

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Long Beach, CA 90802-4302
(562) 590-5071

W8a

Filed: 4/24/2008
49th Day: 6/12/2008
180th Day: N/A
Staff: Charles Posner - LB
Staff Report: 5/22/2008
Hearing Date: June 11, 2008
Commission Action:

**STAFF REPORT: APPEAL - NO SUBSTANTIAL ISSUE**

LOCAL GOVERNMENT: City of Manhattan Beach

LOCAL DECISION: Approval with Conditions

APPEAL NUMBER: A-5-MNB-08-111

APPLICANT: Association of Volleyball Professionals (AVP)

AGENT: David Williams, AVP Manager

PROJECT LOCATION: Beach area south of the Manhattan Beach Pier, City of Manhattan Beach, Los Angeles County.

PROJECT DESCRIPTION: Appeal of City of Manhattan Beach local coastal development permit approving the 2008 Manhattan Beach Open Volleyball Tournament (with temporary bleachers and related structures seating 3,500 people) to be held on the public beach during a ten-day period (including set-up and take-down). Tournament play is scheduled for September 19-21, 2008.

APPELLANT: William Victor

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission, after public hearing, determine that the appeal raises **no substantial issue**. The local coastal development permit approving the annual volleyball tournament conforms to the City of Manhattan Beach certified Local Coastal Program (LCP) and the public access policies of the Coastal Act. The local coastal development permit requires that at least seventy-five percent (75%) of the total seating capacity at each court be reserved for the general public for free on a first-come, first-served basis. Also, the AVP is required to implement a traffic and parking management plan and provide a free shuttle bus (on Saturday and Sunday) for public transportation between a remote parking area and a drop-off point near the event site. Finally, the visual impacts of the temporary development (i.e., bleachers) approved by the local coastal development permit constitutes **no substantial issue** with respect to the grounds on which the appeal has been filed. **The motion to carry out the staff recommendation is on Page Five.**

SUBSTANTIVE FILE DOCUMENTS:

1. Local Coastal Development Permit No. CA 08-07 (2008 Manhattan Beach Open) and City Council Resolution No. 6126, 3/4/2008 (Exhibit #4).
2. City of Manhattan Beach Local Coastal Program (LCP), certified 5/12/1994.
3. Appeal/Permit No. A-5-MNB-97-84 (1997 Manhattan Beach Open), 5/13/1997.
4. Appeal No. A-5-MNB-99-111 (1999 Manhattan Beach Open), NSI 6/11/1999.
5. Appeal No. A-5-MNB-01-343 (2001 Manhattan Beach Open), NSI 10/8/2001.
6. Appeal/Permit No. A-5-MNB-03-075 (2003 Manhattan Beach Open), 6/11/2003.
7. Appeal/Permit No. A-5-MNB-04-108 (2004 Manhattan Beach Open), 5/14/2004.
8. City of Manhattan Beach LCP Amendment No. 2-04, Certified 5/11/2005.
9. Appeal No. A-5-MNB-07-178 (2007 Manhattan Beach Open) NSI 6/14/2007.

I. APPELLANT'S CONTENTION (EXHIBIT #6)

The appeal asserts that the people who wish to enjoy views from the pier and bike path appear to be left (during the event) with a very disturbed view situation which is unnecessary and contrary to the spirit of the Coastal Act, and that the local coastal development permit should prohibit normal views (from the pier and bike path) from being disrupted by the bleacher seats that have been approved as part of the temporary event (Exhibit #6).

II. LOCAL GOVERNMENT ACTION

On March 4, 2008, after a public hearing, the Manhattan Beach City Council adopted City Council Resolution No. 6126 and approved with conditions Local Coastal Development Permit No. 08-07 allowing the Association of Volleyball Professionals (AVP) to conduct the 2008 Manhattan Beach Open Volleyball Tournament (Exhibit #4). On March 4, 2008, the City Council also approved an agreement ("the Agreement") with the Association of Volleyball Professionals (AVP) to partner with the City of Manhattan Beach (CMB) to produce the event (Exhibit #5). The actions by the City Council were not appealable at the local level.

This year's approved event is planned to occur after Labor Day on the weekend of September 19-21, 2008. As in prior years, the event site is the public beach area located immediately south of the Manhattan Beach Pier (Exhibit #3). Set-up for this year's event would commence on Monday, September 15, 2008, and take-down would be completed by Thursday, September 25, 2008. Condition Ten of the local coastal development permit requires that at least seventy-five percent (75%) of the total seating capacity at each court be reserved for the general public for free on a first-come, first-served basis (Exhibit #4, p.3). Also, the AVP is required to implement a traffic and parking management plan and provide a free shuttle bus (on Saturday and Sunday) for public transportation between a remote parking area and a drop-off point near the event site.

On April 10, 2008 the Commission's South Coast District office in Long Beach received the City's Notice of Final Local Action for Local Coastal Development Permit No. 08-07. The Commission's ten working day appeal period was then established and noticed. The Commission's South Coast District office received the appeal from William Victor on April 24, 2008, the last day of the appeal period.

III. APPEAL PROCEDURES

After certification of Local Coastal Programs (LCP), the Coastal Act provides for limited appeals to the Coastal Commission of certain local government actions on coastal development permits. Developments approved by cities or counties may be appealed if they are located within appealable areas, such as between the sea and the first public road paralleling the sea or within three hundred feet of the mean high tide line or inland extent of any beach or top of the seaward face of a coastal bluff [Coastal Act Section 30603(a)]. In addition, an action taken by a local government on a coastal development permit application may be appealed to the Commission if the development constitutes a "major public works project" or a "major energy facility" [Coastal Act Section 30603(a)(5)]. In Manhattan Beach, the inland boundary of the appealable area of the City's coastal zone, located three hundred feet from the inland extent of the beach, has been mapped within the Manhattan Avenue right-of-way (Exhibit #2). The proposed event is located entirely within the geographic appealable area.

The City of Manhattan Beach Local Coastal Program (LCP) was certified on May 12, 1994. Section 30603(a)(1) of the Coastal Act identifies the proposed project site as being in an appealable area by virtue of its location on the beach and between the sea and the first public road paralleling the sea.

Section 30603 of the Coastal Act states:

- (a) After certification of its Local Coastal Program, an action taken by a local government on a coastal development permit application may be appealed to the Commission for only the following types of developments:
 - (1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
 - (2) Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff.

The grounds for appeal of an approved local coastal development permit in the appealable area are stated in Section 30603(b)(1), which states:

- (b)(1) The grounds for an appeal pursuant to subdivision (a) shall be limited to an allegation that the development does not conform to the standards set forth in the certified Local Coastal Program or the public access policies set forth in this division.

The action currently before the Commission is to find whether there is a "substantial issue" or "no substantial issue" raised by the appeal of the local approval of the proposed project. Sections 30621 and 30625(b)(2) of the Coastal Act require a de novo hearing of the appealed

project unless the Commission determines that no substantial issue exists with respect to the grounds for appeal.

Commission staff recommends a finding of no substantial issue. If the Commission decides that the appellant's contentions raise no substantial issue as to conformity with Chapter 3 of the Coastal Act, the action of the local government stands. Alternatively, if the Commission finds that a substantial issue exists with respect to the conformity of the action of the local government with the standards set forth in the certified Local Coastal Program or the public access policies of the Coastal Act, the local coastal development permit is voided and the Commission typically continues the public hearing to a later date in order to review the coastal development permit as a de novo matter. [Cal. Pub. Res. Code §§ 30621 and 30625.] Section 13321 of the Coastal Commission regulations specifies that de novo actions will be heard according to the procedures outlined in Sections 13114 and 13057-13096 of the Commission's regulations.

If there is no motion from the Commission to find no substantial issue, the substantial issue question will be considered moot, and the Commission will schedule a de novo public hearing on the merits of the application at a subsequent Commission hearing. A de novo public hearing on the merits of the application uses the certified LCP as the standard of review. In addition, for projects located between the first public road and the sea, findings must be made that an approved application is consistent with the public access and recreation policies of the Coastal Act. Sections 13110-13120 of Title 14 of the California Code of Regulations further explain the appeal hearing process.

If the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have three minutes per side to address whether the appeal raises a substantial issue. The only persons qualified to testify before the Commission at the substantial issue portion of the appeal process are the applicant, persons who opposed the application before the local government (or their representatives), and the local government. Testimony from other persons must be submitted in writing. The Commission will then vote on the substantial issue matter. It takes a majority of Commissioners present to find that the grounds for the appeal raise no substantial issue. The Commission's finding of substantial issue voids the entire local coastal development permit action that is the subject of the appeal.

