

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

Filed: August 7, 1997
49th Day: September 25, 1997
180th Day: February 3, 1998
Staff: John T. Auyong *John*
Staff Report: August 21, 1997
Hearing Date: September 9-12, 1997
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-97-222

APPLICANT: County of Orange (Public Facilities and Resources Department)

AGENT: Patti Schooley (Coastal and Historical Facilities Director)

PROJECT LOCATION: 33333 Pacific Coast Highway (Salt Creek County Beach parking lot), City of Dana Point, County of Orange

PROJECT DESCRIPTION: Replace 588 existing parking lot meters with ten battery-operated Pay-N-Display ticket dispensing machines. Install identification and directional signs. No change in the parking fee is proposed.

LOCAL APPROVALS RECEIVED: City of Dana Point Approval-in-Concept (Planning Commission Resolution 97-05-21-20)

SUBSTANTIVE FILE DOCUMENTS: Coastal development permit P-79-5539 (AVCO)

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval of the proposed project with special conditions regarding; (1) the submission of final signage plans, and (2) requiring a permit amendment or a new permit for future development such as changes in hours of operation, fees, fee collection methods, and maximum parking time.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. 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 this permit is reported to the Commission. 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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. 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.

III. Special Conditions.

1. Future Development. This coastal development permit 5-97-222 only approves the replacement of 588 parking meters with 10 Pay-N-Display machines and the installation of signage at the Salt Creek County Beach parking lot in Orange County (33333 Pacific Coast Highway, City of Dana Point). Any additional development, including but not limited to changes in hours of operation of the parking lot, change in the method of fee collection, change in the fee charged, or a change in the maximum time allowed on the proposed Pay-N-Display fee collection machines, shall require an amendment to this coastal development permit from the Coastal Commission or a new coastal development permit from the Coastal Commission or the certified local government.

2. Signage. Prior to issuance of the coastal development permit, the permittee shall submit, for the review and approval of the Executive Director, final plans that show the dimensions, height, color, and text including any graphics of the pay station identification signs that will be posted adjacent to the proposed Pay-N-Display machines. The pay station identification signs shall be placed in the parking lot consistent with the locations of the proposed Pay-N-Display machines as shown on Exhibit B of the August 21, 1997 staff report for this permit.

Within 60 days of issuance of this permit, or within any additional period of time which the Executive Director may grant for good cause, the permittee shall submit, for the review and approval of the Executive Director, final plans for all directional signs to be posted in the parking lot to direct parking lot users to the Pay-N-Display machines. The plans shall show the location, dimensions, height, color, and text including any graphics of all directional signs. The number of directional signs and their location shall be adequate to direct patrons to the nearest Pay-N-Display machine.

The final plans shall show that the height, dimensions, color, and text including graphics of both the identification and directional signs are consistent with the signs as proposed and shown in both Exhibit D and Exhibit E of the August 21, 1997 staff report for this permit. All signs and text shall be readily visible to users of the parking lot. All signs shall be located in a manner to minimize their visibility from Pacific Coast Highway (State Route One). The applicant shall implement and comply with all signage plans approved by the Executive Director.

IV. Findings and Declarations.

A. Project Description

1. Replacement of Parking Meters

The applicant is proposing to replace the 588 existing parking meters at the Salt Creek County Beach Park public parking lot. The lot is about 7.5 acres in size. The parking meters are nearing the end of their life expectancy and need replacement. Further, the existing parking meters have a limited capacity to hold money. There are also twelve unmetered handicap stalls for a total of 600 parking spaces. The parking meters would be replaced by ten battery-operated Pay-N-Display machines. The proposed machines would be 16"x22"x18" in size and be mounted three feet above ground on pedestals. The proposed machines would be installed in parking lot medians.

Under the proposed fee collection system, users of the lot would put their money in the machine and receive a ticket which they would then place on the dashboard of their cars. While the existing meters only accept quarters, the proposed Pay-N-Display machines would accept a variety of coins as well as dollar bills. The proposed machines also would be able to hold more money.

The applicant is not proposing to change the parking fee charged. The current charge is one dollar (\$1.00) per hour. In 1995, the applicant raised the fee from 75¢ per hour to the current \$1.00 per hour. Staff previously informed the applicant that this increase did not require a coastal development permit. The fee is charged during all hours of operation (6:00 a.m. to 12:00 midnight).

