

CALIFORNIA COASTAL COMMISSION

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**W4a**

Filed: 8/3/09
49th Day: 9/21/09
180th Day: 1/30/10
Staff: A. Padilla-LB
Staff Report: 8/18/09
Hearing Date: 9/9/09
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-09-111

APPLICANT: City of Hermosa Beach

PROJECT LOCATION: Pier Avenue, between Valley Drive and Hermosa Avenue; Loma Drive; and 11th Place, in the City of Hermosa Beach.

PROJECT DESCRIPTION: Streetscape and drainage improvements, including redesigning parking layout, improving pedestrian crossings, bicycle lane, landscaped median, landscaping with drought tolerant and non-invasive plantings, street furniture, public art, water infiltration, and water reclamation for irrigation. The existing 142 public street parking spaces along Pier Avenue will be reduced to 136 spaces, with 10 new public spaces created along Loma Drive and 11th Place.

LOCAL APPROVALS RECEIVED: City Council Approval

SUBSTANTIVE FILE DOCUMENTS: City of Hermosa Beach Certified Land Use Plan, 1981.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed development with special conditions regarding: 1) future changes; 2) final approval from Los Angeles Regional Water Quality Control Board; and 3) Landscaping plans. As conditioned the project is consistent with all applicable Sections of the Coastal Act.

I. STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application:

MOTION: *I move that the Commission approve coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all permits included on the consent calendar. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternative that would substantially lessen any significant adverse impacts of the development on the environment.

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. Future Changes

With the acceptance of this permit, the applicant acknowledges that any change in the proposed project as described in this permit, including but not limited to, the change in number of and location of parking spaces for public use, shall be submitted to the Executive Director to determine if an amendment to the permit is legally required.

2. Regional Water Quality Control Board Approval

PRIOR TO COMMENCEMENT OF CONSTRUCTION, the permittee shall provide to the Executive Director a copy of the final approval issued by the Los Angeles Regional Water Quality Control Board, or letter of permission, or evidence that no permit or permission is required. The applicant shall inform the Executive Director of any changes to the project required by the Board. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is required.

3. Landscape Plan

A. Prior to issuance of the coastal development permit, the applicant shall submit, for review and approval of the Executive Director, a landscaping plan. The plan shall be prepared by a licensed landscape architect. To minimize the need for irrigation and minimize encroachment of non-native plant species into adjacent areas, all landscaping shall consist of native and/or drought tolerant non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council (formerly known as the California Exotic Pest Plant Council), or as may be identified from time to time by the State of California shall be utilized on the property. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. All plants employed on the site shall be drought tolerant (low water use) plants identified by U.C. Davis and the Water Resources Board.

B. The permittee shall undertake development in accordance with the final plans approved by the Executive Director pursuant to this condition. Any proposed changes to the approved plans shall be reported to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

The City of Hermosa Beach is proposing streetscape and drainage improvements along Pier Avenue, between Valley Drive and Hermosa Avenue (see Exhibit No. 1) in the City of Hermosa Beach. The improvements extend from Hermosa Avenue, which is one block from the beach, approximately over ¼ mile along Pier Avenue to Valley Drive. The project will include redesigning parking layout, replace single space parking meters with multi-space meters, improving pedestrian crossings with markings and “bulb-outs”, widening sidewalks to 12.5 feet, bicycle lane, landscaped median, landscaping with drought tolerant and non-invasive plantings, street furniture, bicycle racks, public art. The drainage improvements include a water infiltration system designed with catch basins, 36-inch storm drain, and water reclamation for landscape irrigation (see Exhibit No. 2-7).

The existing 142 public street parking spaces along Pier Avenue will be reduced to 136 spaces with 10 new public spaces created along Loma Drive and 11th Place (see Exhibit No 2). Street parking along Pier Avenue will be redesigned to incorporate parallel parking along the south side of the street to accommodate widening of the existing sidewalks, construction of pedestrian “bulb-outs” at street corners, construction of a landscaped center median, and maintaining the existing two lanes of travel in each direction. Fifteen parking spaces along Pier Avenue will be designed as Alternative Vehicle parking spaces (5 feet wide by 8 feet long), to accommodate micro-cars/smart cars, scooters/mopeds, and motorcycles. With the parking redesign and relocation of 10 spaces, there will be a total of 146 public parking spaces. Existing parking meters will be changed from single space meters to multi-space meters.