IV. STAFF RECOMMENDATION ON SUBSTANTIAL ISSUE

The staff recommends that the Commission determine that **no substantial issue exists** with respect to the grounds for the appeal regarding conformity of the project with the City of Manhattan Beach certified Local Coastal Program and the public access policies of the Coastal Act, pursuant to Public Resources Code Section 30625(b)(2).

Staff recommends a **YES** vote on the following motion:

MOTION: *"I move that the Commission determine that Appeal No. A-5-MNB-08-111 raises **NO SUBSTANTIAL ISSUE** with respect to the grounds on which the appeal has been filed."*

A majority of the Commissioners present is required to pass the motion.

Resolution to Find No Substantial Issue for Appeal A-5-MNB-08-111

The Commission hereby finds that Appeal No. A-5-MNB-08-111 raises no substantial issue regarding consistency with the Certified Local Coastal Plan and/or the public access policies of the Coastal Act.

V. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description

On March 4, 2008, after a public hearing, the Manhattan Beach City Council adopted City Council Resolution No. 6126 and approved with conditions Local Coastal Development Permit No. 08-07 allowing the Association of Volleyball Professionals (AVP) to conduct the 2008 Manhattan Beach Open Volleyball Tournament (Exhibit #4). This year's approved event is planned to occur after Labor Day on the weekend of September 19-21, 2008.

The event site is the public beach area located immediately south of the Manhattan Beach Pier (Exhibit #3). Most of the parking stalls in the public parking lots at the base of the pier will be reserved for the applicant's use during the event. Set-up for this year's event (e.g., 3,500 bleacher seats, stadium, tents, etc.) would commence on Monday, September 15, 2008, and take-down would be completed by Thursday, September 25, 2008. Condition Nine limits the height of all structures associated with the event to 41.5 feet. Condition Ten of the local coastal development permit requires that at least seventy-five percent (75%) of the total seating capacity at each court be reserved for the general public for free on a first-come, first-served basis (Exhibit #4, p.3). Also, the AVP is required to implement a traffic and parking management plan and provide a free shuttle bus (on Saturday and Sunday) for public transportation between a remote parking area and a drop-off point near the event site.

B. Event History

The annual Manhattan Beach Open Volleyball Tournament has a long tradition that dates back to 1960. The event has always been located on the south side of the Manhattan Beach Pier in a sandy area owned and operated by the Los Angeles County Department of Beaches and Harbors (Exhibit #2).¹ The event area is occupied by several sets of sand volleyball courts used for public recreation. Even though the event area can get quite congested, the City has always maintained public access to the pier and along the water. The bicycle path is usually kept open, although bikes must be walked.

Until 2005, no admission fees had been charged to view the event, and the general public was able to view the event on a first-come, first-served basis from the sand, the temporary bleachers, or from the pier. In 2005 the City amended its LCP to include the following provision to allow up to twenty-five percent of the available seating areas to be reserved for VIPs and ticket-holders, while reserving at least seventy-five percent of the total seating area for free seating:

OS District's Allowable Temporary Use Schedule - LIP Section A.24.030

Sporting events where more than 75% of the total seating area is available free of charge, including admission fees and memberships, for general public use. The "seating area" includes areas clearly and visibly designated for spectators to use to view the event, including the spectator areas immediately adjacent to the court/field, and cannot include any areas from which the court/field cannot be seen at all.

The Commission has heard appeals of the City's local coastal development permits approving the annual event in 1997, 1999, 2001, 2003 and 2007. Although the permitting process has been contentious at times, the City and Commission have never denied a permit for the annual event. The issues that have been contentious primarily involve public access and recreation impacts, such as: the applicant's requests for exclusive use of the sandy beach and the City's public beach parking lots, the event's admission policies (free vs. fee admission), timing of the event set-up and take-down, visual impacts, and allegations of crass commercialization of public lands. Over the years, the City and Commission have worked together to develop a set of special conditions that mitigate the impacts of the annual temporary event. This set of special conditions has been applied to the local coastal development permit for the 2008 Manhattan Beach Open Volleyball Tournament (Exhibit #4).

C. Substantial Issue Analysis

As stated in Section III of this report, the grounds for appeal of a coastal development permit issued by the local government after certification of its Local Coastal Program (LCP) are specific. In this case, the local coastal development permit may be appealed to the Commission on the grounds that it does not conform to the certified LCP or the public access policies of the Coastal Act. The Commission must then decide whether a substantial issue exists in order to hear the appeal.

¹ Although the beach is owned by Los Angeles County, it falls within the City limits of Manhattan Beach and the within the jurisdiction of the certified City of Manhattan Beach Local Coastal Program.

In this case, the appellant asserts that public views from the pier and bike path will be adversely affected by the bleacher seats that have been approved as part of the temporary event (Exhibit #6).

The certified LCP sets forth the following policies that are relevant to the preservation of public views and visual resources at the site of the proposed event:

POLICY II.1: Control development within the Manhattan Beach coastal zone.

POLICY II.B.4: The beach shall be preserved for public beach recreation. No permanent structures, with the exception of bikeways, walkways, and restrooms shall be permitted on the beach.

The Commission must determine whether the appeal raises a substantial issue with regard to the conformity of the proposed event with the above-stated LCP policies. The staff recommends that the Commission determine that the appeal raises **no substantial issue** because the local coastal development permit approving the annual volleyball tournament conforms with the certified LCP policies. The appeal does not contend that the locally approved development does not conform to the public access policies of the Coastal Act.

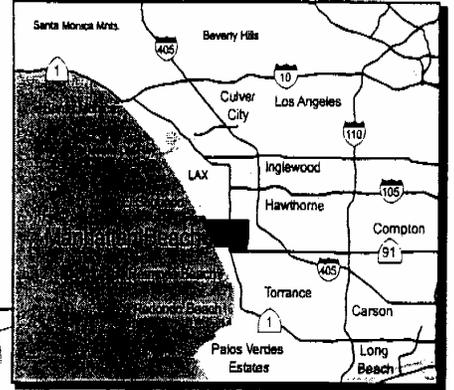
First, the LCP policy is to “control development within the Manhattan Beach coastal zone.” Local Coastal Development Permit No. 08-07 controls development by limiting the height and extent of the development associated with the temporary event. Condition Nine of the local coastal development permit limits all structures associated with the event (e.g., bleacher seats) to a maximum height of 41.5 feet (Exhibit #4, p.3). Condition Nineteen prohibits the event and all associated development from encroaching any closer to the shoreline than fifty feet, measured from the highest water mark (Exhibit #4, p.5). The site plan submitted with the permit application shows that the event area will not extend further than 850 feet south of the pier (Exhibit #3). Therefore, the local coastal development permit does “control development within the Manhattan Beach coastal zone” as required by the certified LCP.

Secondly, the proposed temporary event does not conflict with LCP Policy II.B.4 as no permanent structures are permitted, and the annual volleyball tournament has always been considered to be form of public beach recreation since it is on the beach and is open to the general public (primarily for free). The proposed event’s impacts to public views or visual resources will be temporary (ten days maximum), and the LCP does not prohibit temporary visual impacts, especially those foreseeable effects (e.g., bleachers seats) associated with an annual tournament that is almost fifty years old.

Conclusion

The appeal does not contend that the locally approved development does not conform to the public access policies of the Coastal Act. Therefore, the appeal raises no substantial issue in regards to the public access policies of the Coastal Act. The City's approval of the proposed temporary event conforms to the certified LCP and the public access policies of the Coastal Act. The City’s action approving the event with conditions is also consistent with the Commission’s prior appeal actions approving permits for the annual event. Therefore, the Commission finds that no substantial issue exists with respect to the City's approval of Local Coastal Development Permit No. 08-07.

