

**LANDMARKS COMMISSION
OF THE CITY OF SANTA MONICA
STATEMENT OF OFFICIAL ACTION**

PROJECT

SUBJECT: LC-07CA-007

ADDRESS: 415 Pacific Coast Highway (Palisades Beach Road)

APPLICANT: City of Santa Monica

REQUEST: Application for a Certificate of Appropriateness for approval of a lighting plan associated with the previously-approved design for the rehabilitation and adaptive reuse of the former Marion Davies Estate, 415 Pacific Coast Highway, a designated City Landmark.

LANDMARKS COMMISSION ACTION

<u>06/11/2007</u>	Date
<u> X </u>	Approved based on the following findings and subject to the conditions below.
<u> </u>	Denied
<u> </u>	Other

EFFECTIVE DATE OF ACTION

06/21/2007 Certificate of Appropriateness LC-07CA-0007

EXPIRATION DATE OF PERMIT GRANTED

06/21/2008 Certificate of Appropriateness LC-07CA-0007

CERTIFICATE OF APPROPRIATENESS FINDINGS (SMMC 9.36.140)

1. As conditioned, the proposed lighting plan, prepared in conjunction with the rehabilitation and adaptive reuse of the former 1920s Marion Davies Estate at 415 Pacific Coast Highway as a beach-oriented, public recreation facility is consistent

with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed lighting plan responds to the different and unique requirements for lighting a public recreation facility that features a variety of gardens, walkways, recreational activity areas, and gathering spaces. The proposed lighting plan has been designed to complement both the historic elements of the site and the contemporary architectural style of the proposed new facilities, and will not detrimentally change or alter significant character-defining features of these resources or negatively impact the overall historic character of the site. As conditioned, the applicant is required to submit for Landmarks Commission review a separate Certificate of Appropriateness application to ensure the use of historically appropriate lighting fixtures for the Landmark North House and the Julia Morgan designed swimming pool. As conditioned, the proposed lighting plan demonstrates compliance with the project mitigation measure that was adopted to ensure that new sources of light are compatible with existing residential and recreational development along Santa Monica State Beach, and that excessive nighttime lighting that is out of character with the land uses surrounding the project site is avoided.

CONDITIONS

1. This approval is for the lighting plan associated with the rehabilitation and adaptive reuse of the property at 415 Pacific Coast Highway as shown on plans June 1, 2007, which are on file in the City Planning Division, except as amended herein.
2. The applicant shall submit a lighting plan indicating the final selection of light fixtures for the North House and the area surrounding the swimming pool for review and approval by the Landmarks Commission in the form of a Certificate of Appropriateness Application prior to issuance of a Certificate of Occupancy.
3. The applicant shall submit Signage Plans for review and approval by the Landmarks Commission in the form of a Certificate of Appropriateness Application prior to issuance of a Certificate of Occupancy. The proposed Signage Plan shall demonstrate that proposed signage will be placed in a manner that is compatible with and does not obstruct character-defining features of the North House, swimming pool, or bulkhead.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Commission. Pursuant to Landmarks Ordinance Section 9.36.170(h), this approval shall expire within one year if the authorized work is not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 9.36.250 for an additional 180 days maximum. The applicant must request such an extension prior to expiration of this permit. After that time, the applicant will be required to return to the Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.

5. All required Planning and Building Permit approvals shall be obtained.
6. This decision may be appealed by properly filing with the Director of Planning and Community Development a Notice of Appeal on a form furnished by the Planning and Community Development Department. Such notice shall be filed within a ten (10) day time period commencing from the date of the determination.

VOTE:

Ayes: Bach, Genser, Kaplan, Lehrer, Shari, Chair Fresco
Nays: None
Abstain: Berley (Recused)
Absent: None

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 1400.

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

Nina Fresco, Chairperson

Date _____