The drainage system will be a full-capture storm water infiltration system to reduce polluted runoff. Infiltration box inlets, located at each of the nine intersections along Pier Avenue, will be designed with removable filter fabric that will filter out trash, gross solids and sediment. Infiltration entering the catch basins will be allowed to percolate into the soil where the sandy soils will further filter the run-off. The Infiltration system is designed to treat the 1-year, 1 hour storm event in accordance with the procedures and requirement of the Los Angeles Regional Water Quality Control Board. Run-off that exceeds the designed storm event will be directed to the new storm drain.

The City’s proposed water quality improvements will be eligible for a grant provided by the Federal American Recovery and Reinvestment Act Funds through the State’s Clean Water State Revolving Fund.

B. Access

The proposed project will enhance pedestrian access along Pier Avenue and to the beach. Existing on-street public parking will be maintained and parking for alternative vehicles, such as micro/smart cars, mopeds and scooters will be provided. Pier Avenue will include a bicycle lane along the car lane and bicycle racks placed throughout Pier Avenue. Therefore, the proposed development will not have any adverse impact on public access to the coast or to nearby recreational facilities. Thus, the proposed development conforms with

Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. Water Quality

The proposed project as a whole is designed to increase the effective permeability of the 36 acre drainage area and reduce runoff through the provision of infiltration areas, use of filters, and water reclamation for landscape irrigation. During construction Best Management Practices will be incorporated. As proposed the project will be designed to comply with the Los Angeles Regional Water Quality Control Board water quality standards. Therefore, the Commission finds that the proposed development, as conditioned, will conform 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.

D. Biological Resources

The planting of invasive plants will significantly increase the number of seeds being deposited in the area which could create problems with any eradication efforts due to the increase number of seedlings that could germinate throughout the area, and surrounding areas. Therefore, non-invasive planting is required. Furthermore, to reduce water consumption, drought tolerant species should be used. Therefore, as a special condition of the permit the applicant shall submit a landscape plan that consists of drought tolerant, non-invasive plants. Therefore, the Commission finds that the proposed development, as conditioned, will conform with Sections 30230 and 30231.

E. Local Coastal Program

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 proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the Coastal Act.

F. California Environmental Quality Act.

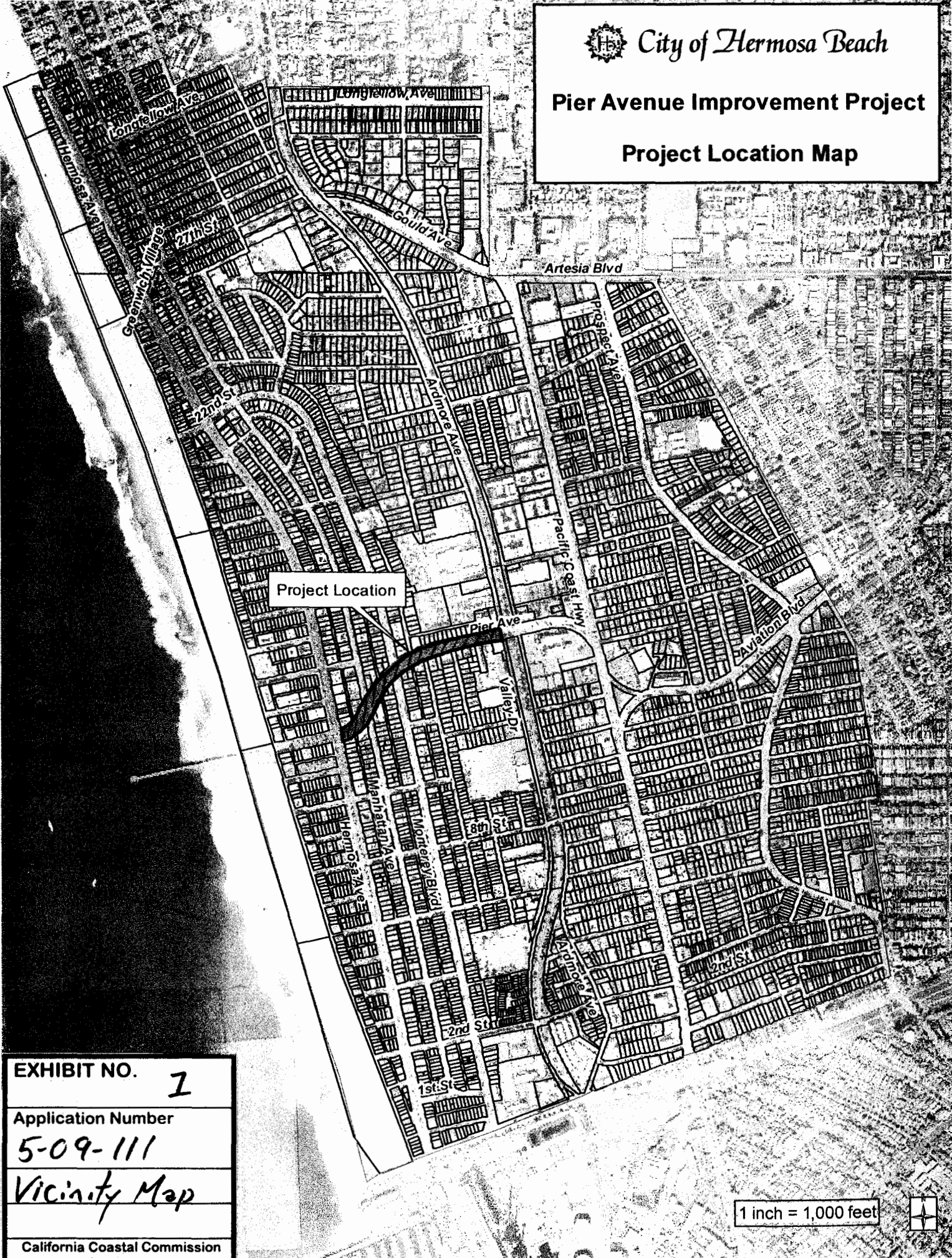
There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, is the least environmentally damaging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



