

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: 4/28/97
 49th Day: 6/16/97
 180th Day: 10/25/97
 Staff: CP-LB
 Staff Report: 5/20/97
 Hearing Date: June 10-13, 1997
 Commission Action:



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STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-97-116
 APPLICANT: City of Long Beach
 AGENTS: Jack Humphrey, Advance Planning Officer
 Ralph Cryder, Director, Department of Parks, Recreation & Marine
 PROJECT LOCATION: Marina Green Park and Downtown Marina, City of Long Beach, Los Angeles County.
 PROJECT DESCRIPTION: The 1997 Long Beach In-the-Water Boat Show (July 19-27, 1997), including installation and removal of temporary in-water and on-land facilities for the event, and provision of temporary public recreation parking to offset displaced public parking.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with special conditions regarding public beach parking, signage, and the bicycle path. The City agrees with the recommendation.

LOCAL APPROVAL RECEIVED:

1. City of Long Beach Approval in Concept, 4/28/97.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Long Beach Certified Local Coastal Program, 7/22/80.
2. Coastal Development Permit 5-96-105 (1996 Boat Show).
3. Coastal Commission Guidelines for the Exclusion of Temporary Events from Coastal Development Permit Requirements, adopted 1/12/93.

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. Special Conditions

1. Public Beach Parking

The City shall provide replacement public beach parking for all public parking displaced on the site of the event at a minimum 1:1 ratio (one replacement parking space for each public parking space displaced). The replacement public beach parking shall be provided on the dirt parking area located next to the public beach parking lot at 1st Place Beach (Exhibit #2). The replacement public beach parking shall be available for public use daily between the hours of 10 a.m. and 8 p.m. commencing on the first day of set-up and continuing until the public parking displaced by the event has been reopened for public use.

2. Signage

The City shall provide and erect directional and informational signs which clearly communicate to the public that additional public beach parking is available in and adjacent to the public beach parking lot at 1st Place Beach (Exhibit #2). At a minimum, the directional and informational signs shall be posted at: 1) near the intersection of Shoreline Drive and Shoreline Village Drive at the west entrance to the Marina Green public parking area; 2) near the intersection of Shoreline Drive and Linden Avenue at the east entrance to the Marina Green public parking area; and 3) at the entrance to the 1st Place Beach public beach parking lot. The directional and informational signs shall remain posted every day between the hours of 10 a.m. and 8 p.m. commencing on the first day of set-up and continuing until the public parking displaced by the event has been reopened for public use.

3. Regional Bicycle Path

The event shall not interfere with the public's use of the regional bicycle path, which runs from Rainbow Lagoon Park, across Shoreline Drive and along Shoreline Village Drive, and along the Downtown Marina boardwalk between Shoreline Village and the 1st Place public beach (Exhibit #2). The regional bicycle path shall remain open and unobstructed.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The proposed event is the 1997 Long Beach In-the-Water Boat Show to be held on July 19-27, 1997. The proposed event is located in the Downtown Marina and in the Marina Green Park and the adjacent public and marina parking lots (Exhibit #2). The proposed boat show is not located on the public beach. The proposed project includes the installation and removal of the temporary in-water and on-land facilities improvements necessary to facilitate the event (Exhibit #2). Set-up will begin on July 13 and take-down will be completed by July 30, 1997. Also included in the proposed project is the erection of informational signs and the provision of temporary public beach parking to offset the public parking which will be displaced on the site of the event (Exhibit #3).

The proposed temporary improvements for the event include the installation of security fencing around the event area, concession stands, exhibits, and portable toilets (Exhibit #2). The on-land portion of the boat show is proposed to be located in the Marina Green Park, and within the marina parking lots and a portion of a public parking lot. Boats will be displayed in the water at docks AA and BB of the Downtown Marina. Public access to the event is restricted by admission fees which are charged to spectators during the nine day event (July 19-27, 1997). No portion of the restricted area is located on the sandy beach.

