

Hill collapse creates traffic in Westwood

By the Associated Press

WESTWOOD A hillside collapse sent tons of earth and trees crashing onto Sepulveda Boulevard during morning rush-hour today, leaving a house in danger of falling and briefly cutting power to the Getty Center and area homes, officials said.

No injuries were reported but people voluntarily left three homes atop the oozing bluff, Fire Department spokesman Brian Humphrey said.

Firefighters dispatched at about 7 a.m. by a report of electrical wires arcing in trees found the hillside had collapsed and taken down a power pole, Humphrey said.

A huge pile of earth and a downed tree broke through a block retaining wall and covered most of Sepulveda Boulevard, a heavily traveled route between the west side of Los Angeles and the San Fernando Valley.

A section of the road near UCLA, was closed for hours.

The slide brought down the backyard of one Westwood home that was left roughly 15 feet from a precipice.

The collapse briefly interrupted electrical service to 1,819 residences in neighboring Brentwood and Bel Air and to 10 industrial customers, including the Getty Center, said Joe Ramallo, spokesman for the city Department of Water and Power. The center includes the J. Paul Getty Museum and related institutions.

Getty spokeswoman Julie Jaskol said there were brief and intermittent interruptions in power, mainly to the museum's parking structure, but electricity was fully restored before it opened at 10 a.m.

Humphrey said the collapse appeared related to flooding in the area. The cause was not known.

There had been speculation that a city water pipe might have leaked and saturated the hillside but Ramallo said no breaks or leaks had been detected.

The water might have come from a leaking irrigation system, combined with water still left in the soil from recent heavy rains, Ramallo said.

✉ WHAT DO YOU THINK?

Send letters to editor@smdp.com



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GREENING OF THE LOBSTER: With Mayor Herb Katz looking on (far left), Susy Holyhead, (center) Business Greening Program director of Sustainable Works, on Thursday hands the Green Business Certification Award to Lynne Thomas (right), director of sales and marketing for The Lobster restaurant on Ocean Avenue. The Lobster was recognized for installing solar panels and for using sustainable business practices.

The Lobster goes green

BY MELODY HANATANI

Daily Press Staff Writer

SM PIER In the world of seafood, there's Maine lobster, spiny lobster, and now, green lobster.

While The Lobster restaurant doesn't quite serve a crustacean of such color, the eatery reached several milestones this week, distinguishing itself as one of the greenest seafood establishments around.

Restaurant staff and city officials on Thursday celebrated the completion of several sustainable initiatives, including a recent green business certification and solar panel installation.

"As any seafood restaurant, we obviously are coming against something that is only a growing problem, which is the sustainability of the product that we serve," restaurant

Manager Jack DeNicola said before the afternoon event. "As we know, (seafood) is becoming more and more scarce and difficult to get."

The celebratory event brought together leaders from the city and environmental sectors, all who helped the restaurant become the first business to complete the Solar Santa Monica (SSM) program, a City Hall initiative that assists residents and businesses through the photovoltaic panel installation process, from choosing a contractor to applying for permits.

Since SSM launched last year, the number of kilowatts installed in the city has doubled, from 350 at the inception to 700 at the end of the year, exceeding the program's expectations of reaching that threshold in two years.

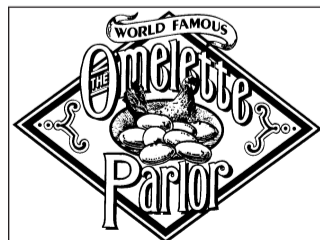
While there are several businesses that have solar panels, The Lobster has been the

only to use SSM to help it navigate through the installation process. One of the benefits often touted by the program is its ability to offer clients an SSM-approved list of contractors who provide the panels at a discount. The program also helps streamline the permitting process for its clients, according to Susan Munves, the energy and green buildings program administrator for City Hall's Environmental programs Division.

"Our role is to make the process as convenient and transparent as possible," Munves said. "Going solar can be complicated."

The restaurant hired SunTechnics to install 54 solar panels on its south-facing roof, costing approximately \$65,000, not including rebates and tax credits, which DeNicola expects will bring the total cost to

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NICE SHOT

Morgan Genser news@smdp.com

Sarah Anderson of the Santa Monica College women's tennis team gets low to the ground to hit an underhand volley at the net during her doubles match with teammate Natalie Kelly at Christina Reed Memorial Park in Santa Monica on Tuesday. The Corsairs hosted Ventura College in a Western State Conference match in which SMC won 6 matches to 3.

Restaurant gets green business certification

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about \$20,000. The manager predicts the restaurant will recover the cost through energy savings in about six years.

"The city has pledged to and is succeeding in energy efficiency and this is one of the elements we are doing," Mayor Herb Katz said during the event.

The solar panels is just one of the restaurant's many sustainable practices that helped it earn a Green Business Certification with Sustainable Works on Wednesday. The restaurant has also been nominated for a Sustainable Quality Award.

The long list of environmentally-sound practices at The Lobster includes an extensive recycling program that includes cardboard, glass, plastic, aluminium and even cooking oil and grease, which is pumped by a biofuel company. Sustainability also trickles into the bathroom that are cleaned with

green chemicals and ventilated with high efficiency aerators. Employees are also encouraged to take alternative forms of transportation and have access to discounted bus passes through the Metropolitan Transportation Authority, thanks to a deal with the restaurant.

