.

7.Construction period signage shall be subject to the approval of the Architectural Review Board.

8.Plans for final design, landscaping, screening, trash enclosures, and signage shall be subject to review and approval by the Architectural Review Board.

9.The Architectural Review Board, in its review, shall pay particular attention to the project's pedestrian orientation and amenities; scale and articulation of design elements; exterior colors, textures and materials; window treatment; glazing; and landscaping.

10. Landscaping plans shall comply with Subchapter 5B (Landscaping Standards) of the zoning ordinance including use of water-conserving landscaping materials, landscape maintenance and other standards contained in the Subchapter.

11.Refuse areas, storage areas and mechanical equipment shall screened in accordance with SMMC

Section 9.04.10.02.130-9.04.10.02.150. Refuse areas shall be of a size adequate to meet on-site need, including recycling. The Architectural Review Board in its review shall pay particular attention to the screening of such areas and equipment. Any rooftop mechanical equipment shall be minimized in height and area, and shall be located in such a way as to minimize noise and visual impacts to surrounding properties. Unless otherwise approved by the Architectural Review Board, rooftop mechanical equipment shall be located at least five feet from the edge of the roof. Except for solar hot water heaters, no residential water heaters shall be located on the roof.

Demolition

12. Until such time as the demolition is undertaken, and unless the structure is currently in use, the existing structure shall be maintained and secured by boarding up all openings, erecting a security fence, and removing all debris, bushes and planting that inhibit the easy surveillance of the property to the satisfaction of the Building and Safety Officer and the Fire Department. Any landscaping material remaining shall be watered and maintained until demolition occurs.

13. Immediately after demolition (and during construction), a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc.

14. Prior to issuance of a demolition permit, applicant shall prepare for Building Division approval a rodent and pest control plan to ensure that demolition and construction activities at the site do not create pest control impacts on the project neighborhood.

Construction

15. Unless otherwise approved by the Department of Environmental and Public Works Management, all sidewalks shall be kept clear and passable during the grading and construction phase of the project.

16. Sidewalks, curbs, gutters, paving and driveways which need replacing or removal as a result of the project as determined by the Department of Environmental and Public Works Management shall be reconstructed to the satisfaction of the Department of Environmental and Public Works Management. Approval for this work shall be obtained from the Department of Environmental and Public Works Management prior to issuance of the building permits.

17. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.

18. Street trees shall be maintained, relocated or provided as required in a manner consistent with

the City's Tree Code (Ord. 1242 CCS), per the specifications of the Community and Cultural Services Department and the Department of Environmental and Public Works Management. No street tree shall be removed without the approval of the Community and Cultural Services Department.

19. A construction period mitigation plan shall be prepared by the applicant for approval by the Department of Environmental and Public Works Management prior to issuance of a building permit. The approved mitigation plan shall be posted on the construction site for the duration of the project construction and shall be produced upon request. As applicable, this plan shall 1) Specify the names, addresses, telephone numbers and business license numbers of all contractors and subcontractors as well as the developer and architect; 2) Describe how demolition of any existing structures is to be accomplished; 3) Indicate where any cranes are to be located for erection/construction; 4) Describe how much of the public street, alleyway, or sidewalk is proposed to be used in conjunction with construction; 5) Set forth the extent and nature of any pile-driving operations; 6) Describe the length and number of any tiebacks which must extend under the property of other persons; 7) Specify the nature and extent of any dewatering and its effect on any adjacent buildings; 8) Describe anticipated construction-related truck routes, number of truck trips, hours of hauling and parking location; 9) Specify the nature and extent of any helicopter hauling; 10) State whether any construction activity beyond normally permitted hours is proposed; 11) Describe any proposed construction noise mitigation measures; 12) Describe construction-period security measures including any fencing, lighting, and security personnel; 13) Provide a drainage plan; 14) Provide a construction-period parking plan which shall minimize use of public streets for parking; 15) List a designated on-site construction manager.

20. A sign shall be posted on the property in a manner consistent with the public hearing sign requirements which shall identify the address and phone number of the owner and/or applicant for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.

21. A copy of these conditions shall be posted in an easily visible and accessible location at all times during construction at the project site. The pages shall be laminated or otherwise protected to ensure durability of the copy.

Environmental Mitigation

22. Ultra-low flow plumbing fixtures are required on all new development and remodeling where plumbing is to be added. (Maximum 1.6 gallon toilets and 1.0 gallon urinals and low flow shower head.) Automatic shutoff faucets shall be installed on all sinks unless otherwise approved by the Environmental and Public Works Management Department.

23.To mitigate solid waste impacts, prior to issuance of a Certificate of Occupancy, project owner shall submit a recycling plan to the Department of Environmental and Public Works Management for its approval. The recycling plan shall include 1) list of materials such as white paper, computer paper, metal cans, and glass to be recycled; 2) location of recycling bins; 3) designated recycling coordinator; 4) nature and extent of internal and external pick-up service; 5) pick-up schedule; 6) plan to inform tenants/ occupants of service.

