

W 109

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
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 P.O. BOX 1450
 LONG BEACH, CA 90802-4416
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Filed: 4/12/96
 49th Day: 5/31/96
 180th Day: 10/9/96
 Staff: A. Padilla
 Staff Report: 4/12/96
 Hearing Date: 5/7-10/96
 Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-95-144

APPLICANT: Los Angeles County Department of Beaches and Harbors and State of California Department of Parks and Recreation

PROJECT LOCATION: Will Rogers State Beach, Venice City Beach, Dockweiler State Beach, Redondo State Beach, Torrance Beach, Royal Palms County Beach, and Cabrillo State Beach.

PROJECT DESCRIPTION: Installation of 16 pre-fabricated shelters ("Sunshelters") with benches, and 16 informational kiosks along the beach area. The structures will either be installed on new cement pads or on existing pads. The structures will contain panels for advertising and public service messages.

Building coverage:	Shelter- 112 sq. ft. Kiosk- 9 sq. ft.
Pavement coverage:	approximately 160 sq. ft for shelter.
Ht abv fin grade:	Shelter- 10 ft. Kiosk- 8 ft.

LOCAL APPROVALS RECEIVED: State Parks and Recreation approval, County Approval in Concept, City of Los Angeles approval.

SUMMARY OF STAFF RECOMMENDATION:

This is a partial after-the-fact application for the installation of sunshelters on City, County and State beaches in the Los Angeles County area. Seventeen sunshelters have been put in place; of these, the County proposes to keep ten in place, relocate six, and remove one. None of the kiosks have been installed. The proposed development, with the relocation and of the sunshelters is consistent with the visual and public access sections of the Coastal Act. Staff recommends that the Commission approve the project with a special condition requiring timely implementation of the proposal to relocate six sunshelters and remove one.

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 governments 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 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.

III. Special Conditions.

1. Removal of Structures

The applicant agrees that, within 90 days of the issuance of the coastal development permit, that:

- 1) the two sunshelters and one cement pad at Cabrillo State Beach will be relocated from their current location, as shown on Exhibit 2(a), to new locations adjacent to the existing community center building within Cabrillo State Beach, as shown in Exhibit 2(a);
- 2) the sunshelter and cement pad, located just off of Paseo del Mar, at White Point in San Pedro, as shown on Exhibit 2(b), shall be removed;
- 3) the sunshelter located at the southern terminus of the bicycle path, 389 Paseo de la Playa, in the City of Torrance, as shown in Exhibit 2.e., shall be removed and relocated within one of the existing alcoves located in the Redondo Beach area as shown in Exhibit 2(e);
- 4) the sunshelter at 8900 Vista Del Mar, Dockweiler State Beach, as shown in Exhibit 2.g., shall be removed and relocated near the Grand Avenue public parking lot, as shown in Exhibit 2(h);
- 5) the sunshelter at 200 Ocean Front Walk, Venice Beach, shall be relocated to the landward side of the bicycle path as shown in Exhibit 2(i);
- 6) the sunshelter and cement pad at 14800 Pacific Coast Highway, along Will Rogers State Beach, as shown in Exhibit 2(l), shall be removed from the site.

The applicant further agrees that any debris associated with the construction or demolition of the sunshelters and kiosks shall be removed from the sites. At the end of 90 days from the date of issuance of the permit, the applicant shall notify the Executive Director of completion of the work.

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description and Background

The County of Los Angeles proposes to install 16 shelters (Sunshelters) with a bench in each one and 16 informational kiosks along the beach areas from San Pedro in the south to Will Rogers State Beach in the north. Specifically, the applicant is proposing the following:

	<u>Kiosk Installation</u>	<u>Existing Shelter to Installation</u>	<u>Existing Shelter to be Removal</u>	<u>Relocated Shelter to be Installed</u>
Cabrillo	1	2		2
White's Point			1	
Royal Palms	1			
Torrance	1			1
Redondo Beach	1	5		
Dockweiler	3	4		1
Venice	3	2		1
Will Rogers	6	3		1

The applicant has installed 17 sunshelters, prior to obtaining a coastal permit, and is proposing to remove one and relocate six of the sunshelters.

All but three of the sunshelters will be located on pre-existing cement pads that are either bicycle path turnouts or part of existing pedestrian walkways. The three structures not located on existing pads (one at Cabrillo Beach, one at White's Point, and one at Will Rogers State Beach) require the construction (pouring) of new slabs. The kiosks will be located on existing paved areas.

The sunshelters will be painted pre-fabricated metal structures consisting of four corner support posts, side and rear panels, and tile roof (see Exhibit 5). The structures will measure approximately 16 feet long by 7 feet wide and 9 feet high. The side and rear panels are two-sided measuring approximately 4 feet by 6 feet. The side panel will be used for advertising and the rear will be used (in the future) for public service messages on one side and advertising on the other.

The proposed kiosks are public directories. The kiosks will be either three-sided or four sided. Each side will measure approximately 4.5 feet across and will be approximately 6 feet in height (see Exhibit 6). According to the applicant the three sided kiosk will have one public service panel. The four sided kiosk will have two panels reserved for public service messages.

The applicant further states that 50% of all revenue generated by advertising that is sold on the panels will go to the Department of Beaches and Harbors. This revenue will help support the Department of Beaches and Harbors in providing a safe and clean beach.

The proposed structures will be located within the Cities of Los Angeles, Torrance and Redondo Beach. The City of Los Angeles sites will include Cabrillo State Beach, White's Point and Royal Palms County Beach, all within

the San Pedro area; Dockweiler State Beach in the Playa del Rey/El Segundo area; Venice Beach; and Will Rogers State Beach in the Pacific Palisades area. For specific locations see Exhibit 2.

The 16 shelters and 16 kiosks proposed under this permit are located within the coastal planning jurisdiction of the South Coast District Office. The County is also proposing to place shelters and kiosks within the jurisdiction of the South Central District Office (Ventura). The coastal permit request for those structures is being simultaneously handled along with this permit request by the Ventura office.

B. State and Local Approvals

The proposed structures will be located on State, County, and City of Los Angeles owned beaches/property. The County has received approval from both the State and City of Los Angeles.

For those structures located on State owned beaches (Redondo Beach, Dockweiler, Will Rogers), the County has received approval from the District Superintendent for the Department of Parks and Recreation (See approval letter, Exhibit 8).

The applicant has also received approval from the City of Los Angeles for all structures to be located on City-owned beaches/property within the City of Los Angeles (See approval letter, Exhibit 9). The proposed sites located on City of Los Angeles property include Cabrillo beach and Venice Beach.

The County, pursuant to Section 30601.5 of the Coastal Act, invited the State Parks and the City of Los Angeles, as underlying property owners, to be co-applicants. In a letter dated August 18, 1995, State Parks accepted the County's offer to be co-applicant. The City of Los Angeles declined the offer.

The remaining beach sites, which include White's Point, Royal Palms, and Torrance Beach are County owned beaches and do not require local government approval.

C. Visual Resources

Section 30251

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 of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

In the Los Angeles County area the coastline is a visual resource of great variety. Available views include wide flat sandy beaches, rocky beaches, coastal bluffs, the Santa Monica Mountains, and the ocean and its horizon.

In some areas between the first public road and the sea, the scenic viewsheds (i.e., the views from the first public road out to the ocean) are unobstructed. In other areas there is intense development between the first public road and the sea. Views to and along the ocean in these areas are generally intermittent as viewed from the first public road or landward of the road. Besides the views offered from the first public road coastal views are also available from public vistas, such as bluff tops, recreational areas, such as parks and bike paths, and from the sandy beach itself.

Under Coastal Act Section 30251 new development should be visually compatible with its setting and should be sited to protect coastal views. The visual impact of development on coastal views can be minimized by design or by siting restrictions. Clustering structures near other existing natural and manmade features such as tree masses, hills, bluffs and existing buildings, can minimize the visual impacts.

In order to determine if the proposed structures are consistent with the visual resource protection policies of the Coastal Act the Commission must find that the structures, individually and cumulatively, do not interfere with coastal views to and along the coastline and will not detract from the existing views by visually cluttering the beach.

The applicant proposes to install 16 sunshelters and 16 kiosks from the San Pedro area to Will Rogers State beach in the Pacific Palisades area of the City of Los Angeles. The sunshelters and kiosks, in general, will be placed adjacent to the bicycle path and public parking lots.

Structures That Will Remain in Existing Locations

Ten of the 16 sunshelters are located immediately adjacent to existing development. The sixteen kiosks are proposed to be sited immediately adjacent to existing development. Because the sunshelters and kiosks are smaller in scale than the development in which they will be located adjacent to these structures will not obstruct coastal views. There are currently 3 sunshelters with 2 additional sunshelters being proposed to be relocated in the Redondo Beach area (see Exhibit 2.d and 2e.). Each of these shelters will be located in existing alcoves that have been notched into the small landscaped bluff. The alcoves are located landward and adjacent to the bicycle path. The kiosks will be located adjacent to restrooms and concession buildings that are along the bicycle path. Coastal views along this area are from the bicycle path and beach seaward and up and down the beach. There is also a pedestrian walkway up atop the landscaped bluff along some stretches of this beach. Since these shelters are located up against the bluff, landward side of the bicycle path and below the pedestrian walkway atop the bluff, these sunshelters will not adversely impact views from the bicycle path, beach or pedestrian walkway.

Along Will Rogers State Beach the 3 of the 4 sunshelters and all 6 kiosks (see Exhibit 2.1.) will be located seaward and adjacent to public parking lots but on the landward side of the bicycle path. Views from this beach area are

generally from the beach and bicycle path. These views are either out to the ocean or up and down the beach. Landward of the bicycle path there are generally no coastal views since the area is developed with paved parking lots and contains other development such as, restrooms, concession stands or other beach related development. Because of this development and direction of views these existing sunshelters and the proposed kiosks will not have any significant visual impacts.

In the Venice Beach area the applicant is proposing 2 sunshelters and 3 kiosks. Venice beach is highly developed with public parking lots, landscaped areas with shade shelters, bicycle path, and restrooms. The bicycle path runs close to the parking lots and the visitor-serving commercial area along the pedestrian promenade. Because of development on the inland side of the bicycle path available views are generally seaward of the bicycle path and parking lots. One of the sunshelters is located immediately landward and adjacent to a public parking lot next to the Venice Fishing Pier. Views in this area are seaward of the parking lot and up and down the beach. The kiosks will be located in heavily developed areas and adjacent to existing development that will minimize the visual impact of the structures. As proposed, this sunshelters and kiosks will not adversely impact coastal views.

At Dockweiler Beach 2 sunshelters and all 3 kiosks are sited next to existing parking lots or existing structures that are along the bicycle path. Coastal Views in this beach area are from along the bicycle path or from the first public road, Vista del Mar. Views from the bicycle path are out to the ocean or up and down the beach. Since the sunshelters are located inland of the bicycle path views will not be adversely impacted.

Although coastal views are also available from along Vista del Mar the beach is 30 to 50 feet below the road, therefore, views of the beach and ocean are not significantly impacted since the sunshelters and kiosks are below the angle of viewing.

Sunshelters to be Removed or Relocated

Seven of the currently existing sunshelters have significant impacts on the viewsheds within the beach areas where they are currently sited. Three of these sunshelters are located within the San Pedro area of the City of Los Angeles. The other four are located at: 1) 389 Paseo de la Playa, in the City of Torrance, 2) 8900 Vista del Mar, in Dockweiler State Beach in the El Segundo area of the City of Los Angeles, 3) Venice Beach, north of Rose Avenue, in the City of Los Angeles, 4) and 14800 Pacific Coast Highway, Will Rogers State Beach, in the Pacific Palisades area of the City of Los Angeles.

Of the three located in the San Pedro area two are located within Cabrillo Beach Park. The third is located atop the bluffs at White's Point, adjacent to Paseo del Mar. Cabrillo Beach Park is a popular beach park which provides sandy beaches, grassy and tree covered picnic areas, a museum, a community center and recreational boat launch. One of the attractions of the park are the many coastal views offered throughout the park. Views from Cabrillo Beach park include the Los Angeles harbor, breakwater, open water, and the San Pedro bluffs. The sunshelters located within the park will obstruct these views.