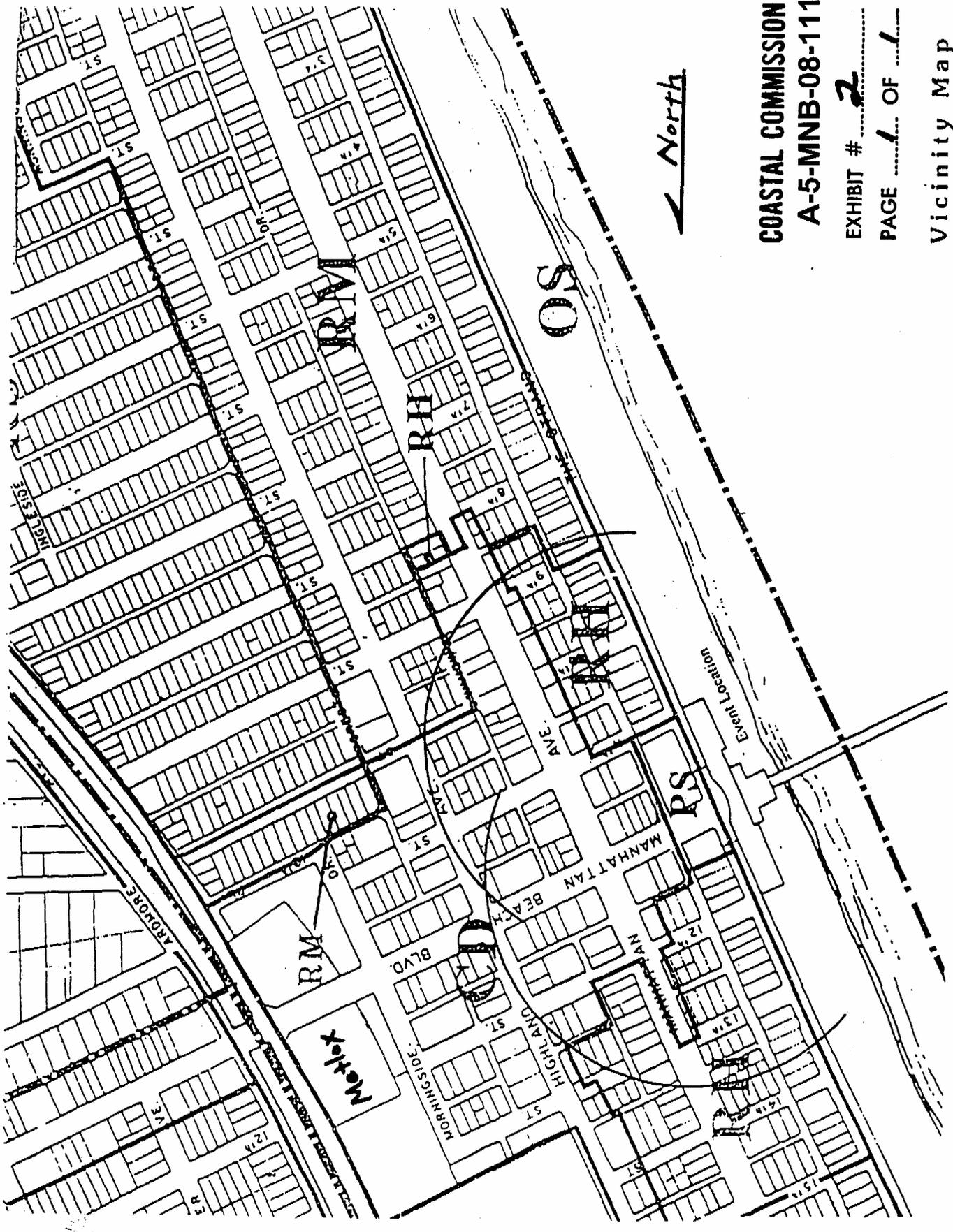
Regional Map



Manhattan Beach Open

**A-5-MNB-08-111
COASTAL COMMISSION**

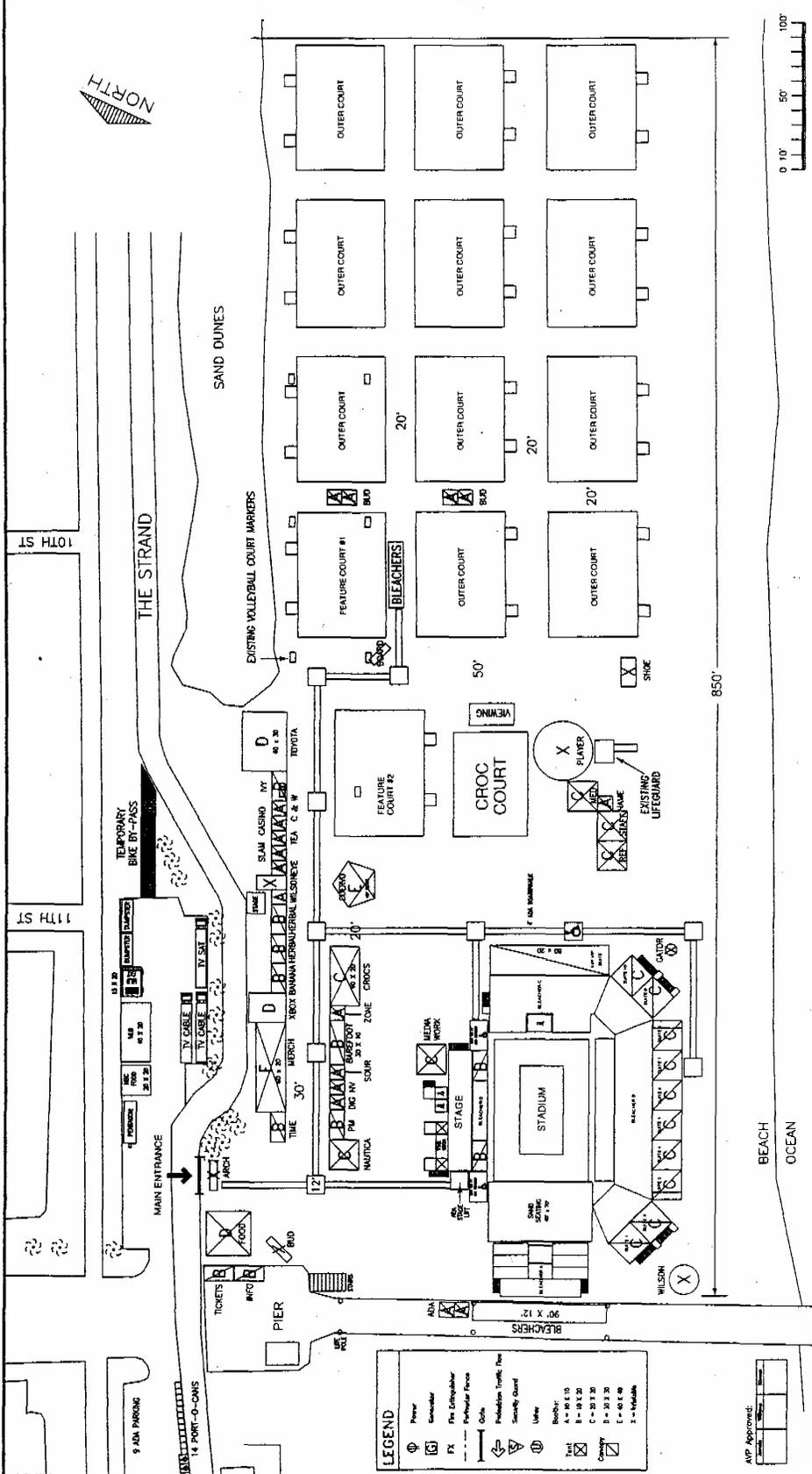
**EXHIBIT # 1
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COASTAL COMMISSION
 A-5-MNB-08-111

EXHIBIT # **2**
 PAGE **1** OF **1**

Vicinity Map



LEGEND

	Power
	Generator
	Fire Extinguisher
	Particular Fence
	Ordnance
	Prohibition Traffic Sign
	Security Guard
	Umbrella
	Bicycle
	A-10 E 10
	B-10 S 10
	C-10 W 10
	D-10 N 10
	E-10 E 10
	F-10 S 10
	G-10 W 10
	H-10 N 10
	I-10 E 10
	J-10 S 10
	K-10 W 10
	L-10 N 10
	M-10 E 10
	N-10 S 10
	O-10 W 10
	P-10 N 10
	Q-10 E 10
	R-10 S 10
	S-10 W 10
	T-10 N 10
	U-10 E 10
	V-10 S 10
	W-10 W 10
	X-10 N 10
	Y-10 E 10
	Z-10 S 10

COASTAL COMMISSION
A-5-MNB-08-111
EXHIBIT # 3
PAGE 1 OF 1

Proposed Site Plan



City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795
Telephone (310) 802-5000 FAX (310) 802-5001 TDD (310) 546-3501

NOTICE OF FINAL GOVERNMENT ACTION

RECEIVED
South Coast Region

April 8, 2008

APR 10 2008

California Coastal Commission
South Coast District
200 OceanGate, 10th Floor
Long Beach, CA. 90802-4302

CALIFORNIA
COASTAL COMMISSION

RE: Coastal Development Permit for 2008 Manhattan Beach Open Spectator Bleachers South of Manhattan Beach Pier ~~102308-07~~, APN Nos. 4179-031-902 & -903)

Pursuant to the procedures set forth in Chapter A.96 of the City of Manhattan Beach Local Coastal Program (LCP) the City Council of the City of Manhattan Beach conducted a duly noticed public hearing (March 4, 2008) on the above referenced project. At this hearing the Council voted 4-1 to approve the Coastal Development Permit. This approval is the City's final action for the project. Pursuant to Section A.96.100 (H) of the City's LCP, the City's action shall establish a ten (10) working day appeal period to the Coastal Commission commencing upon receipt of the Notice of Final Action by the Coastal Commission.

