

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: 10/05/2004
 49th Day: 1/23/2005
 180th Day: 4/3/2005
 Staff: PE/AJP-LB
 Staff Report: 1/27/2005
 Hearing Date: 2/16-18/2005
 Commission Action:

**TH 4a****RECORD PACKET COPY****STAFF REPORT: CONSENT CALENDAR**

APPLICATION NUMBER: 5-04-392
APPLICANT: Los Angeles Unified School District
AGENT: Martinez/Kuch Architects
PROJECT LOCATION: 920 West 36th Street, San Pedro, CA

PROJECT DESCRIPTION: Demolition of an existing building, remodeling an existing 7,000 sq. ft building and construction of two dorms and counselor caretakers' quarters totaling 17,000 sq. ft. in foot print of demolished building on 500,000 sq. ft. (\pm 11.44 acre) portion of former military base in order to improve accommodations in an existing outdoor education camp. Project also includes removal of 26,500 sq. ft of pavement, removal of existing tent quarters, installation of 200,000 sq ft. of planting, fire access road, entry road, trails and outdoor teaching areas. Project will have 24,000 sq. ft. of structures and 210,000 sq. feet landscaped in examples of California native habitat and 191,000 sq ft. of unimproved area. Grading is estimated at approximately 30 c.y. cut and 30 c.y. fill

Lot Area	500,00 sq. ft.
Building Coverage	24,000 sq. ft.
Pavement Coverage	32,500 sq. ft.
Landscape Coverage	210,000 sq. ft.
Parking Spaces	10
Zoning	na
Ht above final grade	25' 9"

SUMMARY OF STAFF RECOMMENDATION:

The project is an upgrade of an existing overnight outdoor education park that has been operating in former military buildings on the Fort MacArthur site. Staff recommends approval with special conditions addressing water quality.

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 effects 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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. Water Quality.**

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, two (2) copies of a Final Water Quality Management Plan (WQMP) for the post-construction project site, prepared by a licensed water quality professional, and shall include plans, descriptions, and supporting calculations. The WQMP shall incorporate structural and non-structural

Best Management Practices (BMPs) designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

(1) Water Quality Goals

- (a) Post-development peak runoff rates and average volumes shall not exceed pre-development conditions.
- (b) Appropriate structural and non-structural BMPs shall be designed to treat, infiltrate, or filter the runoff from all surfaces and activities on the development site;
- (c) Post-construction structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs;

(2) Runoff controls.

- (a) Runoff from all roofs and parking areas shall be collected and directed through a system of structural BMPs including vegetated areas and/or gravel filter strips or other vegetated or media filter devices. Vegetated landscaped areas shall only consist of plants that are not invasive as defined by the Santa Monica Mountains Chapter of the California Native Plant Society. The filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or biological uptake, 3) to minimize vehicular contaminants (oil, grease, automotive fluids, heavy metals, hydrocarbons), sediments, and floatables and particulate debris. The drainage system shall also be designed to convey and discharge runoff in excess of this standard from the building site in a non-erosive manner.
- (b) The applicant shall sweep the parking lot monthly
- (c) The applicant shall not spray down or wash down the parking lot unless the water used is directed through the sanitary sewer system or a filtered drain.
- (d) All BMPs shall be operated, monitored, and maintained for the life of the project and at a minimum, all structural BMPs shall be inspected, cleaned-out, and where necessary, repaired at the following minimum frequencies: (1) prior to October 15th each year; (2) during each month between October 15th and April 15th of each year and, (3) at least twice during the dry season.
- (e) Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner;
- (f) It is the applicant's responsibility to maintain the drainage system and the associated structures and BMPs for the life of the development approved in permit 5-04-392.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Demolition, Grading, Drainage, and Erosion and Siltation Control Plan: During Construction

A. PRIOR TO ISSUANCE OF THE PERMIT, THE APPLICANT SHALL PROVIDE PLANS FOR THE REVIEW AND APPROVAL OF THE EXECUTIVE DIRECTOR for control of the discharge of waste sediments, debris, dusts and pollutants during demolition of the existing structure, site preparation, grading and construction. These plans shall be prepared by a professional engineer and shall include proposed erosion and sediment prevention and control BMPs, both structural and non-structural, and the following information:

- (1) Location of all staging and stockpiling areas;
- (2) Measures to control dust and debris during demolition;
- (3) Locations and cross sections of all proposed retaining structures and temporary and permanent cut-and-fill slopes;
- (4) Area (square feet) and volume (cubic yards) of all grading (identify cut, fill, import, export volumes separately), and the locations where sediment will be stockpiled or disposed of;
- (5) Elevation of finish contours to be achieved by the grading, and related construction;
- (6) A drainage plan;
- (7) A grading schedule.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. FINDINGS

A. Project Description and Location

Demolition of an existing building, remodeling an existing 7,000 sq. ft building and construction of two dormitories and counselor caretakers' quarters totaling 17,000 sq. ft. in foot print of demolished building on 500,000 sq. ft. (± 11.44 acre) portion of the Fort Macarthur upper reservation, a former military base in order to create outdoor education camp.

