

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
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Filed: 4/5/96
49th Day: 5/24/96
180th Day: 10/2/96
Staff: CP-LB
Staff Report: 5/14/96
Hearing Date: June 11-14, 1996
Commission Action:



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STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-96-071

APPLICANT: City of Long Beach

AGENTS: James C. Hankla, City Manager
Jack Humphrey, Advance Planning Officer

PROJECT LOCATION: Intersection of Shoreline Drive and Shoreline Village Drive, City of Long Beach, Los Angeles County.

PROJECT DESCRIPTION: Reconstruct intersection of Shoreline Drive and Shoreline Village Drive, install traffic signals and crosswalk, and provide new pedestrian entrance to Rainbow Lagoon Park.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with no special conditions. The City agrees with the recommendation.

LOCAL APPROVALS RECEIVED:

1. City of Long Beach Approval in Concept, 4/2/96.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Long Beach Certified Local Coastal Program, 7/22/80.
2. Coastal Development Permit 5-95-055 (City of Long Beach).

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 will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The City of Long Beach proposes to reconstruct the intersection of Shoreline Drive and Shoreline Village Drive. Shoreline Village Drive provides vehicular access from Shoreline Drive to the Shoreline Village shopping center, the Downtown Marina, and the Marina Green public park (Exhibit #2). The Long Beach Downtown Shoreline area, where the intersection is located, is constructed entirely on former tidelands subject to the original jurisdiction of the Commission. Because the proposed project is located in the Commission's area of original jurisdiction, the required Coastal Development Permit must be issued by the Commission.

The intersection is currently not signalized and does not allow for pedestrian crossing of Shoreline Drive (Exhibit #2). Shoreline Village Drive can now be accessed only from the eastbound lanes of Shoreline Drive, and vehicles leaving Shoreline Village Drive must now merge into the eastbound lanes of Shoreline Drive.

The City proposes to install traffic signals and a crosswalk at the intersection in order to improve pedestrian and vehicular circulation in this popular coastal area. The proposed project will improve vehicular access to the area by slowing traffic and allowing vehicles to enter Shoreline Village Drive from both the westbound and eastbound lanes of Shoreline Drive (Exhibit #4). Pedestrian circulation will be improved through the provision of a crosswalk across Shoreline Drive and a new pedestrian entrance to Rainbow Lagoon Park (Exhibit #4). New street lighting and landscaping will also be installed as part of the proposed project. Approximately 1,500 cubic yards of fill will be exported from the construction site to a commercial disposal site.

The proposed project also involves the temporary rerouting of the existing bicycle path for a one week period during construction of the new intersection (Exhibit #3). After construction, the bicycle path will be returned to its current location and dimensions. Alternate vehicular access to Shoreline Village Drive will be provided during the construction period by detours. No private or public parking spaces will be affected by the proposed project.

B. Recreation and Public Access

The proposed project is consistent with the following Coastal Act policies which encourage public access and recreational use of coastal areas.

Section 30210 of the Coastal Act states:

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 30213 of the Coastal Act states:

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

As previously stated, Shoreline Village Drive provides vehicular access from Shoreline Drive to the Shoreline Village shopping center, the Downtown Marina, and the Marina Green public park (Exhibit #2). Although the closest public beach is located one-half mile east of the subject site, the entire area is a popular coastal recreation area. Visitors to the area can take advantage of the many sailing and boating opportunities, access the coastal bicycle path, go fishing, use the parks and beach, sightsee, or shop at Shoreline Village. Many of these activities are free or lower cost visitor and recreational opportunities protected by Section 30213 of the Coastal Act.

The proposed project will improve public access to these lower cost and free visitor and recreational facilities by slowing traffic on Shoreline Drive and making it easier for vehicles to enter the area via Shoreline Village Drive. The proposed crosswalk across Shoreline Drive and new pedestrian entrance to Rainbow Lagoon Park will improve public access by connecting the Hyatt Hotel and Rainbow Lagoon Park to the public recreation areas located south of Shoreline Drive to (Exhibit #4). Bicycle access along the bicycle path will be temporarily rerouted, resulting in no elimination of bicycle access. Therefore, the Commission finds that the proposed project is consistent with the recreation and public access policies of the Coastal Act.