2. Signage

The applicant is also proposing to install signage informing parking lot users of the proposed Pay-N-Display machines. The proposed signs would be 2'x2' in size with a blue background and white 5" reflective lettering. The proposed signs would be mounted on telspar posts. The tops of the signs would be between eight to nine feet above ground.

A pay station identification sign which states "Pay Here" will be posted next to each proposed Pay-N-Display machine. Further, 18-20 additional directional signs stating "Pay Station" with an arrow pointing to the nearest proposed machine will be located throughout the parking lot.

The applicant proposes to install the "Pay Station" signs after the proposed machines are installed, to better determine sight lines and the visibility of these signs. Existing signs at the parking lot entrances are proposed to be revised to reflect the proposed Pay-N-Display fee collection system.

3. Project History

The Commission approved coastal development permit P-79-5539 for a variety of development on land surrounding the subject site. The subject site was not part of the permit application for P-79-5539 because it was already developed with the parking lot. However, as a condition of approval of P-79-5539, the applicant was required to submit plans to make improvements to connect the existing parking lot with the beach and a proposed park. On January 12, 1988, the Executive Director verified in writing that the applicant had complied with this condition of approval of permit P-79-5539.

B. Public Access / Recreation

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30223 of the Coastal Act states:

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Section 30252 of the Coastal Act states, in relevant part:

The location and amount of new development should maintain and enhance public access to the coast by . . (4) providing adequate parking facilities . .

The subject site is not located between the sea and the first public road nor within 300 feet of the inland extent of the beach. However, the subject site is immediately adjacent to the first public road on the landward side. The subject site provides the only source of public parking for Salt Creek County Beach Park. The subject site thus is an upland area which is necessary to support the recreation opportunities at Salt Creek County Beach Park.

In this instance, the applicant is not proposing to reduce the amount of time which people can park at the lot. The current maximum is eight hours per day, which will remain unchanged. Further, the applicant is not proposing to eliminate any parking spaces. The applicant also is not proposing to change the hours of operation of the parking lot, which are from 6:00 a.m. to 12:00 midnight daily. The parking lot currently is not gated, and the applicant is not proposing to install gates.

The proposed development will have a beneficial impact on public access. First, the proposed Pay-N-Display machines would accept a variety of coins and dollars, not just quarters as with the existing meters. Reducing the limitations on the type of currency accepted for payment would make the fee collection system more convenient to use. A more convenient fee collection system would encourage more people to use the parking lot. Second, the proposed machines can be programmed to allow parking for longer periods of time than the eight hour maximum allowed by the existing meters. While the applicant is not proposing to increase the maximum time, the ability to allow longer periods for parking would encourage long-term users of the beach. Thus, the proposed development will encourage public access and recreation.

However, to ensure that the upland parking lot is reserved to support public access and recreation, the Commission finds that it is necessary to impose a special condition putting the applicant on notice that any future development at the parking lot, such as but not limited to, changes in hours of operation of the parking lot, change in the method of fee collection, change in the fee charged, and change in the maximum time allowed on the proposed Pay-N-Display fee collection machines, will require an amendment to this permit.

These types of changes could have potential adverse impacts on public access and public recreation. The condition would ensure that the Commission would be able to review the future changes for impacts to public access and recreation. Thus, as conditioned, the Commission finds the proposed project to be consistent with Sections 30210, 30223, and 30252 of the Coastal Act.

C. Visual Quality

Section 30251 of the Coastal Act states, in relevant part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Portions of the parking lot are visible from Pacific Coast Highway (State Route One). The proposed signs may result in adverse visual impacts to views from Pacific Coast Highway. The permit is being conditioned for the submittal of final sign plans for review and approval by the Executive Director.

The applicant proposes to install signs to inform parking lot users of the proposed Pay-N-Display machines. A Pay-N-Display machine identification sign will be installed next to each proposed machine to identify each machine's location. Further, 18-20 additional directional signs will be located throughout the 7.5 acre parking lot to direct patrons to the proposed machines.