The public parking spaces displaced by the proposed event in the public parking lot are proposed to be replaced at a one-to-one ratio in a temporary dirt parking area. The replacement parking area is located on a wide portion of the beach next to the the 1st Place public beach parking lot (Exhibit #2). This temporary dirt parking area is used to provide overflow parking during other temporary events such as the Long Beach Grand Prix. The City also will allow visitors to use the Long Beach Convention Center's pay parking lot which is located across Shoreline Drive from the Marina Green.

The Marina Green is a landscaped park area located located on State tidelands in the Downtown Shoreline area of Long Beach (Exhibit #2). Shoreline Drive provides vehicular access to the Marina Green and its public parking areas. The Marina Green public parking areas, which provide parking for 1st Place Beach, are situated between the Marina Green park area and the Downtown Marina parking lots which are reserved for slip renters. The regional bicycle path runs through the area connecting the Los Angeles River Bicycle Path to the beach bicycle path (Exhibit #2). The regional bicycle path will remain open for public use during the event and set-up and take-down. The Long Beach Convention Center, Hyatt Hotel, Shoreline Village Shopping Center, 1st Place public beach, and Shoreline Aquatic Park are all located within walking distance of the Marina Green.

This is the 14th annual Long Beach In-the-Water Boat Show. The 1996 boat show, the first boat show held in the Marina Green area, was permitted by Coastal Development Permit 5-96-105 (City of Long Beach). Prior to 1996, the

annual boat show was held in Shoreline Park. The ongoing construction of the Long Beach Aquarium of the Pacific and Rainbow Harbor has temporarily displaced all park uses. This has necessitated the relocation of the boat show.

The proposed 1997 boat show is partially located in a public beach parking lot thereby displacing scarce public beach parking for most of the month of July (Exhibit #2). Pursuant to the Coastal Commission's Guidelines for the Exclusion of Temporary Events from Coastal Development Permit Requirements, a Coastal Development Permit is required because it would restrict public use of a public parking area for a significant period of time during the peak beach use period. The Commission's guidelines for temporary events apply in the area of the proposed event because it is located within the Commission's area of original jurisdiction. The Long Beach Downtown Shoreline area, where the Marina Green 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.

B. Recreation and Public Access

The proposed project must conform to 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.

The Marina Green public park and its public parking areas provide the public with coastal access and lower cost recreational opportunities which must be protected. 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 City's 1st Place Beach is located about 300 feet east of the event site (Exhibit #2). Because 1st Place Beach is the westernmost beach in the City, it is one of the City's most popular beaches, especially with the City's westside population. A primary parking supply for 1st Place Beach is the free parking located in the Marina Green parking areas.

The proposed event will temporarily interfere with public access to the public beach and recreational facilities in the Downtown Shoreline area of Long Beach by occupying a large portion of the public parking supply. Approximately 50-70 free public parking spaces in the Marina Green parking area will be occupied from event set-up on July 13 until July 30 when the area will be restored to public use. The impact to public access caused by the occupation of the public parking area during the peak beach use season must be mitigated in order to conform to the public access and recreation policies of the Coastal Act.

In order to mitigate the impacts to public access and protect the public's ability to access this coastal area during the proposed event, the City has proposed to replace the public parking spaces which will be displaced by the proposed event at a one-to-one ratio (Exhibit #3). The replacement parking area is proposed to be located in a temporary dirt parking area next to the the 1st Place public beach parking lot (Exhibit #2). Although the temporary parking lot is located on the beach, the relatively small area occupied by cars on this wide beach will not adversely impact the public's ability to use the sandy beach. The water is located approximately two hundred feet from the temporary parking area. This temporary dirt parking area is used to provide overflow parking during other temporary events such as the Long Beach Grand Prix.

The City also will allow visitors to use the Long Beach Convention Center's pay parking lot which is located across Shoreline Drive from the Marina Green. The Long Beach Convention Center's pay parking lot, however, costs approximately six dollars to park and is located about twice as far from 1st Place Beach as the free public parking provided in the Marina Green lots. The large convention center parking supply will meet the increased parking demands generated by the boat show during the nine day event.