One of the sunshelters is located along the entrance road, which separates the beach side picnic area from the interior picnic area (see Exhibit 2.a). Some of the views from the interior picnic area out to the ocean will be obstructed by the sunshelter. Although parked cars along the entrance road partially obstruct views from this area of the park, the sunshelter, which extends to approximately 9 feet and has solid side panels, will extend above the heights of the parked cars and further degrade the existing views. The placement of a structure within this valuable viewshed will adversely impact the coastal views available from the picnic area.

The second sunshelter at Cabrillo State Beach is located in the southern section of the park, also within a grassy landscaped area. The sunshelter is adjacent to an access road leading to the fishing pier and parking lot. A pedestrian walkway paralleling the road, along the harbor side, offers the public views of the harbor to the east and to the open ocean to the west. The sunshelter interferes with the views from the walkway out to the open ocean.

The County proposes to relocate these sunshelters so that they will be immediately adjacent to the existing community center located within the park. One sunshelter will be located on the eastern side of the center and the other will be located along the southern side. Because of the bulk of the center, views out to the harbor and open ocean are already obstructed by the center, therefore, the placement of these structures directly adjacent to the center will not individually or cumulatively detract from the views from the park.

The third structure proposed in San Pedro is located atop the coastal bluffs, above White Point (1801 Paseo del Mar). The structure is situated within a dirt area adjacent to the bluff top road, Paseo del Mar (see Exhibit 2.b.). Paseo del Mar is the first public road next to the ocean and parallels the coast for approximately 3 miles. This stretch of bluff along Paseo del Mar is undeveloped and offers views of the ocean, Catalina island, and coastal bluffs. The placement of a sunshelter within this undeveloped area will degrade the coastal views currently offered along this stretch. The applicant has proposed to remove the sunshelter from this location.

The Commission recently approved a coastal blufftop park, with public parking, atop this coastal bluff, in the area of the currently existing sunshelter. The park will enhance public access along the bluff and provide additional public viewing areas. Because the sunshelter is currently located in the area to be developed as a public park and parking lot, the sunshelter will need to be relocated. However, until the park and its associated structures, such as restroom, entranceway with parking attendant kiosk, and landscaping are developed an appropriate site for the sunshelter can not be determined. Once the park is developed it is possible that Commission might find that a sunshelter could be sited in a location that would not significantly impact the coastal views. Once the park has been developed, the applicant intends to apply to the Commission for the installation of a sunshelter in this area.

Further north in the City of Torrance the applicant has installed one sunshelter at 389 Paseo de la Playa (see Exhibit 2.e.). The sunshelter is located in a relatively open area near the southern terminus and on the seaward side of the bicycle/pedestrian path. In this area the Torrance and

Palos Verdes bluffs, which rise to over 100 feet, and wide undeveloped beach are visible from the bicycle/pedestrian path and from the beach. As located the sunshelter interferes with views of the bluffs from the bicycle path and along portions of the beach. The applicant is proposing to remove this sunshelter from this location and relocate it further up the coast in one of the existing alcoves within the Redondo Beach area. As with the other similarly located sunshelters in Redondo Beach the impact will be insignificant.

At Dockweiler State Beach in the El Segundo area of the City of Los Angeles, the applicant has installed four sunshelters and three kiosks along this stretch of beach (see Exhibit 2.f. and 2.g.). Dockweiler State Beach is a long stretch of beach, extending from Marina del Rey to the north to Manhattan Beach to the south. The beach is approximately 4 miles long. The beach is a wide flat sandy beach with a few public parking lots dispersed throughout the 4 miles of beach. One of the sunshelters located along this stretch of beach will be located in an area where the bicycle path veers away from existing development. In this location the sunshelter is highly visible and interferes with the views of the wide open beach. The applicant, however, has agreed to relocate the sunshelter to the south near Grand Avenue. The sunshelter will be sited adjacent to a large perimeter wall of the Scattergood Generating Plant property. As relocated, the sunshelter will be adjacent to other development and will not obstruct any views from the beach or bicycle path.

In the Venice area the applicant has installed two sunshelters and three kiosks. One of the sunshelters, located just north of Rose Ave (see Exhibit 2.i.), is located seaward of an existing parking lot and bicycle path. This sunshelter is located on an existing cement bicycle path turnout. Views along this stretch of beach are from the beach and bicycle path. The views are seaward to the ocean and up and down the beach. As situated the structure interferes with the views from the bicycle path of the beach and distant Santa Monica Mountains. Because of the visual impact the applicant is proposing to relocate the structure to the landward side of the bicycle path where it would be immediately adjacent to the existing restroom. In this location the the visual impact from the bicycle path will be minimized and the coastal views will be preserved.

At Will Rogers State Beach the applicant has installed four sunshelters and six kiosks. One of the sunshelters is located on a narrow undeveloped shoulder of Pacific Coast Highway, at 14800 Pacific Coast Highway (see Exhibit 2.l.). The only development on this approximately quarter mile stretch is a county lifeguard tower. A narrow sandy beach is below the dirt shoulder. Because of extensive development between the first public road and the sea, within the coastal areas within the City of Los Angeles, large stretches of unobstructed views of the beach from the highway are rare. This particular stretch is one of the rare unobstructed ocean view areas. The placement of a structure in this area will degrade the ocean views. Because of this impact the applicant is proposing to remove the sunshelter and cement pad from this location. The sunshelter will be relocated in Redondo Beach, in one of the existing alcoves. As relocated the sunshelter will not impact any coastal views.

The proposed sunshelters and kiosks, as conditioned by this permit, will not

individually or cumulatively adversely impact the visual resources offered from or along the coast. All structures will be sited to protect views to and along the ocean and other scenic areas and will be visually compatible with the character of the surrounding area. Therefore, the Commission finds that as proposed the projects will be consistent with Section 30251 of the Coastal Act.

D. Public Access and Recreation

This project involves the installation of sunshelters and kiosks along the beach at several County and State operated public beaches. As such, the development of this project must be reviewed for compliance with the Coastal Act Sections which address public access and recreation to ensure that the development of this project will not inhibit the use of these public beaches. The applicable Coastal Act sections are as follows:

Section 30210:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, 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.

Section 30211:

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 30213:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30221:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30252:

The location and amount of new development should maintain and enhance public access to the coast ...

Two of the sunshelters that have been installed by the applicant will adversely impact public access to or along the beach. One of the sunshelters

is located within Cabrillo Beach Park. This structure is the one located adjacent to the entrance road. It is currently situated on the existing public sidewalk that is used by pedestrians entering the park. As situated the sunshelter blocks a portion of the walkway and may interfere with handicap access along the walkway.

The other sunshelter is the one located along Will Rogers State Beach, on the dirt shoulder of Pacific Coast Highway. This shoulder area is used by the public for beach access parking and as a scenic view stop. This parking area is one of the few undeveloped areas the public can pull off of the highway to park for beach access or scenic viewing. The placement of the sunshelter eliminates one to two space from this area.

The applicant, however, has agreed to relocate the Cabrillo sunshelter from the sidewalk to an area that will not obstruct pedestrian access along the walkway. The sunshelter located at Will Rogers State Beach will be removed, thus, eliminating any potential impact to public parking in the area.

The remaining sunshelters and kiosks will not adversely impact public access. The structures will not interfere with the bicycle/pedestrian path or require the elimination of parking spaces within the public parking lots. The Commission, therefore, finds that the sunshelters and kiosks, as conditioned, are consistent with the public access Sections of the Coastal Act.

E. Violation

This project includes the after-the-fact request for the installation of 17 sunshelters and the relocation of 7 sunshelters. All 17 sunshelters were installed without the benefit of a Coastal Development permit.

Although unpermitted development may have taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of the permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a Coastal permit.

F. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act:

- (a) 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 the 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 preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse impacts on coastal resources and is therefore consistent with applicable Sections of the Coastal Act.

Of of seven separate beach areas proposed for development by this permit the only area with a certified Land Use Plan or Local Coastal Plan is the San Pedro area (Royal Palms and Cabrillo Beach). San Pedro has a certified Land Use Plan. The Land Use Plan was certified in 1990. The project, as conditioned, that is within the San Pedro area is consistent with all relevant policies of the San Pedro LUP.

The Commission finds that approval of the proposed project will not prejudice the various jurisdictions abilities to prepare Local Coastal Programs consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

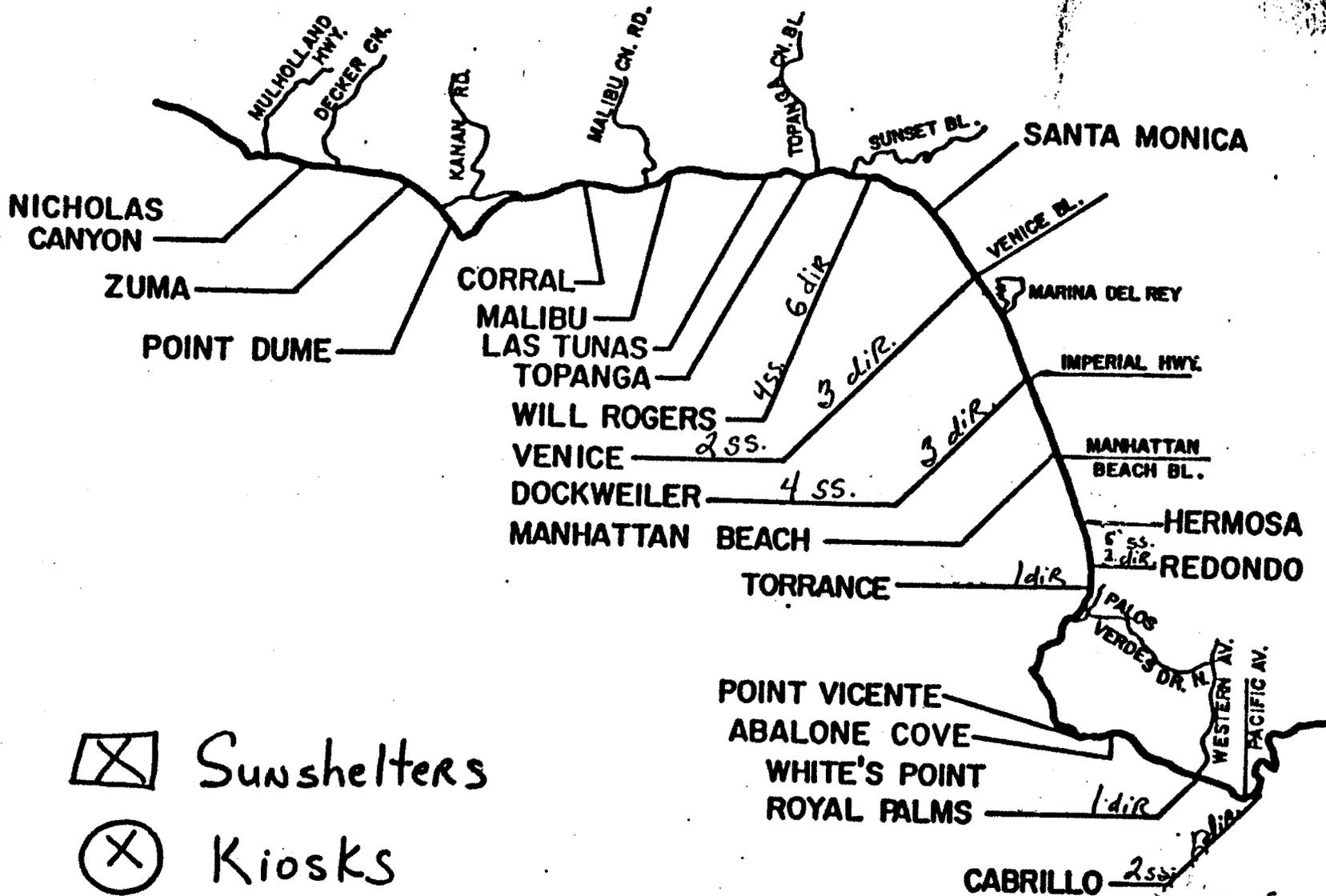
G. CEQA

Section 13096 of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, 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, as conditioned, is consistent with the applicable polices of the Coastal Act. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the proposed project is found consistent with CEQA and the policies of the Coastal Act.