Attached is a copy of Resolution No. 6126 approving the Coastal Development Permit. This Resolution outlines the findings and conditions of approval. Should you have any questions, or need additional information, please feel free to contact me at (310) 802-5511.

Sincerely,

Eric Haaland, Associate Planner
Department of Community Development

xc: David Williams/AVP (*Applicant*)
6100 Center Drive #900
Los Angeles, CA 90045

Att: Reso. 6126
MBO Agreement
Updated MBO Site Plan

COASTAL COMMISSION

A-5-MNB-08-111

Fire Department Address: 400 15th Street, Manhattan Beach, CA 90266 FAX (310)
Police Department Address: 420 15th Street, Manhattan Beach, CA 90266 FAX (310)
Public Works Department Address: 3621 Bell Avenue, Manhattan Beach, CA 90266 FAX
City of Manhattan Beach Web Site: <http://www.ci.manhattan-beach.ca.us>

EXHIBIT # 4
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RESOLUTION NO. 6126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT FOR THE 2008 MANHATTAN BEACH OPEN ON THE PROPERTY LOCATED AT THE SOUTH SIDE OF THE MANHATTAN BEACH PIER IN THE CITY OF MANHATTAN BEACH (Association of Volleyball Professionals)

THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Manhattan Beach hereby makes the following findings:

- A. The City Council conducted a public hearing on the proposed coastal development permit, and testimony was invited and received, on March 4, 2008.
- B. The applicant for the coastal development permit is the Association of Volleyball Professionals.
- C. The City Council, at its regular meeting of March 4, 2008, approved a temporary use permit/program for the 2008 Manhattan Beach Open volleyball tournament and an agreement with the Association of Volleyball Professionals to partner with the City of Manhattan Beach to produce the event during the month of September, 2008, after the Labor Day holiday.
- D. A coastal development permit application was also submitted by the Association of Volleyball Professionals to allow temporary spectator bleachers and related structures seating 3,500 people for a single 10 day period (including setup and breakdown) for the 2008 Manhattan Beach Open.
- E. The proposal includes a stadium with VIP areas at the west and south sides, and bleacher seating located on a portion of the Manhattan Beach Pier. A maximum of 25% paid seating is proposed for the stadium.
- F. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section pursuant to Sections 15304(e) "Minor Alterations to Land", 15311(c) "Accessory Structures", and 15323 "Normal Operations of Facilities for Public Gatherings".
- G. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- H. The project, as conditioned herein, is in accordance with the objectives and policies of the Manhattan Beach Coastal Program, as follows:
 - a) The proposed temporary bleacher structures comply with the applicable standards of the Manhattan Beach Coastal Zone Zoning Code.
 - b) The structures shall not obstruct accessways within the coastal zone. While they will occupy some space on the beach, access from the Strand, bike path, and pier to the coastline and surrounding beach area shall remain available.
 - c) Any displacement of normal views or use of the space shall be temporary for the period allowed by the proposed permit.
 - d) Installation and use of the bleachers and related structures shall be subject to the restrictions (timing, shuttle, signs, trash, etc.) of the City's tournament agreement with the AVP.

COASTAL COMMISSION

EXHIBIT # 4
PAGE 2 OF 5

1. This Resolution upon its effectiveness constitutes the Coastal Development Permit for the 2008 Manhattan Beach Open volleyball tournament, that conforms to the description and conditions provided herein.

SECTION 2. The City Council of the City of Manhattan Beach hereby approves the proposed Coastal Development Permit for temporary bleachers and related structures for 3,500 spectators at the 2008 Manhattan Beach Open volleyball tournament during September 2008 after the Labor Day holiday, subject to the following conditions:

1. The project shall be in substantial conformance with the plans submitted to, and approved by the City Council for the 2008 Manhattan Beach Open, on March 4, 2008.
2. The project shall conform to the city-approved Agreement with the Association of Volleyball Professionals for the 2008 Manhattan Beach Open. **[Exhibit #5]**
3. *Interpretation.* Any questions of intent or interpretation of any condition will be resolved by the City Council.
4. *Inspections.* The Community Development Department Staff shall be allowed to inspect the site and the development during construction subject to 24-hour advance notice.
5. *Effective Date.* This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030, and the City of Manhattan Beach Local Coastal Program - Implementation Program Section A.96.160 have expired; and, following the subsequent Coastal Commission appeal period (if applicable) which is 10 working days following notification of final local action.
6. The subject Coastal Development Permit will be implemented in conformance with all provisions and policies of the Certified Manhattan Beach Local Coastal Program (LCP) and all applicable development regulations of the LCP - Implementation Program.
7. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
8. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.
9. All structures associated with the project shall be limited to 41.5 feet in height.
10. The general public shall be provided with free public access to viewing and seating areas within the event area. The AVP shall post clearly legible signs to designate at least 75% of the total seating capacity at each court (including bleachers, sand areas and viewing platforms/risers surrounding each court) that is reserved for the general public for free on a first-come, first-served basis. The signs, at least two square feet in area, shall state "Free Admission Area". The remaining 25% (or less) of the total seating capacity at each court (including bleachers sand areas and viewing platforms/risers surrounding each court) may be paid seating, or reserved for preferred Beach Club/VIP seating and/or access. The applicant is permitted to collect fees to access to the preferred seating areas. On Saturday and Sunday of the tournament, the applicant shall count and record the number of Beach Club members and VIP's within the event area, and shall provide the City and the Coastal Commission with the data within 1 month of the end of the tournament.
11. The AVP shall implement a traffic and parking management plan and free beach shuttle bus

- plan. The traffic plan shall address Handicapped Parking including: All existing handicapped (HC) parking spaced in the upper and lower pier parking lots, and lower pier parking lots, and along Manhattan Beach Boulevard, are reserved for use by persons with vehicles displaying valid handicapped placards; and vehicles associated with the applicant or the event shall not reserve or occupy any handicapped parking spaces unless such vehicle displays a valid handicapped placard.
12. Commencing on the Monday prior to the tournament, and continuing through the Wednesday following the tournament, the AVP shall be permitted exclusive use of only the two lower pier parking lots located at the base of the Manhattan Beach State Pier (71 stalls not including HC stalls). All public parking spaces within the upper pier parking lots shall be reserved for the general public on a first-come, first served basis (54 stalls including HC stalls)
 13. On Saturday and Sunday of the tournament, the AVP shall provide the free remote parking supply at the Northrop Grumman parking lot for the general public (i.e., beachgoers, event spectators and AVP guests). The AVP shall monitor and record the number of persons and cars using the remote parking lot on each day and provide the City and the Commission with the data within 1 month of the tournament end.
 14. On Saturday and Sunday of the tournament, the AVP shall provide a free shuttle bus service to transport people (i.e., beachgoers, event spectators and AVP guests) between the remote parking lot (Northrop Grumman parking lot) and the downtown drop-off point (Von's Supermarket). At least two shuttle buses, each holding at least fifty persons, shall run continuously between the drop-off point and the remote parking lot each day between the hours of 7 a.m. to 7 p.m. One or both of the shuttle buses shall accommodate wheelchairs and handicapped persons. The "headway" time between shuttle service pick-ups shall be not more than fifteen (15) minutes.
 15. Commencing on Tuesday prior to the tournament, the AVP shall provide conspicuously posted on-street informational signs and banners to direct visitors to the free remote parking lot and inform them of the free beach shuttle bus stops. The signs and banners shall also inform the public of the availability of a free bus shuttle for both event spectators and the general public. No fewer than ten informational signs shall be placed along major intersections leading into the City (i.e. I-405 Inglewood exit, Manhattan Beach Boulevard, Highland Avenue, Manhattan Avenue, Valley Drive, Ardmore Avenue, and Aviation Boulevard). The signs and banners shall be no smaller than 2'X3'. All signage shall be retrieved and properly removed on Monday following the tournament.
 16. Commencing on Tuesday prior to the tournament, the AVP shall provide no fewer than eight radio announcements and three newspaper advertisements within the Los Angeles County area informing the public of the service. These stations shall represent all diverse ethnic and cultural Los Angeles radio markets and shall include Spanish language, youth and news stations. The applicant shall provide copies of each print advertisement to the City and the Coastal Commission within one month of the tournament end.
 17. The event shall not interfere with the public's access to and use of the Manhattan Beach Pier. Pedestrian access to and from the pier shall remain open and unobstructed at all times. No tents, vehicles (except for emergency vehicles), fences, barriers or other similar structures shall be placed in the pier. If authorized by the City of Manhattan Beach Fire Department and the California Department of Parks and Recreation, the applicant may erect one set of bleachers on the pier, with a seating capacity not to exceed 250 persons. The applicant shall monitor the pier in order to prevent any unpermitted encroachments by event sponsors and vendors.
 18. The event shall not interfere with the public's use of the bicycle path and The Strand, a public walkway that parallels the beach. The bicycle path and The Strand shall remain open and unobstructed. No fences, vehicles, materials or structures shall be parked or placed on the bicycle path or The Strand. The applicant shall monitor The Strand and bicycle path in order to prevent any encroachments by event sponsors and vendors.

