

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA

245 W. BROADWAY, STE. 380

P.O. BOX 1450

LONG BEACH, CA 90802-4416

(310) 590-5071

TH 42
RECORD PACKET COPY Permit Application No. 5-96-164
Date 17 Sept. 1996**ADMINISTRATIVE PERMIT****APPLICANT:** L.A. County Department of Beaches and Harbors**PROJECT DESCRIPTION:** Renovate and expand a beach/park maintenance facility by constructing a 4,351 sq. ft., 1-story, 25' high building addition for maintenance personnel to include restrooms, office and an equipment/machinery storage area.**PROJECT LOCATION:** 16300 Pacific Coast Highway, Pacific Palisades.**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:

Thursday, October 10, 1996 at 9:00 a.m.
Sheraton Hotel-LAX
6101 W. Century Blvd., Los Angeles
(310) 642-1111

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

B1: 4/88

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 and Location

The applicant proposes to renovate and expand a beach/park maintenance facility by

constructing a 4,351 sq. ft., 1-story, 25' high building addition for maintenance personnel to include restrooms, office and an equipment/machinery storage area. The existing maintenance facility is located on a paved portion of the beach seaward of Pacific Coast Highway. Adjacent and southerly of the facility is a public beach parking lot. Northerly of the facility there are additional public parking spaces and a grass park area with public restrooms. The bike path is westerly of the facility. Between the bike path and the water, there is a wide sandy public beach that is approximately 200' in width.

B. Public Views

Section 30251 of the Coastal Act states in part that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The existing 137' x 75' maintenance facility is enclosed with chain link fencing. Along the easterly perimeter of the facility are mature plants consisting of trees and tall bushes. Existing buildings, maintenance vehicles and landscaping impede public views from the highway. However, the proposed improvements will not further adversely impact public views because the existing development has already blocked public views. The improvements are located within the perimeter of the existing fencing. The entire width of the existing maintenance yard is planted with dense landscaping. It is located seaward of the highway. The proposed building expansion will be located seaward of the landscaping and will not exceed the width of the present landscaped area and will not further impact public views. Therefore, the Executive Director has determined that the proposed building expansion, as sited and designed, is consistent with the public view provisions of Section 30251 of the Coastal Act.

C. Development

Section 30250 of the Coastal Act states in part that:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have a significant adverse effects, either individually or cumulatively, on coastal resources.

The subject site is located next to the sandy beach. This location offers easy and quick access to drive heavy equipment machinery from the storage facility directly to the beach for beach cleaning purposes and thus minimize the use of existing nearby roadways. The proposed maintenance yard expansion will be constructed within the perimeter of the existing maintenance yard site. The proposed building expansion will not utilize additional beach area. Also, because the site is located next to the beach, the proposed building expansion will enable the County to more efficiently and expeditiously provide additional public

beach/park maintenance service. The proposed project is located in an area able to accommodate it and will have no cumulative adverse impacts on coastal resources consistent with the development provisions of Section 30250 of the Coastal Act.

D. Local Coastal Program:

Section 30604 (a) of the Coastal Act states that:

Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of chapter 3 (commencing with Section 30200) of this division and that the permitted development 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 (commencing with Section 30200).

The City of Los Angeles has not prepared a draft Land Use Plan for this planning subarea. However, approval of the proposed development, as sited and designed, as conditioned to minimize risks from natural hazards, will not prejudice the City's ability to prepare a certifiable Local Coastal Program. The Commission, therefore, finds that the proposed project is consistent with Section 30604 (a) of the Coastal Act.

E. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of the 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.

As submitted, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have 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.

