

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

Permit Application No. **5-14-0552**

Date: April 24, 2014

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**W7a****ADMINISTRATIVE PERMIT****APPLICANT:** City of Santa Monica**AGENT:** Attn: Zach Pollard, Project Manager**PROJECT****DESCRIPTION:**

Improvements to the Colorado Ave. Esplanade to include: restructuring Colorado Ave. from Ocean Ave. to 4<sup>th</sup> St. to convert Colorado Ave. to a one way street with 2 westbound lanes only; construction of a 2-way bike lane; widening the pedestrian walkway to 20 feet; realigning Main St. to directly lead to 2<sup>nd</sup> St.; widening the pedestrian sidewalk on Ocean Ave. to 20 feet with the removal of the Right turn lane onto Colorado Ave.; installation of new overhead street lights; new non-invasive, drought-tolerant landscaping; relocation of a water main on Ocean Ave. and relocation of a treated water line on Colorado Ave. The project will incorporate BMPs during construction and post-construction.

**PROJECT****LOCATION:**

Along Colorado Ave. from Ocean Ave. to 4<sup>th</sup> St., and along Ocean Ave. in Santa Monica (Los Angeles County)

**EXECUTIVE DIRECTOR'S DETERMINATION:** The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

**Wednesday, May 14, 2014 – 9:00 a.m.**

Inverness Yacht Club  
12852 Sir Francis Drake Blvd.  
Inverness, CA 94937

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

**BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.**

CHARLES LESTER  
Executive Director

By: Amber Dobson  
Title: Coastal Program Analyst

**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 on which the Commission voted on the application. 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 term or 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.

**SPECIAL CONDITIONS:** See pages **four (4) to eight (8).**

**EXECUTIVE DIRECTOR'S DETERMINATION (continued):**

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

**FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:**

**A. Project Location & Description**

The subject site is located along Colorado Ave., in Santa Monica, Los Angeles County (**Exhibit No. 1**). All work is to be performed in the Public right-of-way. The Colorado Esplanade and Downtown Station Plaza project (project) has been designed to improve circulation and improve public access with the arrival of the Exposition Light Rail (Expo line) expected in 2016. The Expo line will end at the corner of 4<sup>th</sup> St. and Colorado Ave. and is expected to bring more than 62,000 daily visitors to this stretch of Colorado Ave. and into the City of Santa Monica. The widening of the pedestrian walkway (from approximately 10 feet wide existing, to 20 feet wide proposed) and the installation of a 2-way bike lane will create a multi-modal pathway from the Expo line station to the beach and pier without creating additional congestion along Colorado Ave.

Vehicle circulation, according to the traffic study, will actually improve with the reduction in lanes on Colorado Ave. (from 2 each way existing, to 2 one-way, westbound only toward Ocean Ave., proposed) due to reduced turning lanes at 4<sup>th</sup> St./ Colorado Ave. intersection and the Ocean Ave./Colorado Ave.

intersection, and due to the elimination of an intersection at the Main St./2<sup>nd</sup> St. Alternative eastbound routes from Ocean Ave. will be available along nearby 2-way streets, such as Broadway, Santa Monica Blvd., and Pico Blvd.

The Main St./ 2<sup>nd</sup> St. realignment will connect the Main St. bike lane directly to the new bike center in the parking structure near the mall and downtown and will allow for the construction of a small triangle plaza with walkways and landscaping, creating a park-like setting for public use (**Exhibit No. 2**). All landscaping will consist of non-invasive, drought-tolerant species. Runoff collected onsite will be directed to the Santa Monica Urban Runoff Recycling Facility to be filtered, treated and used for irrigation.

The project has been approved by Santa Monica Planning Commission and City Council, and has received a mitigated negative declaration, and has had very little public opposition to date. Potential coastal issues are: coastal views and public access. Public access will be significantly increased with new bike lanes, wider pedestrian walkways, and alternative traffic patterns. A coastal view analysis shows that coastal views will not be impacted by the proposed overhead street lights and new street trees. These unique features are tall enough not to impact coastal views (poles will be 25 feet high), and are considered an improvement over traditional street lamps that may block views from sidewalks as visual clutter. New street trees will be placed on the outer edges of the pedestrian walkway, opening the visual corridor to the beach and pier (**Exhibit No. 3**).