The condition states, in part, that plans for the directional signs shall be submitted within 60 days after permit issuance, rather than prior to permit issuance. This is because the applicant wishes to install the Pay-N-Display machines first before installing the directional signs, so that sight lines and optimum visibility for parking lot users can be established.

The requirement for submittal of final signage plans will ensure that adverse visual impacts from the proposed signs are minimized and mitigated while ensuring that parking lot users receive adequate information as to the location of the proposed Pay-N-Display machines. Therefore, the Commission finds that the proposed project, as conditioned, would be consistent with Section 30251 of the Coastal Act.

D. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a local coastal program ("LCP") which conforms with the Chapter Three policies of the Coastal Act.

The City of Dana Point ("City") Local Coastal Program ("LCP") was certified on September 13, 1989 for the majority of the City. However, the Laguna Niguel LCP segment was not certified at that time. The subject site is located in this area. On May 13, 1997, the Commission certified with suggested modifications an LCP amendment for this area which would eliminate the separate LCP segment. The suggested modifications are needed to bring the LCP into conformity with the provisions of the Coastal Act. The City Council is scheduled to act on the suggested modifications at its August 26, 1997 meeting.

As conditioned, the proposed development is consistent with the public access and visual quality policies of Chapter Three of the Coastal Act.

E. California Environmental Quality Act

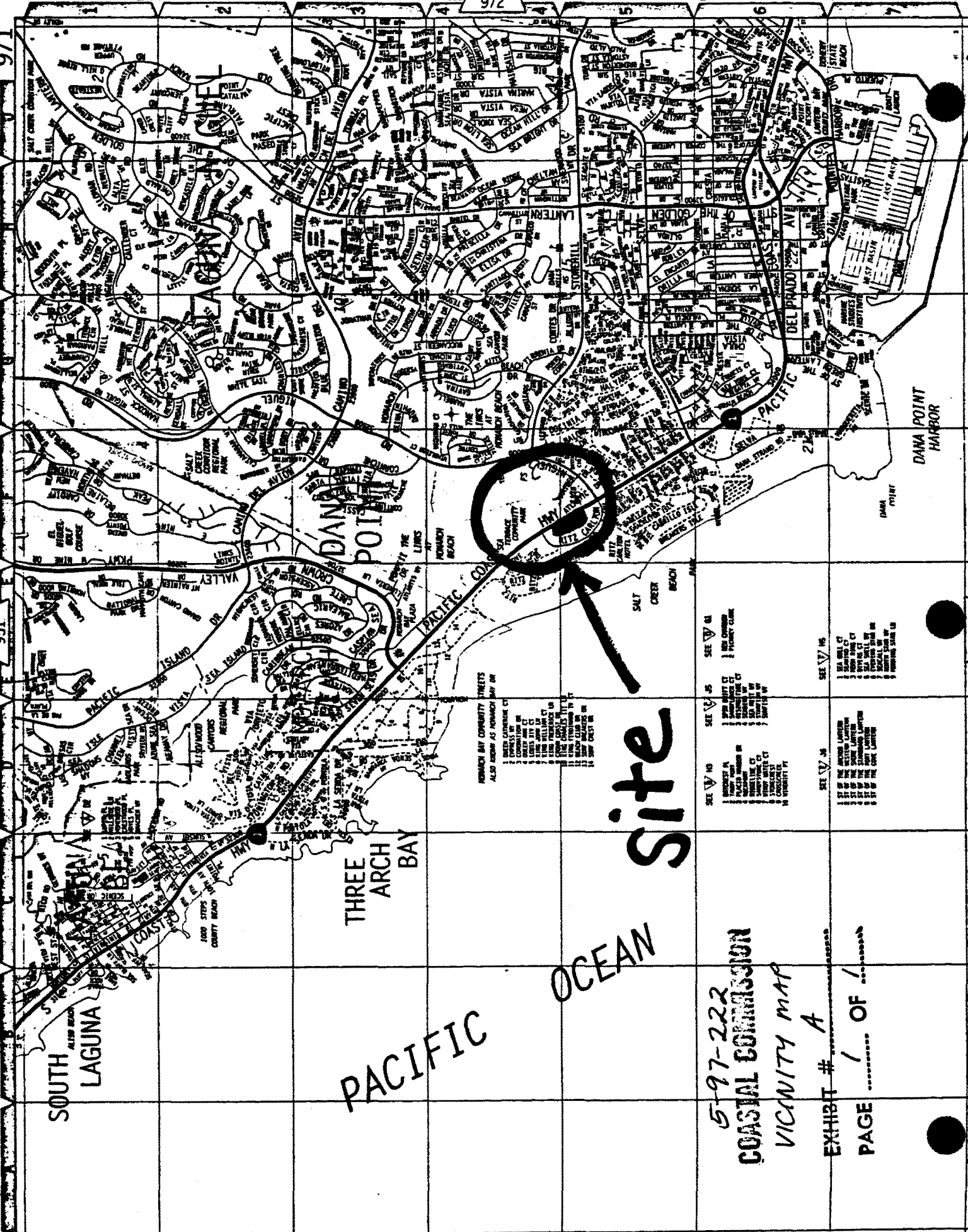
Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed development is located in an urban area. Development already exists on the subject site. All infrastructure necessary to serve the site exists in the area. The proposed project has been conditioned in order to be found consistent with the public access and visual quality policies of Chapter Three of the Coastal Act. Mitigation measures requiring; (1) putting the applicant on notice that an amendment to this permit or a new permit would be needed for future development at the parking lot such as changes in hours of operation, parking fees, method of fee collection, and hours of operation, and (2) submission of a signage plan; will minimize all significant adverse impacts.