The project is an upgrade of an existing overnight outdoor education park that has been operating in former military buildings on the Fort Macarthur site. The programs have been carried out in existing buildings and the pupils have been staying in tents. This project will replace one of the older buildings with two dormitories and a two-story caretakers cottage and rehabilitate a second structure. The grounds will be landscaped with examples of California native plant communities. The remainder of the site is currently vacant and either paved or covered with ruderal vegetation. Project also includes removal of 26,500 sq. ft of pavement, removal of existing tent quarters, installation of 200,000 sq. ft. of planting, fire access road, entry road trails and outdoor teaching areas. Project will have 24,000 sq. ft. of structures and 210,000 sq. feet area landscaped in examples of California native habitat and 191,000 sq ft. unimproved area. Grading will be approximately 30 cubic yards cut and 30 cubic yards fill. The site is surrounded on all sides with other parts of the former military base, which are operated by various public agencies, such as the Marine Mammal Rescue Center, a bird rescue center, and other public uses. The site is located inland of the water's edge on a hillside site surrounded by other parks and developed residential areas. The project includes limited parking to accommodate staff; pupils will arrive on buses.

2. Public Shoreline Access

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

3. Public Recreation

The proposed development, as submitted, does not interfere with public recreational use of coastal resources and conforms with Sections 30210 through 30214 and Sections 30220 through 30223 of the Coastal Act regarding the promotion of public recreational opportunities.

4. Water Quality

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

5. Impacts on environmentally sensitive habitat area or on public parks

The proposed development will have no significant adverse impact on adjacent habitat, recreation areas, or parks. Therefore, the Commission finds that the project conforms with Section 30240(b) of the Coastal Act.

6. Development

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, the Commission finds that the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

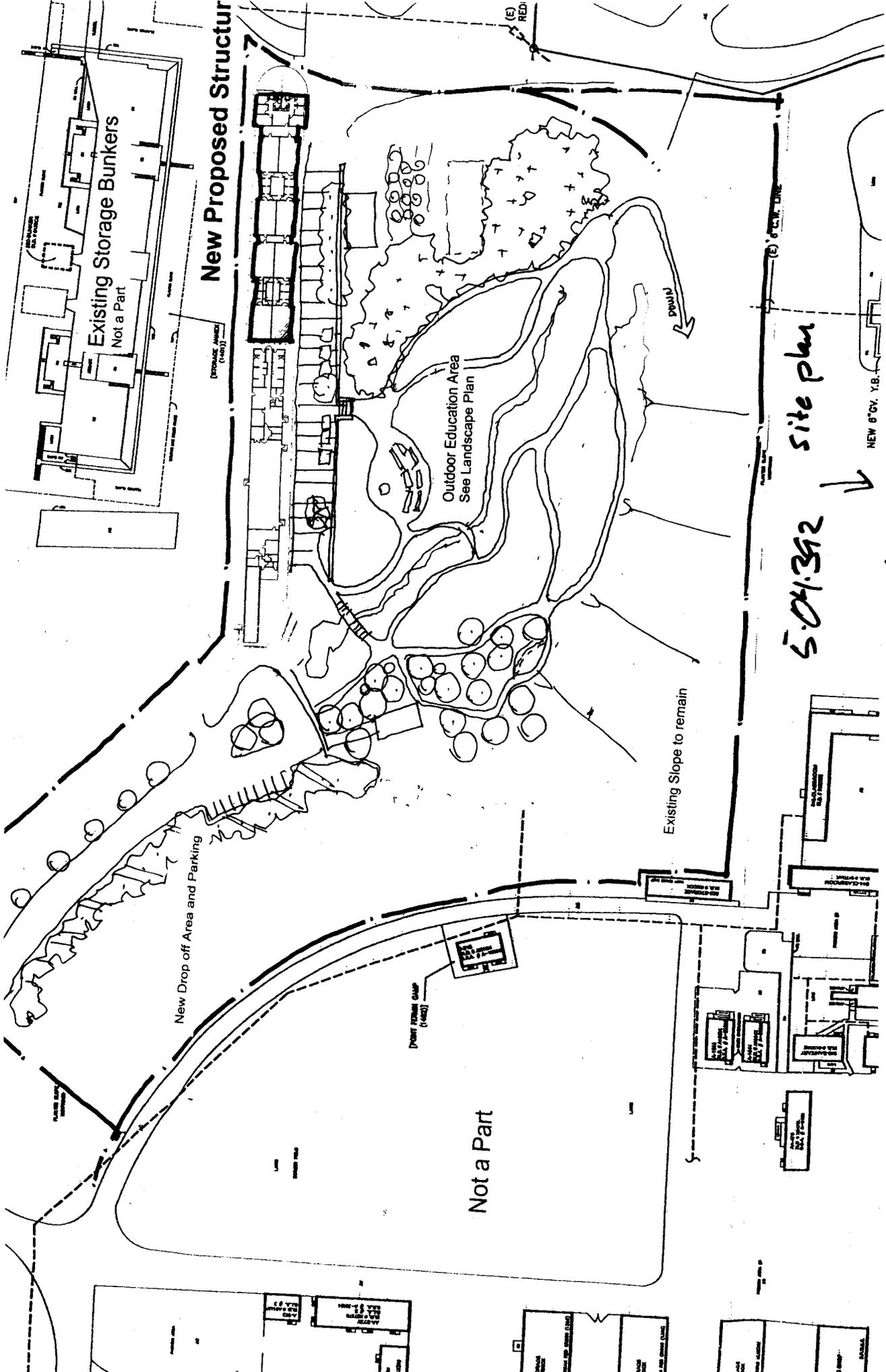
7. Prejudice of the City's ability to develop a Local Coastal Program (LCP).