"What we need to do as a city, as a state, as a country is to try to reduce our dependence on (non renewable resources)," DeNicola said.

The next sustainable project in store for The Lobster's future is the replacement of the restaurant's hot water heaters with a solar hot water heater, though DeNicola expected that won't happen for a while.

"Santa Monica has a new theme for visitors who come to dine above our pier — unplug and play," Councilmember Kevin McKeown said.

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NOTICE OF A PUBLIC HEARING BEFORE THE SANTA MONICA PLANNING COMMISSION

SUBJECT: A Public Hearing will be held by the Planning Commission on the following:

Conditional Use Permit 07-011, 3150 Ocean Park Boulevard. The applicant requests a Conditional Use Permit (CUP) to allow the operation of a food serving retail store located in the Santa Monica Business Park within the C5 (Special Commercial) zoning district. Pursuant to Santa Monica Municipal Code (SMC) Section 9.04.08.24.040(h)(9), a CUP is required to allow an incidental retail store in the C5 district which provides goods and services to employees and visitors on the premises, provided that all incidental businesses on site do not exceed twenty-five percent of the total square footage of the development. **APPLICANT:** Mrs. Winston's Green Grocery, Inc. **PROPERTY OWNER:** CA-Santa Monica Business Park Limited Partnership.

Development Review Permit 05-007, Conditional Use Permit 05-009, Variance 06-018, General Plan Amendment 06-001, Environmental Impact Report; 1515-1525 Ocean Avenue and 1530 Second Street. Consideration of the following request: A Development Review Permit, Conditional Use Permit, and Variance (for side and rear yard setback) to allow the construction of a new 89,900 square foot, four-story Travelodge Hotel with 164 guestrooms, approximately 4,700 square feet of ground floor commercial/retail uses and subterranean parking. The new hotel will consist of two buildings (one on Ocean Avenue and one on Second Street) connected by a pedestrian bridge across the 1st Court alley, and will replace the existing Travelodge Hotel at 1525 Ocean Avenue and the Pacific Sands Hotel at 1515 Ocean Avenue and the associated Annex at 1530 Second Street. A General Plan Amendment to remove reference to the Santa Monica Place viewing decks from the Scenic and Visual Resources Map in the Land Use Plan of the City's Local Coastal Plan has also been requested. Certification of the Final Environmental Impact Report (EIR) and adoption of the Mitigation Monitoring Program and Statement of Overriding Considerations will be necessary to approve the project; the EIR has concluded that there will be significant unavoidable impacts to transportation/traffic, aesthetics (views), construction effects, and neighborhood effects. All other potential impacts can be mitigated to a less than significant level. [Planner: Laura Beck, AICP] **APPLICANT:** Michael Farzam, Travelodge Hotel. **PROPERTY OWNER:** Ocean Avenue Management, LLC.

Recommendation to Approve in Concept the 2008-2014 Housing Element (Public Review Draft). The Planning Commission will make a recommendation to the City Council regarding the City's General Plan Housing Element for the 2008-2014 planning period, which has been prepared in compliance with State Law to plan for the City's housing needs as defined by the southern California region's Regional Housing Needs Assessment (RHNA). The draft Housing Element defines goals and programs that will guide production of housing, including affordable housing and housing services for people with special needs. The document also evaluates the City's success in meeting the goals that were adopted in the previous Housing Element (2000-2005). The vision presented in the Housing Element is consistent with the City's efforts to broadly define and achieve sustainability and with the long-term planning direction of the Land Use & Circulation Element update, which contemplates new ways to create housing that will meet the needs of a socially and economically diverse population and will be integrated with services and transit. [Planner: Liz Bar-EI, AICP] **LOCATION:** Citywide. **APPLICANT:** City of Santa Monica. [Continued from March 5, 2008]

WHEN: Wednesday, March 19, 2008 at 7:00 p.m.

WHERE: Council Chambers, City Hall
1685 Main Street
Santa Monica, California



HOW TO COMMENT

The City of Santa Monica encourages public comment. You may comment at the Planning Commission public hearing, or by writing a letter or e-mail. Information received prior to the hearing will be given to the Planning Commission at the meeting.

MORE INFORMATION

If you want additional information about this project or wish to review the project, please contact the Case Planner at (310) 458-8341. The Zoning Ordinance is available at the Planning Counter during business hours or available on the City's web site at www.santamonica.org. The meeting facility is wheelchair accessible. If you have any disability-related accommodation request, please contact (310) 458-8341, or TTY Number: (310) 458-8696 at least five (5) business days prior to the meeting. Santa Monica "Big Blue" Bus Lines #1, #2, #3, and #8 serve City Hall.

Pursuant to California Government Code Section 65009(b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Monica at, or prior to, the Public Hearing.



Help Us Shape the Future! Be part of the effort to create new Land Use and Circulation Elements, and a new Zoning Ordinance. Help shape a twenty year vision and improve the way we get around Santa Monica.
<http://www.shapethefuture2025.net> (Land Use Element)
<http://motion.santa-monica.org> (Circulation Element)



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