C. Local Coastal Program

The City of Long Beach Local Coastal Program (LCP) was certified by the Commission on July 22, 1980. The certified LCP calls for the installation of the proposed intersection improvements in order to improve coastal access opportunities in this popular coastal area. Therefore, the proposed project complies with the policies of the certified LCP. However, the proposed project is located seaward of the former mean high tide line and in the Commission's area of original jurisdiction. Because the proposed project is located in the Commission's area of original jurisdiction, the LCP is advisory in nature and only provides guidance. The standard of review for this project is the Coastal Act. The proposed project is consistent with the policies of Chapter 3 of the Coastal Act.

D. California Environmental Quality Act

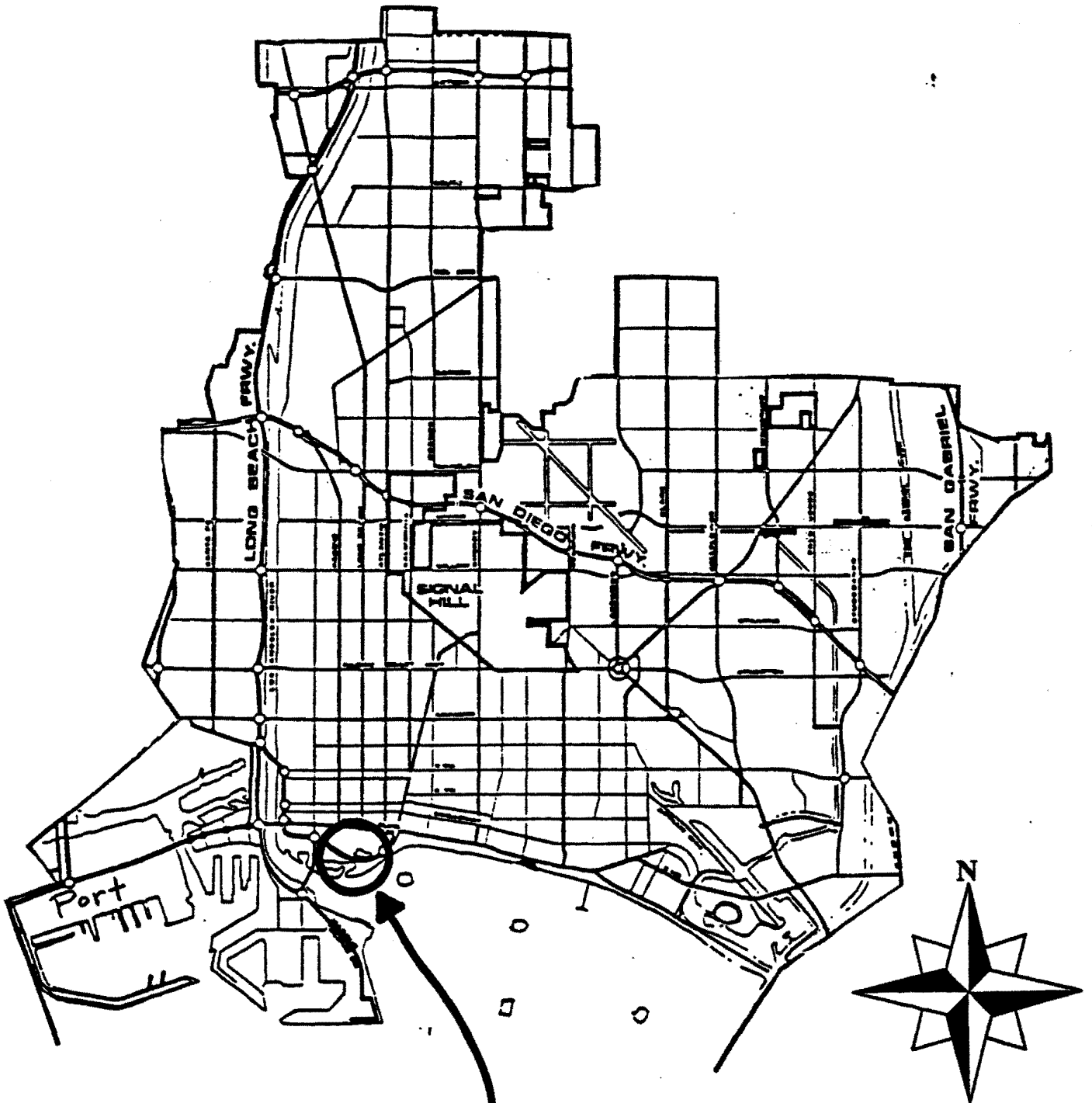
Section 13096 of the California Code of Regulations requires Commission approval of a Coastal Development Permit application to be supported by a

