

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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 Staff: CP-LB  
 Staff Report: 12/18/97  
 Hearing Date: Jan. 12-16, 1998  
 Commission Action:



*CP*

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-97-331

APPLICANT: City of Long Beach

AGENTS: Dennis Eschen, Supervisor of Parks Planning & Development  
 Jack Humphrey, Advance Planning Officer

PROJECT LOCATION: On beach at 5416 E. Ocean Boulevard, City of Long Beach,  
 Los Angeles County.

PROJECT DESCRIPTION: Establish two youth sand soccer fields (75'x 105') on a  
 sandy beach by erecting four 8 foot high goals (2 goals  
 per field).

|                    |                |
|--------------------|----------------|
| Lot Area           | 15,750 sq. ft. |
| Building Coverage  | 0 sq. ft.      |
| Pavement Coverage  | 0 sq. ft.      |
| Landscape Coverage | 0 sq. ft.      |
| Parking Spaces     | 188            |
| Zoning             | P: Park        |
| Plan Designation   | Public Beach   |
| Ht abv fin grade   | 8 feet         |

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with special conditions to protect public access to the beach. The City agrees with the recommendation.

LOCAL APPROVAL RECEIVED:

1. City of Long Beach Approval in Concept, 10/22/97.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Long Beach Certified Local Coastal Program, 7/22/80.
2. Coastal Development Permit 5-93-232 (Long Beach Parking Lot Hours).

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**STAFF NOTE:**

A Coastal Development Permit is required from the Commission for the proposed development because the site is located on state tidelands within the Commission's area of original jurisdiction. Pursuant to Section 30519 of the Coastal Act, any development located within the Commission's area of original jurisdiction requires a Coastal Development Permit from the Commission. The Commission's standard of review for the Coastal Development Permit for the proposed development is the Chapter 3 policies of the Coastal Act. The City of Long Beach certified LCP is advisory in nature and may provide guidance.

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**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. Assumption of Risk

By acceptance of this Coastal Development Permit, the City agrees that: (a) the applicant understands that the site may be subject to extraordinary hazard from storms, waves and erosion; and (b) the applicant hereby waives any future claims of liability against the Commission or its successors in interest for damage from such hazards.

#### 2. Beach Access Corridor

A beach access corridor for public access shall be maintained at all times between the sea and the sand soccer fields. The minimum width of the required beach access corridor shall be two hundred (200) feet, measured between the Mean High Tide Line (MHTL) and the goals of the approved sand soccer fields. Should beach erosion or any other factor reduce the distance between the Mean High Tide Line (MHTL) and the goals of the approved sand soccer fields to less than the required two hundred feet, the City shall submit an amendment request to the Commission for the removal or relocation of the sand soccer fields.

#### 3. Safety Buffer

A safety buffer of at least 150 feet shall be maintained between the sand soccer fields and: a) the beach bicycle path; and b) the Claremont Avenue Boat Launch.

#### 4. Permitted Development

The development approved by Coastal Development Permit 5-97-331 (City of Long Beach) is limited to the establishment and use of two sand soccer fields, including four 8 foot high goals (2 goals per field). The erection or placement of bleachers or benches on the beach, whether permanent or temporary, is not permitted. Furthermore, there shall be no fees charged, or other limitations, for spectator viewing.

#### IV. Findings and Declarations

The Commission hereby finds and declares:

##### A. Project Description

The City of Long Beach proposes to establish two youth sand soccer fields (75'x 105') on the sandy beach near 54th Place (See Exhibits). The proposed soccer fields will be used by organized youth soccer leagues, but the City will also allow the general public to use them when they are not reserved by the leagues. No seats, bleachers, benches or fences are proposed. The proposed development is limited to the erection of four 8 foot high goals (2 goals per field). The goal structures will be placed on the beach with concrete footings (Exhibit #4). As the proposed fields are for the sport of sand soccer, no sand area will be converted to grass. The City also states that no admission fees will be charged for spectator viewing.

The site of the proposed sand soccer fields is located on the beach near 54th Place and the Claremont Avenue boat launch (Exhibits # 2&3). The beach in this area is approximately 500 feet wide and underutilized in comparison to other City beaches. A 188 space public beach parking lot and a public restroom are located adjacent to the site and the public boat launch. The City currently limits the use of the boat launch to catamarans and other small sailboats. The beach bicycle path runs between the public beach parking lot and the proposed sand soccer fields (Exhibit #3).

