

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA

W. BROADWAY, STE. 380

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Filed:	Oct. 18, 1996
49th Day:	Dec. 6, 1996
180th Day:	Apr. 16, 1997
Staff:	JLR-LB
Staff Report:	Oct. 23, 1996
Hearing Date:	Nov. 12-15, 1996

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-96-212

APPLICANT: City of Hermosa Beach

PROJECT LOCATION: Downtown District Lower Pier Avenue, Hermosa Beach

PROJECT DESCRIPTION: Improvement and realignment of Lower Pier Avenue to include widening sidewalks from 12' to 22', two 12' wide traffic lanes, diagonal parking, special paving design, lights, landscaping and directional signs. Project will reduce on-street parking by 24 parking spaces on Lower Pier Avenue and add 34 spaces on Hermosa Avenue and 13th Street. Project also includes addition of approximately 18,000 sq. ft. Pier Plaza at the street end of the pier, exterior reinforcement of existing pilings, structural reinforcement of the pier deck and new pier deck finish with outdoor seating.

LOCAL APPROVALS RECEIVED: Approval in Concept—City of Hermosa Beach

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

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with Special Conditions addressing on-street public parking.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby grants, subject to the conditions below, a permit, for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

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 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. 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.

III. Special Conditions.

Location of New Proposed On-Street Parking Spaces

1. Prior to issuance of permit, the applicant shall submit a parking plan indicating the exact locations of the new proposed 34 on-street parking spaces.

Availability of On-street Parking Spaces

2. The applicant agrees, by accepting this permit, to retain no fewer than 34 new on-street parking spaces on Hermosa Avenue between 1st Street to 16th Street and on 13th Street from Hermosa Avenue to Beach Drive.

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description

The applicant proposes to improve and realign Lower Pier Avenue to include widening sidewalks from 12' to 22', two 12' wide traffic lanes, diagonal parking, special paving design, lights, landscaping and directional signs. Project will reduce on-street parking by 24 parking spaces on Lower Pier Avenue and add 34 spaces on Hermosa Avenue and 13 Street. Project also includes addition of approximately 18,000 sq. ft. Pier Plaza at the street end of the pier, exterior reinforcement of existing pilings, structural reinforcement of the pier deck and new pier deck finish with outdoor seating. Following is a more detailed description of the downtown streetscape plan as submitted by the City:

The Downtown Improvement Plan calls for:

Creation of two lanes of traffic and two parking lanes along Lower Pier Avenue to widened sidewalks for pedestrian activity and outdoor dining.

Two traveling lanes and two parking lanes along Upper Pier Avenue to enhance the streetscape and eliminate the hazardous condition created by the current roadway which is 1 1/2 traveling lanes in each direction and two parking lanes.

New streetscape improvements including special paving, landscape, lighting, street graphics and street furniture..

The proposed improvements for Lower Pier Avenue are scheduled to begin in January 1997 with completion by June, 1997.

B. Future Related Streetscape Improvements:

The proposed application is for streetscape improvements of Lower Pier Avenue. However, the City's Downtown Improvement Plan includes design modifications for Lower Pier Avenue and Upper Pier Avenue. Within the next

everal weeks the City will be submitting an application for Upper Pier Avenue and other downtown streetscape improvements. Those improvements are scheduled to begin construction in October, 1998. Following is a more detailed overall project description as submitted by the City:

The Downtown Improvement Project is bounded by Valley/Ardmore Drive to the east and includes Upper and Lower Pier Avenue, Hermosa Avenue between 8th and 16th Streets and the Pier Apron. The Pier renovation project involves the existing Hermosa Beach Pier. Lower Pier Avenue will be designed to provide two 22' wide sidewalks, diagonal parking and two 12' wide traveling lanes for automobile traffic.

The terminus of Lower Pier will be designed as a pedestrian plaza with seating to accommodate outdoor concerts and other special events. Special paving, street trees, lighting and street furniture will be provided along Upper Pier and Lower Pier Avenue sidewalks. Upper Pier Avenue will be designed to provide two 15' wide sidewalks, two 15' wide diagonal parking lanes and two 20' wide traveling lanes. 24 parking spaces lost with improvements to Lower Pier Avenue at the Pier Apron will be offset with restripping of Hermosa Avenue from 1st Street to 18th Street (22 spaces added) and 13th Street from Hermosa Avenue to Beach Drive (12 spaces added).

The Pier will be renovated and repaired in two phases. Phase one Improvements include a new Pier Plaza with outdoor seating, new paving surface, lighting and subterranean storage and emergency parking for the Lifeguard Headquarters facility. Phase Two of the Pier project will include development of fishing platforms, a small restaurant and refurbishment of the Lifeguard Headquarters tower.

The Downtown Improvement project for Lower Pier Avenue is scheduled to begin in January 1997 with completion by June 1997. Upper Pier Avenue is scheduled to begin construction in October 1997 and Hermosa Avenue is scheduled to begin construction in October 1998 (with a six month construction period for each project). The Pier is scheduled to commence renovations in early 1997 with Phase One improvements completed in June 1997. The existing Lifeguard Headquarters tower will be improved with new building finish and tenant improvements under Phase Two of the Pier project with construction commencing in January 1998 and completed by June 1998.

When the Commission reviews the future application for outdoor seating use, parking and public access impacts will need to be addressed.

C. Public Access/Recreation:

The following Coastal Act policies are relevant:

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including,

but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212.5 of the Coastal Act states:

Where appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Additionally, the City's certified LUP states the following:

A. Statement of Philosophy

Hermosa Beach shall maintain its current high level of recreational access to the coast and its recreational facilities and be consistent with maintaining the beach in its most natural state. (See Appendix C, Page C-12, Table VIII).

B. Goals and Objectives

1. Maximum access and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.
2. Low cost visitor recreational facilities will be maintained and encouraged where feasible.
3. The City shall protect its coastal resources for recreational activities.