City of Hermosa Beach

Pier Avenue Improvement Project

Project Location Map



Project Location

EXHIBIT NO.

1

Application Number

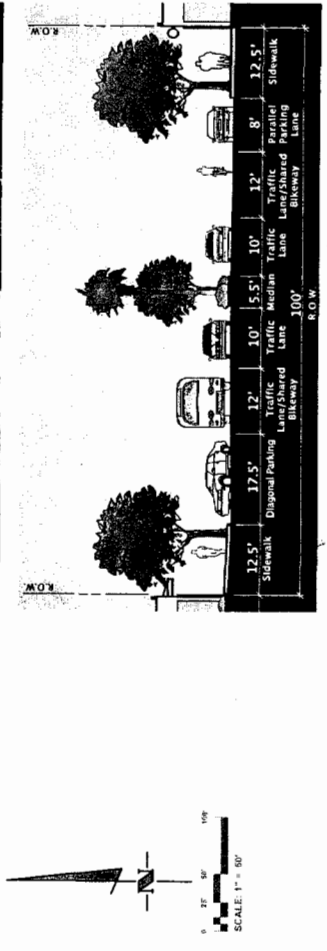
5-09-111

Vicinity Map

California Coastal Commission

1 inch = 1,000 feet





PARKING COUNT:
 * 141 PARKING SPACES
 * 18 ALTERNATIVE VEHICLES SPACES
 * 148 PARKING SPACES TOTAL

EXHIBIT NO. 2

Application Number

5-09-111

Parking Plan

California Coastal Commission

PRE-IMPROVEMENT & POST-IMPROVEMENT PARKING EXHIBIT

Pier Avenue Improvement Project
 City of Hermosa Beach (Exh.2)