##### 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.

Section 30221 of the Coastal Act states:

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.

The proposed project will provide additional low cost opportunities for coastal recreation on an underutilized sandy beach which is approximately 500 feet wide. The beach is large enough for the proposed project to co-exist with the established coastal activities in the area. As the proposed fields are for the sport of sand soccer, no sand area will be converted to grass. Adequate parking is provided by the public beach parking lots and the public streets located near the site.

The proposed project, however, must be conditioned in order to ensure that it does not interfere with the existing established uses on the beach. These uses include: sunbathing, shore fishing, strolling, swimming, bicycle riding, skating, boating, and even kite flying. Therefore, in order to protect public access to and along the water, the Commission finds that a beach access corridor must be maintained at all times between the sea and the sand soccer fields. The minimum width of the required beach access corridor shall be two hundred (200) feet, measured between the Mean High Tide Line (MHTL) and the goals of the approved sand soccer fields. Should beach erosion or any other factor reduce the distance between the Mean High Tide Line (MHTL) and the goals of the approved sand soccer fields to less than the required two hundred feet, the City shall submit an amendment request to the Commission for the removal or relocation of the sand soccer fields.

In addition, a safety buffer must be maintained between the proposed soccer fields and the boat launch and bike path to prevent pedestrians from congregating in the bicycle lanes and the boat launch ramp where moving vehicles could present a danger. Therefore, the permit approval is conditioned to require that the City maintain a safety buffer of at least 150 feet shall be maintained between the sand soccer fields and: a) the beach bicycle path; and b) the Claremont Avenue Boat Launch.

Finally, in order to limit the placement of structures on the beach, the development approved by this permit is limited to the establishment and use of two sand soccer fields, including four 8 foot high goals (2 goals per field). The erection or placement of bleachers or benches on the beach, whether permanent or temporary, is not permitted. Furthermore, there shall be no fees charged, or other limitations, for spectator viewing.

As conditioned, the proposed project will have no significant impact on coastal resources or coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and the City of Long Beach certified LCP. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Sections 30210, 30213 and 30221 of the Coastal Act.

#### C. Hazards

Section 30253(1) of the Coastal Act states:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

The proposed project is located on a sandy beach. The beach width in this area is approximately five hundred feet measured from the Mean High Tide Line (MHTL) to Ocean Boulevard (Exhibit #3).

Several hundred feet south of the site, on the peninsula, the beach has recently eroded at a rate of six to sixty feet per year because of its exposure to southern waves. The City routinely renourishes this beach with dredge spoils and builds berms to protect the adjacent structures from flooding due to high tides and storm waves.

The Commission has routinely placed "assumption of risk" conditions on Coastal Development Permits for projects in or near areas of erosion and/or flood hazards. Previously, the Commission placed "assumption of risk" conditions on Coastal Development Permits 5-91-695, 5-94-102 and 5-95-283 (City of Long Beach) when it approved permits for moving sand to protect the peninsula. Therefore, because the site may be subject to extraordinary hazard from storms, waves and erosion, the Commission requires the applicant to waive any future claims of liability against the Commission or its successors in interest for damage from such hazards. As conditioned, the proposed project is consistent with Section 30253 of the Coastal Act.

#### D. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development 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 this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a Coastal Development Permit on grounds it would 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) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

The City of Long Beach Local Coastal Program was certified by the Commission on July 22, 1980. The certified Local Coastal Program states that only beach-dependent recreational facilities should be located on the beach. The sport of sand soccer is, of course, dependent on sand. Although sand soccer can be played anywhere where there is enough sand, ocean beaches naturally provide the sandy areas necessary for the sport. In fact, the sport of sand soccer originated on ocean beaches. In many parts of Latin America, the sport of sand soccer is a common sight on the beach. Therefore, sand soccer meets the qualification of being beach-dependent, at least in the City of Long Beach where there are no other large sandy areas to play sand soccer.