6371F

Revised as of 4/11/96



5-95-144

COASTAL COMMISSION

Vicinity Map

EXHIBIT # 1

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LOS ANGELES COUNTY BEACHES

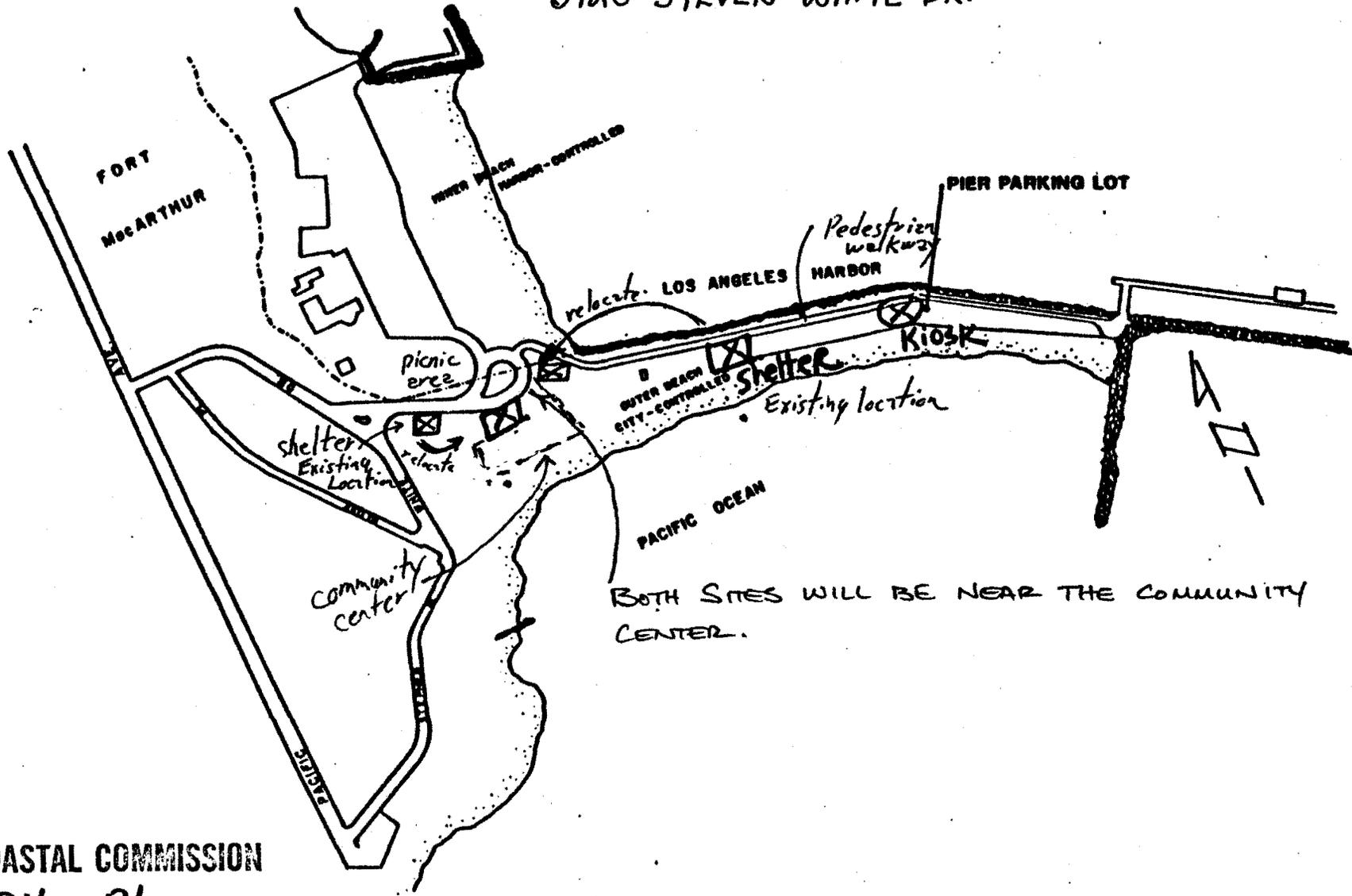
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RECEIVED

CALIFORNIA
COMMISSION
COAST DISTRICT

location

CABRILLO BEACH 3720 STEVEN WHITE DR.