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, can be found consistent with the requirements of the Coastal Act to conform to CEQA.

9282F:jta

SEE 951 MAP



FARMHAY BAY COMMUNITY STREETS
 ALSO KNOWN AS FARMHAY WAY OR
 1 BERRY DRIVE CT
 2 CORNELL WAY CT
 3 GARDNER WAY CT
 4 LINDA WAY CT
 5 LINDA WILLIAM CT
 6 LINDA WILLIAM CT
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SEE 972 A1
 1 BERRY DRIVE CT
 2 CORNELL WAY CT
 3 GARDNER WAY CT
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Site

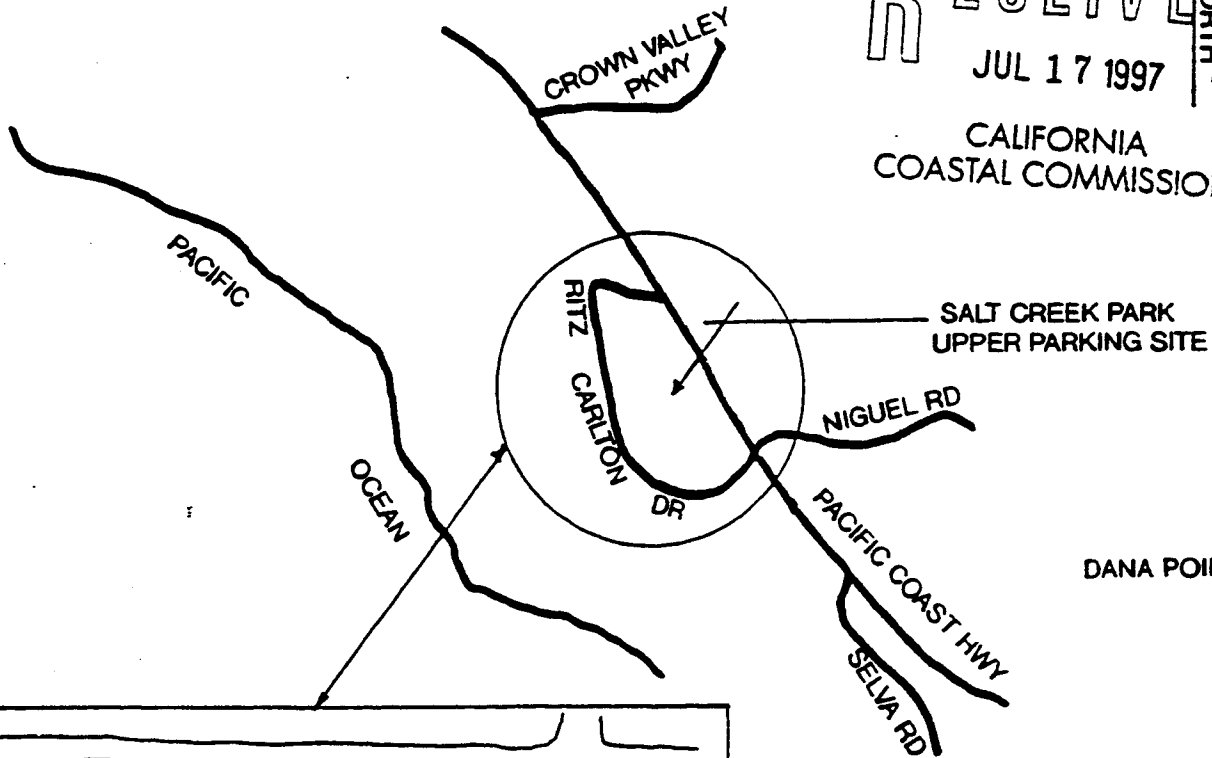
5-97-222
 COASTAL COMMISSION
 VICINITY MAP
 EXHIBIT # A
 PAGE 1 OF 1

5-97-222

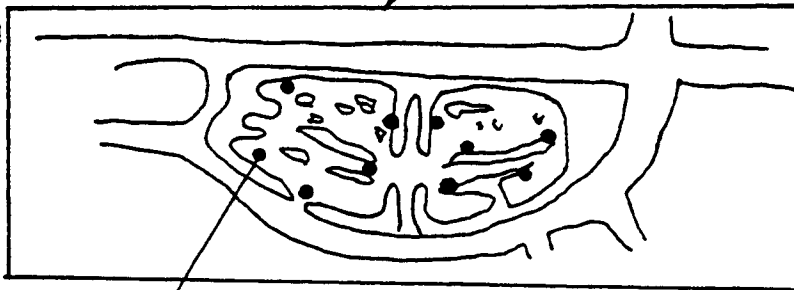
RECEIVED NORTH
JUL 17 1997

CALIFORNIA
COASTAL COMMISSION

LAGUNA BEACH



DANA POINT



● APPROX. LOCATIONS FOR
TEN FEE MACHINE INSTALLATIONS

CONTRACTOR:
SUPERVISING RANGER
SHALL SPOT EXACT
INSTALLATION LOCATIONS

5-97-222
COASTAL COMMISSION
machine locations

EXHIBIT # B

PAGE 1 OF 1

ORANGE COUNTY
ENVIRONMENTAL MANAGEMENT AGENCY

LOCATION MAP
FOR
TEN FEE MACHINE INSTALLATIONS
AT
SOUTH COAST OPERATIONS
SALT CREEK PARK
33333 PACIFIC COAST HWY
DANA POINT CA