The proposed streetscape and pier improvements are scheduled to commence construction in January 1997 and be completed by May 1997 in order to minimize construction activities during the peak summer season beach/pier usage. The proposed special paving and landscaping will visually enhance beach access from the downtown area. Therefore, the Commission finds that the proposed project has been designed to encourage public access consistent with the relevant public access provisions of Chapter 3 of the Coastal Act. The Commission further finds that the proposed project, as designed, will protect coastal resources for recreational activities, consistent with public recreation/access provisions of the City's certified Land Use Plan.

D. Development

Section 30252 of the Coastal Act states in part:

The location and amount of new development should maintain and enhance public access to the coast...(4) providing adequate parking facilities...

Additionally, the City's certified LUP states the following:

Policy: That the City should not allow the elimination of existing on-street parking or off-street parking spaces within the coastal zone. Future residential and commercial construction should provide the actual parking necessary to meet the demand generated.

The proposed streetscape project will reduce on-street parking by 24 spaces on Lower Pier Avenue and add 34 new spaces nearby on Hermosa Avenue and 13th Street. Following is an excerpt from a City staff report:

Additionally, in the short term, the City is proceeding with plans to maximize on-street and off-street parking availability. The loss of 24 parking spaces resulting from improvements to Lower Pier Avenue has been offset with the following to ensure better utilization of on-street parking:

Parking	Area	Parking Gain
Hermosa Avenue (Completed)	1st Street to 18th Street	22 spaces added
13th Street (Proposed)	Hermosa Ave. to Beach Dr	12 to be added
Total		34 spaces added

With implementation of these measures the City has made full use of available on-street parking. Thus there will be a net gain of parking in connection with the proposed improvement.

According to the City's Certified Coastal Land Use Plan, parking cannot be eliminated and residential and commercial parking must not interfere with access to beach parking. The City's proposed amendment, as demonstrated above, will not interfere with beach parking and will facilitate use of the beach via the downtown area. Pedestrian access to the beach will be enhanced at 13th Street and 14th Street with new streetscape and landscape improvements. (Please see attached plans.) Lower and Upper Pier Avenues will be enhanced with similar improvements and provide a pedestrian corridor to the newly renovated Pier. The Pier renovations will not impact downtown circulation or parking and will afford beach-goers with an improved beach related amenity.

The Commission is requiring a special condition to retain the proposed 34 new downtown on-street parking spaces consistent with the provisions of the City's certified LUP. The proposed project, as designed and conditioned, will enhance and encourage pedestrian and vehicular access to the both the public beach and the public pier. Therefore, the Commission finds that the proposed project will provide adequate parking facilities consistent with the development provisions of Section 30252 of the Coastal Act. The Commission further finds that the proposed development will not reduce on-street parking consistent with the parking provisions of the City's certified Land Use Plan.

E. Protection of Biological Productivity, Water Quality, and Environmentally Sensitive Habitat Areas.

Section 30231 of the Coastal Act provides as follows, in applicable part:

the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes...shall be maintained and, where feasible, restored...

The applicant is in the process of obtaining final applicable permits from the resource agencies i.e., the U.S. Army Corps of Engineers and the California Department of Fish and Game. According to a recent letter dated October 8, 1996, the Department of Fish and Game has determined that the proposed pier improvements will have no significant adverse impacts on marine resources. Following is an excerpt from that letter:

Department of Fish and Game personnel have reviewed your Downtown Improvement Plan and Pier Renovation project plans. The Downtown Improvement Plan consists of special sidewalk paving, lighting and landscaping. Pier renovation consists of the retrofitting of some pier pilings with steel jackets and the development of fishing platforms suspended from the existing pier.

The proposed Downtown Improvement Plan would have no impact to terrestrial resources and the Pier Renovation project would result in minor non-significant impacts to marine resources and we would not object to the issuance of Coastal Commission and Corps of Engineers Permits for the proposed projects.

As noted above, the Department of Fish and Game has determined that the proposed pier improvements will have no significant adverse impacts on marine resources. Therefore, the Commission finds that, as submitted, the proposed project is consistent with the water quality provisions of the Coastal Act.

F. Consistency with the 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 has been conditioned in order to be found consistent with the public access and development policies of the Coastal Act. Mitigation measures to retain 34 new on-street parking spaces will minimize adverse impacts on beach access. As conditioned, 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.