COASTAL COMMISSION

Site Plan

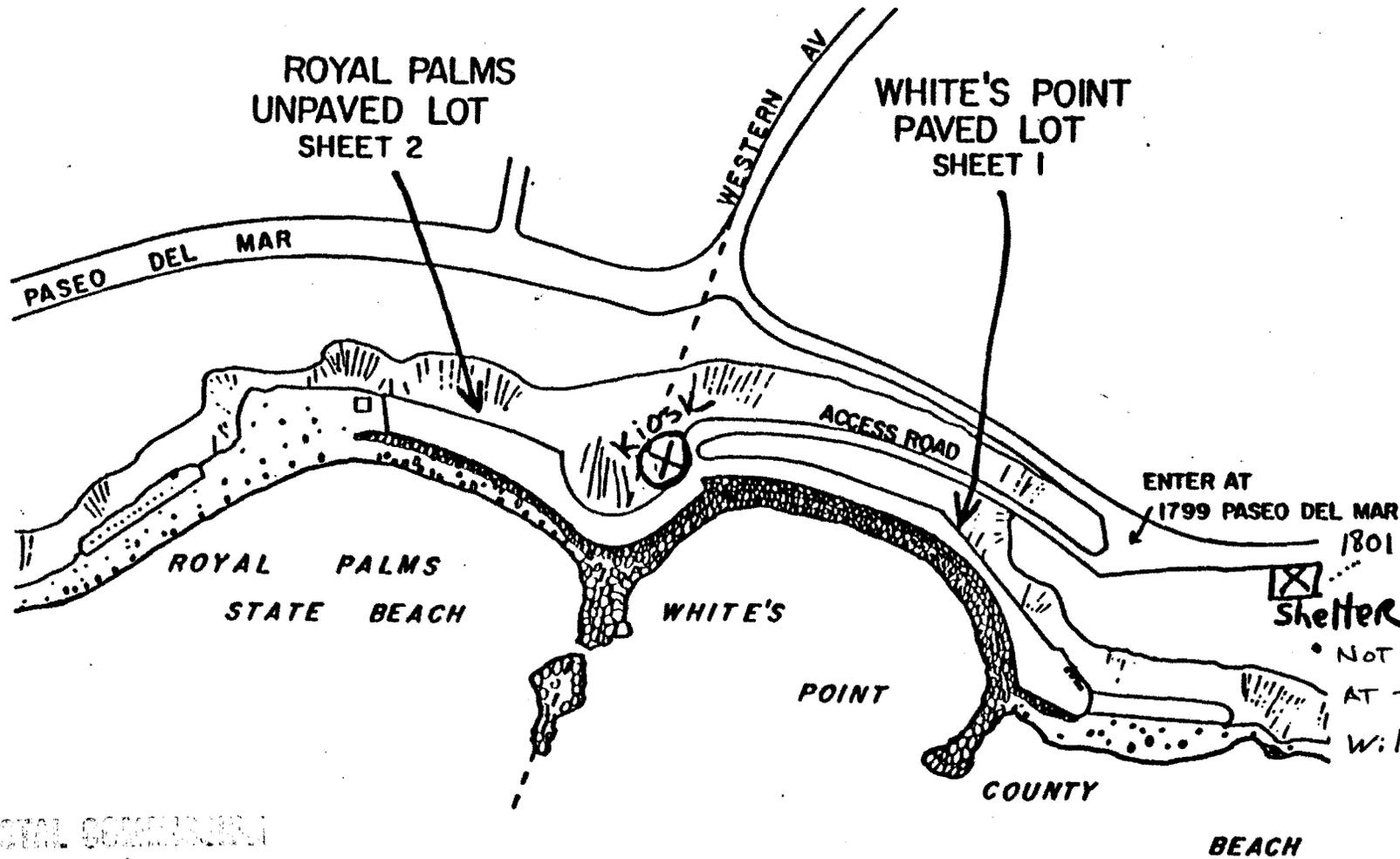
EXHIBIT # 2.a

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location

WHITE'S POINT / ROYAL PALMS



COASTAL COMMISSION

Site Plan

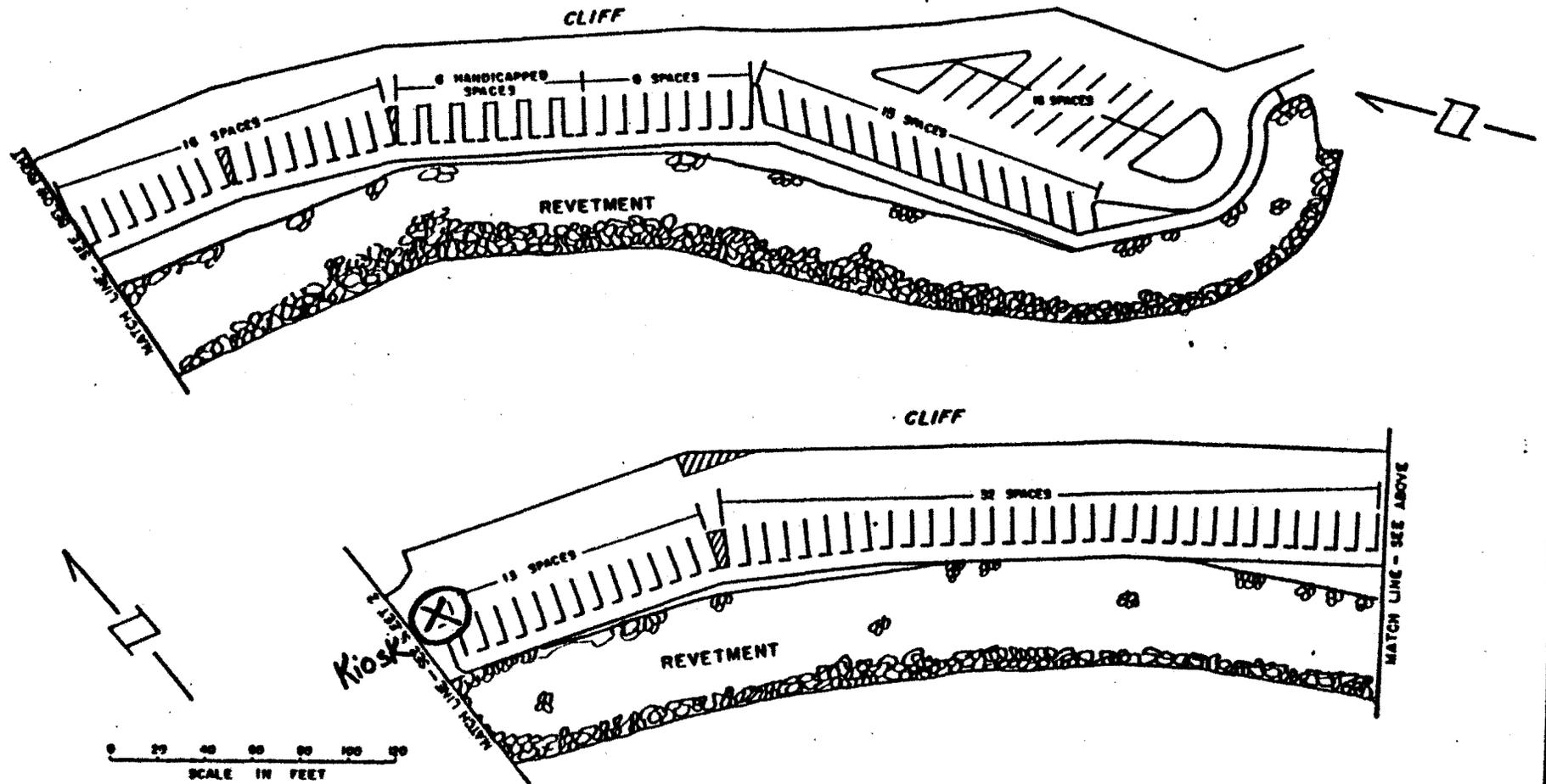
EXHIBIT # 2.b

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5-95-144

Site

WHITE'S POINT COUNTY BEACH



COASTAL COMMUNITY

Site Plan

EXHIBIT # **2.c.**

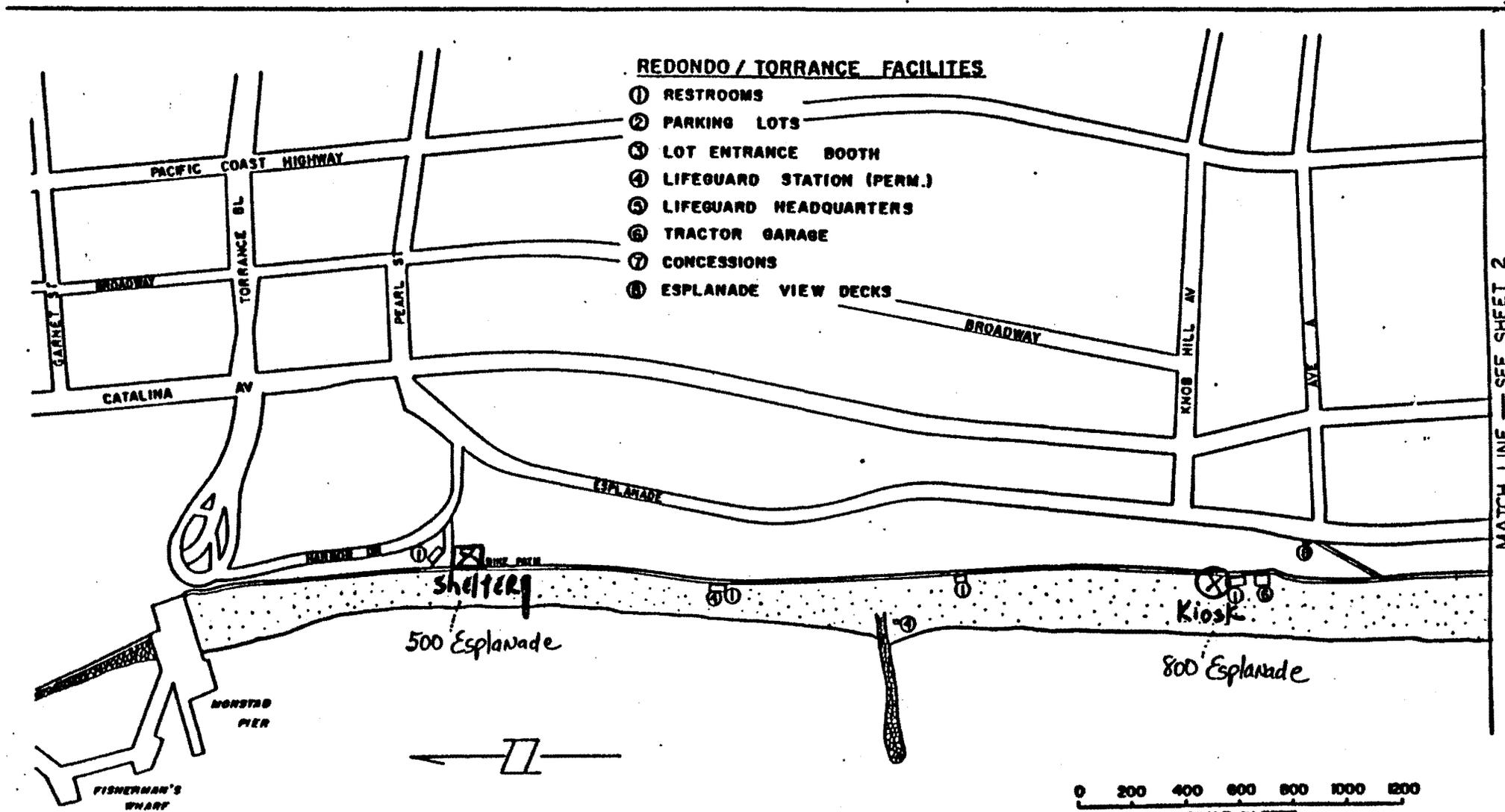
PAGE _____ OF _____

5-95-194

PARKING LOT AREA 50,650 sq. ft.

REGULAR SPACES	101
HANDICAPPED	06
TOTAL	107

Location - 1



COASTAL COMMUNITY
Site Plan

REDONDO STATE BEACH
NORTHERN SECTION

EXHIBIT # 2.d.
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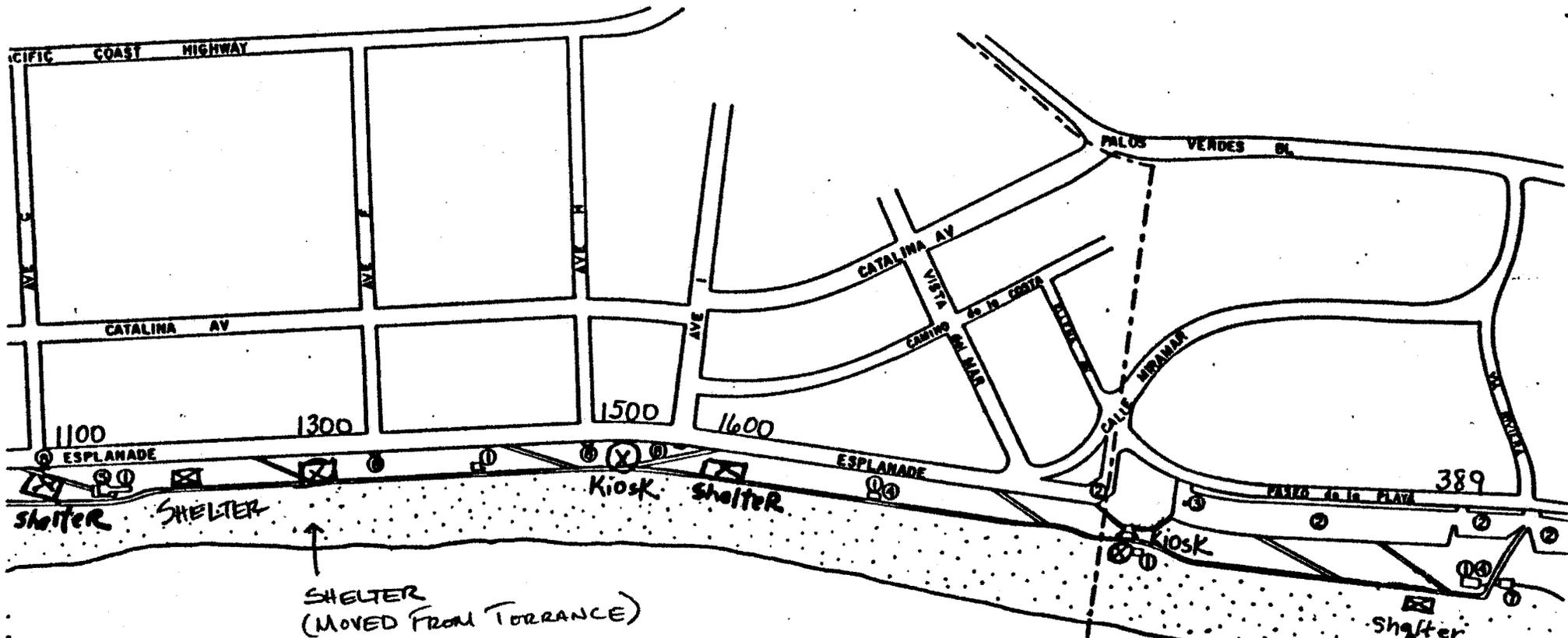
1/2/86	S. DRIGGS	SHEET 1 OF 2
LOS ANGELES COUNTY DEPARTMENT OF BEACHES AND HARBORS		

Location-2

COASTAL COMMISSION

EXHIBIT #

PAGE OF



REDONDO / TORRANCE FACILITIES

- ① RESTROOMS
- ② PARKING LOTS
- ③ LOT ENTRANCE BOOTH
- ④ LIFEGUARD STATION (PERM.)
- ⑤ LIFEGUARD HEADQUARTERS
- ⑥ TRACTOR GARAGE
- ⑦ CONCESSIONS
- ⑧ ESPLANADE VIEW DECKS