- 19. The proposed event, and all associated development, shall not encroach any closer to the shoreline than fifty feet (50'), measured from the highest water mark.
- 20. By acceptance of this coastal development permit, the applicant agrees to remove and legally dispose of all trash, waste, oil, grease, and other materials that may be deposited on-site incidental to the volleyball tournament, associated activities, and the general public's use of the event site, pier and adjacent parking facilities. Such clean-up and disposal shall be completed at the end of each day's activities.

SECTION 3. Pursuant to Government Code Section 65907 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

SECTION 4. This resolution shall take effect immediately. The City Clerk shall make this resolution readily available for public inspection within thirty (30) days of the date this resolution is adopted.

SECTION 5. The City Clerk shall certify to the adoption of this resolution and thenceforth and thereafter the same shall be in full force and effect.

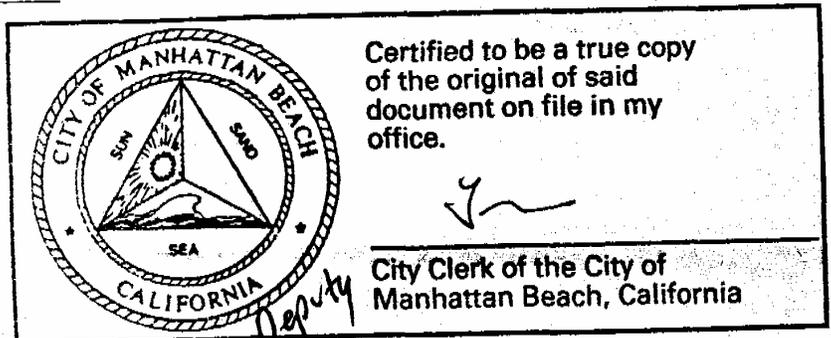
PASSED, APPROVED and ADOPTED this 4th day of March, 2008.

Ayes: Cohen, Ward, Tell and Montgomery.
 Noes: Mayor Aldinger.
 Absent: None.
 Abstain: None.

/s/ Jim Aldinger
 Mayor, City of Manhattan Beach, California

ATTEST:

/s/ Liza Tamura
 City Clerk



2008
MBO/AVP AGREEMENT

THIS AGREEMENT is made this 4th day of March 2008, by and between the City of Manhattan Beach ("CMB"), a municipal corporation organized under the laws of the State of California with its principal offices at 1400 Highland Avenue, Manhattan Beach, California 90266, and the AVP Pro Beach Volleyball Tour, Inc. ("AVP"), a Delaware Corporation with its principal office at 6100 Center Drive, Suite 900, Los Angeles, CA 90045

WITNESSETH

WHEREAS, CMB has conducted an annual amateur and professional beach volleyball event entitled "The Manhattan Beach Open" ("MBO") sometimes also referred to in this agreement as the "event" and is the registered owner of the title "Manhattan Beach Open";

WHEREAS, AVP manages the top professional beach volleyball players in the United States and manages an annual schedule of events on behalf of said players; and

WHEREAS, CMB and AVP wish to work together on the MBO in accordance with the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the premises and mutual covenants and conditions hereinafter set forth, and intending to be legally bound, the parties agree as follows:

I. THE EVENT. During the term of this agreement, CMB authorizes the AVP to conduct the annual MBO, the dates of which shall be selected by AVP in consultation with CMB. This year's event will be held September 19-21, 2008 with the Qualifier being held on Thursday, September 18, 2008

A) The agreed upon tournament format shall be a Pro-Amateur format including both Men's and Women's Divisions with amateur qualifying rounds being played for entry into the professional rounds of the event. The playing rules for the event shall be AVP rules.

B) The title of the event is "The Manhattan Beach Open"; however, permission has been granted to the AVP (if it elects) to insert AVP into the title naming it "The Manhattan Beach Open presented by the AVP". All public identification of or reference to the MBO shall be made in the following manner: "The Manhattan Beach Open" presented by the AVP [Primary Sponsor Name] specifically acknowledges and agrees that it shall not release any information about the event to the public which refers to the event solely as "The [Primary Sponsor Name] Open." Notwithstanding the foregoing, AVP shall have the right to include one or more "Presented By" sponsors as part of the official title of the event so long as the "Presented By" title(s) appear after the words "Manhattan Beach Open" (i.e., The Manhattan Beach Open Presented by [Presented By Sponsor] and [Primary Sponsor]).

C) The CMB will not sponsor any other men's volleyball event(s) paying more than \$15,000 in prize money (or other benefits equaling more than \$15,000 in value) within thirty (30) days before or after the MBO, unless approved in writing by AVP.

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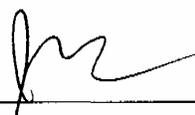
AVP 

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D) The event may use bleachers for the center court, outside courts and seating on the pier and the pier head provided that the aggregate of bleachers in connection with the event shall not exceed a total of 4,500 seats, of which the center court bleachers shall not exceed 3,500 seats. Additional seating, not to exceed 1,000 seats, may be placed around the outside courts. In addition, AVP shall have the right to have additional bleacher seating (which will not be included in the 4,500 seats on the beach) (i) on the pier behind the center court endzone bleachers up to 90'; and (ii) on the pier head adjacent to the lifeguard tower (provided that access ways to and from the pier and beach are not obstructed). In connection with the preceding two sentences and subject to the approval of the Department of Public Works (which the CMB shall use good faith efforts to obtain), CMB shall provide "softball" style bleachers at no charge for AVP's use in connection with the outside courts, the pier and the pier head. The City shall supply 5 sets of bleachers, provided they are not being used by Manhattan Little League for an event.

E) All amplified sound speakers will be placed facing to the west.

F) No admission may be charged for more than 25% of the center court bleachers or such other limit as set by the California Coastal Commission.

G) VIP tent and VIP seating shall be provided by the AVP as follows: (i) There shall be four (4) center court elevated VIP tents [(2) 20' x 80' tents and (2) 20' x 40' tents] and four (4) sand VIP tents [(4) 10' x 10' tents]; (ii) VIP "riser" seating along one sideline and up to two (2) end zones; (iii) one (1) end zone bleacher reserved for VIP's, corporate sponsors, etc. All other seating shall be available to the public. Any additional center court VIP tents and/or seating will be subject to CMB approval.

II. CMB RESPONSIBILITIES.

A) The CMB shall permit the AVP to conduct a Pro-Am Men's & Women's Two Person Volleyball Tournament;

B) The CMB shall provide an event director to oversee and monitor the total operation of the event especially in all matters pertaining to event liability and public safety. All decisions of the event director shall be final with respect to any issues that involve compliance with the agreement as well as any issues that directly and/or adversely impact the community. Said director shall consult with a designated representative of the AVP and it shall be the goal of the parties to reach mutual agreement on matters of event operation. The CMB shall be entitled to a fee of \$2,000 for all of such event director's services in connection with the event.

C) The MBO shall use AVP Tournament Rules in the conduct of the event. The AVP shall have the right to save at least the first 24 seeded spots for men & 24 seeded spots for women for AVP entries.

D) The CMB shall retain the right to conduct, if it desires, a pre-tournament qualifying round including non-AVP players and retain the proceeds. However, the CMB will grant the AVP permission to run these qualifying rounds if the AVP will open up the qualifiers and take a minimum of eight (8) Men's teams and eight (8) Women's teams to play into the professional rounds of

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the MBO. If the AVP is in agreement, the AVP shall retain all the qualifying entry fees. As part of whatever these teams may win as prizes for winning in the qualifying rounds, an AVP membership will be provided to them by the AVP, it being acknowledged that all players must sign the standard agreement in order to compete in the main draw of the event.

E) The CMB shall provide to the AVP any CMB services required for the event such as police, fire, etc. Expenses incurred by the CMB for these services will be billed to the AVP by the CMB (see section III G).

F) The CMB shall coordinate all necessary city permits, including but not limited to permits for merchandise sales, if any, as approved by city council, television cameras, and volleyball competition. No city fees shall be charged for said permits unless there is a direct cost.