5-96-212

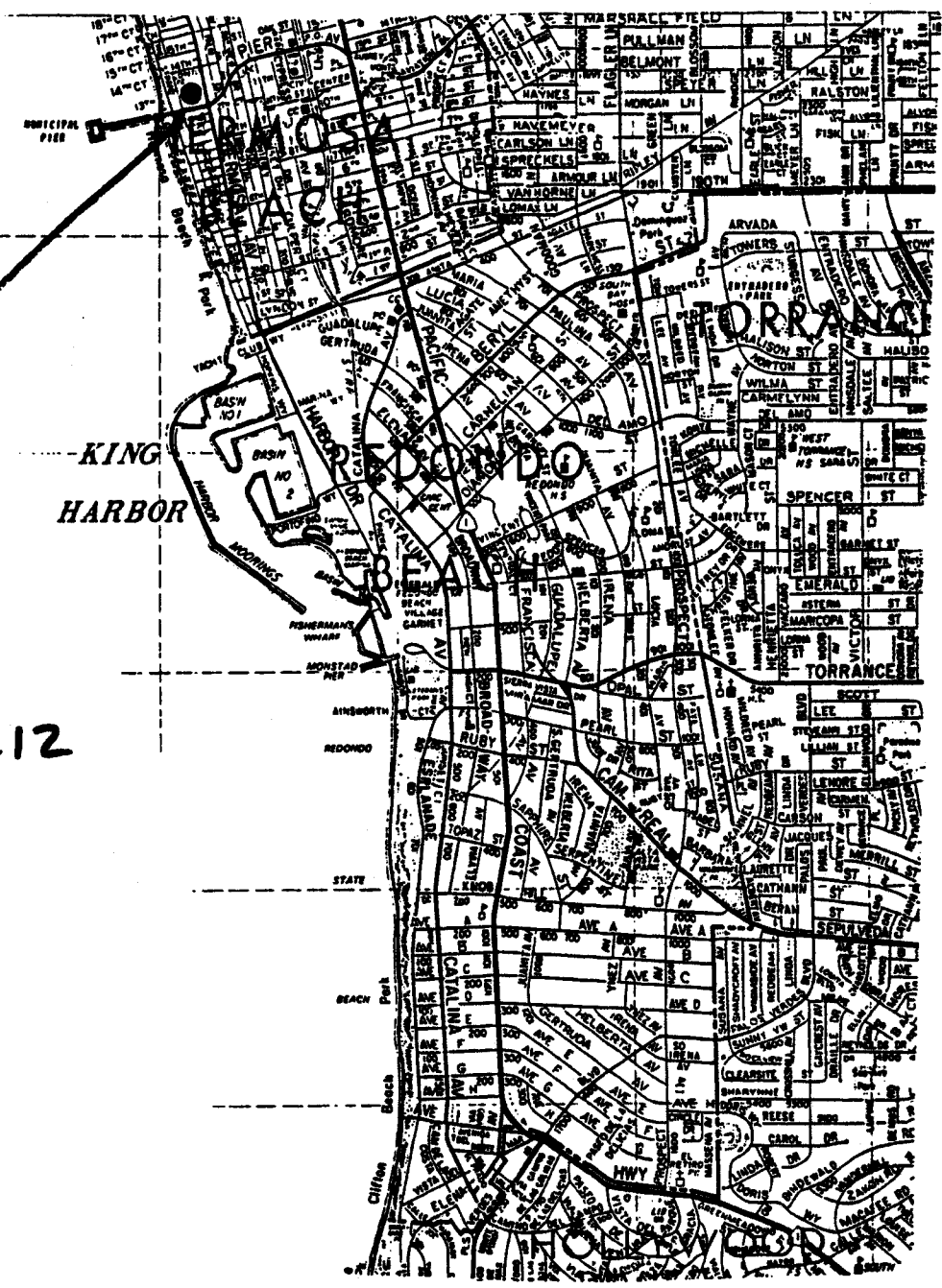


Exhibit A
5-96-212

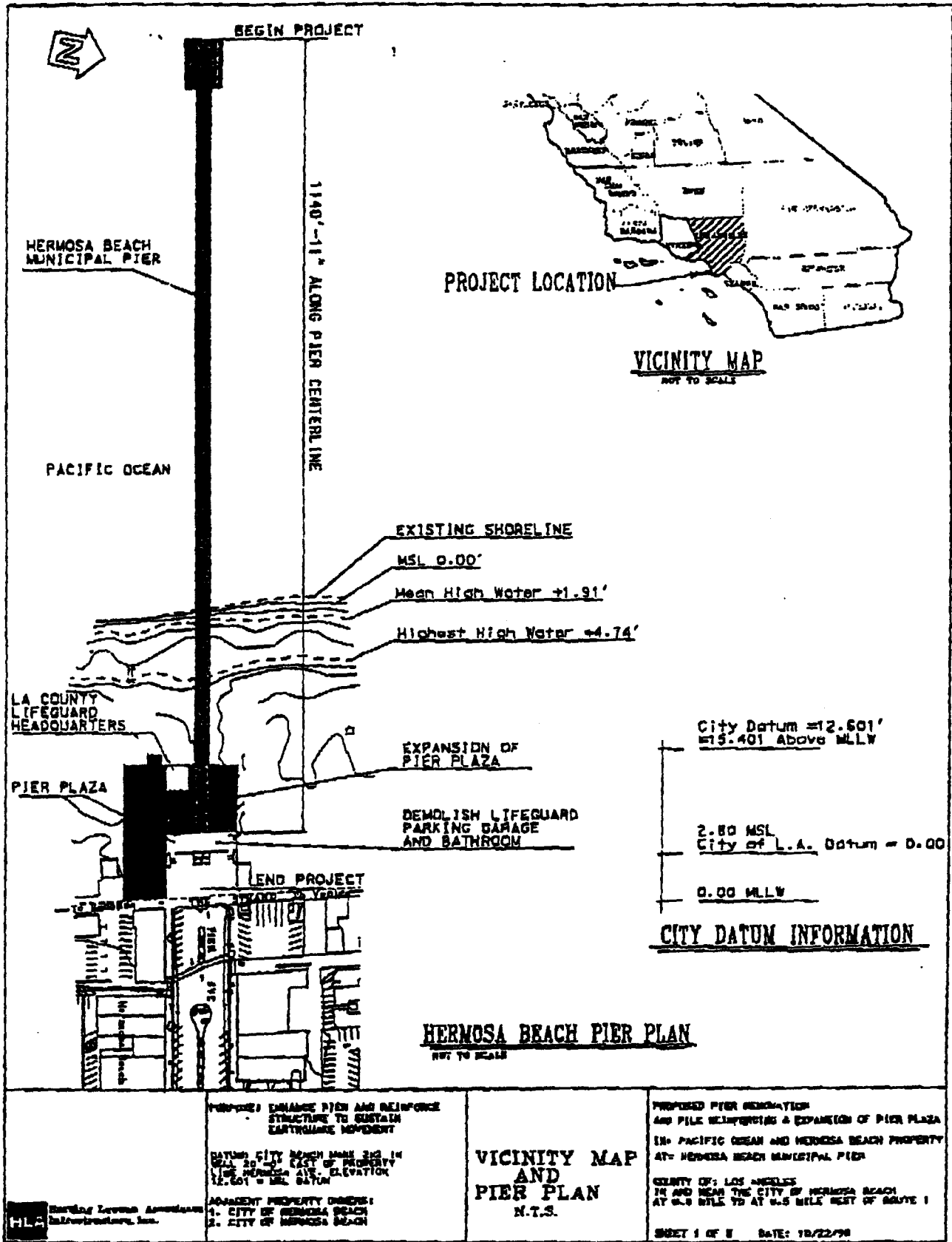
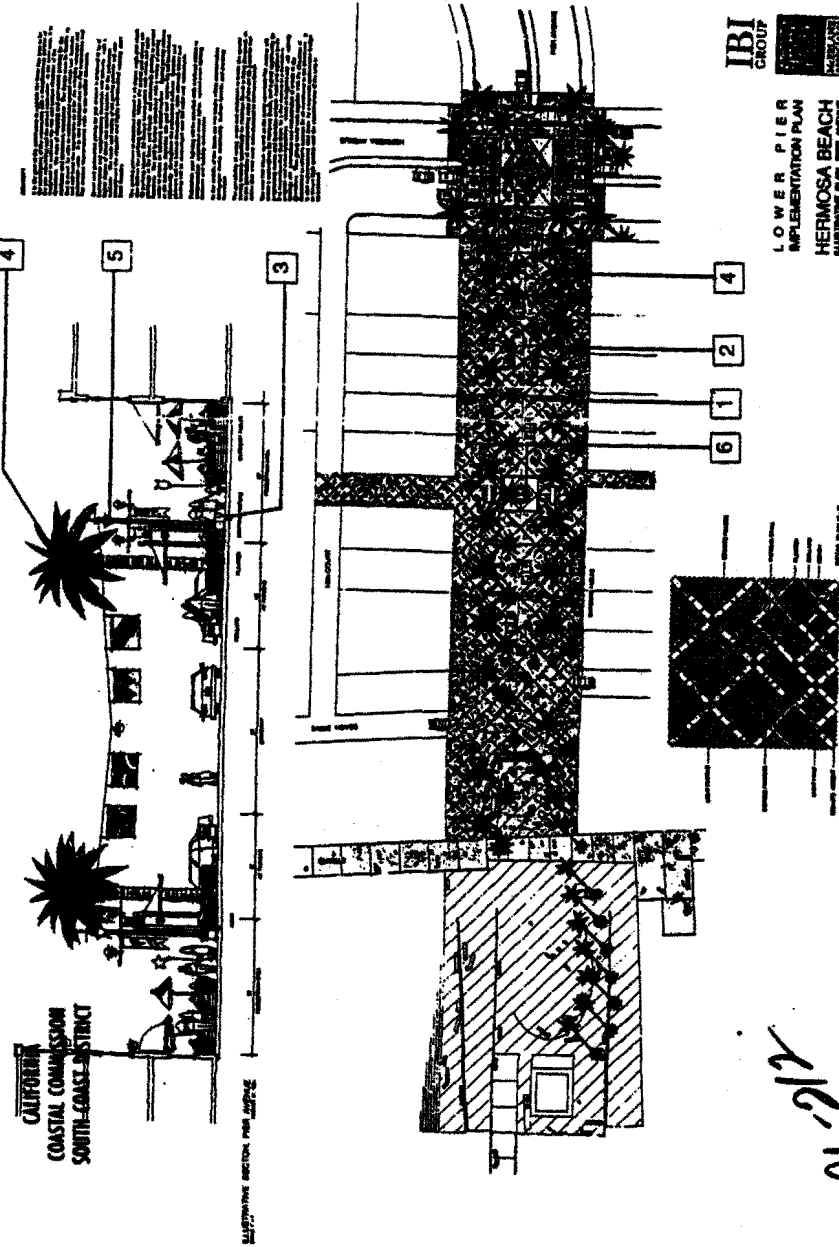


Exhibit B
5-96-212

RECEIVED

OCT 6 1996

CALIFORNIA
COASTAL COMMISSION
SOUTH-COAST DISTRICT



IMPLEMENTATION

1. Pave Streets and pedestrian sidewalk in harmonious and complementary materials and textures, with high degree of detail on pedestrian surfaces. (See detail drawings on page II-4 and II-5.)
2. Convert parking to 45° angle parking. Parking spaces are defined by different color paving units and bollards. Painted striping is discouraged. (See detail drawing on page II-5.)
3. Widen sidewalks to 22' to accommodate dining.
4. Landscape improvements:
 - 20 Canary Island Palms in planters with shrub and color plantings at the base. (See planter detail drawing on page II-6)
5. Install pedestrian post lighting with overhead cables or supports to accommodate special event lighting, banners, and holiday decorations. (See "Street Lighting" on page II-5).
6. Create a mid-block gathering space with kiosks and newspaper racks to accommodate newspapers, community bulletin boards, drinking fountains and telephones. (See detail drawings on page II-7.)
7. Convert traffic on Lower Pier to one way towards the Pier and direct traffic along Beach Drive.
8. Provide directional signage to parking, pier, shopping, and restaurants (See "Signage" on page II-7).

HIGHLIGHTS

- 28 parking spaces.
- Symmetrical 22' wide sidewalks.
- Central meeting space with kiosks.
- Symmetrical 45° parking layout.

NOTE: Detailed construction documents will be prepared for Lower Pier based upon this plan.

LOWER PIER
PREFERRED ALTERNATIVE
(BASED ON CONCEPT B.)