Applicant's Signature

Date of Signing

VICINITY MAP

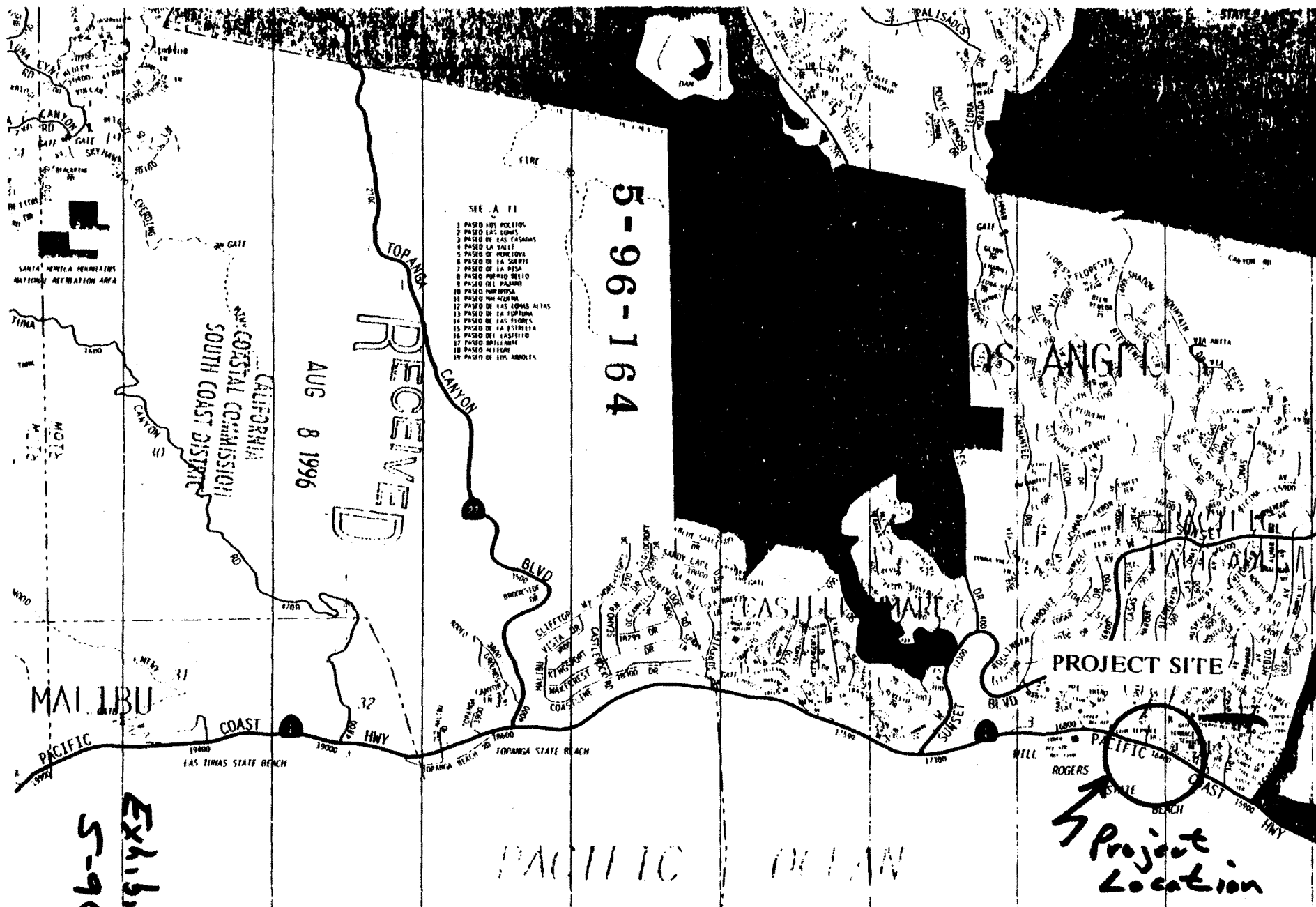


EXHIBIT A
5-96-164

WILL ROGERS STATE BEACH
MAINTENANCE FACILITY RECONSTRUCTION

COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES AND HARBORS
PLANNING DIVISION
13837 FIJI WAY
MARINA DEL REY, CA 90292