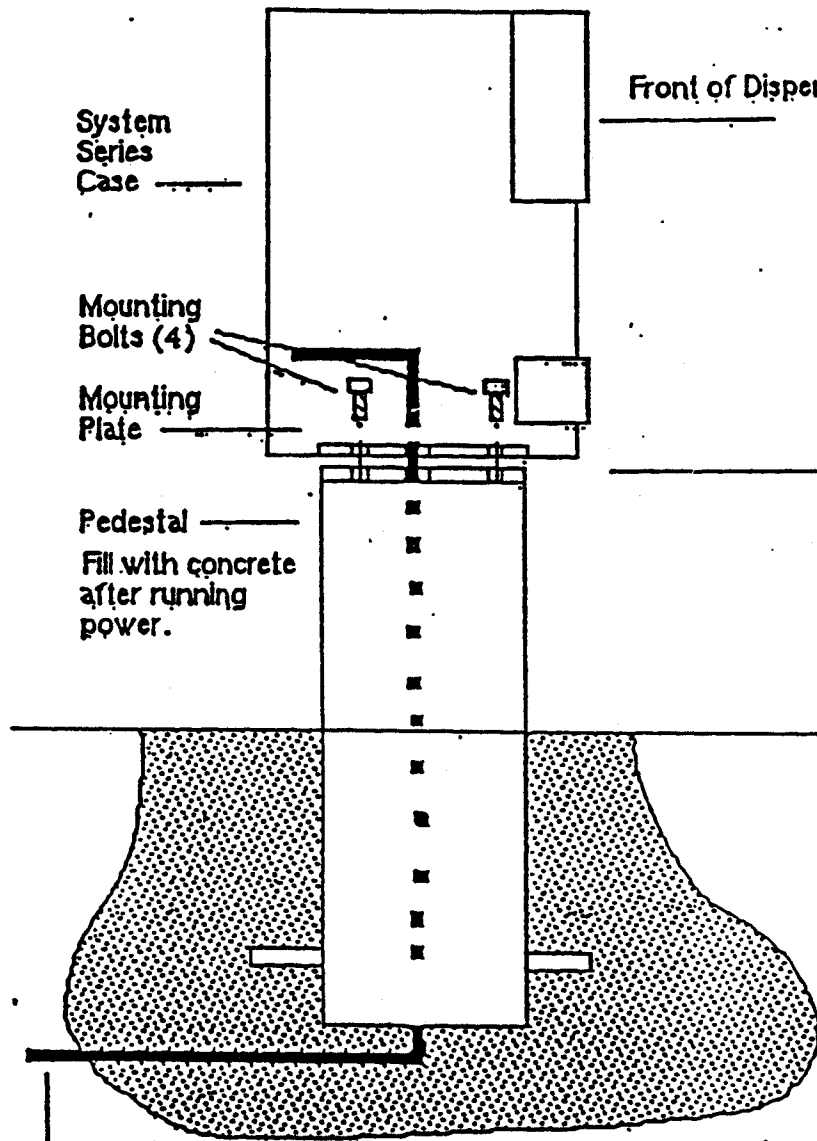
MODEL 400 TM Installation

5-97-222

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Plans

EXHIBIT # C

PAGE 1 OF 2



Recommended Installation Heights

	Walk-up	Drive-up *
	35"	30" Above Driveway Surface.
	13"	18"

115 Volt/15 Amp (min) service. It is recommended that consideration be given to a twisted pair of 18 ga. wires for an exterior alarm, future communications and/or gate signal wires. Any of these should be shielded and in separate conduit.