Exhibit C
5-96-212

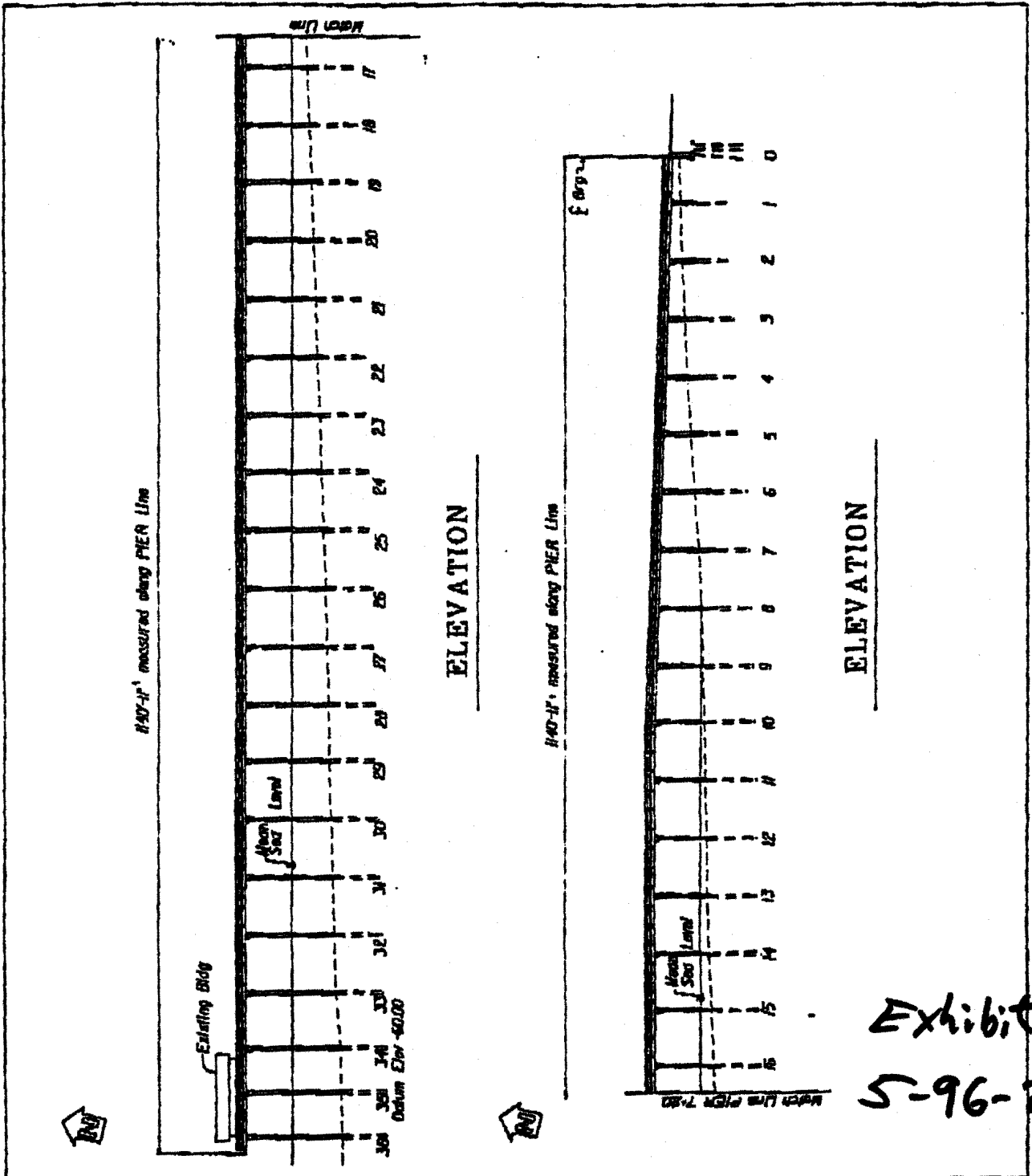


Exhibit E
5-96-212

<p>HLA Harding Lawrence Associates Infrastructure, Inc.</p>	<p>PURPOSE: ENLARGE PIER AND REINFORCE STRUCTURE TO MAINTAIN CONTROLLING MOVEMENT</p> <p>DATE: CITY BEACH WALK IS IN WELL BEING AND CITY OF MONTEREY BEACH HAS ELEVATION 14.501 - SEE DATE</p> <p>ADJACENT PROPERTY OWNERS: 1. CITY OF MONTEREY BEACH 2. CITY OF MONTEREY BEACH</p>	<p>PIER ELEVATION N.T.S.