G) The CMB shall provide on-site parking spaces for television coverage equipment, AVP equipment trucks and personnel. The number of spaces shall be 71, consisting of all of the north and south lower parking lot, except for 10 spaces in the north lower parking lot (excluding the handicap spaces). The AVP shall provide adequate access to the event for people with disabilities satisfactorily to the CMB. The CMB will also provide street parking on both sides on Manhattan Beach Boulevard below Ocean Drive. All parking expenses will be paid by the AVP. In addition, The CMB shall close Manhattan Beach Boulevard west of Ocean Drive to bike and vehicular traffic as deemed necessary by public safety personnel, and CMB shall cause all bike riders to walk their bikes on Manhattan Beach Boulevard, west of Ocean Drive.

H) The CMB shall allow sponsors' display booths and shall allow distribution of samples of their products during the MBO as long as such sampling does not include water (subject to agreement between CMB and LA County regarding approval of sales and sampling on the beach at the MBO), alcoholic and tobacco products and as long as such sampling is not in conflict with the restrictions detailed under IV., Merchandising Rights. CMB will not prohibit display booths, sampling or sales of non-restricted products at the base of the pier and on the sand at the MBO.

I) The CMB shall grant their right to the AVP to set up a Food Court & Merchandise Fair (which shall include the right to sample or sell merchandise and/or other items or services) made up of CMB and other merchants in compliance with the Los Angeles County Health Department codes and obtain permits as required.

J) The CMB shall allow the use of portable bleachers and the placement of a video board on the base of the pier.

III. AVP RESPONSIBILITIES.

A) AVP will not sanction any additional events in California to be played on the same dates as the MBO.

B) The AVP shall make their best efforts to guarantee the appearance of 15 of the top 20 AVP rated teams (to include 3 of the top 5 AVP rated teams, barring injury) for this event.

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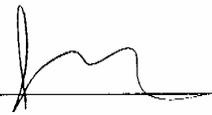


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C) The AVP will provide, at its own expense, all event production including nets, sound equipment, volleyballs, scoreboards, announcer's platform, court siding, court lines, tents, booths, possible bleacher seating for up to 4,500 (not to exceed 3,500 in bleacher seating on center court), and no more than six (6) inflatables. Bleacher set-up must adhere to the 41.5 ft. limit set by the Coastal Development Permit. The AVP shall transport the equipment to the site, set up said equipment in cooperative and timely fashion, and at the close of the tournament take down and remove the equipment. A designated AVP representative must remain on-site during the entire tear-down process of the event. Said equipment is to be totally removed from the site by 6 PM, Wednesday, September 24, 2008. CMB reserves the right to determine limit on the use of said equipment as it pertains to CMB ordinances and shall enforce all for the protection of public health and safety. To ensure compliance with this date and time of removal, the AVP shall provide the CMB a \$10,000 security/clean-up deposit described in subsection G below. The parties will meet "on site" Wednesday, September 24, 2008 at approximately 4:00 PM to determine if the site, to include the beach and parking lots, has been reinstated to its original condition. The parties agree that based on reasonable expectations, the AVP will henceforth rectify any outstanding "clean-up" deficiency. Site clean-up must include sifting, cleaning and leveling of beach sand to remove debris beneath the surface. If such deficiency is not rectified by the timelines set forth below, the AVP will forfeit the amount shown.

Thursday, September 25, @ 2:00 PM	\$3,000 plus City costs
Friday, September 26 @ 2:00 PM	\$3,000 additional (\$6,000 total) plus City costs
Saturday, September 27 @ 5:00 PM	Balance of \$10,000 (\$10,000 maximum)

CMB will return the \$10,000 security/clean-up deposit or remaining amount thereof by Monday, November 3, 2008.

D) The AVP shall provide all necessary funds, staff, equipment, and materials necessary to adequately promote and seek sponsorship for the event at no expense to CMB. Also, the AVP shall provide a designated representative to consult as necessary with the CMB director regarding all facets of event operation. Final decisions will be made by the CMB Director regarding compliance with the agreement as well as any issues that directly and/or adversely impact the community.

E) The AVP shall provide for the television broadcast of the Manhattan Beach Open. Within the television broadcast, the AVP shall provide for the CMB to be highlighted and promoted.

F) The AVP shall provide on-site tournament staff to handle sponsor relations, television liaison, and player mediations.

G) The AVP shall reimburse the CMB for all its direct "in-house" services for the current year's event. An estimate of these costs, which are currently projected to be \$60,000? shall be paid to CMB 30 days in advance of the event. Actual City departmental costs shall be itemized and billed to the AVP upon completion of the event. An additional \$10,000 cleaning deposit is required (section III C) and is fully refundable upon event clean-up.

H) The AVP shall secure and pay for any permits required from the County of Los Angeles.

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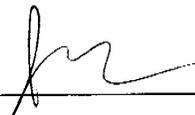


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D) The AVP shall provide, at their expense, all staff, equipment and materials, to adequately advertise (including radio announcements) and run a shuttle bus service to and from the event from the Northrop Grumman parking lots to the Von's market at Valley Drive and Manhattan Beach Boulevard. This service shall provide for a minimum of one bus running at no less than fifteen-minute intervals to and from the event. Starting time should be one hour prior to the event's starting time and ending one hour after the completion of the last daily game. Service shall be for Saturday and Sunday only. CMB shall have approval over such shuttle service, such approval to not be unreasonably withheld. In addition, CMB shall have the right to contract directly with such shuttle service and AVP shall reimburse CMB for the cost thereof provided such cost does not exceed the amount AVP would have incurred if AVP had contracted directly with such shuttle service.

J) The AVP, at their expense, shall provide for adequate trash removal. They shall be responsible for making arrangements with the proper City of Manhattan Beach waste contractor for trash containers to be placed at the proper beach location at least one day prior to the event and removed by the next morning following the completion of the event.

K) The AVP shall allow the City to display a 3X8ft. banner on the bike path railing and 2 10X10 pop-up tents with City department signage on the base of the Pier. The AVP shall also provide 10 public service announcements on Saturday and Sunday (September 20th and 21st) for Police Department recruitment

L) Unless otherwise expressly specified herein, the foregoing responsibilities of the AVP shall be discharged at the expense of AVP.

IV. MERCHANDISING, SPONSORSHIP AND LICENSING RIGHTS.

A) CMB grants to AVP a temporary exclusive license to the MBO which shall include, without limitation, all merchandising of the event plus the right to obtain sponsors and advertisers, to produce and sell programs, to produce programming and sell radio, television, and filming opportunities and to merchandise and license concessions.

B) AVP shall be allowed to solicit potential sponsors and contract with sponsors for sponsor exposure at the event so long as the following guidelines are observed:

- 1) No sponsor will be solicited or accepted who manufactures, markets or are identified in any way with a feminine hygiene product, women's undergarments, any disease or birth control products or any product or service considered illegal under the laws of the United States or the State of California.
- 2) No sponsor shall be solicited or accepted who produces any form of sexually related film or product or any and all products not deemed by the CMB to be acceptable to public sensibilities or morals.
- 3) No sponsor shall be solicited or accepted who produces any form of tobacco products.

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AVP



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4) These guidelines are not intended to exclude as sponsors those that are manufacturers of or distributors of distilled spirits, wines, wine products, beer or fast foods.

C) CMB shall allow sign exposure areas at the event for sponsors, including but not limited to customary court banners, booths, hospitality areas and bleacher banners. In addition, AVP shall have the right to have signage on the railings on the south side of the pier and on the railings along the bike path in the area of the event. Further, CMB shall allow vehicles (e.g., Toyota vehicles, Army Humvee, etc.) and watercraft on the sand in connection with the event and allow Toyota vehicles to be used in connection with the player introductions.

V. MBO PROMOTION.

A) AVP shall provide all funds, staff, equipment, and materials necessary to adequately promote and advertise the MBO. CMB shall assume no advertising obligation except as specifically provided herein; however, it will promote the MBO as in the past years by cooperating with the press and agreeing to place posters in city-approved locations and assisting in the placement of street and pole banners. AVP will provide all publicity and promotional materials.

B) The CMB shall permit the AVP to advertise and promote the event within the CMB for a minimum of four (4) weeks prior to the tournament. This commitment shall include the following:

1) AVP shall be entitled to have exclusive access to the following locations for street banners commencing 30 days prior to the event, it being agreed by the AVP that such street banners may be placed at the following locations (two weeks prior to the event): Manhattan Avenue/12th Place; Highland Avenue/11th Street; Manhattan Beach Boulevard, east of Morningside Drive; and Manhattan Beach Boulevard, east of Manhattan Avenue. (excluding the dates of July 21-August 3, 2008 which are reserved for the International Surf Festival).