5-95-144
 COASTAL COMMISSION
 Site Plan
 EXHIBIT # 2.e

Location - 1

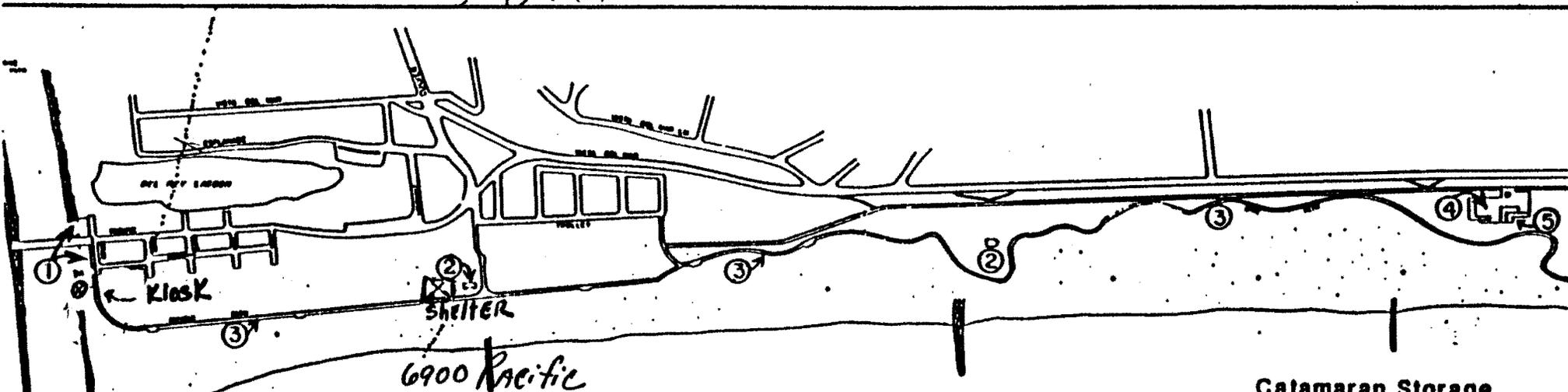
COASTAL COMMUNITY

Site Plan

EXHIBIT # 2.f

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62nd St



DOCKWEILER FACILITIES

- ① 62nd ST. PARKING
- ② RESTROOMS
- ③ BIKE PATH
- ④ MAINTENANCE YARD
- ⑤ LIFEGUARD HEADQUARTERS

PACIFIC OCEAN

0 200 400 600 800 1000 1200
SCALE IN FEET

DOCKWEILER STATE BEACH
NORTHERN SECTION

12/27/85

S. DRIGGS

SHEET

LOS ANGELES COUNTY DEPARTMENT OF BEACHES AND HARBORS

OF 2

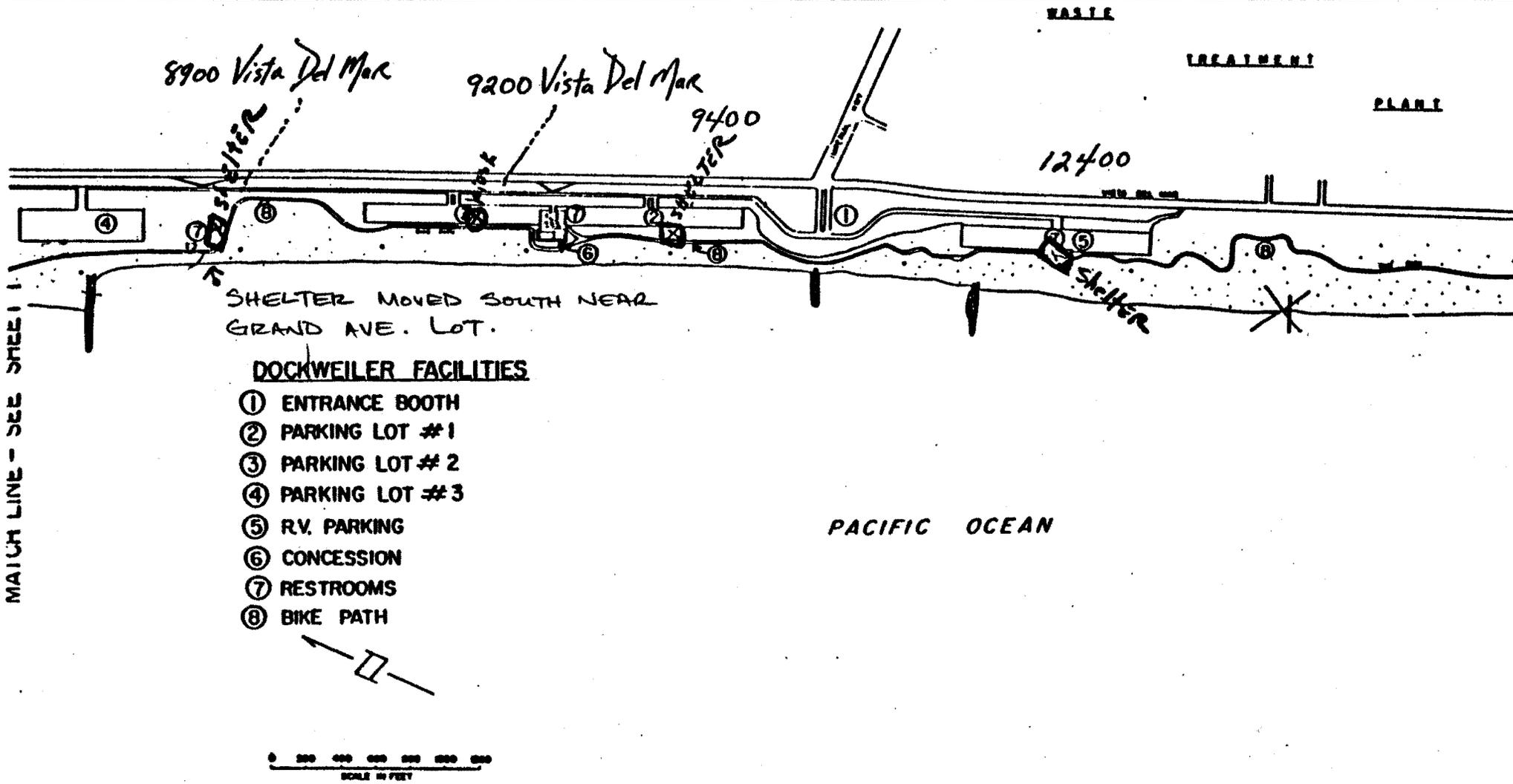
MATCH LINE - SEE SHEET C

Location - 2

COASTAL COMMUNITY Site Plan

EXHIBIT # 2.9

PAGE 1 OF 1
5-95-144



MATCH LINE - SEE SHEET 1

SHELTER MOVED SOUTH NEAR GRAND AVE. LOT.

DOCKWEILER FACILITIES

- ① ENTRANCE BOOTH
- ② PARKING LOT #1
- ③ PARKING LOT #2
- ④ PARKING LOT #3
- ⑤ R.V. PARKING
- ⑥ CONCESSION
- ⑦ RESTROOMS
- ⑧ BIKE PATH