1408551

April 7, 2009



Existing Conditions

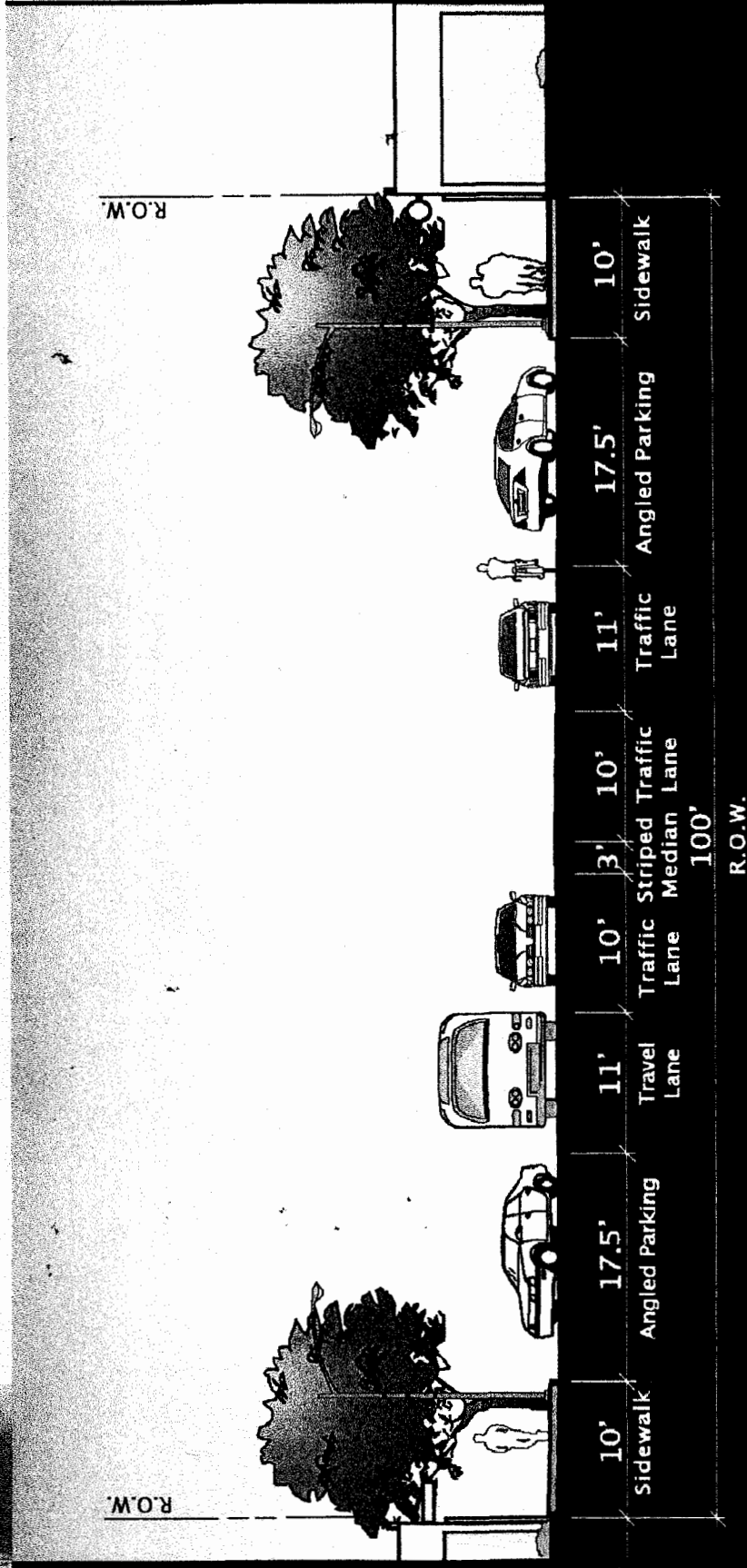
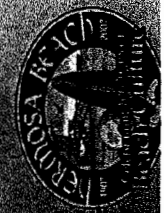


EXHIBIT NO. 3
 Application Number
 5-09-111
 Existing Street
 Layout
 California Coastal Commission