Miscellaneous Conditions

24.The building address shall be painted on the roof of the building and shall measure four feet by eight feet (32 square feet).

25.The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.

26.If any archaeological remains are uncovered during excavation or construction, work in the affected area shall be suspended and a recognized specialist shall be contacted to conduct a survey of the affected area at project's owner's expense. A determination shall then be made by the Director of Planning to determine the significance of the survey findings and appropriate actions and requirements, if any, to address such findings.

27.Street and/or alley lighting shall be provided on public rights-of-way adjacent to the project if and as needed per the specifications and with the approval of the Department of Environmental and Public Works Management.

28.Mechanical equipment shall not be located on the side of any building which is adjacent to a residential building on the adjoining lot. Roof locations may be used when the mechanical equipment is installed within a soundrated parapet enclosure.

29.Final approval of any mechanical equipment installation will require a noise test in compliance with SMMC section 4.12.040. Equipment for the test shall be provided by the owner or contractor and the test shall be conducted by the owner or contractor. A copy of the noise test results on mechanical equipment shall be submitted to the Community Noise officer for review to ensure that noise levels do not exceed maximum allowable levels for the applicable noise zone.

30.Final building plans submitted for approval of a building permit shall include on the plans a list of all permanent mechanical equipment to be placed outdoors and all permanent mechanical equipment to be placed indoors which may be heard outdoors.

Validity of Permits

31.In the event permittee violates or fails to comply with any conditions of approval of this permit,

no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

32. Within ten days of Planning Division transmittal of the Statement of Official Action, project applicant shall sign and return a copy of the Statement of Official Action prepared by the Planning Division, agreeing to the Conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. By signing same, applicant shall not thereby waive any legal rights applicant may possess regarding said conditions. The signed Statement shall be returned to the Planning Division. Failure to comply with this condition shall constitute grounds for potential permit revocation.

33. This determination shall not become effective for a period of fourteen days from the date of determination or, if appealed, until a final determination is made on the appeal. Any appeal must be made in the form required by the Zoning Administrator. The approval of this permit shall expire two years from the permit's effective date, unless a building permit for Phase I (i.e. the westerly playfield, front yard and temporary parking) has been obtained and the Phase I improvements are completed prior to five years from the permit's effective date. Furthermore, the approval of this permit shall expire five years from the permit's effective date ("Second Expiration Date") unless a building permit for Phase II (i.e. the East Wing building, interior multi-purpose playcourt, kindergarten playcourt, and North Wing renovation) or Phase III (i.e. the North Wing addition and partial renovation) has been obtained prior to this Second Expiration Date, and the Phase II or III improvements have been completed prior to the required initiation of the final phase. Furthermore, the approval of this permit shall expire ten years from the permit's effective date unless building permits for all remaining phases of construction have been obtained. One three-month extension of each deadline for obtaining a building permit may be permitted if approved by the Director of Planning and Community Development. Applicant is on notice that time extensions may not be granted if development standards relevant to the project have become more restrictive since project approval. If building permits required to complete any phase lapse prior to the deadline for initiating the next relevent phase, the overall approval shall expire.

Special Conditions

34. Pursuant to Ordinance 1589 (CCS), prior to receipt of the final permit necessary to demolish, convert, or otherwise remove controlled rental units from the housing market, the owner of the property shall first secure a removal permit under Section 1803(t), an exemption determination, an approval of a vested rights claim from the Rent Control Board, or have withdrawn the controlled rental units pursuant to the provisions of the Ellis Act.

35. Prior to obtaining a building permit, the applicant must provide proof of the consolidation of the two existing parcels or record a lot tie agreement.

36. Except as necessitated by Condition Nos. 58 and 59, the project shall comply with the Xeriscape Ordinance, prior to submittal to Architecture Review Board. Any additional modifications permitted by code are subject to approval by the Architecture Review Board.

37. Prior to issuance of a building permit, the applicant shall obtain approval of the temporary parking plan from the City's Parking and Traffic Engineer.

38. The project applicant shall be required to submit a staging and haul route plan to the City for approval prior to beginning each phase of grading, excavation and construction, demonstrating that trucks will minimize use of residential streets as routes to the extent reasonably feasible during all phases of construction.

39. The project applicant shall continue to utilize the organized operational system for student pick-up and drop-off, and continue to emphasize carpooling as much as possible. Prior to issuance of a Certificate of Occupancy, the applicant shall obtain approval of the site circulation, student drop-off and pick-up and student pedestrian safety plans from the City's Parking and Traffic Engineer.

40. The San Vicente Boulevard curb frontage is currently posted for no parking between 8:00 AM to 5:00 PM to allow for school operations. If approved by the City's Parking and Traffic Engineer, that restriction shall be expanded to include the entire street frontage along the expanded school.