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 will not have negative impacts on the environment. Therefore, the Commission finds that the project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

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City of Long Beach



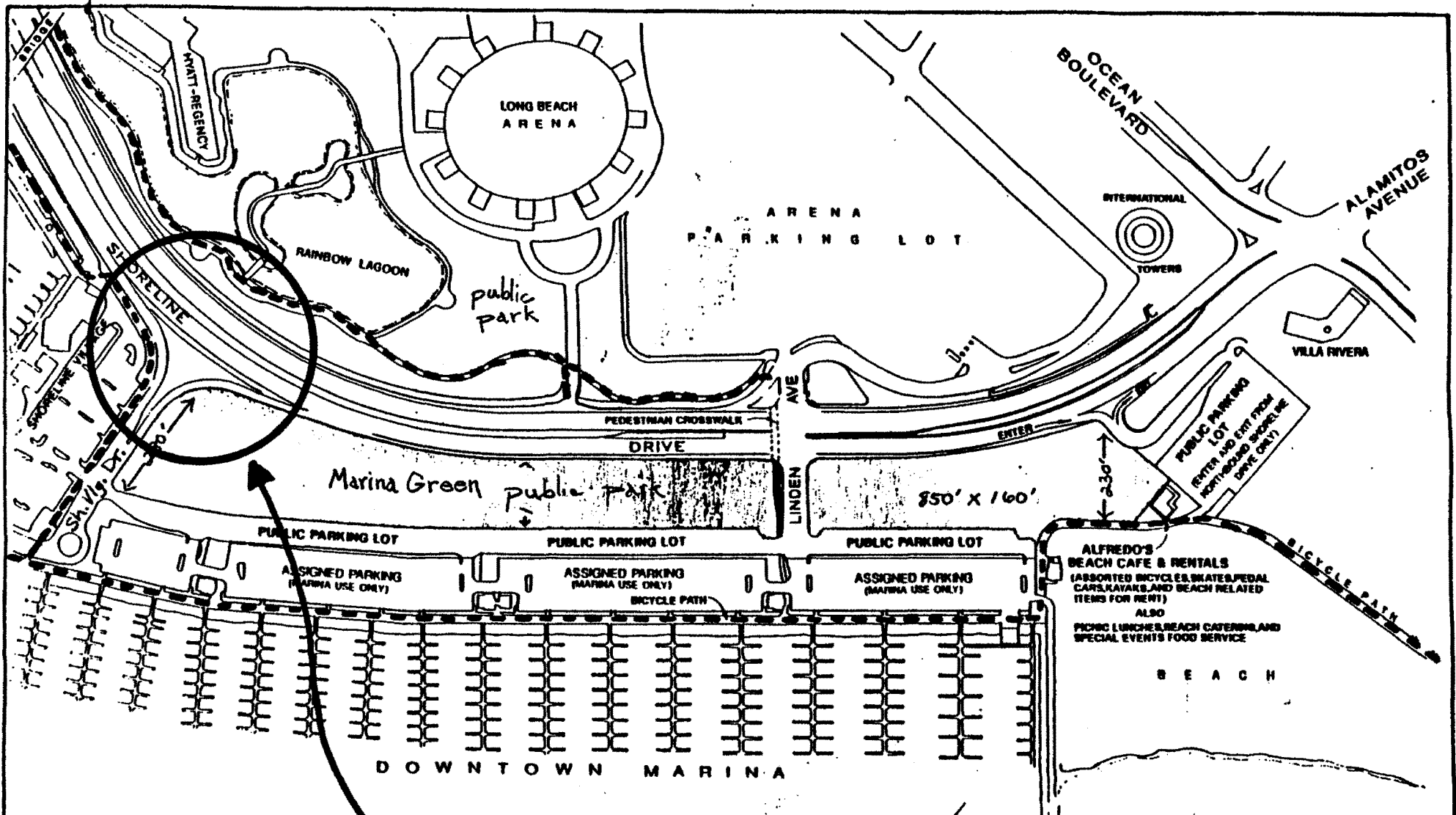
Site

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EXHIBIT # 1

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EXHIBIT # 2