rrm design group

creating environments people enjoy®





Proposed Conditions

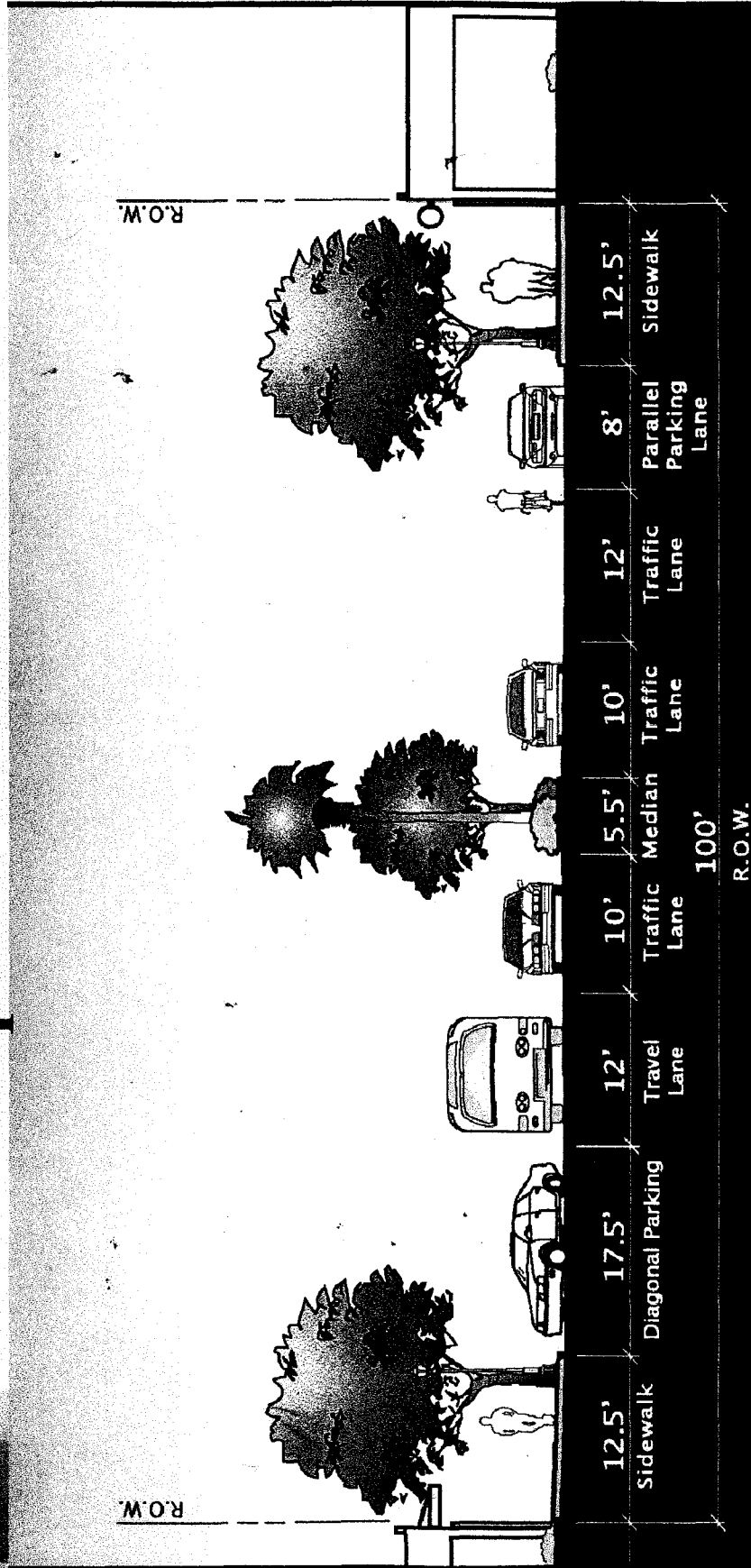