INSTALL PEDESTAL VERTICALLY ± 3 DEGREES.

NOTE: Drive-up Installation is not recommended for applications when heavy use during certain periods could create line-ups or in high volumes when tickets could be sold without space being available. Protective posts are recommended to protect the dispenser from being damaged by vehicles.

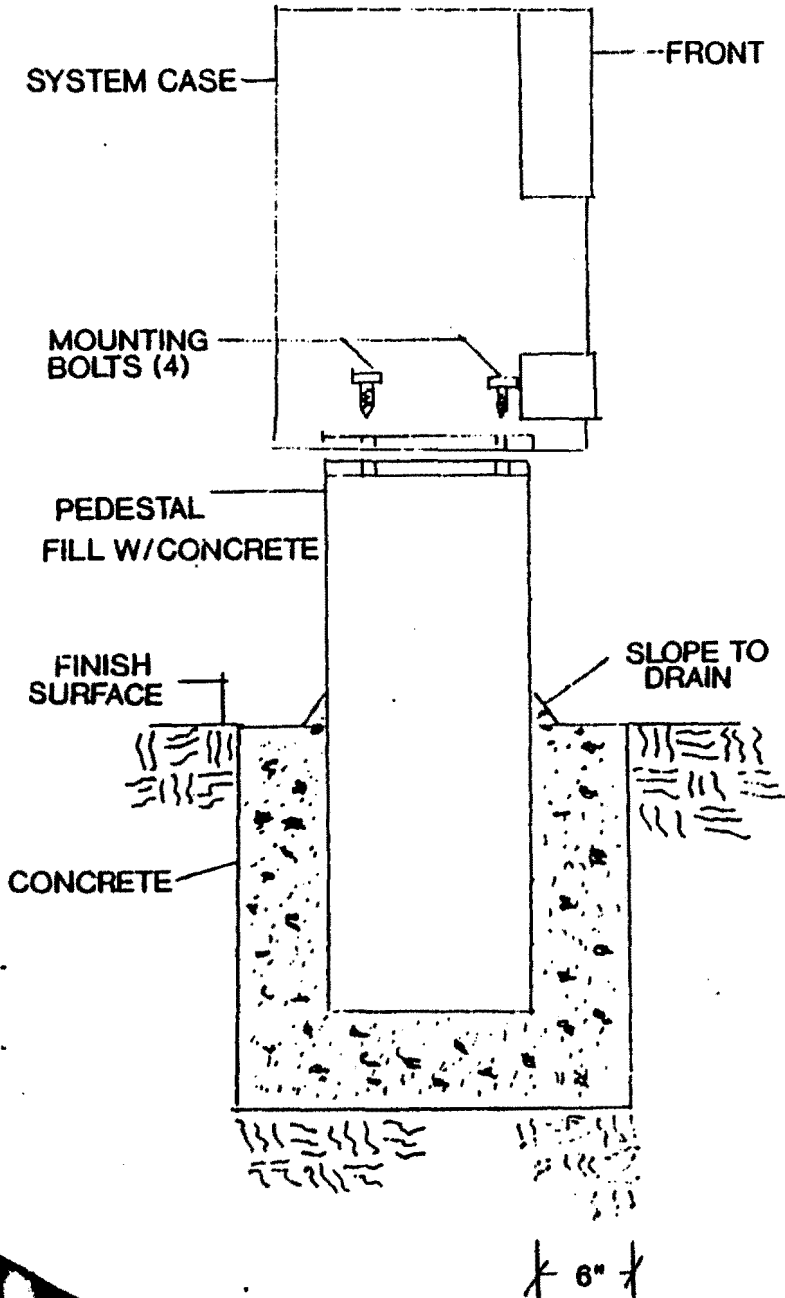
Copyright © 1987 PARK UR SELF System, Inc.