</p>	<p>PROPOSED PIER REINFORCEMENT AND PILE REINFORCEMENT & EXPANSION OF PIER PLAZA</p> <p>158 PACIFIC BROWN AND MONTEREY BEACH PROPERTY AT: MONTEREY BEACH MUNICIPAL PIER</p> <p>COUNTY OF: LOS ANGELES 30 AND BEACH THE CITY OF MONTEREY BEACH AT 0.5 MILE TO AT 0.5 MILE WEST OF BEACH 1</p> <p>SHEET 2 OF 2 DATE 10/23/98</p>
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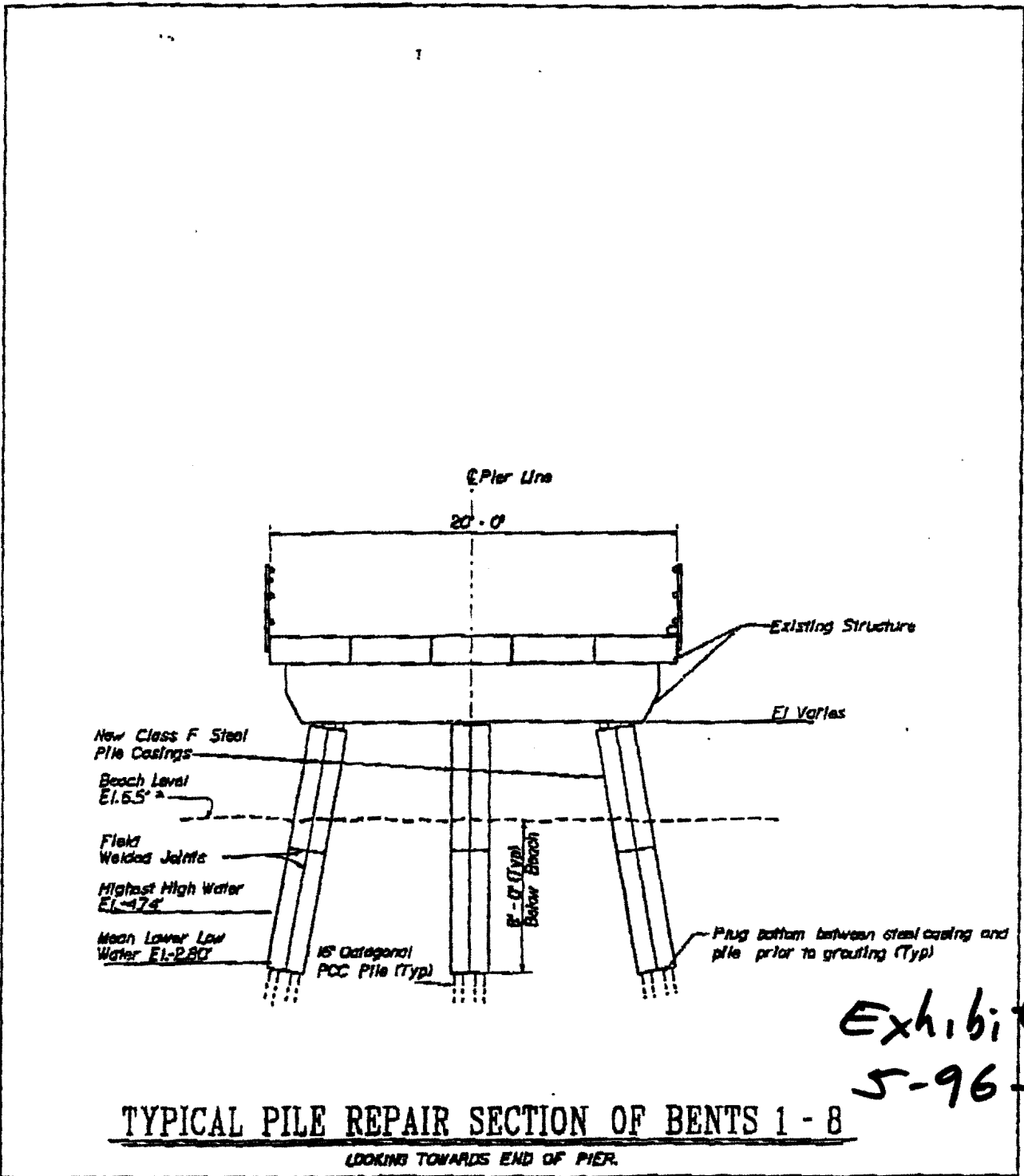