41. Prior to issuance of grading permits, the project proponent shall demonstrate to the City of Santa Monica the actions that will be taken to comply with SCAQMD Rule 402, which requires that there be no dust impacts off-site sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures could include moistening soil prior to grading, daily watering of exposed surfaces or treating with soil conditioner to stabilize the soil; washing truck tires and covering loads of dirt transported off-site; cessation of grading during periods of high winds over 25 miles per hour, and paving, coating or seeding graded areas at the earliest possible time after soil disturbance.

42. All construction equipment shall be maintained in peak operating condition so as to reduce operational emissions.

43. Equipment shall use low-sulfur diesel fuel.

44. Electric equipment shall be used to the maximum extent feasible.

45. Trucks shall limit idling.

46. Construction contractors for the project shall operate construction equipment and phase

development to minimize equipment exhaust.

47.Construction equipment shall not be operated during first and second stage smog alerts.

48.Compliance with or exceedance of energy efficiency standards mandated in the California Code of Regulations would reduce stationary emissions from the proposed project.

49.Shield second story windows of living and sleeping areas on the apartment building to the west by replacing the existing glazing with 1/4 inch laminated glass or with any glazing having a Sound Transmission Class (STC) of 33 or greater. Shield first story windows with glazing having an STC rating of 27 or greater.

50.Haul truck routes and construction staging areas shall minimize use of residential streets to the extent reasonably feasible.

51.Construction contracts shall require project contractors to use power construction equipment with noise shielding and muffling devices ("quieted equipment") to the maximum extent feasible.

52.Demolition and construction activities shall be limited to between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday. These activities shall be prohibited Sundays and holidays specified in Santa Monica Municipal Code Sections 4.12.130 and 4.12.140.

53.Quietest options for construction activities and equipment shall be used whenever practicable. For example, riveting should be replaced by welding and diesel equipment by electric.

54.The minimum equipment necessary to perform each task shall be present on the site at any time.

55.Noise barriers or enclosures shall be erected around active construction sites and equipment. If this is not possible, barriers shall be erected between construction activities and adjacent residences.

56.The project applicant shall continue its existing operational practice of staggering recess and play times by grade levels in order to minimize the opportunity for large groups of children to cause potential annoyance noise (yelling and loud play).

57.The project applicant shall disperse play groups as much a possible to disperse noise sources.

58.Landscape school perimeters with tall trees and heavily vegetated shrubs to block the view from residential areas to play areas.

59.The large playfield to the west on the expanded school campus shall be landscaped with grass, rather than hard surface material, to absorb sound as shown on the plans dated July 27, 1995.

60.The project applicant shall construct a 6'6"-high acoustical barrier at the west and east play area

property lines in conjunction with the development of the play areas. This barrier may consist of a masonry wall; solid, sealed, and possibly plastered wood stud wall; or solid material having a minimum density of 4 pounds per square foot of face weight. These materials are specified in the analyses prepared for this project. The project applicant shall construct a temporary 8.0'-high acoustical barrier at the south end of the play field to remain until construction of the new south wing building. This barrier may consist of a masonry wall; solid, sealed, and possibly plastered wood stud wall; or solid material having a minimum density of 4 pounds per square foot of face weight.

61. The front yard fence shall be constructed and landscaping installed and maintained so as not to obstruct a clear view through the fence.

Monitoring of Conditions

62. Pursuant to the requirements of Public Resources Code Section 21081.6, the Planning and Zoning Division will coordinate a monitoring and reporting program regarding any required changes to the project made in conjunction with project approval and any conditions of approval, including those conditions intended to mitigate or avoid significant effects on the environment. This program shall include, but is not limited to, ensuring that the Planning Division itself and other City divisions and departments such as the Building Division, the Environmental and Public Works Management Department, the Fire Department, the Police Department, the Community and Economic Development Department and the Finance Department are aware of project requirements which must be satisfied prior to issuance of a Building Permit, Certificate of Occupancy, or other permit, and that other responsible agencies are also informed of conditions relating to their responsibilities. Project owner shall demonstrate compliance with conditions of approval in a written report submitted to the Planning Director and Building Officer prior to issuance of a Building Permit or Certificate of Occupancy, and, as applicable, provide periodic reports regarding compliance with such conditions.

VOTE

Ayes: Bradley, Breisch, Gruber, Moench, Parlee, Zinner
Nays:
Abstain:
Absent: Weremiuk

NOTICE

If this is a final decision not subject to further appeal under the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

I hereby certify that this Statement of Official Action accurately reflects the final determination of the Planning Commission of the City of Santa Monica.

_____ _____

signaturedate

Kenneth Breisch, Chairperson

I hereby agree to the above conditions of approval and acknowledge that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval.

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Applicant's Signature

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Print Name and Title

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