2) AVP shall have the exclusive right to hang pole banners at the following locations (two weeks prior to the event): 8 poles on Manhattan Beach Boulevard (in median from Sepulveda to Meadows); 7 poles on Marine Avenue (in median from Sepulveda to Cedar); 34 poles on Rosecrans Avenue. (in median from Sepulveda to Aviation); 10 poles on Manhattan Beach Boulevard (from Valley to the Pier); 19 poles on Highland Avenue (from 10th Street to 15th Street); 6 poles on Manhattan Avenue (from 8th Street to 12th Place); and additional mutually approved locations (which shall number approximately 50) in the downtown area on Manhattan Beach Boulevard, Highland Avenue and Manhattan Avenue.

3) All street and pole banner designs must be approved by the CMB. AVP shall be responsible for the costs of hanging and removing all such banners; provided, however, that CMB shall not charge any permit or other fees in connection with such banners.

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4) AVP shall have the right to distribute store front posters for the downtown businesses. The AVP shall be prohibited from placing any posters on any City property. In addition, the AVP shall be prohibited from handing out fliers, posters, index cards, and any other promotional material in the downtown area. In return, the City will make every effort to prohibit other non-event sponsors of the AVP from distributing product or promotional literature in the downtown area. In addition, AVP shall have the right to issue local newspaper releases.

C) All support and point-of-purchase materials will list the MBO and all event posters, counter cards and schedules will mention the CMB.

D) CMB will cause the Multiple Systems Operator/The Cable Company (MSO) to run an AVP promotional tape once per hour on the Public Service Announcement Channel. CMB will also cause the MSO to include a slide for the AVP, such slide to be included with the upcoming events. The AVP will provide all promotional tapes and material to the MSO.

E) CMB will include AVP in any local television programming that highlights upcoming events.

F) CMB will give the AVP MBO preferred placement on its web site, if possible.

VI. BROADCAST. AVP shall have the exclusive right to solicit and negotiate all radio, film, and television broadcast agreement proposals.

A) A live broadcast by the sponsor radio station/filming of the event shall be allowed at the MBO. All broadcast and/or filming set-ups are to be approved and licensed by the proper city representatives who shall be available and on hand at the time of set up. Approval shall take into account the desire of the parties to allow a first quality broadcast and the technical needs of the broadcasters.

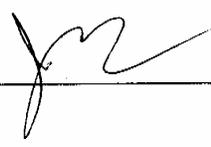
B) AVP shall provide one 3/4" video finished copy of the MBO, if filmed or taped, to CMB within one (1) month (or as soon as available) of such MBO.

C) AVP shall own all rights to all radio, film, and television productions of the MBO. CMB shall be afforded the right to use said radio, film, and television productions as long as they are used for non-commercial purposes such as historical documentation and promotion of the event.

VII. CONCESSIONS.

A) CMB shall not prohibit the sale of AVP-related or event merchandise, AVP or AVP-Sponsor apparel, or Wilson Volleyballs at the base of the pier or on the sand.

B) Event-specific apparel and non-consumable souvenir merchandise will be developed by the AVP. The AVP shall have the exclusive right to create, market and license said event-

CMB _____ AVP  _____ EXHIBIT # 5
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specific merchandise. All event-specific merchandise shall comply with the title requirements set forth in section I. B. above.

C) No other consumables or non-consumables shall be sold or given away at the site except as specified in this Agreement or as approved by the CMB.

VIII. MBO REVENUES.

A) Gross revenue from the seeded teams will be 100% retained by the AVP. The AVP will set the standard entry fee for the event consistent with similar AVP events.

B) Gross revenue from all other entries into the event, 100% retained by CMB unless the AVP agrees to conditions in II. D.

C) Gross revenue from (i) on-site sales of any AVP-related or event apparel and non-consumable souvenir merchandise; (ii) on-site revenue in connection with the Food Court and Merchandising Fair (net of third parties' share of such revenue); (iii) sponsorships; (iv) "AVP Beach Club" membership; and (v) any other revenue generated in connection with the event, shall be retained 100% by AVP.

IX. EVENT BUDGET. It is understood by both parties that AVP shall provide for a minimum of sixty-two thousand five hundred dollars (\$62,500) prize money for each of the Men's & Women's Open Division.

X. TERM. This Agreement shall be effective for a period of one (1) year commencing with the 2008 Manhattan Beach Open. Bleacher load in only will begin on Thursday, September 15, 2008. Bleachers and bleacher materials will be stored and secured adjacent to the north side of the Pier. Set up for the event will begin on Monday, September 15, 2008. The event, including the qualifier, will be on Thursday, Friday, Saturday & Sunday of the agreed upon dates and breakdown will be completed by 6:00 P.M. on Wednesday, September 24 2008.

XI. REPRESENTATIONS AND WARRANTIES.

A) CMB represents and warrants to AVP that: (i) CMB has the full right and authority to enter into and perform its obligations under this Agreement; (ii) the rights granted to AVP hereunder will not violate the rights of any third party and the full right to exercise the same have in no way been limited, diminished, or impaired; and (iii) the execution, delivery and performance of this agreement will not violate the provision of any agreement to which CMB is a party or by which it is bound.

B) AVP represent and warrant to CMB that: (i) AVP has the full right and authority to enter into and perform its obligations under this agreement; (ii) the rights granted to CMB hereunder will not violate the rights of any third party and the full right to exercise the same have in no way been limited, diminished, or impaired; and (iii) the execution, delivery and performance of this agreement will not violate the provision of any agreement to which it is a party or by which it is bound.

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XII. USE OF TRADEMARKS OR SERVICE MARKS. CMB hereby grants a limited license to AVP, for the 2008 Tournament only, to use of the name "Manhattan Beach Open." CMB expressly reserves to itself all other rights to use of the name "Manhattan Beach Open" which the parties hereto acknowledge is the sole property of CMB. Except as expressly provided herein, neither party shall have the right to use in any way the corporate or trade name, trademark(s), service mark(s), logo(s), or other identification of the other party without its prior written consent.

XIII. CONTINGENCIES. This Agreement is contingent upon issuance by CMB of all necessary governmental approvals, including but not limited, to all required City of Manhattan Beach and Los Angeles County, or Coastal Commission (if any) approvals and environmental review (if any) required under the California Environmental Quality Act ("CEQA").

XIV. INSURANCE.

A) **Commencement.** AVP shall not commence activities under this Agreement until it has obtained CMB approved insurance. Before beginning any activities hereunder, during the entire period of this Agreement, for any extensions hereto, and for periods after the end of this Agreement as indicated below, AVP must have and maintain in place, all of the insurance coverages required by this Section XIV. AVP's insurance shall comply with all items specified by this Agreement. Any subcontractors of AVP shall be subject to all of the requirements of this section XIV. and AVP shall be responsible to obtain evidence of insurance from each subcontractor and provide it to CMB before the subcontractor commences work.

All insurance policies used to satisfy the requirements imposed hereunder shall be issued by insurers authorized to do business in the State of California. Insurers shall have a current A.M. Best's rating of not less than A-VII unless otherwise approved by CMB.

B) **Coverages, Limits and Policy Requirements.** AVP shall maintain the types of coverages and limits indicated below:

1) COMMERCIAL GENERAL LIABILITY INSURANCE - a policy for occurrence coverage, including all coverages provided by and to the extent afforded by Insurance Services Office Form CG 0001 ed. 11/88 or 11/85, with no special limitations affecting CMB. The limit for all coverages under this policy shall be no less than two million dollars (\$2,000,000.00) per occurrence. CMB, its employees, officials and agents, shall be added as additional insureds by endorsement to the policy. The insurer shall agree to provide the CMB with thirty (30) days prior written notice of any cancellation, non-renewal or material change in coverage. The policy shall contain no provision that would make this policy excess over, contributory with, or invalidated by the existence of any insurance, self-insurance or other risk financing program maintained by CMB. In the event the policy contains such an "other insurance" clause, the policy shall be modified by endorsement to show that it is primary for any claim arising out of the work performed under this Agreement. The City of Manhattan Beach Insurance Endorsement Form No. 1 (General Liability) must be executed by the applicable insurance underwriters.

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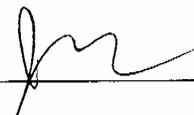


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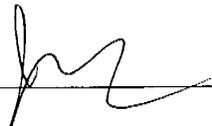
2) COMMERCIAL AUTO LIABILITY INSURANCE - a policy including all coverages provided by and to the extent afforded by Insurance Services Office form CA 0001, ed. 12/93, including Symbol 1 (any auto) with no special limitations affecting the CMB. The limit for bodily injury and property damage liability shall be no less than one million dollars (\$1,000,000) per accident. CMB, its employees, officials and agents, shall be added as additional insureds by endorsement to the policy. The insurer shall agree to provide the CMB with thirty (30) days prior written notice of any cancellation, non-renewal or material change in coverage. The policy shall contain no provision that would make this policy excess over, contributory with, or invalidated by the existence of any insurance, self-insurance or other risk financing program maintained by CMB. In the event the policy contains such an "other insurance" clause, the policy shall be modified by endorsement to show that it is primary for any claim arising out of the work performed under this Agreement. The City of Manhattan Beach Insurance Endorsement Form No. 2 (Auto) must be executed by the applicable insurance underwriters.