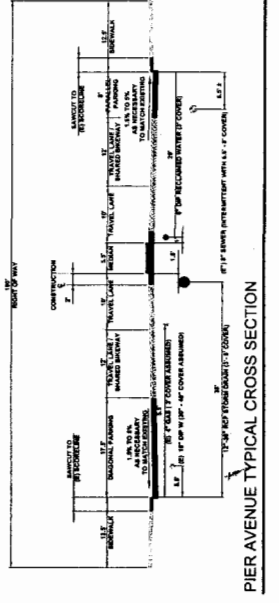
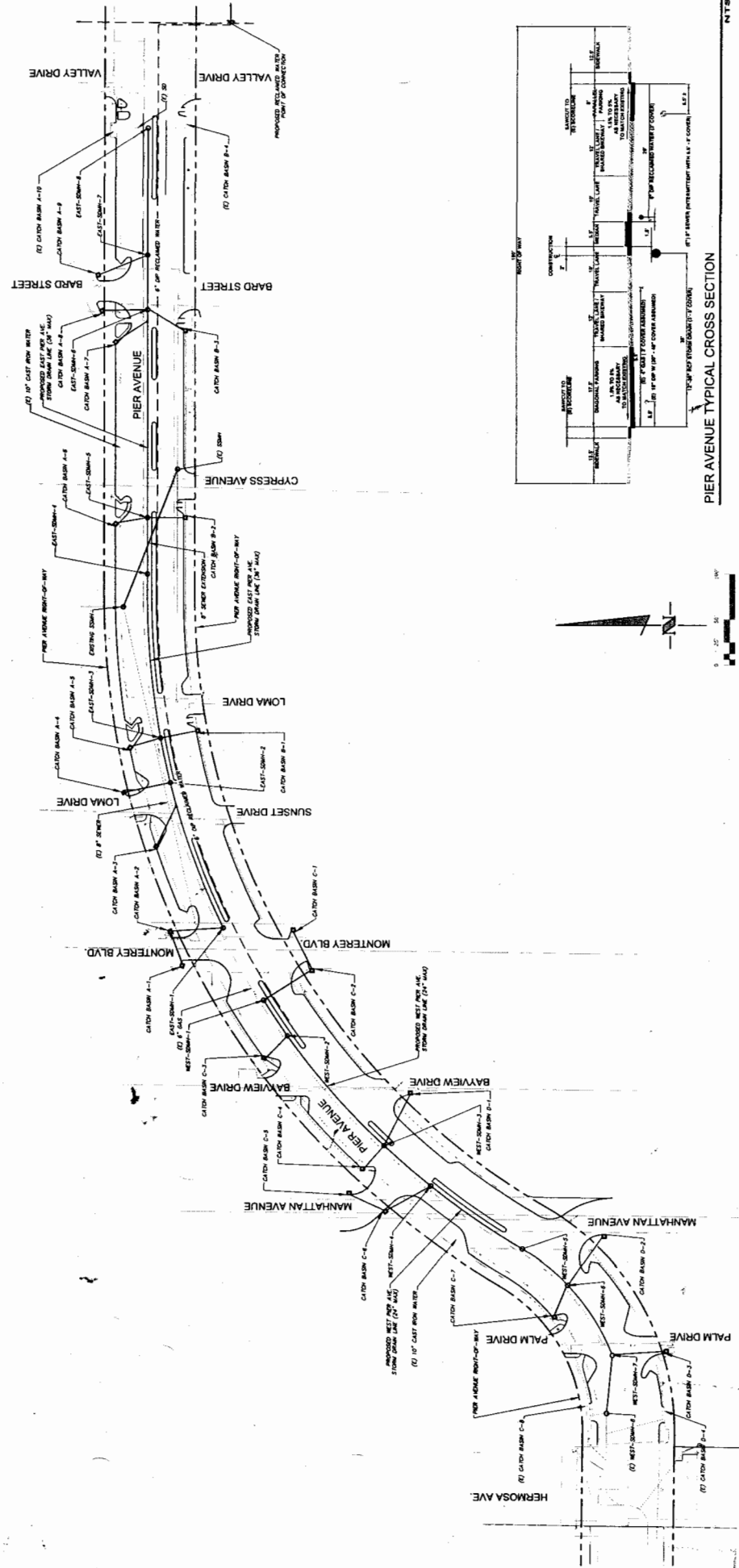