The Commission finds that only if the free public parking supply is replaced at a minimum one-to-one ratio near 1st Place Beach as proposed are the impacts to public access adequately mitigated. Therefore, the permit is conditioned to require the City to provide replacement public beach parking for all public parking displaced on the site of the event at a minimum one-to-one ratio (one replacement parking space for each public parking space displaced). The replacement public beach parking shall be provided on the dirt parking area located next to the public beach parking lot at 1st Place Beach (Exhibit #2). The replacement public beach parking shall be available for public use daily between the hours of 10 a.m. and 8 p.m. commencing on the first day of set-up and continuing until the public parking displaced by the event has been reopened for public use.

In addition, the City shall provide and erect directional and informational signs which clearly communicate to the public that additional public beach parking is available in and adjacent to the public beach parking lot at 1st Place Beach (Exhibit #2). At a minimum, the directional and informational signs shall be posted at: 1) near the intersection of Shoreline Drive and Shoreline Village Drive at the west entrance to the Marina Green public parking area; 2) near the intersection of Shoreline Drive and Linden Avenue at the east entrance to the Marina Green public parking area; and 3) at the entrance to the 1st Place Beach public beach parking lot. The directional and

informational signs shall remain posted every day between the hours of 10 a.m. and 8 p.m. commencing on the first day of set-up and continuing until the public parking displaced by the event has been reopened for public use. The City has agreed to post the required signs (Exhibit #3).

Finally, the proposed event shall not interfere with the public's use of the regional bicycle path, which runs through the event site. The regional bicycle path runs through the area connecting the Los Angeles River Bicycle Path to the beach bicycle path (Exhibit #2). The regional bicycle path provides coastal access to cyclists from inland areas to Long Beach and Orange County. Therefore, the bicycle path shall remain open and unobstructed. The City has agreed to keep the bicycle path open (Exhibit #3).

Therefore, only as conditioned does the Commission find that the proposed temporary development and event is consistent with the public access and recreation policies contained in the Coastal Act.

C. California Environmental Quality Act (CEQA)

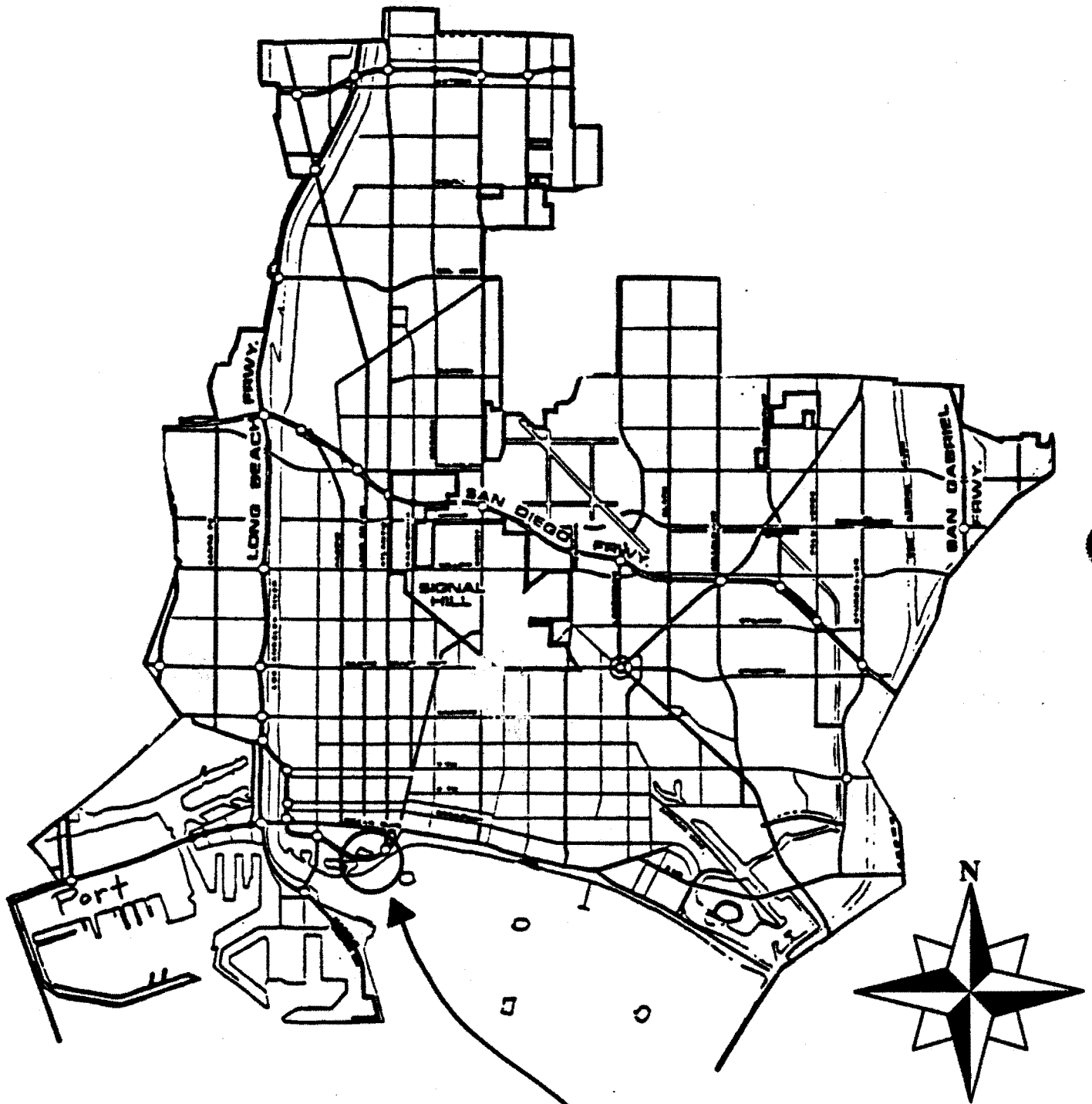
Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i)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