*** - NOTE - MODEL 400 DOES NOT REQUIRE 115V/15AMP SERVICE UNIT IS BATTERY OPERATED

CONSTRUCTION NOTES:

INSTALL PEDESTAL VERTICALLY \pm
3 DEGREES

CONCRETE:
ON SITE MIX CLASS 500-C-2500



5-97-222

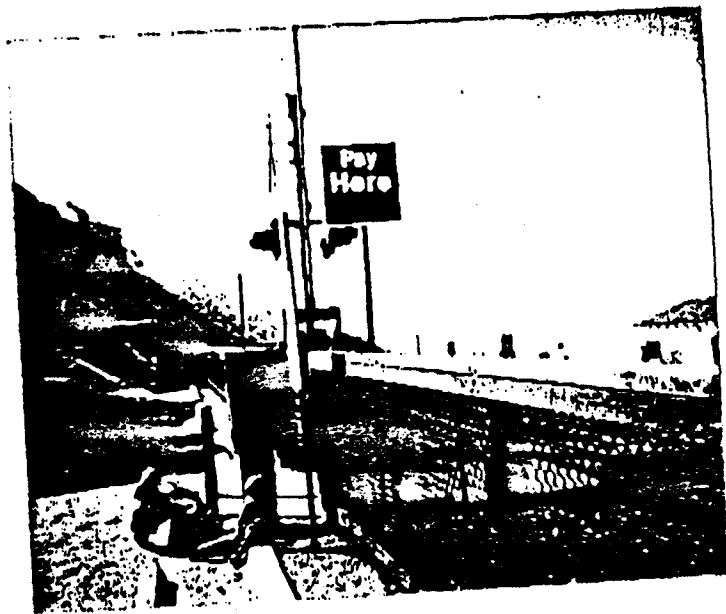
COASTAL COMMISSION
Plans

EXHIBIT # C
PAGE 2 OF 2

		ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY	
		TYPICAL INSTALLATION	
		MODEL 400 PAY AND DISPLAY PARKING SYSTEM	
MARK	DATE	DESCRIPTION	PREPARED UNDER SUPERVISION OF
REVISIONS			DATE
DESIGNED		SCALE NTS	DATE
DRAWN		CHECKED	DWG. NO.
			SHEET 1



PATTI,
 THE DIMENSIONS FOR THE
 SIGNS ARE 24" X 24"
 THE LETTERING IS 5 INCH



ALL OF THE SIGNS ARE
 POSTED AT APPROX 6'6" -
 7' TO THE BOTTOM EDGE
 OF THE SIGN

5-97-222
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EXHIBIT # D

PAGE 1 OF L

Examples of signs proposed
 (as they exist at another location)