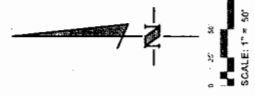
EXHIBIT NO. 4
 Application Number 5-09-111
 Proposed Street Layout





PIER AVENUE TYPICAL CROSS SECTION

NTS



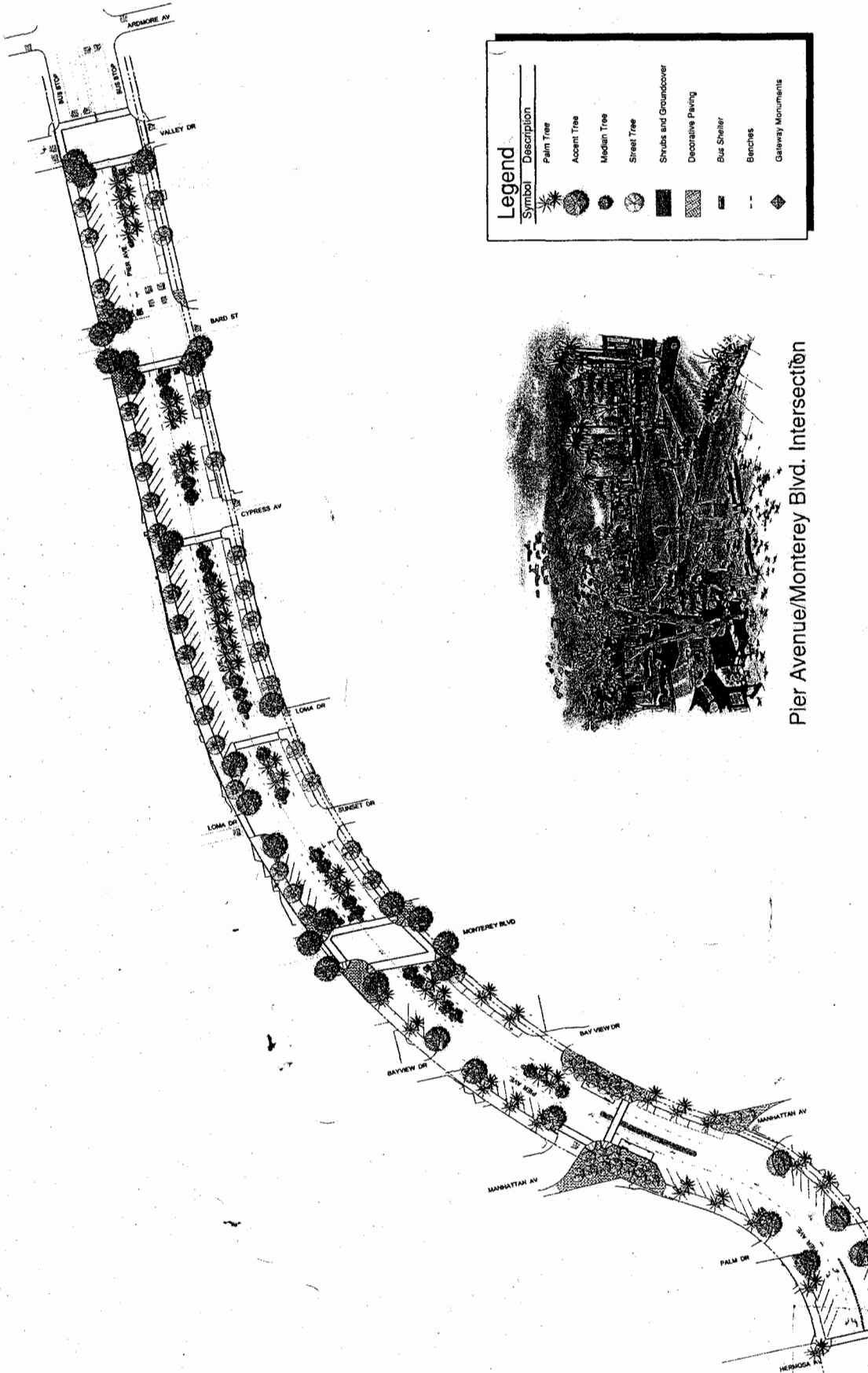
STORM DRAIN/UTILITY PLAN

Pier Avenue Improvement Project
City of Hermosa Beach (Exh.3)

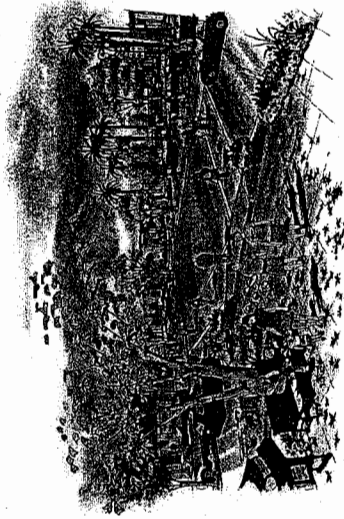
1408551

April 7, 2009

EXHIBIT NO. 5
Application Number 5-09-111
Storm Drain Plan
California Coastal Commission



Symbol	Description
	Palm Tree
	Accent Tree
	Median Tree
	Street Tree
	Shrubs and Groundcover
	Decorative Paving
	Bus Shelter
	Benches
	Gateway Monuments



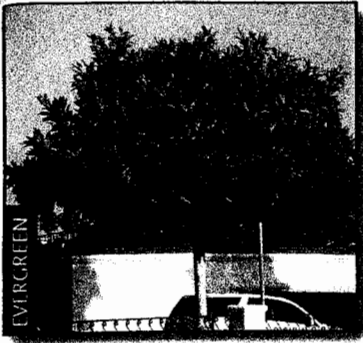
Pier Avenue/Monterey Blvd. Intersection

LANDSCAPING SITE PLAN
 Pier Avenue Improvement Project
 City of Hermosa Beach (Exh.1)

