

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 W. BROADWAY, STE. 380  
P.O. BOX 1450  
LONG BEACH, CA 90802-4416  
(310) 590-5071

W 15a  
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Permit Application No. 5-95-275  
Date Dec. 13, 1995

ADMINISTRATIVE PERMIT

APPLICANT: City of Long Beach

## PROJECT

DESCRIPTION: Relocate the existing Department of Parks & Recreation maintenance equipment yard and erect two 13 foot high prefabricated buildings (1,750 & 1,200 sq. ft.) to be used as a crew locker room and equipment storage space.

## PROJECT

LOCATION: 327 Golden Shore, City of Long Beach, 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, January 10, 1996 at 10:00 a.m.  
Crowne Plaza-Holiday Inn-LAX  
5985 W. Century Blvd., Los Angeles (310) 642-7500

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.

PETER DOUGLAS  
Executive Director

By: 

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 this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

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, 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, 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 Description

The proposed project involves the relocation of an existing Department of Parks & Recreation maintenance equipment yard. The existing Department of Parks & Recreation maintenance equipment yard is located approximately 1,500 feet east of the proposed new site (Exhibit #2). The proposed relocation site is a rarely used overflow parking lot which serves the adjacent Catalina Landing office complex. A maximum of ten parking spaces will be utilized for the maintenance equipment yard.

The existing Department of Parks & Recreation maintenance equipment yard must be relocated because its current site has been incorporated into a new recreational vehicle park which was approved by the Commission in May, 1995 [see Coastal Development Permit 5-95-052 (City of Long Beach)]. The proposed project includes the erection of two 13 foot high prefabricated buildings (1,750 & 1,200 sq. ft.) to be used as a crew locker room and equipment storage space. The City of Long Beach has approved Site Plan Review No. 9508-07 for the proposed project.

B. Public Access and Recreation

There are several public recreation facilities located on the shoreline near of the site, including the Golden Shore public boat launch and recreational vehicle park (Exhibit #2). The existing public facilities have their own parking supplies, and public use of and access to those facilities will not be affected by the proposed project. The parking lot on the proposed site is not used for coastal access parking. The site provides adequate parking for the equipment yard while maintaining sufficient overflow parking capacity to serve the Catalina Landing office complex. Therefore, the proposed project is consistent with the coastal access and recreation policies of the Coastal Act.

C. California Environmental Quality Act (CEQA)

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

The proposed project is consistent with the public access and recreation policies of the Coastal Act and is consistent with certified LCP. The City has certified Negative Declaration ND-22-95 for the proposed project. The activity will have no significant adverse impacts on the environment. Therefore, the Commission finds that the proposed project 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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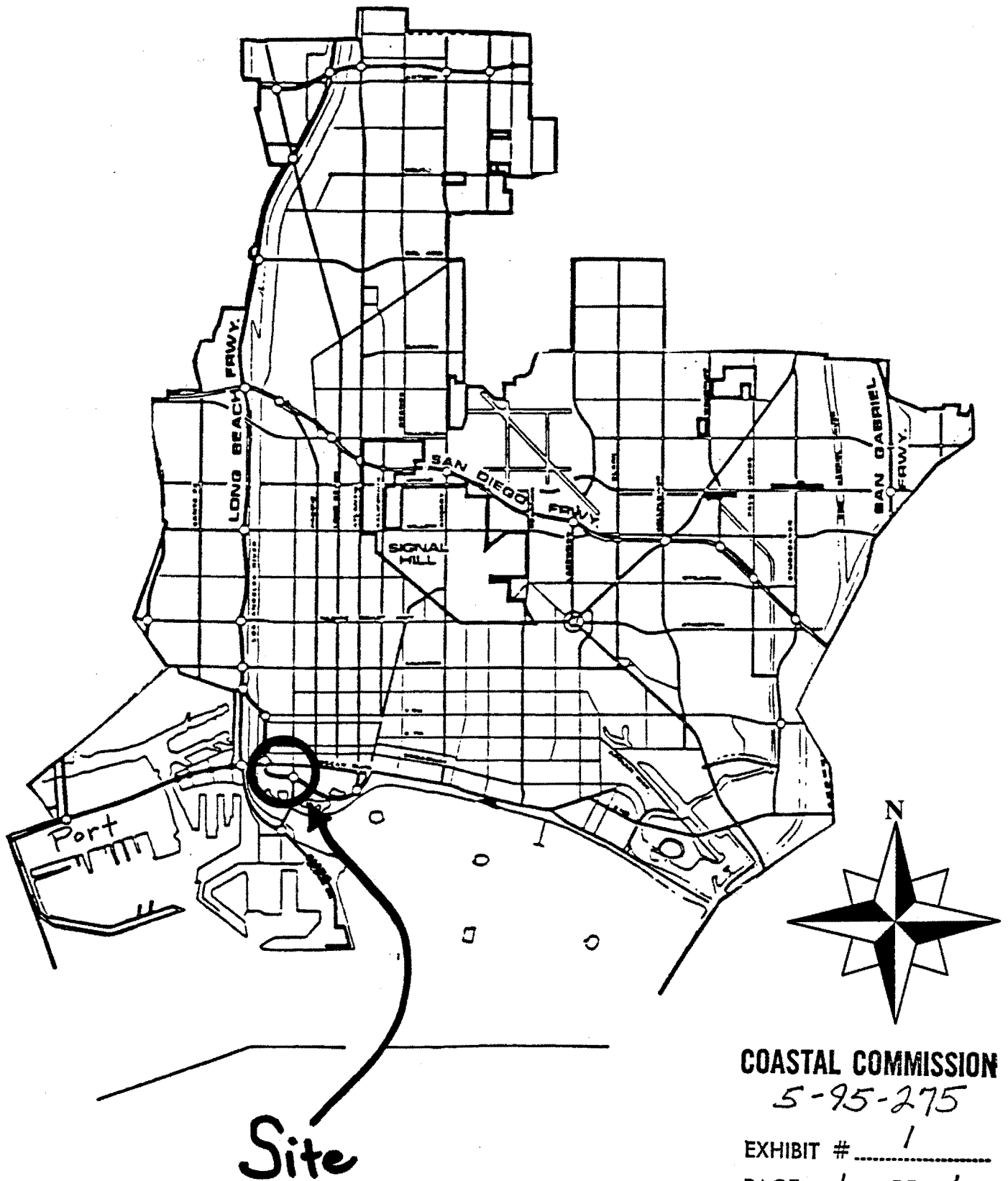
Applicant's Signature

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Date of Signing

5959F:CP

# City of Long Beach



COASTAL COMMISSION

5-95-275

EXHIBIT # 1

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