DIRECTIONAL "PAY STATION"
 SIGNS ARE POSTED THROUGHOUT
 THE LOTS. THE SIGN DIMENSION
 ARE THE SAME, THE LETTERING
 IS ABOUT AN INCH SMALLER

SCOTT



County of Orange

Public Facilities & Resources Department

John W. Sibley, Director

August 5, 1997

5-97-222

RECEIVED
AUG 7 1997

John T. Auyong, Staff Analyst
California Coastal Commission
South Coast Area Office
200 Oceangale, 10th Floor
Long Beach, CA 90802-4302

COASTAL COMMISSION

Signage

EXHIBIT # E

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PAGE 1 OF 2

Dear John:

The following is in response to your July 31, 1997 letter regarding the County of Orange, Harbors, Beaches and Parks' Coastal Development Permit Application 5-97-222; Replacement of Parking Meters with Pay-N-Display machines at Salt Creek Beach Park (33333 Coast Highway, Dana Point):

1. SIGNAGE

Currently, at each of the parking lot entrances a sign indicates that fees are collected for all metered parking stalls; indicates rate per hour; and hours of operation. These signs will be revised to reflect the new hourly rate; fees collected at the Pay-N-Display boxes; and hours of operation.

The signage to indicate Pay-N-Display locations will be blue background with white 5" reflective lettering; overall dimension will be 2' x 2' mounted on a telspar post. Each Pay-N-Display box will have a sign immediately adjacent to it that states "PAY HERE." Signs directing visitors to the pay boxes will be strategically located throughout the parking lot. These signs will state "PAY STATION" with an arrow directing visitors to the Pay-N-Display box. There will be nine (9) "PAY HERE" signs and approximately 18-20 "PAY STATION with arrow" signs. These latter signs will be site located after installation of the Pay-N-Display boxes to ensure the best visibility. I have included some pictures for your reference.

2. MAXIMUM TIME ALLOWED FOR PARKING

The Pay-N-Display parking system will maintain the current eight hour maximum for parking at Salt Creek Beach.

3. TOTAL NUMBER OF METERS/UNMETERED SPACES

There are 588 metered parking stalls at Salt Creek Beach. There are twelve handicap stalls for a total parking lot capacity of 600. Only the handicap stalls are unmetered.

LOCATION:
300 N. FLOWER ST.
SANTA ANA, CALIFORNIA

MAILING ADDRESS:
P.O. BOX 4048
SANTA ANA, CA 92702-4048

INFORMATION:
(714) 834-2300
FAX # 834-5188

Mr. John T. Auyong

Page 2

4. GATES/CURRENT FEE AND HOURS OF OPERATION

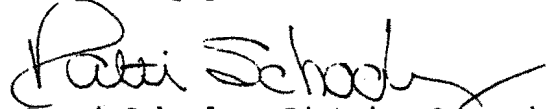
The Salt Creek Beach parking lot is not gated. Hours of operation (6:00 AM to 12:00 Midnight) are posted at parking lot entrances. Enforcement of hours of operation is provided via Sheriff patrol. On November 14, 1995, the Board of Supervisors adopted a revised Coastal Facilities Parking Fee that increased the per hour fee from 75¢ to \$1.00. This fee has yet to be implemented due to the inability of the current metered system to accept additional coins. Board Resolution No. 95-874 allowed the 75¢ fee to remain in effect until the parking system can be converted to the rate of \$1.00 for 60 minutes.

5. RESOLUTIONS OF APPROVAL

I have included a copy of Orange County Board of Supervisors Resolution No. 95-874 and the City of Dana Point Planning Commission Resolution 97-05-21-20 for your information.

Hopefully, this addresses staff concerns regarding this project. As I indicated previously, I believe this new system will enhance the aesthetic quality of the Salt Creek Beach parking lot, provide better public service, and reduce County maintenance costs (both dollars and labor) which can be redirected to site improvement. Please call me at (714) 834-5067 if I can provide further information.

Very truly yours,



Patti Schooley, District Supervisor
Coastal Facilities Operations

PMS:pt
7080514534188

Enclosures

5-97-222

COASTAL COMMISSION

EXHIBIT # E
PAGE 2 OF 2