Construction will be divided into 2 phases. During Phase 1 construction, lanes on all roads will remain open and pedestrian access will remain open during the day. Some nights will result in route closures and/or detours. Any route detours will be clearly marked and traffic shall be properly controlled. The Main St./Colorado Ave. intersection will be temporarily closed during Phase 2 of the construction. BMPs have been outlined for the construction phase to protect coastal resources and water quality. BMPs after construction will include the treatment of urban runoff through the City facility and maintenance of the runoff collection system. Staging will be on the construction site located in the gateway triangle, the site of the future park-like area (**Exhibit No. 4**). The staging plan indicates that construction equipment shall not occur outside of this zone, will not impact public parking near the beach, and that materials will be stored safely and kept from release into sensitive areas and waters. Trash and debris will be disposed of properly.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City of Santa Monica has a Certified Land Use Plan, not a Local Coastal Program. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Local Coastal Program may be used for guidance.

## **B. Public Access**

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

## **C. Visual Resources**

Section 30251 of the Coastal Act requires that the scenic and visual qualities of this coastal area shall be protected. The visual corridor analysis and overhead light evaluation confirm that there will be no impact to the coastal views. Therefore, as proposed, the project is consistent with section 30251 of the Coastal Act.

**D. Public Recreation**

The proposed development does not interfere with public recreational use of coastal resources. The proposed development protects coastal areas suited for recreational activities. Therefore, the Commission finds that the proposed development is in conformity with Sections 30210 through 30214 and Sections 30220 through 30223 of the Coastal Act regarding the promotion of public recreational opportunities.

**F. Marine Resources and Water Quality**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development as proposed, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to: the appropriate management of equipment and construction materials, the use of non-invasive, drought tolerant vegetation to reduce and treat the runoff discharged from the site, and the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. To reduce the potential for post-construction impacts to water quality the Commission requires the continued use and maintenance of post-construction BMPs. As proposed, the Commission finds that the development conforms to Sections 30230 and 30231 of the Coastal Act. Therefore, the Executive Director determines that the proposed development conforms to 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. Local Coastal Program**

The proposed development is consistent with Chapter 3 of the Coastal Act and with the City of Santa Monica's certified LUP. Approval of the project, as conditioned, 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.

**E. California Environmental Quality Act (CEQA)**

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

**SPECIAL CONDITIONS:**

None.

**ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:**

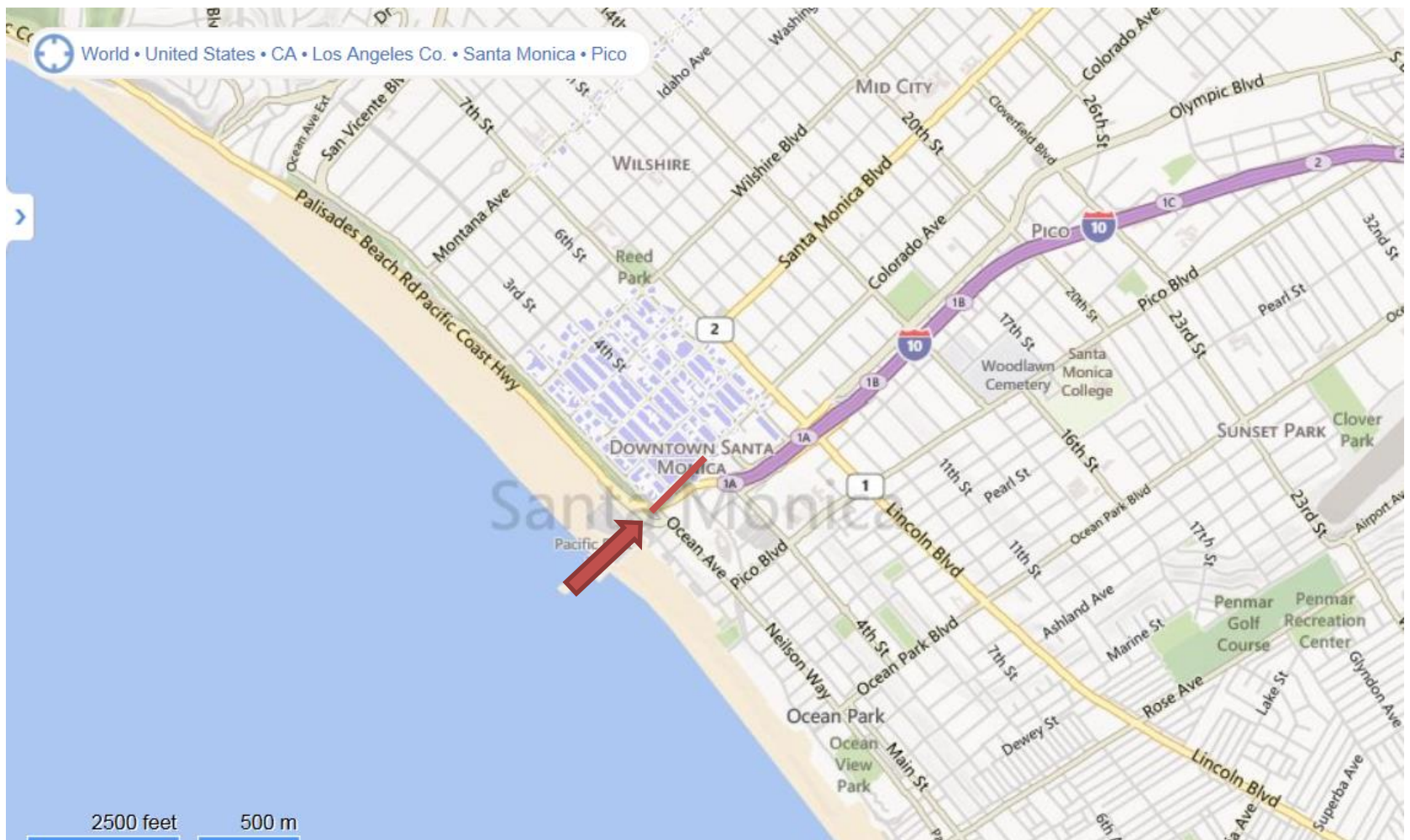
I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