PACIFIC OCEAN

DOCKWEILER STATE BEACH
SOUTHERN SECTION

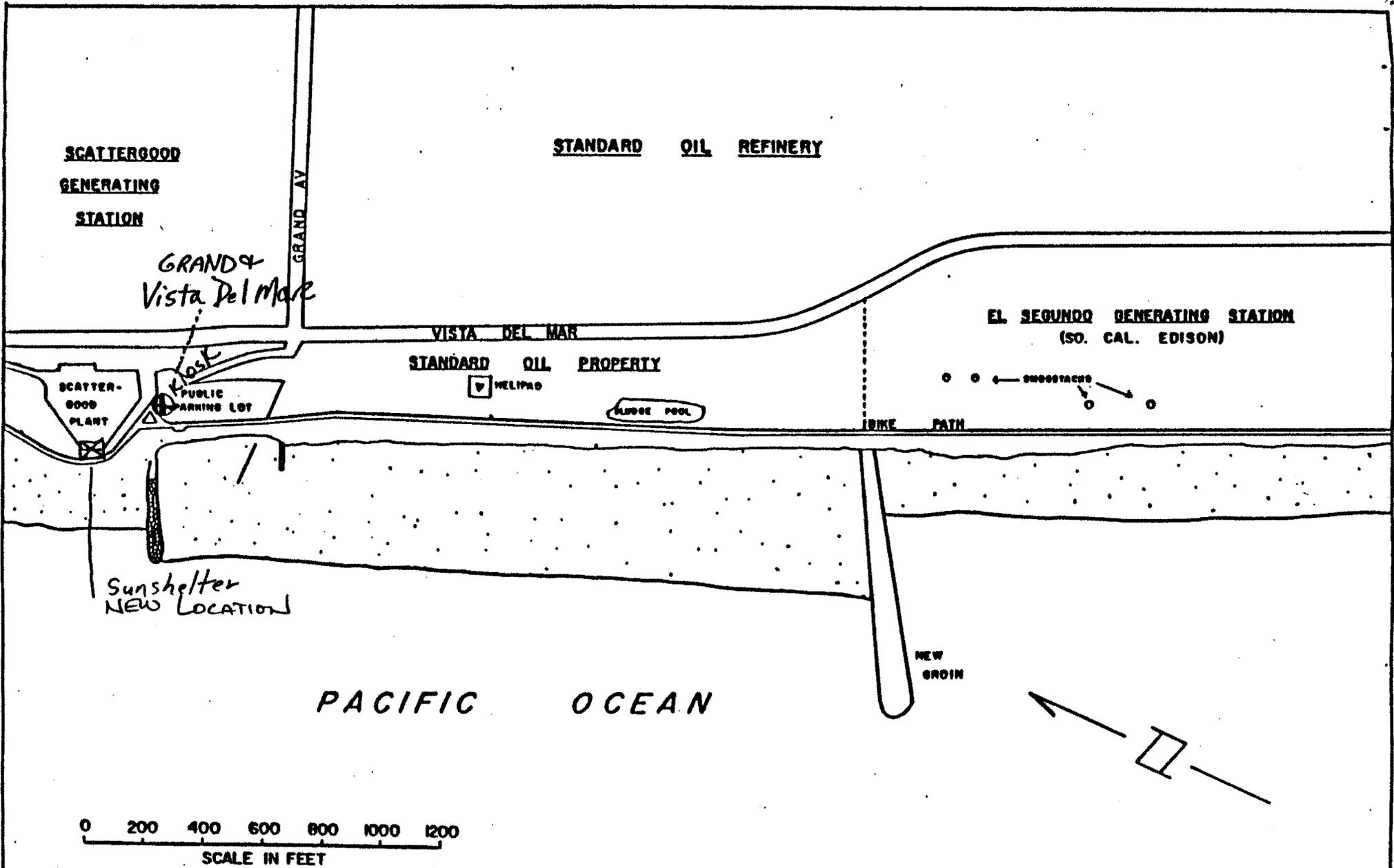
12/27/85

S. DRIGGS

LOS ANGELES COUNTY DEPARTMENT OF BEACHES AND HARBORS

SHEET
2
OF 2

Location - 3



COASTAL COMMISSION
Site Plan

EXHIBIT # 2.h

PAGE

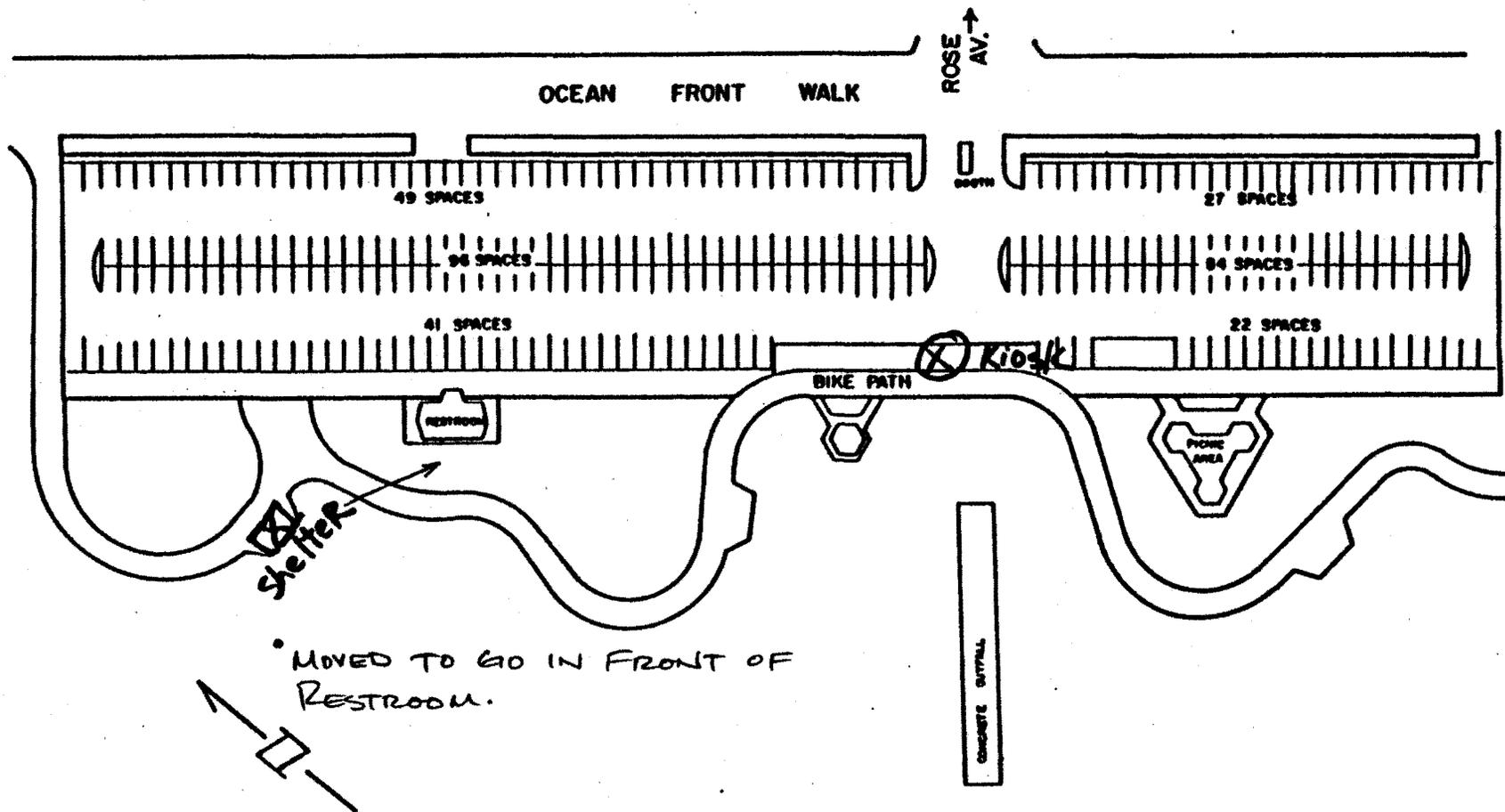
EL SEGUNDO BEACH

8/24/84

D. DAVIS

Site MAP

ROSE AVENUE PARKING LOT VENICE CITY BEACH



0 40 80 120 160 200
SCALE IN FEET

COASTAL COMMUNITY

Site Plan

EXHIBIT # 2.i

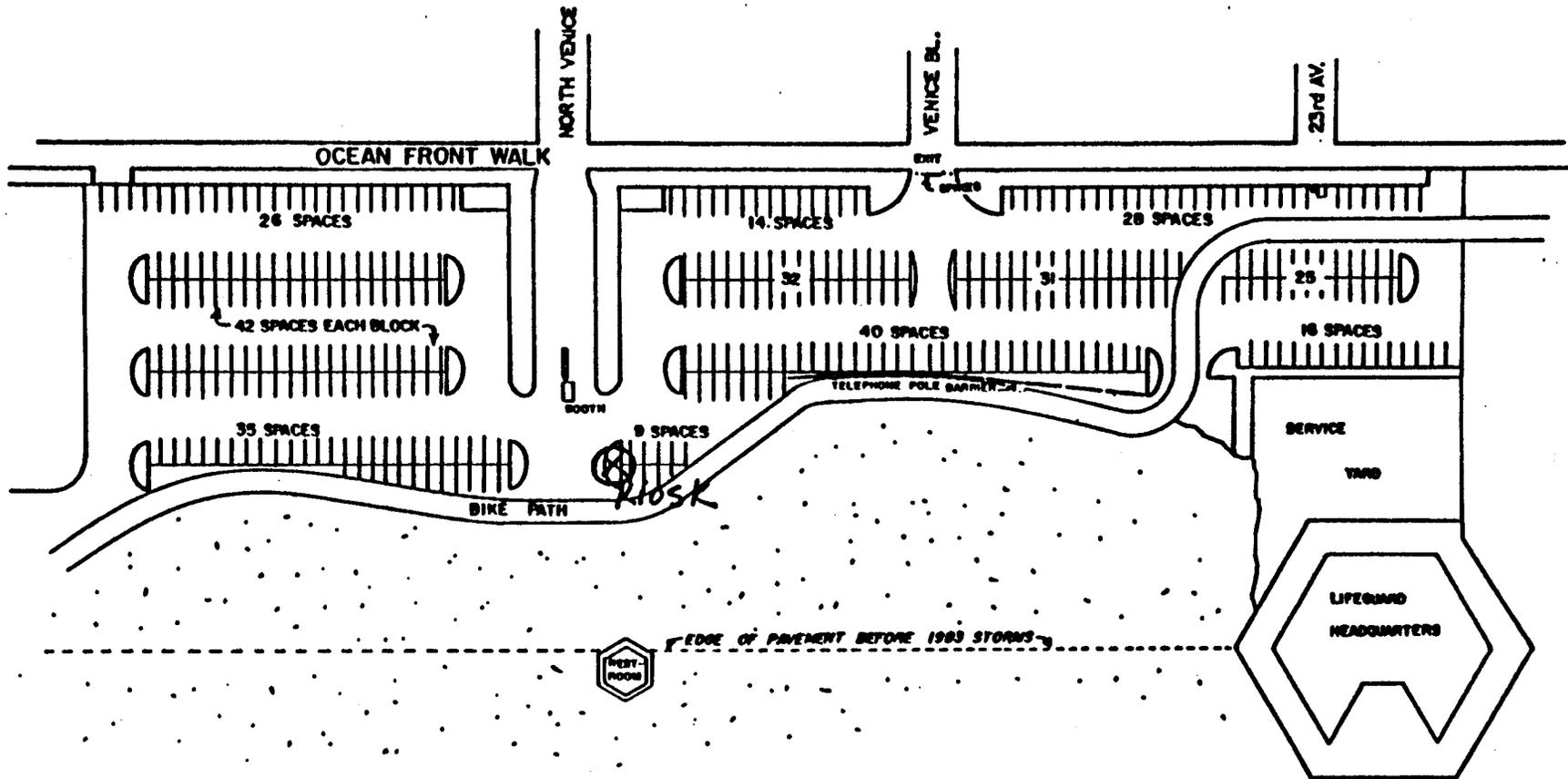
PAGE 1 OF 2
7-06-1994

PARKING LOT AREA 96,200 sq. ft

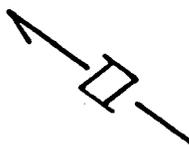
REGULAR SPACES	289
HANDICAPPED	00
TOTAL	289

Site

VENICE BOULEVARD PARKING LOT VENICE CITY BEACH



0 40 80 120 160 200
SCALE IN FEET



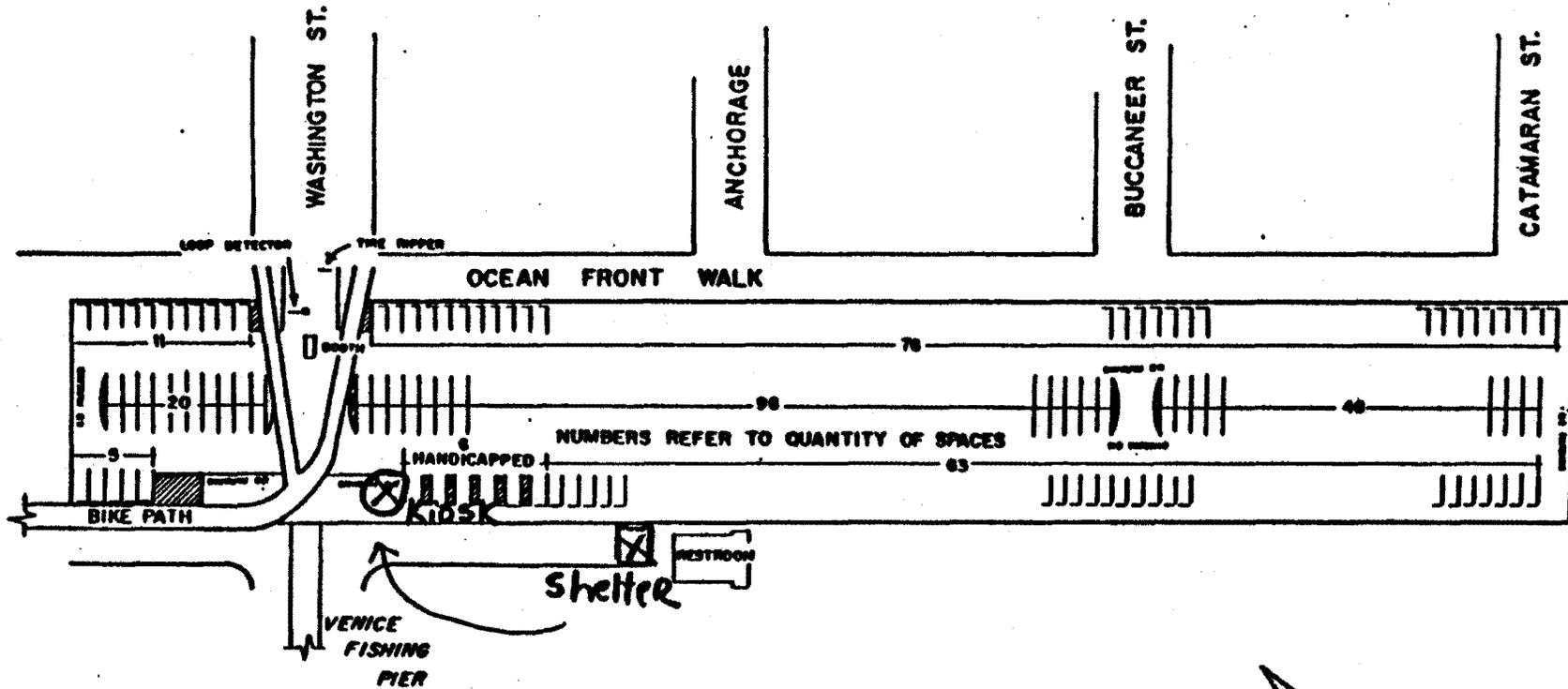
EASTERN CONSULTANTS
Site Plan
PROJECT # 2.j

PARKING LOT AREA	139,520 sq. ft.
REGULAR SPACES	340
HANDICAPPED	00
TOTAL	340

5-95-144

Site MAP

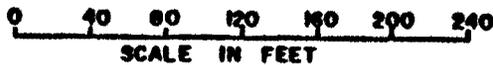
WASHINGTON ST. PARKING LOT VENICE CITY BEACH



5-95-144
COASTAL COMMUNITY
Site Plan

EXHIBIT # 2.k.

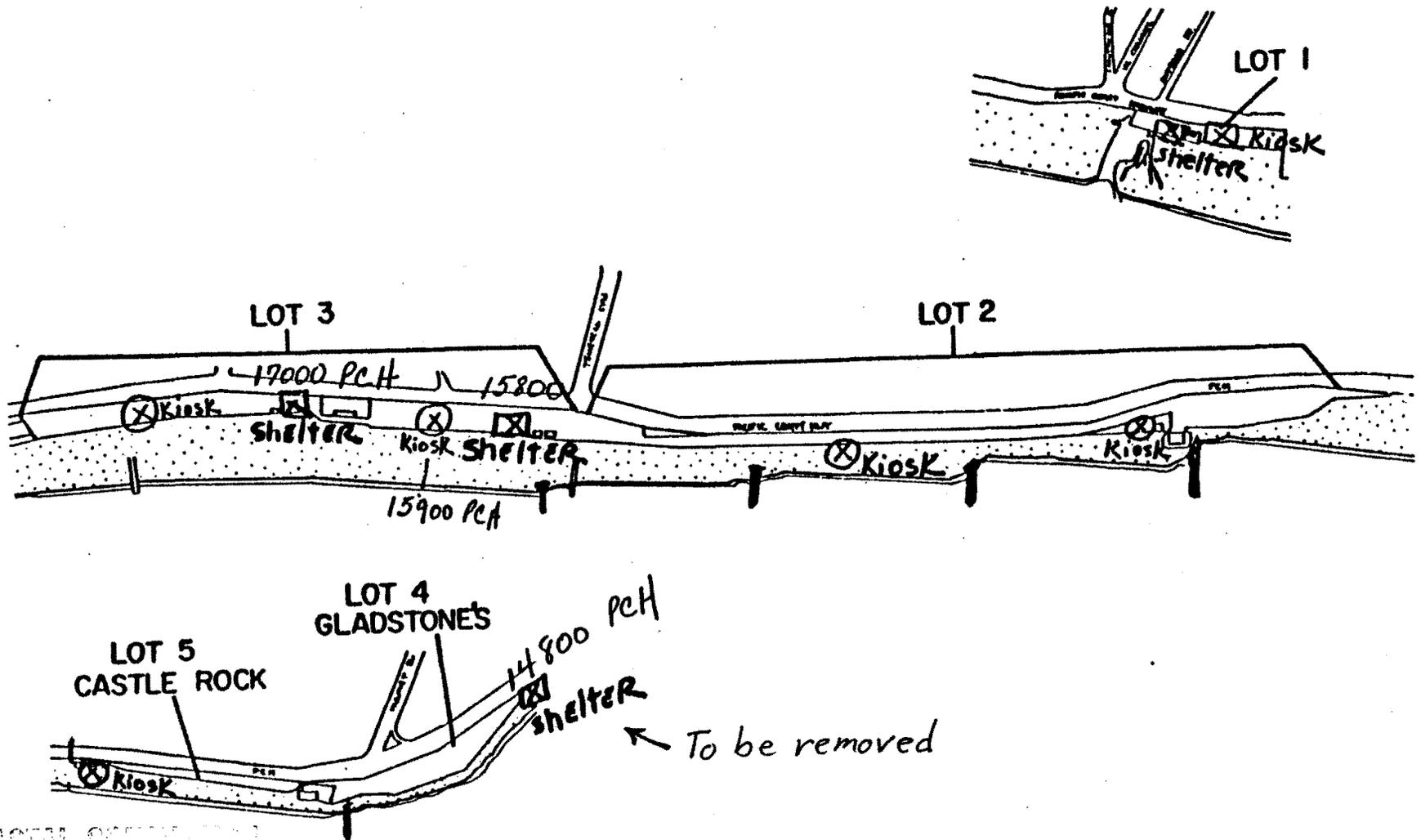
PAGE _____ OF _____



PARKING LOT AREA	106,800 sq. ft.
REGULAR SPACES	319
HANDICAPPED	66
TOTAL	385

Location

PARKING LOT LOCATION WILL ROGERS STATE BEACH



COASTAL COMMUNITY

Site Plan

EXHIBIT # 2.1

PAGE OF

5-95-144



COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES AND HARBORS



STAN WISNIEWSKI
DIRECTOR

April 9, 1996

KERRY GOTTLIEB
DEPUTY DIRECTOR

JUDITH KENDALL
DEPUTY DIRECTOR

California Coastal Commission
245 W. Broadway, Suite 380
Long Beach, Ca. 90802

Mr. Al Padilla:

This letter is to bring forth the changes made to the Coastal Permit Application submitted by the Department of Beaches and Harbors. These amendments were made in an effort to conform with the guidelines set forth by the California Coastal Commission.

Cabrillo Beach-two location changes.

The first location is near the lifeguard headquarters. This site will be moved approximately 75 yards north to blend in with the old museum and an existing picnic area. A cement pad will be built along the sidewalk. This will eliminate view obstruction.