The proposed project will provide coastal-dependent recreational opportunities for youth leagues and the general public. Therefore, the proposed project complies with the policies of the certified LCP. However, because the project is located seaward of the former mean high tide line, in the Commission's area of original jurisdiction, the LCP is advisory in nature and may provide guidance. The standard of review for this project is the Coastal Act.

Approval of the project cannot prejudice the local government's ability to prepare a certifiable LCP because the City of Long Beach LCP was certified in 1980. The proposed project, as conditioned, is consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

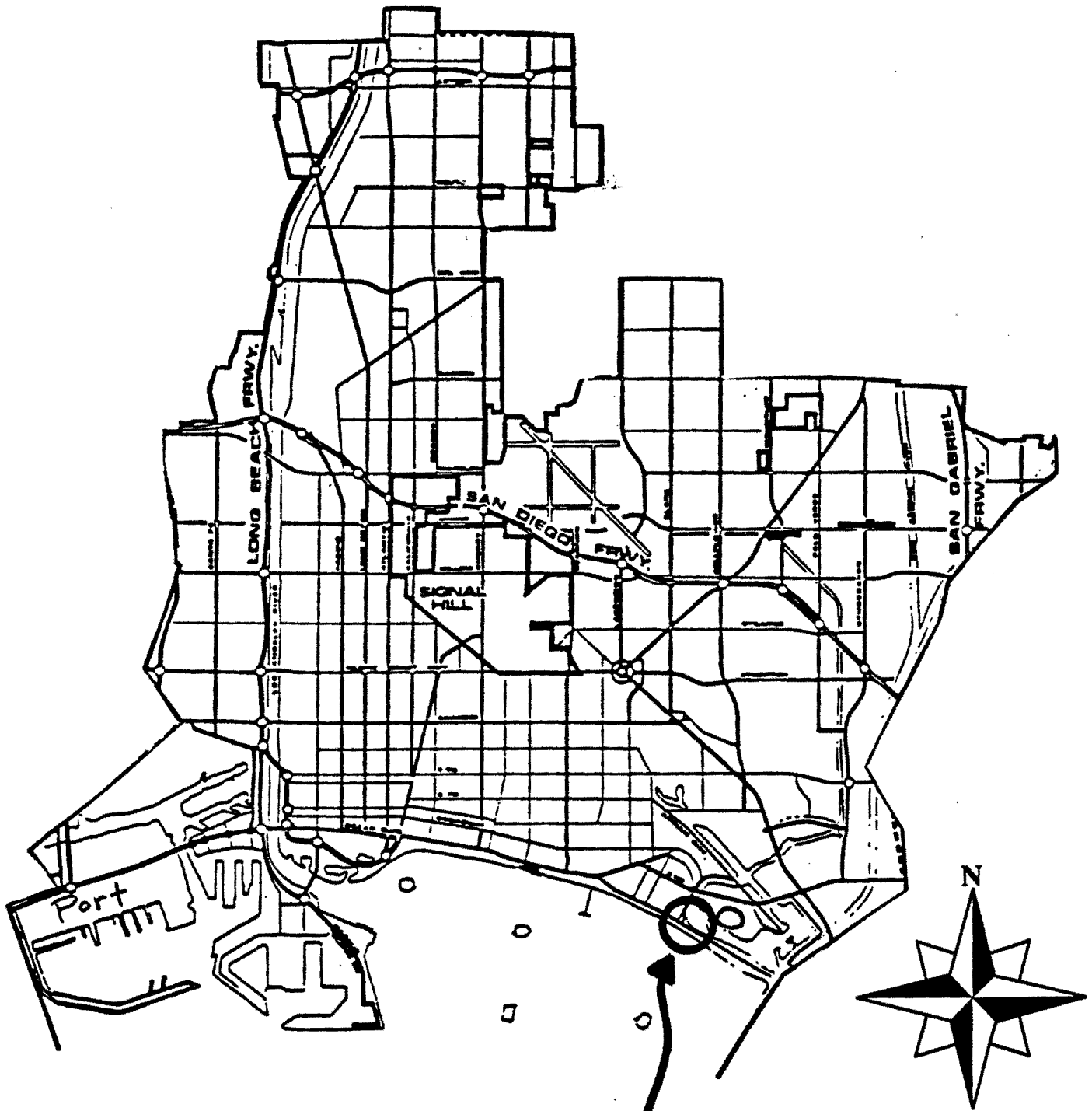
E. California Environmental Quality Act

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, as conditioned, does not have significant impacts on the environment. Therefore, the Commission finds that the project, as conditioned, 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