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Applicant's Signature

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Date of Signing



Colorado Ave.  
between Ocean Ave. and 4<sup>th</sup> St.

Exhibit 1




# EXISTING CONDITIONS



RECEIVED  
South Coast Region  
APR 16 2014  
CALIFORNIA  
COASTAL COMMISSION

# FUTURE COLORADO ESPLANADE PROJECT



 **City of Santa Monica**  
**Department of Public Works**  
1437 4TH STREET, SUITE 300, SANTA MONICA, CA 90401  
TEL: (310) 400-8700 FAX: (310) 360-4430  
www.santamonica.gov

**COASTAL COMMISSION**



SCALE: NTS

**Santa Monica**  
**Colorado Esplanade**

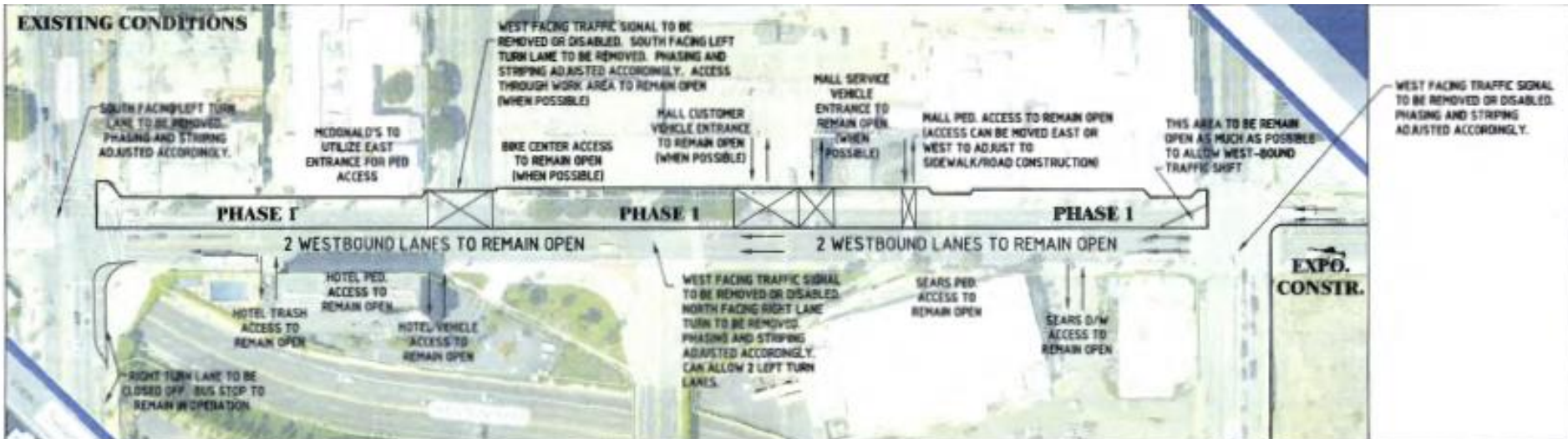
EXHIBIT # 2  
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## Lighting and Street Tree Visual Analysis



## EXISTING CONDITIONS



## PROPOSED PROJECT

PHASE 1 WORK INCLUDES ALL UTILITIES, ASPHALT, CURB AND GUTTER, PAVERS, LIGHTS, AND TREES WITHIN BOUNDARY SHOWN BELOW.



City of Santa Monica  
Department of Public Works  
1421 4TH STREET, SUITE 300, SANTA MONICA, CA 90401  
TEL: (310) 318-4371 FAX: (310) 318-4328  
www.santamonica.gov

COASTAL COMMISSION

EXHIBIT # 4  
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SCALE: NTS

Santa Monica  
Colorado Esplanade  
PHASE 1