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Intersection to be Improved

Legend

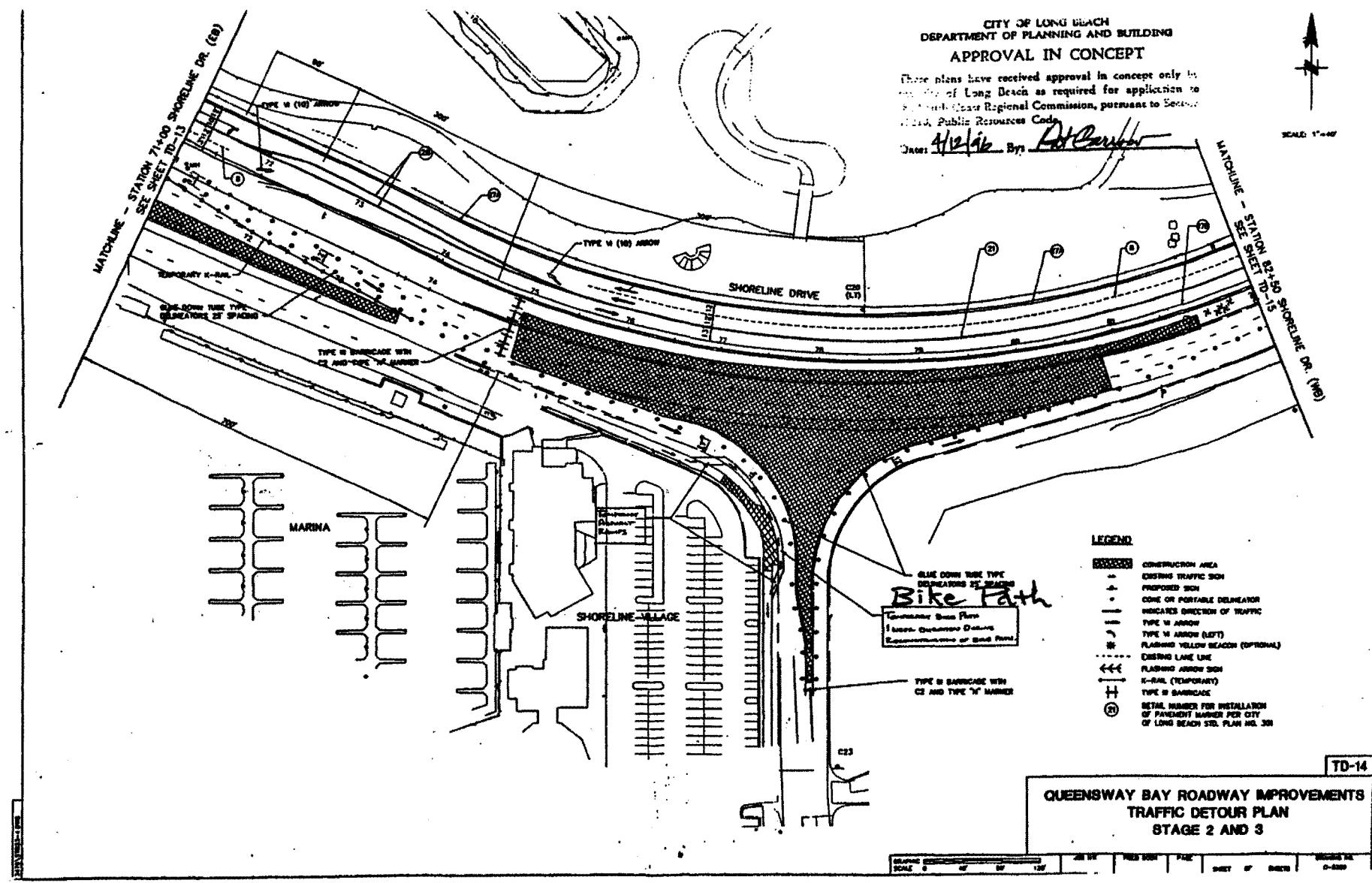
--- Bike Path

↑
North

CITY OF LONG BEACH
DEPARTMENT OF PLANNING AND BUILDING
APPROVAL IN CONCEPT

These plans have received approval in concept only by the City of Long Beach as required for application to the South Coast Regional Commission, pursuant to Section 90000, Public Resources Code.