The second location is near the entrance and blocks the beach view of people coming in. This site will be moved approximately 50 feet south in front of the old museum near the lightpost. No additional cement will be necessary.

White Point-temporary elimination of site.

The White's Point location has been put on hold until redevelopment is completed. Once construction is completed a site that meets the Coastal Commission's guidelines will be selected.

Torrance Beach-location change.

The site near the lifeguard tower will be moved to the east side of the bike path, so as not to obstruct the view of those using the bike path. It will also be moved north to an existing pad at Avenue E.

Dockweiler Beach-location change.

The site north of Imperial Highway will be moved south near the Grand Avenue parking lot. It will be placed between a Hyperion Plant utility yard and the bike path on an existing pad.. This will eliminate view obstruction.

Venice Beach (Rose Ave.)-location change.

The site will be moved directly across the bike path to the east side. A cement pad will be constructed in front of the restrooms at Rose Avenue. This will eliminate view obstruction as it pertains to bike path users.

5-95-144
COASTAL COMMISSION
County Letter
Revising Locations
EXHIBIT # 3

Pacific Coast Highway-site relocation.

The site just south of Sunset Boulevard near Gladstone's will be relocated to Redondo Beach. The site selected is just south of Avenue D on an existing pad. View obstruction will be eliminated.

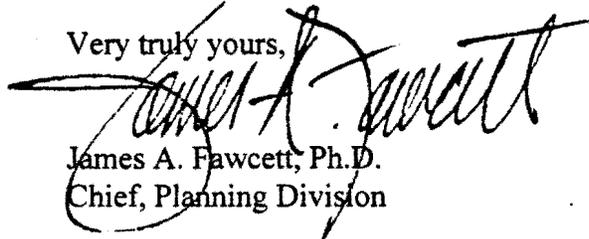
Topanga Beach-two location changes.

The site will be moved approximately 25 feet north near an existing walkway and cement pad so as not to block the view or take up beach space. A cement pad will be constructed. The second site identified on the map, along the bluffs, will be eliminated completely.

Las Tunas Beach-site relocation.

This site will be relocated to Redondo Beach on an existing pad at Avenue B. View obstruction will be eliminated.

Very truly yours,



James A. Fawcett, Ph.D.
Chief, Planning Division

5-95-144
COURT REPORT



**COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES AND HARBORS**



STAN WISNIEWSKI
DIRECTOR

April 11, 1996

KERRY GOTTLIEB
DEPUTY DIRECTOR

JUDITH KENDALL
DEPUTY DIRECTOR

TO: Al J. Padilla
California Coastal Commission
South Coast Area

FROM: Dusty Brogan, Head *Dusty Brogan*
Marketing Section

SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 5-95-144

This memorandum is to provide the information that you have requested with regard to the public service panels on the Beach Information Kiosks.

There will be a four sided and a three sided kiosk. The site location will determine the type of kiosk that will be used. There are access ways that are narrow and it will be necessary to place a three sided kiosk at those locations; however, where space is available, a four sided kiosk will be used.

The three sided kiosk will have one public service panel and the four sided kiosk will have two public service panels. The public service panels will provide the beach visitor with a map of the facility, along with various emergency and public service phone numbers and information regarding the flora and fauna that are indigenous to the area. We are going to work with the individual communities in developing the information for its public service panels. We have also been approached by agencies that are interested in placing public education information on the panels (e.a., "don't dump toxic materials in a storm drain because it will end up in our ocean," with pictures to support that quote.)

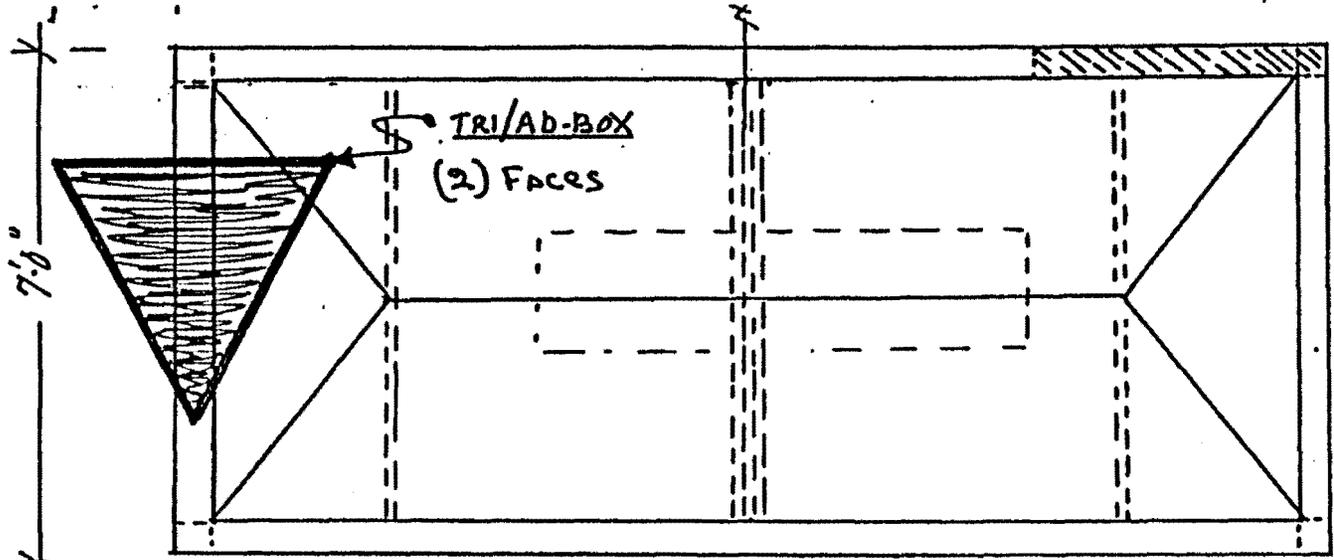
The County will receive 50% of all advertising that is sold on the other two panels. It is estimated that the Beach Information Kiosks will generate approximately \$300,000 annually for the County. This revenue will help to support the Department of Beaches and Harbors in providing a safe and clean beach in an urban environment for 60 million visitor a year. The vandalism and heavy usage of the Los Angeles County beaches have been mitigated by our various marketing programs.

I want to thank you for all of your information and the support you have provided in the competition our coastal permit application. If you have any questions, please feel free to call me at 310/305-9562.

5-95-144
COASTAL COMMISSION
*Letter Describing
Info/Ad Panels*

EXHIBIT # 4

PAGE _____ OF _____



SHELTER CONCEPTS' Pitch/Roof
 Bus Shelter w/ Tri-Ad Box (2)
 Faces & Back, with Back Wall
 Panel (4') for Utility Uses

SIZE: 16' long X 7' wide X 9'6"
 high.....

Mfg. by SIGNPAC, INCORPORATED
 Costa Mesa, California

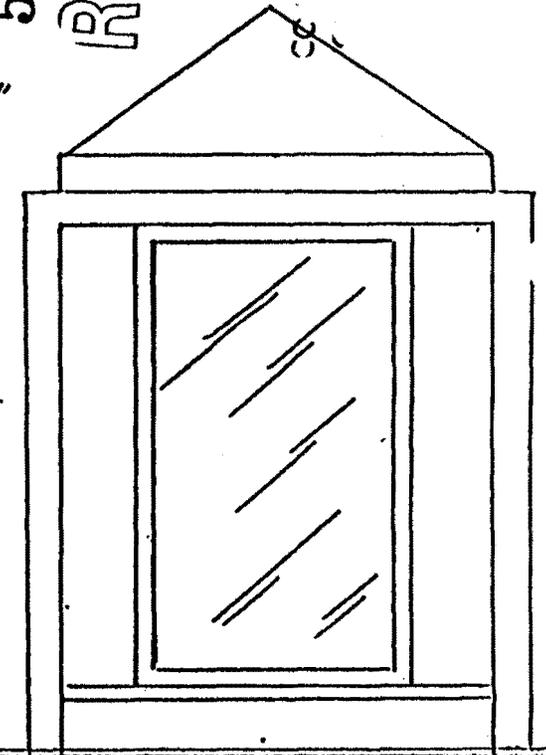
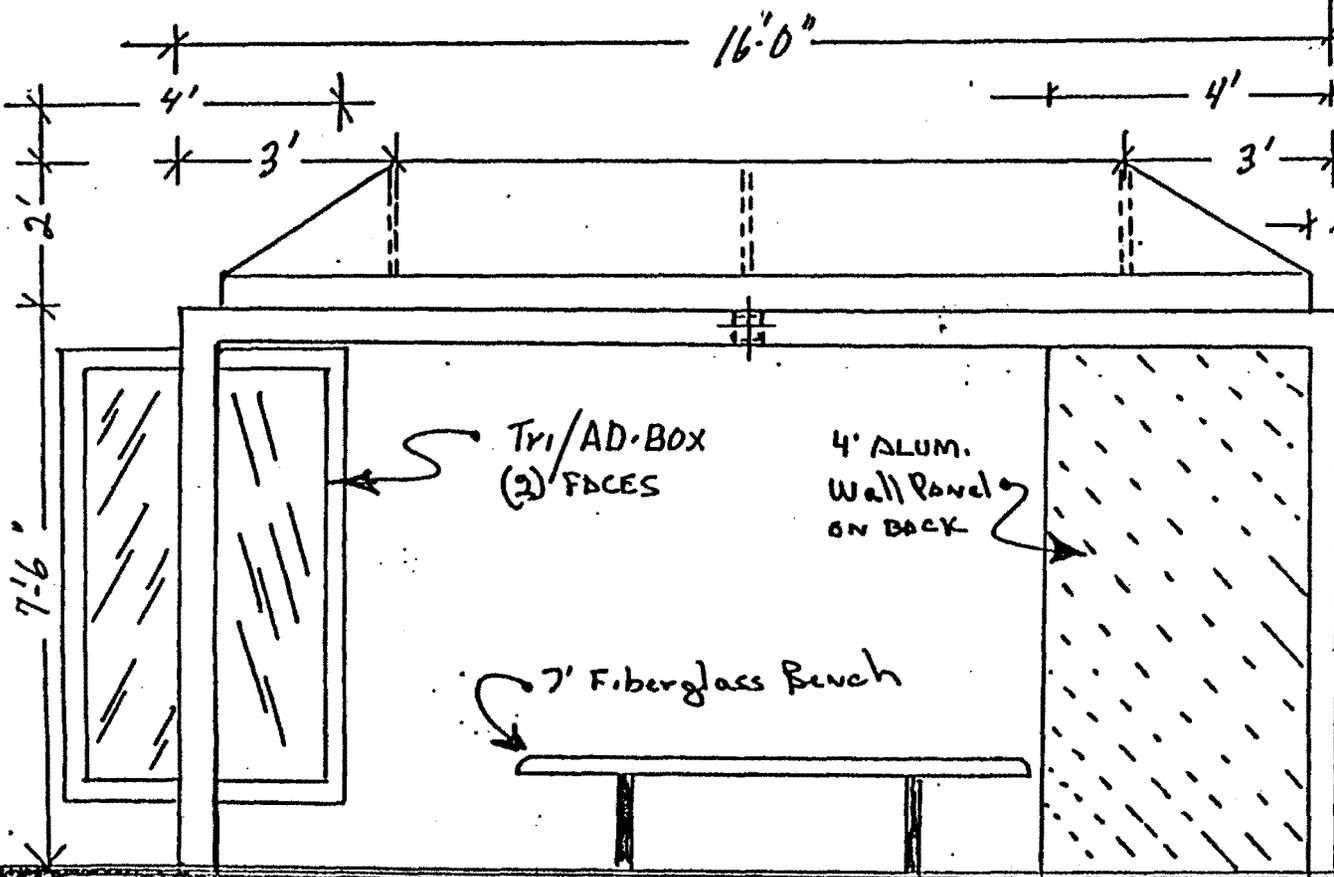
5-95-144
 RECEIVED