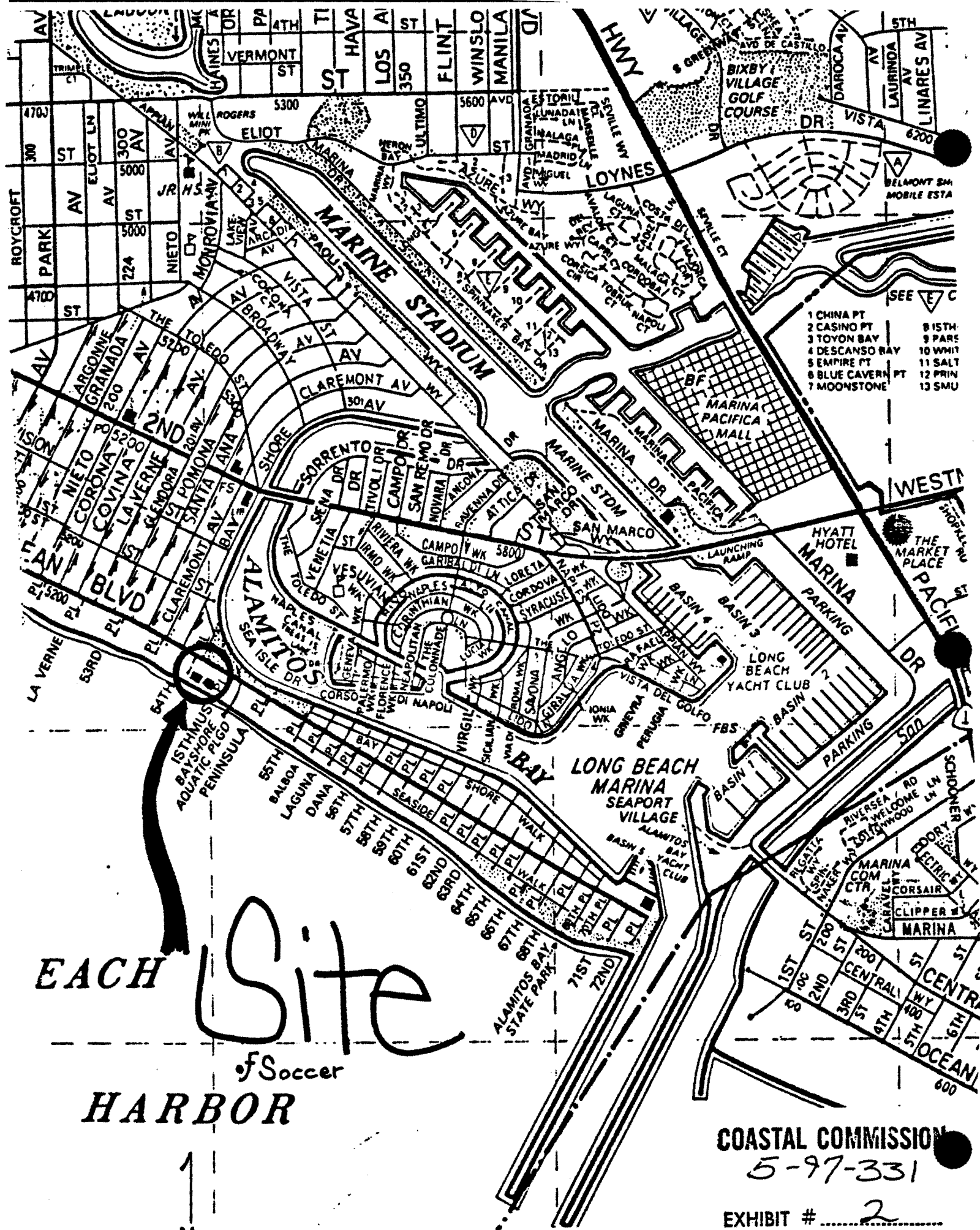
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EXHIBIT # 1