Exhibit F
5-96-212

 <p>Having Leona Associates Structural, Inc.</p>	<p>PURPOSE: RENOVATE PIER AND REINFORCE STRUCTURE TO RESIST SEISMIC MOVEMENT</p> <p>OWNER: CITY BEACH MARINE CLUB IN PART OF PROPERTY 11111 N. HENRIETTA AVE. ELEVATION 2,500' SEA LEVEL</p> <p>ADJACENT PROPERTY OWNERS: 1. CITY OF HERMOSA BEACH 2. CITY OF HERMOSA BEACH</p>	<p style="text-align: center;">TYPICAL SECTION BENTS 1-8 N.T.S.</p>	<p>PURPOSE: PIER RENOVATION AND PILE REINFORCEMENT & EXPANSION OF PIER PLAZA ON PACIFIC OCEAN AND HERMOSA BEACH PROPERTY AT HERMOSA BEACH MUNICIPAL PIER</p> <p>COUNTY OF: LOS ANGELES IN AND NEAR THE CITY OF HERMOSA BEACH AT 0.8 MILE TO AT 0.8 MILE WEST OF ROUTE 1</p> <p>SHEET 3 OF 5 DATE: 10/22/78</p>
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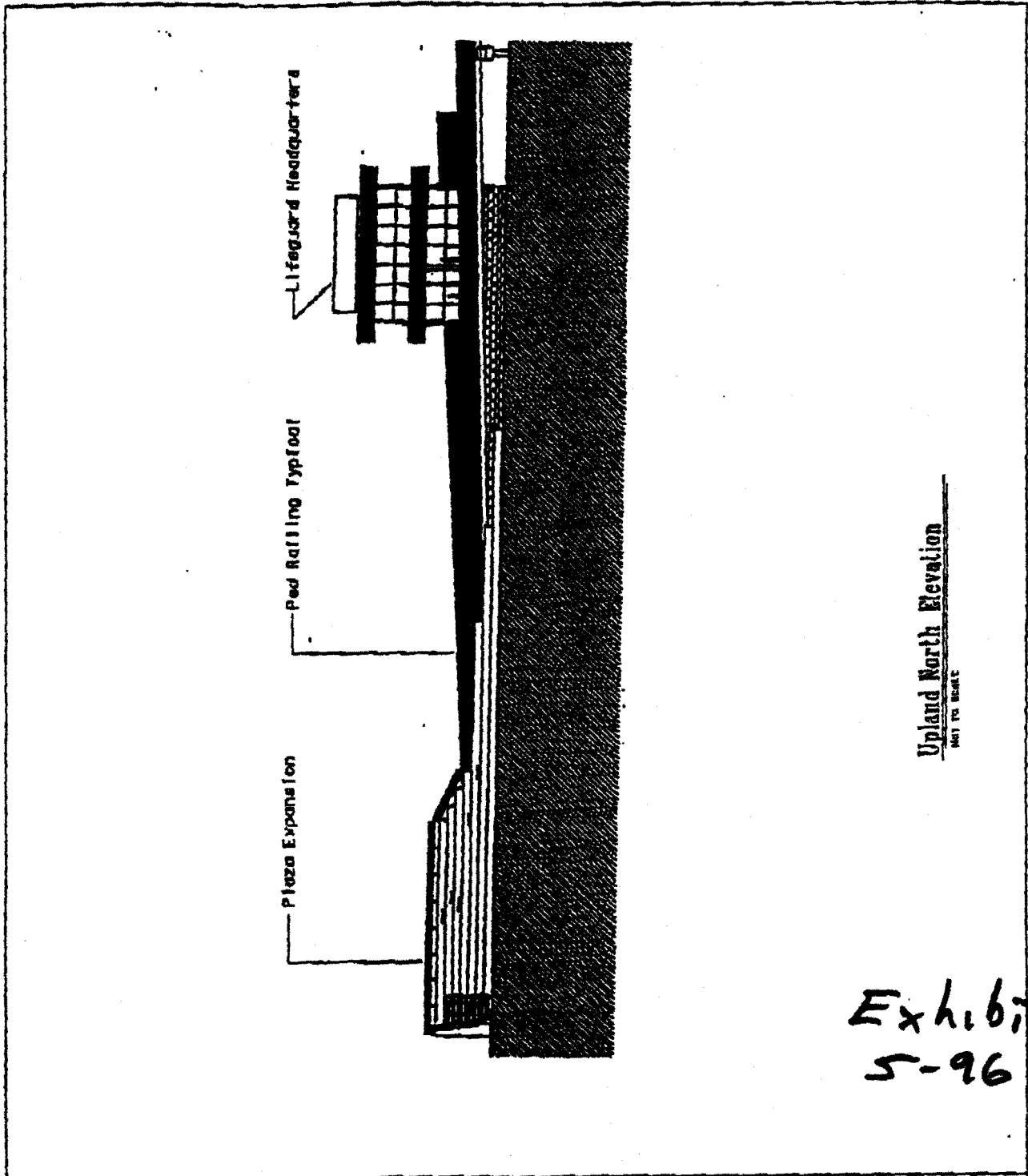
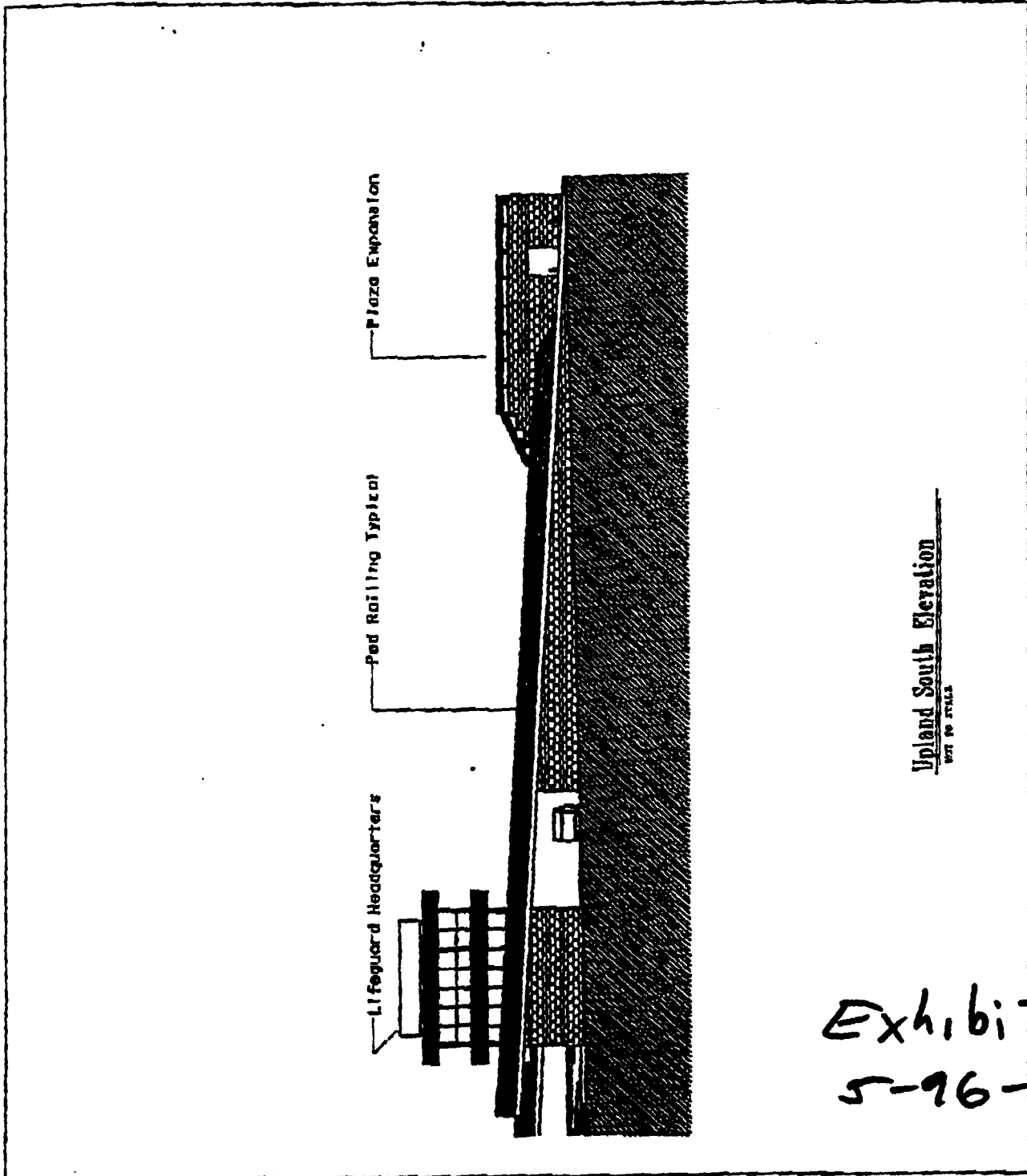