1408551
 April 7, 2009

EXHIBIT NO.	6
Application Number	5-09-111
	Landscape Site Plan

STREET TREE



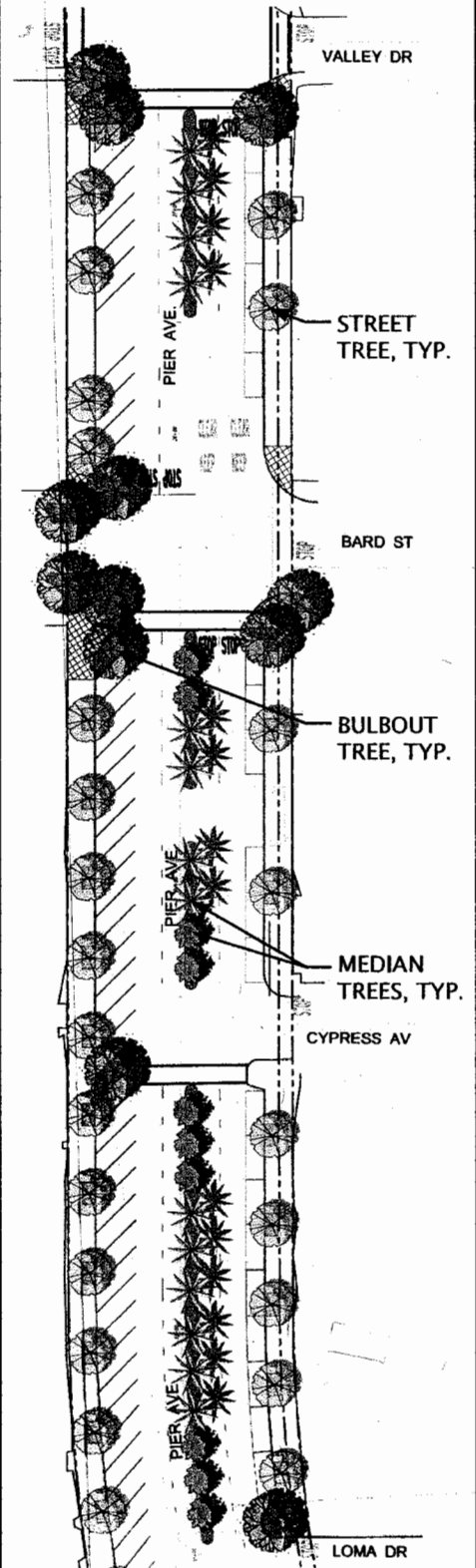
Bronze Loquat
Eriobotrya deflexa
 Height: 15-20 ft
 Canopy Spread: 10-20 ft
 New leaves emerge copper color, creamy white flowers in spring

STREET TREE

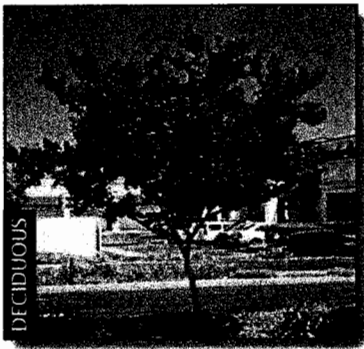


Brisbane Box
Tristania conferta
 Height: 30-45 ft
 Canopy Spread: 25 ft
 Moderate to fast growth, reddish-brown flaking bark, white flowers in summer

TREE LOCATION DIAGRAM



MEDIAN TREE



Crape Myrtle
Lagerstroemia indica
 Height: 6-30 ft
 Canopy Spread: 15 ft
 Open canopy, uniform shape, fall color, spring colors

MEDIAN TREE



Date Palm
Phoenix dactylifera
 Height: Up to 80 ft
 Canopy Spread: 20-40 ft
 Slender trunk, gray-green waxy leaves, good for coastal conditions

BULBOUT TREES



Tipu Tree
Tipuana tipu
 Height: 25-40 ft
 Canopy Spread: 30-60 ft
 Yellow flowers late spring to early summer, good street tree

BULBOUT TREES



California Sycamore
Platanus racemosa
 Height: 50-100 ft
 Canopy Spread: 20 ft
 California native, irregular shape, gold and brown fall color

EXHIBIT NO. 7

Application Number
 5-09-111

Tree Selection

California Coastal Commission