3) WORKERS' COMPENSATION INSURANCE - a policy which meets all statutory benefit requirements of the Labor Code, or other applicable law, of the State of California. Employer's Liability Insurance with a minimum limit of not less than one million dollars (\$1,000,000) per claim. The policy shall contain, or be endorsed to include, a waiver of subrogation in favor of CMB.

C) Additional Requirements. The procuring of such required policies of insurance shall not be construed to limit AVP's liability hereunder, nor to fulfill the indemnification provisions and requirements of this Agreement. There shall be no recourse against CMB for payment of premiums or other amounts with respect thereto. CMB shall notify AVP in writing of changes in the insurance requirements. If AVP does not deposit copies of acceptable insurance policies with CMB incorporating such changes within sixty (60) days of receipt of such notice, AVP shall be deemed in default hereunder. Any deductibles or self-insured retentions must be declared to and approved by CMB. Any deductible exceeding an amount acceptable to CMB shall be subject to the following changes:

- 1) Either the insurer shall eliminate, or reduce, such deductibles or self-insured retentions with respect to CMB and its officials, employees and agents (with additional premium, if any, to be paid by AVP) ; or
- 2) AVP shall provide satisfactory financial guarantee for payment of losses and related investigations, claim administration, and defense expenses.

D) Verification of Compliance. AVP shall furnish CMB with original endorsements effecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by the insurer to bind coverage on its behalf. All endorsements are to be received and

CMB _____ AVP  EXHIBIT # 5
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approved by CMB before activity commences. Not less than fifteen (15) days prior to the expiration date of any policy of insurance required by this Agreement, AVP shall deliver to CMB a binder or certificate of insurance with respect to each renewal policy, bearing a notation evidencing payment of the premium therefor, or accompanied by other proof of payment satisfactory to CMB.

XV. INDEMNIFICATION. AVP agrees to indemnify, defend, and hold harmless CMB and its elective or appointive boards, officers, agents, attorneys and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees arising out of, or in any way connected with performance of, this Agreement by AVP, AVP's agents, officers, employees, subcontractors, or independent contractor(s) hired by AVP, including, but not limited to, any legal action challenging the validity of the event or the permits therefore. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by AVP.

CMB agrees to indemnify, defend, and hold harmless AVP and its elective or appointive boards, officers, agents, attorneys and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees arising out of, or in any way connected with performance of, this Agreement by CMB, CMB's agents, officers, employees, subcontractors, or independent contractor(s) hired by CMB, including, but not limited to, any legal action challenging the validity of the event or the permits therefore. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CMB.

XVI. INDEPENDENT CONTRACTOR. CMB and AVP shall each be and act as independent contractors and under no circumstances shall this agreement be construed as one of agency or partnership between CMB and AVP. Each party acknowledges and agrees that it neither has nor will give the appearance or impression of having any legal authority to bind or commit the other party in any way other than as authorized by this Agreement. Nothing in this Agreement shall be construed to create a joint venture between the parties hereto or to obligate either party for debts or obligations incurred by the other party in the performance of this Agreement.

XVII. FAILURE TO OBJECT NOT A WAIVER. The failure of either party to this agreement to object to or to take affirmative action with respect to any conduct of the other party which is in violation of the terms hereof shall not be construed as a waiver thereof, nor of any future breach of subsequent wrongful conduct.

XVIII. NOTICES. All notices required or permitted hereunder shall be deemed duly given on the date sent by certified mail, postage prepaid, addressed to the parties as follows:

If to AVP: AVP
6100 Center Drive, Suite 900
Los Angeles, CA 90045
Attn: Chief Operating Officer

If to CMB: City of Manhattan Beach

COASTAL COMMISSION

CMB

AVP

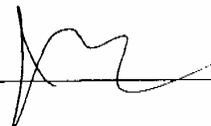


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1400 Highland Avenue
Manhattan Beach, CA 90266
ATTN: Richard Gill

XIX. LIMITATION ON ASSIGNMENT.

A) The rights and obligations under this Agreement may be assigned or delegated by the parties hereto only with the prior written consent of the other party. Any attempted assignment or delegation, without the prior written consent of the other party shall be voidable at the discretion of the non-assigning party.

B) This Agreement and all of the terms and provisions hereof will be binding upon and will insure to the benefit of the parties hereto and their respective successors and assigns.

XX. APPROVAL. Whenever approval, consent, information, or data is herein required of either or both parties, the same shall not be unreasonably or arbitrarily delayed or withheld.

XXI. COMPLIANCE WITH THE LAW. Should it be determined that this agreement or any provision hereof violates any federal, state, or local law or regulation, then the parties shall promptly modify this Agreement to the extent necessary to bring about compliance with such law and/or regulation; provided, however, that if such modification would cause this Agreement to fail in its essential purpose or purposes, it shall be deemed cancelled by mutual agreement of the parties and neither party shall have any further obligations or liabilities with respect to this Agreement.

XXII. ENTIRE AGREEMENT. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes any and all prior understandings or agreements in regard hereto. This Agreement cannot be altered or modified except by an agreement in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

CITY OF MANHATTAN BEACH

BY: _____
DATE: _____
TITLE: _____

AVP PRO BEACH VOLLEYBALL TOUR, INC.

BY:  _____
DATE: _____
TITLE: Chief Admin Officer & General Counsel

COASTAL COMMISSION

CMB

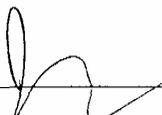
AVP 

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CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CA 90802-4416
VOICE (562) 590-5071 FAX (562) 590-5084



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: WILLIAM VICTOR

Mailing Address: POB 241072

City: LOS ANGELES, CA. 90024

Zip Code:

Phone: 310-318-5000

RECEIVED
South Coast Region

SECTION II. Decision Being Appealed

APR 24 2008

CALIFORNIA
COASTAL COMMISSION

1. Name of local/port government:

MANHATTAN BEACH,

2. Brief description of development being appealed:

A PROPOSED ACTIVITY ON THE MANHATTAN BEACH AREA SOUTH OF THE PIER INCLUDING BUT NOT LIMITED TO SPECTATOR BLEACHERS, AND ACCESSORY STRUCTURES WHICH ARE VAGUELY DEPICTED IN THE PLANS, RESOLUTONS AND STAFF REPORT.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

BEACH AREA SOUTH OF THE MANHATTAN BEACH PIER

4. Description of decision being appealed (check one.):

- Approval; no special conditions
- Approval with special conditions:
- Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:	
APPEAL NO:	<u>A-5-MNB-08-111</u>
DATE FILED:	<u>4/24/08</u>
DISTRICT:	<u>South Coast/Long</u>

COASTAL COMMISSION

EXHIBIT # 6
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APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

SECTION IV. Reasons Supporting This Appeal [A5-MNB-08-111]

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

AS NOTED IN MY OBJECTIONS ON MARCH 4, 2008 and before that date , the plans, resolution, permit application and staff report are not clear as to whether the normal views are available or as stated in the noted documents are "temporarily disrupted".

The event should have the additional condition included (and it is respectfully requested) to prohibit even the "temporary " disruption eliminated from the views resulting from the event since it is not necessary for the temporary "normal" view disruptions to take place for the event to take place.

For example, the site plan available on March 4 and thereafter has not shown the specifics limiting the height of the bleachers on the sand immediately south of the pier to be any maximum height sufficient to allow persons who wish to enjoy the "normal" views from the pier to have those normal views.

Although in the application hearing for the 2007 event it was promised by applicant and the City of Manhattan Beach (the "co-venturer" in this event) that these views would not be disturbed , even for a temporary period , and the City has represented that this event would take place precisely as it did in 2007- the normal views were disturbed in 2007 and there is no condition which illustrated how these views will be protected in 2008.

It is true that there is a site plan allowing for an unspecified number of bleacher seats on the pier, and these bleachers without a limitation set forth on the site plan, for that reason alone threaten the safety in case of emergency on the pier, the views from those bleacher which may or may not be free seats appear to be positioned with undisturbed views. The persons who chose not to be on those bleachers or who are disabled who have a small area to be seated in do not even have undisturbed normal views.

People who do not participate in the event as spectators but who wish to enjoy views from the Pier of the bike path appear to be left with a very disturbed view situation which is unnecessary and contrary to the spirit of the Coastal Act and representations upon which the instant permit was granted.

COASTAL COMMISSION

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