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- 1 CHINA PT
- 2 CASINO PT
- 3 TOYON BAY
- 4 DESCANSO BAY
- 5 EMPIRE PT
- 6 BLUE CAVERN PT
- 7 MOONSTONE
- 8 5TH
- 9 PARE
- 10 WHIT
- 11 SALT
- 12 PRIN
- 13 SMU

**EACH** *Site*  
 of Soccer  
**HARBOR**

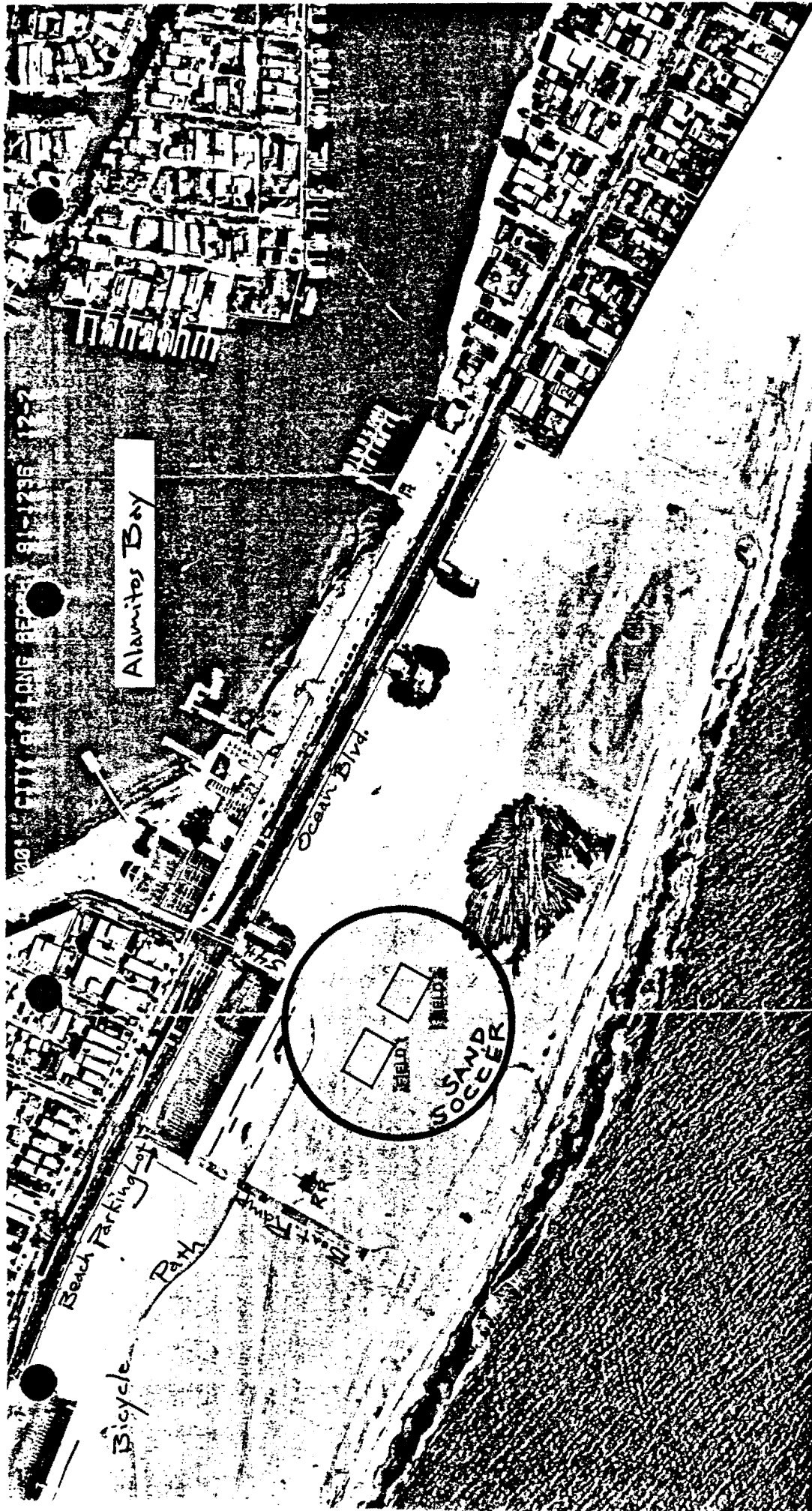


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EXHIBIT # 2