1-24-96
b.21

VICINITY MAP

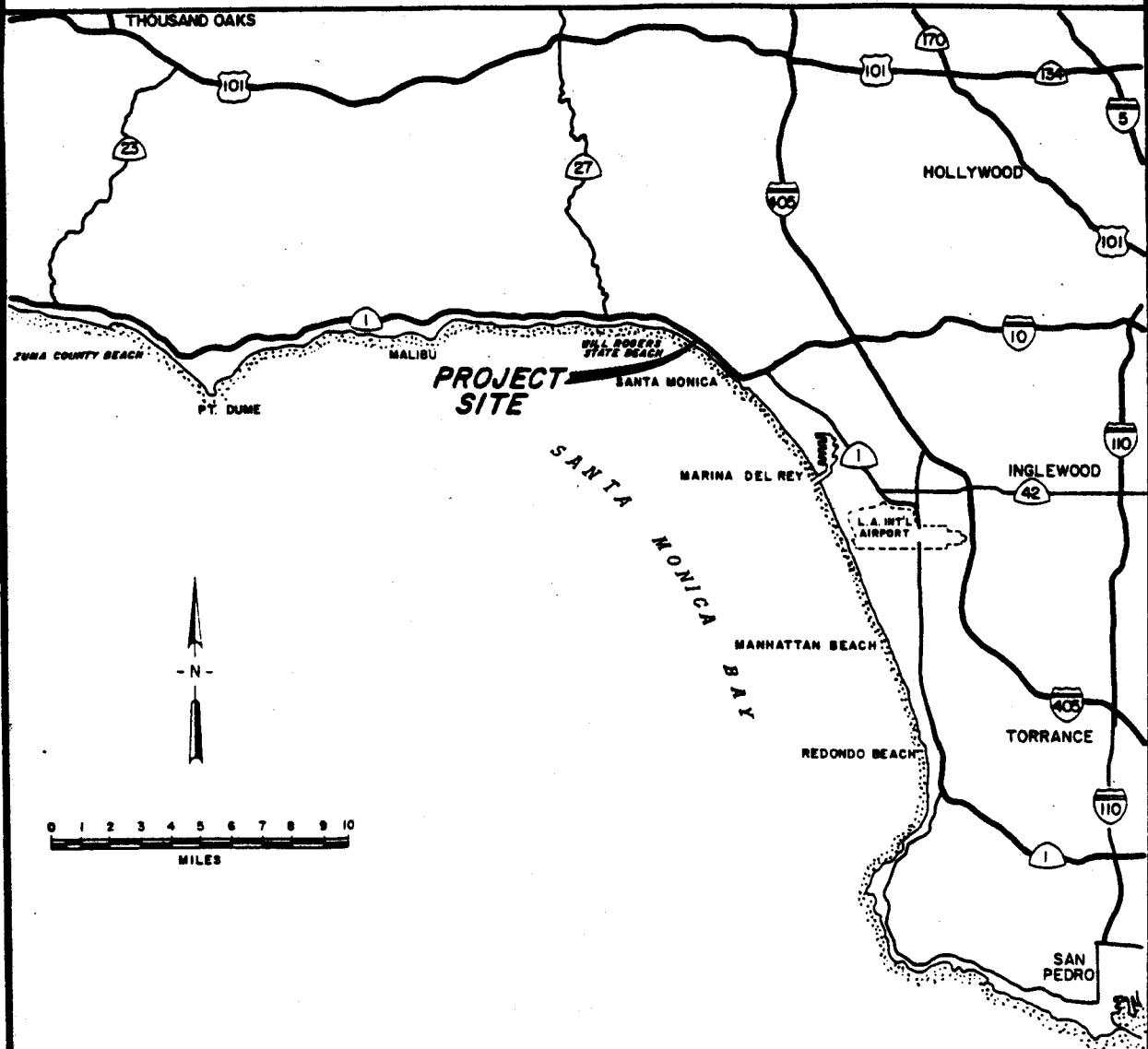
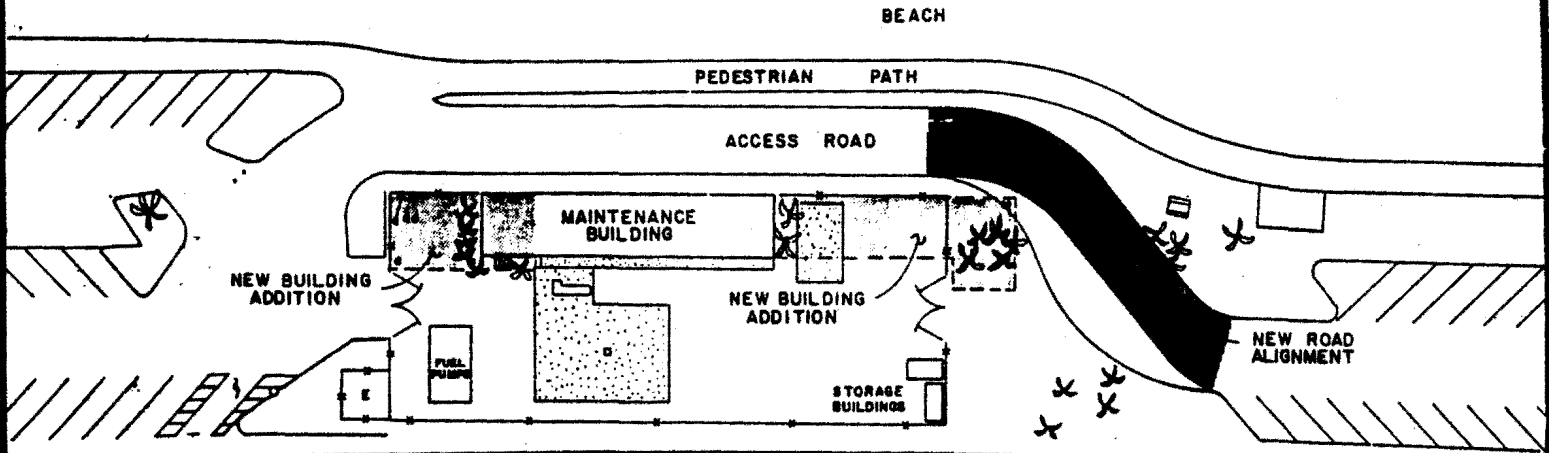


Exhibit B
5-96-164

SITE PLAN



PACIFIC COAST HIGHWAY

WILL ROGERS MAINTENANCE FACILITY

SCALE: 1" = 50'

RECEIVED
AUG 27 1996
CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

APPROVAL IN CONCEPT
[Signature]
Planner
Date 6-30-96
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS AND HARBORS
PLANNING DIVISION
13837 FIJI WAY
MARINA DEL REY, CA 90292

Exhibit C
5-96-164