Date: 4/24/16 By: Ad Barber



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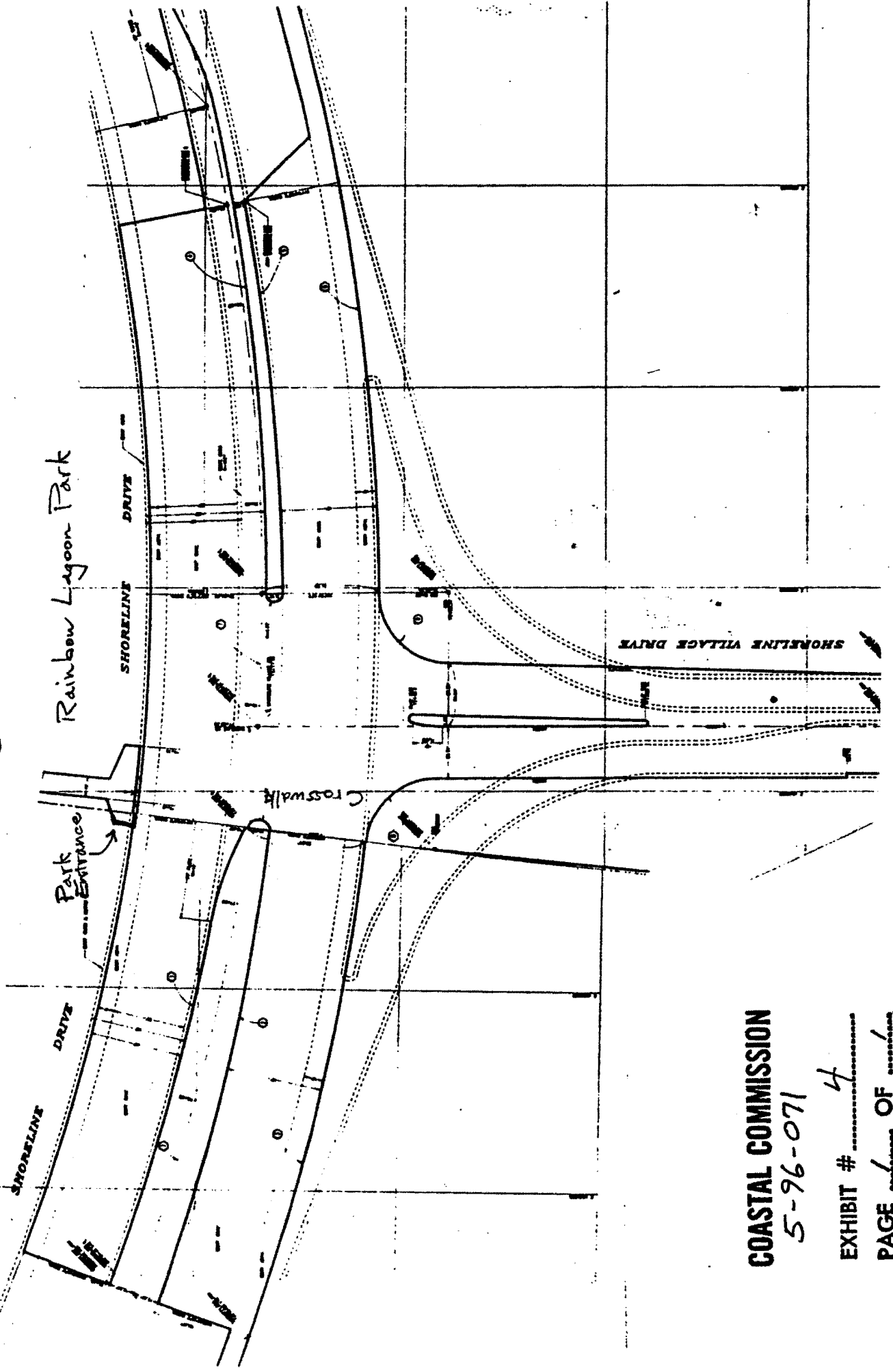
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EXHIBIT # 3

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Plan during construction

Reconfigured Intersection



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EXHIBIT # 4

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