Coastal Act Section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan ("LUP") for the City of Los Angeles district of San Pedro was effectively certified on May 8, 1991. The proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

8. California Environmental Quality Act

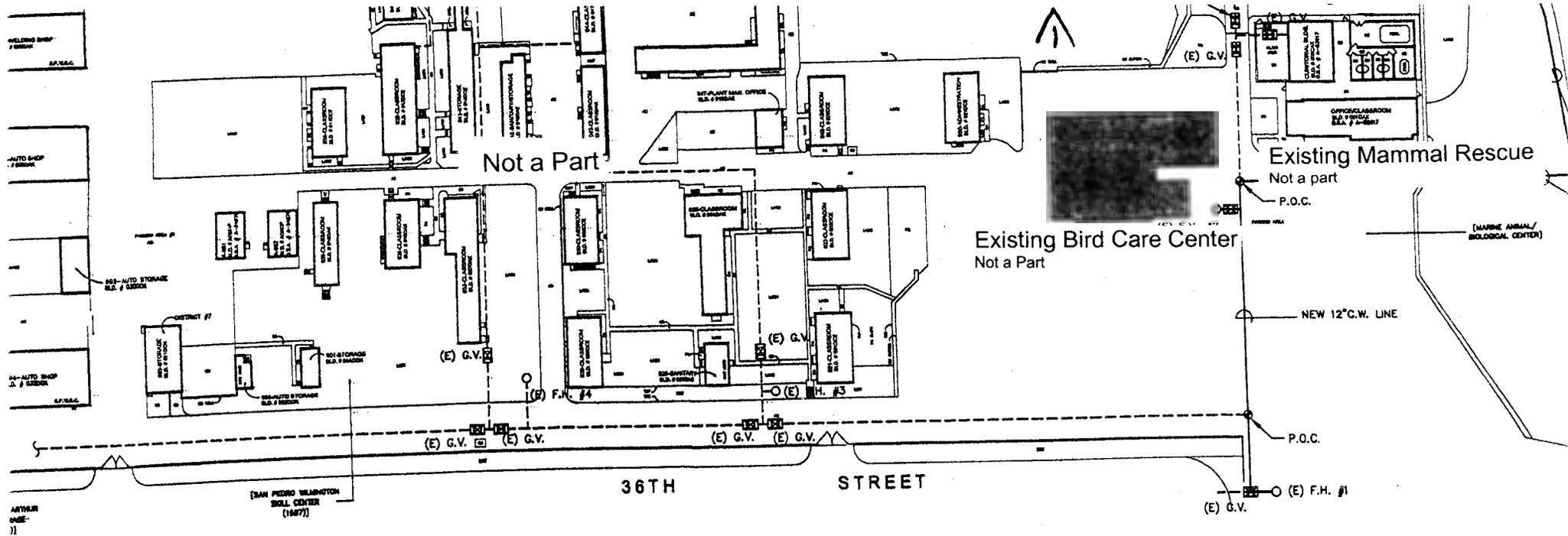
Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) 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 effect which the activity may have on the environment.