COASTAL COMMISSION

Diagram of
 Sunshelter

EXHIBIT # 5

PAGE OF
 5-95-144



3-SIDED Kiosks

COASTAL COMMISSION

Diagram of Kiosk

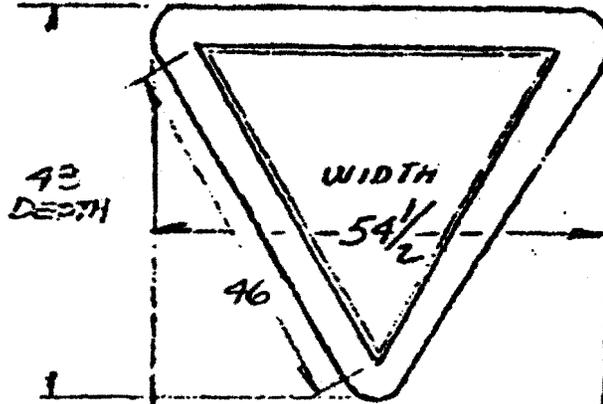
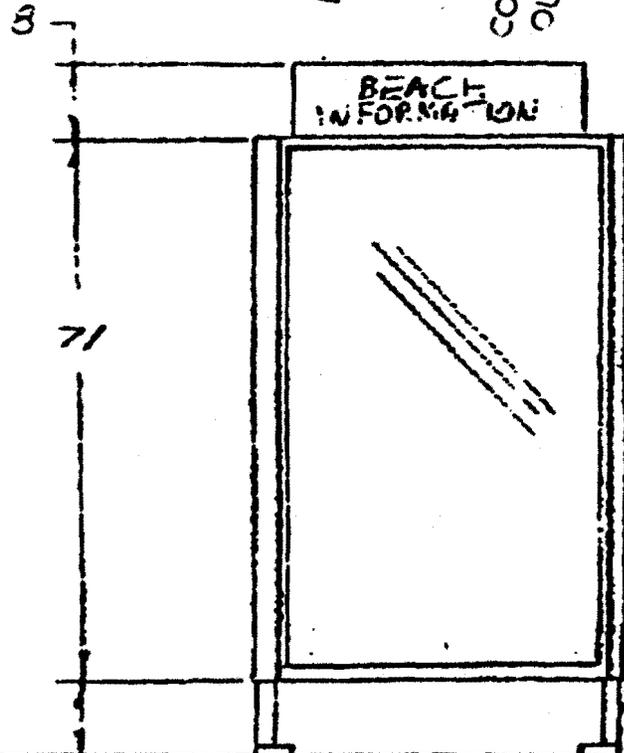
EXHIBIT # 6

PAGE 5 OF 5-95-144

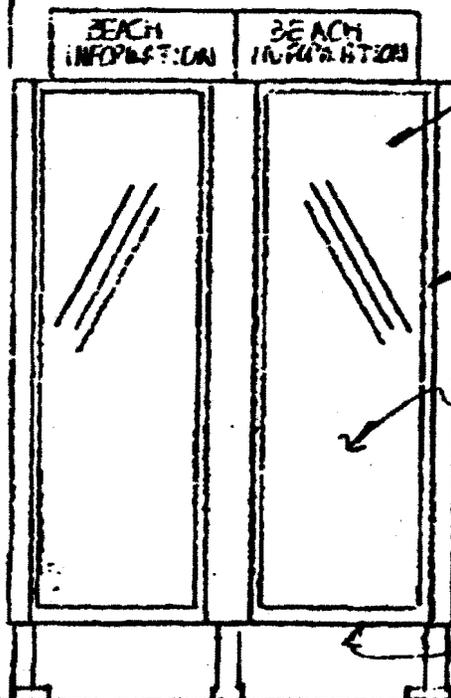
RECEIVED

SEP 29 1995

CALIFORNIA
COASTAL COMMISSION
OUTH COAST DISTRICT



5-95-144



ALUMINUM EXTRUSION TO FORM RADIUSED CORNERS - ALL ALUMINUM WELDED CONSTRUCTION

3/16" THICK SAFETY GLASS - (3 SIDES)

WINDOWS HINGED AT TOP WITH STAINLESS STEEL HINGES

STANDARD 48x72 POSTER SIZE

FULL TOP AND BOTTOM PLATE

2 1/2" DIA
5/8" PORTS

9 - THIS HEIGHT IS ADJUSTABLE FROM 1" TO 12"

PAINT: SILICON POLYESTER BAKED FINISH - DARK BRONZE - ALL ITEMS

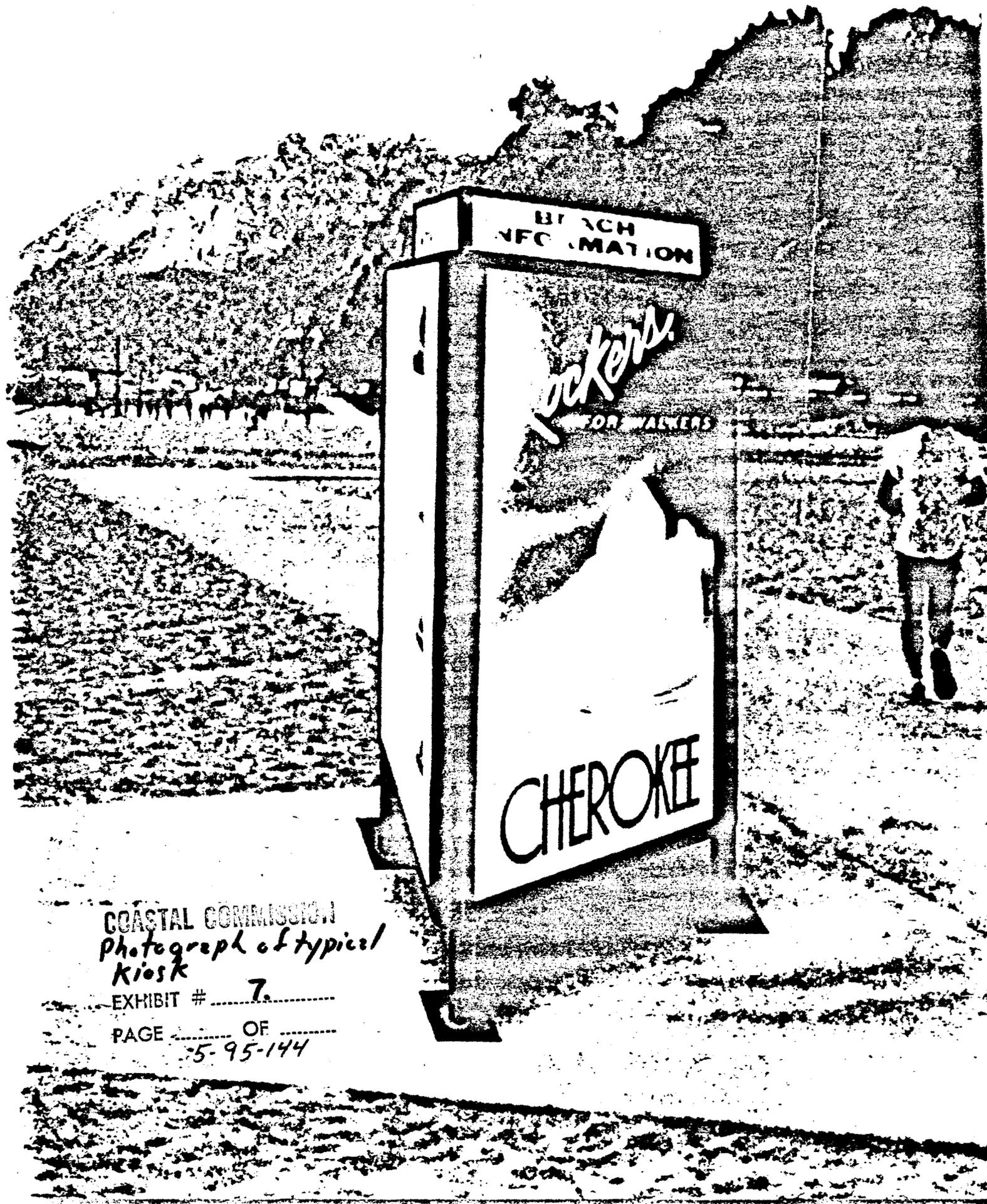
SOLAR MANUFACTURING, INC.
501 S. ROSE ST., ANAHEIM CA 92805

SCALE: 1/2" = 12"
DATE: 1-19-95

APPROVED BY: _____
DRAWN BY: *Labeo*
REVISED

EQUILATERAL 3-SIDED AD BOX

DRAWING NUMBER



COASTAL COMMISSION

*Photograph of typical
kiosk*

EXHIBIT # 7

PAGE OF

5-95-144

DEPARTMENT OF PARKS AND RECREATION



Santa Monica Bay District
2600 The Strand
Manhattan Beach, CA 90266
(310) 796-5620

RECEIVED

AUG 22 1995

August 18, 1995

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

Mr. Al J. Padilla, Coastal Program Analyst
California Coastal Commission South Coast Area
245 W. Broadway, Suite 380
P.O. Box 1450
Long Beach, CA 90802-4416

Dear Mr. Padilla,

Re: California Coastal Commission Permit Application #5-95-144

The State of California Department of Parks And Recreation is aware of California Coastal permit application #5-95-144, submitted by the County of Los Angeles Department of Beaches and Harbors. It is our understanding that this application is for the placement of Sunshelters and Beach Information Kiosks as described in the permit application. The Santa Monica Bay District of the California Department of Parks and Recreation has been invited by The Department of Beaches and Harbors to be a co-applicant on the Coastal permit #5-95-144 to which we have agreed.

Since these Sunshelters and Information Kiosks are either public serving facilities or provide public safety information, and they are to be located in areas which are intended for public use facilities, they are consistent with those units' general plans and/or are consistent with the specified purpose of that unit as defined by the classification of that unit.

To my knowledge, the Department of Parks and Recreation has no local coastal plan for these units. The City of Manhattan Beach does possess an LCP. If you have any questions please call me at (310) 796-5624.

Sincerely,

Ron P. Schafer
District Superintendent
Santa Monica Bay District

COASTAL COMMISSION
State Parks & Rec.
Letter

cc: Dusty Brogan, County of Los Angeles, Beaches and Harbors

EXHIBIT # 8
PAGE OF
5-95-144

**BOARD OF RECREATION AND
PARK COMMISSIONERS**

STEVEN L. SOBOROFF
PRESIDENT

LEROY CHASE
VICE PRESIDENT

HERMAN LEAVITT
P. JUAN SANTILLAN
USA SPECHT

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
RECREATION AND PARKS
200 NO. MAIN ST.
13TH FLOOR
LOS ANGELES, CALIF. 90012

(213) 847-2579
FAX - (213) 620-0290

JACKIE TATUM
GENERAL MANAGER

RECEIVED

FEB 13 1996

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

February 8, 1996

Mr. Al J. Padilla
Coastal Program Analyst
California Coastal Commission
P.O. Box 1450
Long Beach, CA 90802-4416

Dear Mr Padilla:

Venice Beach and Cabrillo Beach - Project No. 1019B
Coastal Permit Application #5-95-144

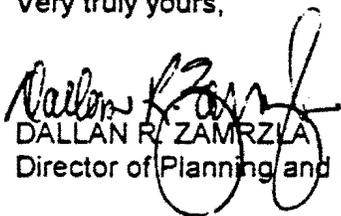
The Department of Recreation and Parks has reviewed the California Coastal Permit application (5-95-144) submitted by the County of Los Angeles Department of Beaches and Harbors for the installation of sunshelters and beach information directories. Staff has approved "in concept" the plans for the sunshelters and understands the placement of some of the sunshelters are on Department property.

The County Department of Beaches and Harbors invited the Department to be a co-applicant on the Coastal Permit application. The Department has declined to participate at this time. However, since operation of various portions of the beaches has shifted jurisdiction in the past, it should be noted that this Department may, in the future, be required to submit similar permit applications.

The Department of Recreation and Parks does support the placement of the Sunshelters and Beach Information directories, as proposed on the attached map, on Department property. The facilities serve the public at no cost to either the County or the Department.

Should you have any additional questions, please contact Kathleen Chan, Project Manager, at (213) 485-5671.

Very truly yours,


DALLAN R. ZAMRZLA
Director of Planning and Development

DRZ:KC:ic

cc: Dave Gonzales
Assistant General Manager
Pacific Region

COASTAL COMMISSION
City of Los Angeles
Letter

EXHIBIT # 9

PAGE OF

5-95-144