Exhibit G
5-96-212

<p>Working License Available HLA Infrastructures, Inc.</p>	<p>PURPOSE: ENHANCE PIER AND REINFORCE STRUCTURE TO SUSTAIN EARTHQUAKE MOVEMENT</p> <p>DATUM: CITY BEACH MARE 100 IN WELL TO 10' EAST OF PROPERTY LINE MONROE AVE. ELEVATION 13.501 = MSL DATUM</p> <p>ADJACENT PROPERTY OWNERS: 1. 2.</p>	<p>NORTH ELEVATION</p> <p>SCALE: 1"=200'-0"</p>	<p>PREPARED PIER RENOVATION AND PILE REINFORCING</p> <p>FOR PACIFIC OCEAN AND MONROE BEACH PROPERTY AT MONROE BEACH MUNICIPAL PIER</p> <p>COUNTY OF LOS ANGELES IS AND NEAR THE CITY OF MONROE BEACH AT 0.0 MILE TO AT 0.6 MILE WEST OF ROUTE 1</p> <p>SHEET 4 OF 8 DATE: 10/22/86</p>
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Upland South Elevation
 SET OF STALLS

Exhibit H
 5-96-212

 <p> HLA Harding Lawson Associates Engineers, Inc. </p>	<p> PURPOSE: ENHANCE PIER AND REINFORCE STRUCTURE TO WITHSTAND EARTHQUAKE MOVEMENT </p> <p> LOCATION: BAYVIEW CITY BEACH MARINE BAY IN BAYVIEW CITY BEACH, 1/4 MILE EAST OF PROPERTY LINE, BAYVIEW CITY, CALIFORNIA. ELEVATION 12.607 = MSL BAYVIEW </p> <p> ADJACENT PROPERTY OWNERS: 1. 2. </p>	<p style="text-align: center;"> SOUTH ELEVATION </p> <p style="text-align: center;"> SCALE: 1"=200'-0" </p>	<p> PROPOSED PIER RENOVATION AND PILE REINFORCING (A) PACIFIC OCEAN AND BAYVIEW CITY BEACH PROPERTY AT: BAYVIEW CITY BEACH MUNICIPAL PIER </p> <p> PROPERTY OF: LOS ANGELES COUNTY AND NEAR THE CITY OF BAYVIEW CITY AT 0.3 MILE TO AT 0.3 MILE WEST OF ROUTE 1 </p> <p> SHEET 3 OF 5 DATE: 10/22/88 </p>
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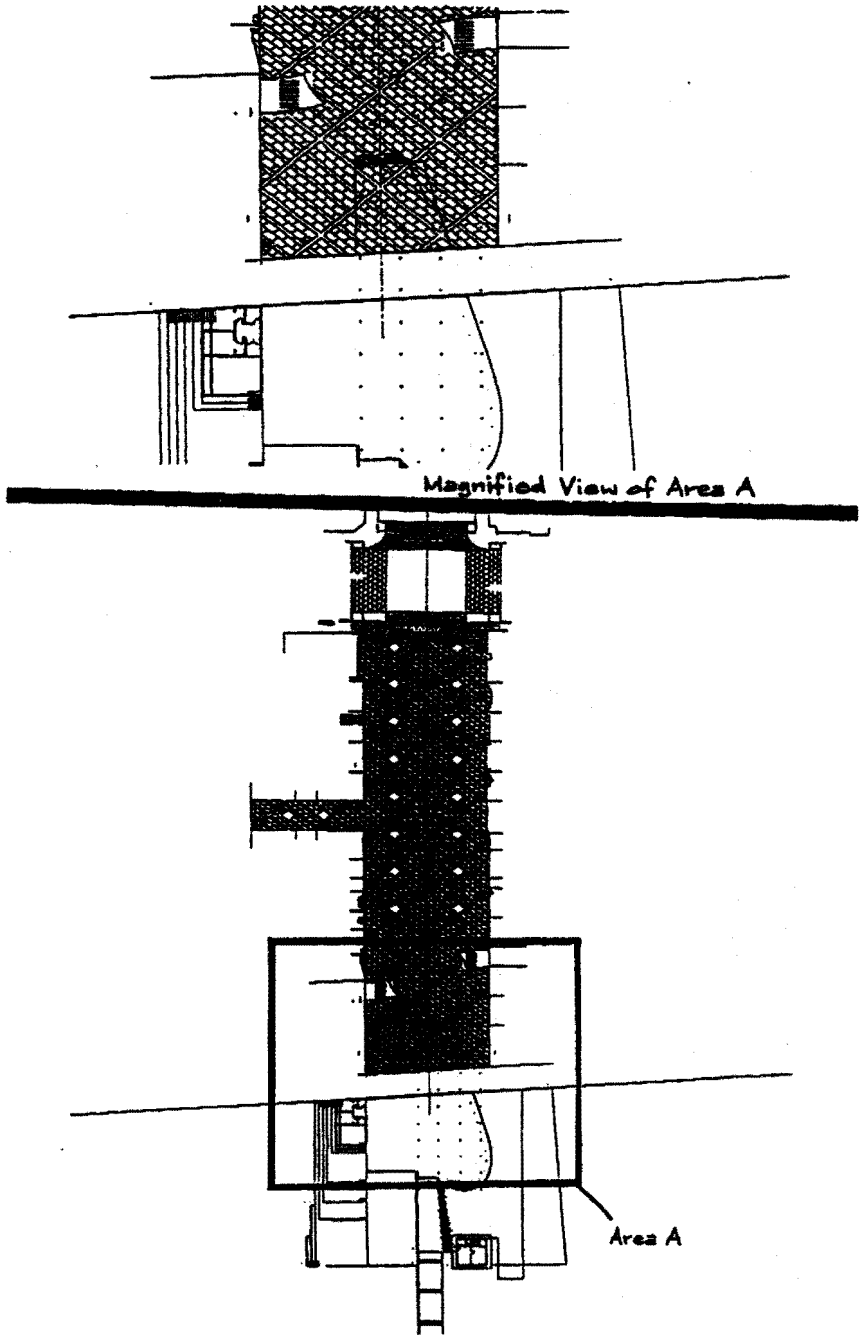


EXHIBIT I
5-96-212