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



504.392 site plan
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 Exhibit 2

1	EXISTING STORAGE BUNKERS	NOT A PART
2	NEW PROPOSED STRUCTURE	
3	OUTDOOR EDUCATION AREA	SEE LANDSCAPE PLAN
4	NEW DROP OFF AREA AND PARKING	
5	POWER TRANSFORMER (1000)	
6	EXISTING SLOPE TO REMAIN	
7	NEW 6\"/>	



Site plan, lower half

P 2

SCALE = 1" = 80'-0"
 N O I

LAN

Exhibit 2 S104592
P 2

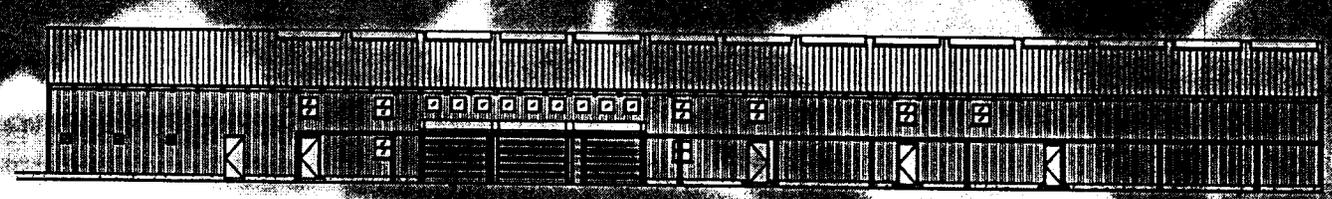
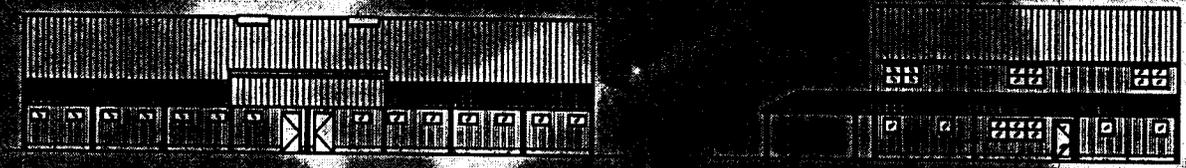


POINT FERMIN OUTDOOR
 EDUCATION CENTER

Los Angeles Unified School District
 Fort MacArthur Education Complex
 San Pedro - California

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COMMISSION



MKA

Martinez/Kuch Architects
2201 Martin Street, Suite 201
Irvine, California 92612

POINT FERMIN OUTDOOR
EDUCATION CENTER

Los Angeles Unified School District
Fort MacArthur Education Complex
San Pedro- California



Elevations 5-04 292
Exhibit 3

MKA

Martinez / Kuch
Architects

Architecture

Planning

Interiors

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Mr. Al Padilla
California Coastal Commission
200 Ocean Gate 10th Floor
Long Beach, California 90802

RECEIVED
South Coast Region

DEC 17 2004

CALIFORNIA
COASTAL COMMISSION

December 16, 2004

Re: Point Fermin Outdoor Education Center

Dear Mr. Padilla,

We have not had a response to our memo of November 16, 2004 in which we have made the following recommendations and comments to your status report of November 5, 2004 :

1. We do not believe a biological survey of the existing vegetation is necessary or required. As mentioned the site is currently a debris field and our project will remove the man-made debris to its original state. Any survey would only show man made debris in the primary field. We ask that this request be removed.
2. Calvin Ahbe is the project Landscape Architect. The firm was specifically chosen for this project for their experience in this type of project. Some of their recent projects are The Gardena Willows Wetland restoration, TreePeople Center, Los Angeles River Garden Park and Cabrillo Coastal Trails.
3. Geotechnical reports are usually only required for the construction documents phase of a project. Our only structure will in essence replace an existing structure on-site.
4. Current capacity of the program is 160 students. The capacity will remain the same. However, the frequency of use may increase slightly during the winter months now that the students will have an enclosed structure.
5. Our sheet #5 has conceptual grading showing that the site will retain the natural grade contours. The intent is to maintain the natural terrain as a teaching tool.
6. We again do not see the need for an irrigation plan. In that much of the proposed landscape is natural, the intent is that any irrigation will only be to assist in the initial maturation of the non-natural species. Again, this request is normally part of

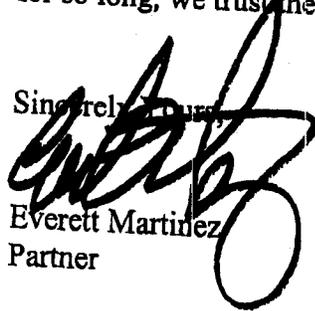
Letter from applicant 5-04-392 Exhibit 4
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construction documents, a phase which we can not begin until Coastal Commission approval is obtained.

We will proceed with the assumption that these comments are not in contention and therefore the coastal Commission review process will continue as scheduled.

If you feel that any of the above mentioned items are in contention, please call us as soon as possible. The Client (LAUSD) is anxious to provide the children of Los Angeles a wonderful new learning experience denied them for so long, we trust the Coastal Commission will assist us in getting there.

Sincerely,



Everett Martinez
Partner

CC: Farzin Torbaiti LAUSD

5-04-392
Exhibit 4
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