The proposed project has been conditioned in order to be found consistent with the public access and recreation policies of the Coastal Act. Mitigation measures, including the provision of replacement parking for beach users will minimize all adverse impacts. 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, as conditioned, can be found consistent with the requirements of the Coastal Act to conform to CEQA.

D. Local Coastal Program

The City of Long Beach Local Coastal Program (LCP) was certified by the Commission on July 22, 1980. 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.

City of Long Beach



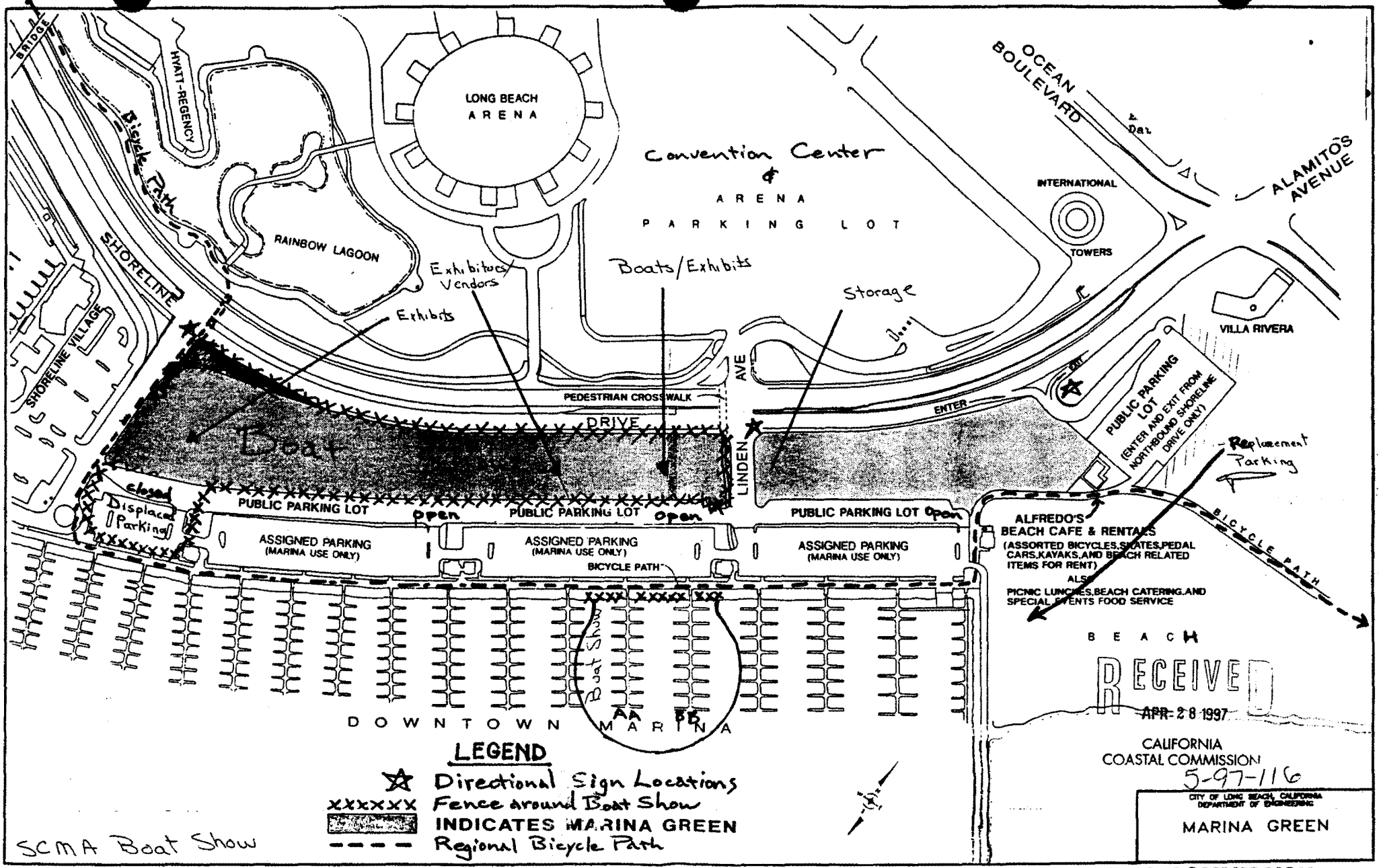
Boat Show

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EXHIBIT # 1

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SCMA Boat Show

- LEGEND**
- ★ Directional Sign Locations
 - xxxxxx Fence around Boat Show
 - INDICATES MARINA GREEN
 - Regional Bicycle Path

Event Plan

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EXHIBIT # 2

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RECEIVED
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CALIFORNIA
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5-97-116
CITY OF LONG BEACH, CALIFORNIA
DEPARTMENT OF ENGINEERING
MARINA GREEN



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

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RECEIVED
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5-97-116

April 25, 1997

Mr. Charles Damm
South Coast District Director
California Coastal Commission
245 West Broadway, Suite 380
Long Beach, CA 90802

Dear Mr. Damm:

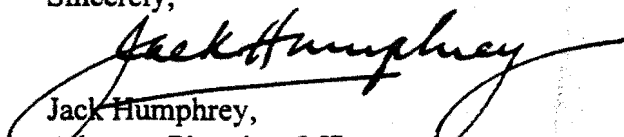
Please find attached an application for a Coastal Development Permit for the temporary use of Marina Green Park for a boat show in July. The show is sponsored by the Southern California Marine Association (SCMA). The dates for the show are July 19 through July 27. The anticipated dates for set-up are July 13 through July 18, and for take down between July 28 through July 30. The public road located between Marina Green and the marina will be closed during the boat show (between docks q and t), and therefore a coastal permit has been determined to be required.

The Boat Show was held in this location last year quite successfully. The replacement parking will be provided on the beach, in the same area as for last year's show, south of Alfredo's. The number of spaces temporarily displaced will range between 50 and 70, and one for one replacement will be provided. The displaced parking will be at the far western portion of the lot, so disruption to public access will be minimal. Directional signs will also be provided and the bicycle path will remain open.

The alternative parking will be accessible beginning one-half hour before the show time until one-half-hour after the show time. The show times are noon to 8:00 p.m. during the week and 10:00 a.m. to 8:00 p.m. on Saturdays and Sundays.

We request that this item be on the June Coastal Commission Agenda, as the event is scheduled to occur in July. Please do not hesitate to call me or my staff if you require additional information or have questions regarding this application.

Sincerely,


Jack Humphrey,
Advance Planning Officer

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EXHIBIT # 3

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