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# BEACH SOCCER



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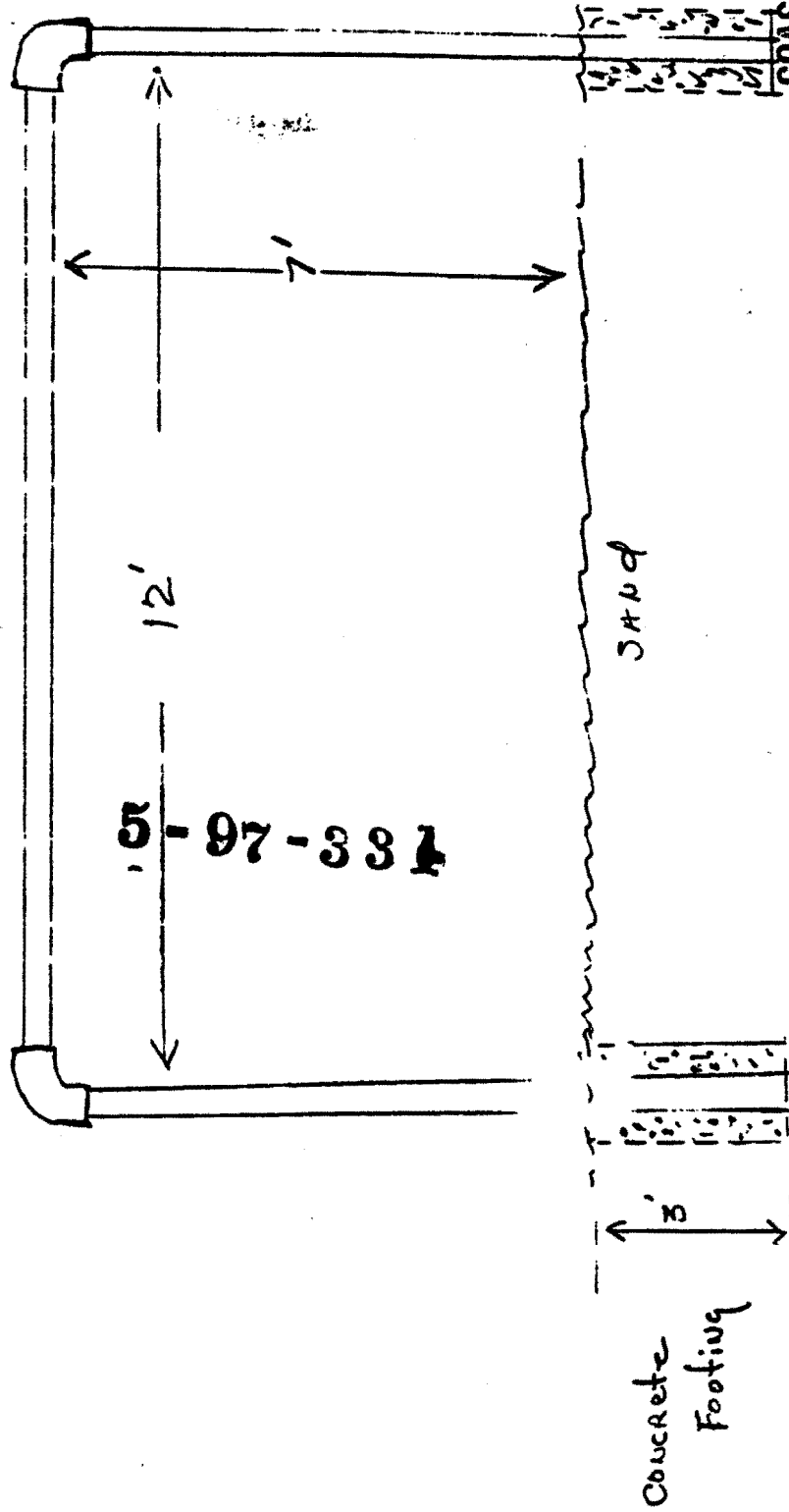
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EXHIBIT # 3

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Beach Soccer Goals

2 1/2" Galv. Pipe Soccer Goal



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