

*18h**92***CALIFORNIA COASTAL COMMISSION**

South Coast Area Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

Filed: 1/28/98
49th Day: 3/18/98
180th Day: 7/27/98
Staff: Padilla-LB *CP*
Staff Report: 1/29/98
Hearing Date: 3/10-13/98
Commission Action:

**RECORD PACKET COPY****STAFF REPORT: REGULAR CALENDAR**

APPLICATION NO.: 5-98-009

APPLICANT: City of Santa Monica

AGENT: Judith Meister

PROJECT LOCATION: Located along the Promenade and beach area south of the Pier, between Colorado Avenue to the north and Bay Street to the south, in the City of Santa Monica.

PROJECT DESCRIPTION: Renovation of the existing beach boardwalk and adjacent recreational facilities including: placement of new landscaping including sod; replacement of asphalt/concrete boardwalk with decorative concrete paving; construction of seat walls; renovation of children's play area and gymnastic equipment; expansion of Chess Park; replacement of the existing furniture, street lighting and water fountains; widening of the existing bicycle path by 6 feet; construction of a vehicle turn-out and beach drop-off at the terminus of Bay Street; and demolition and reconstruction of the two existing restrooms.

Lot area:	122,593 sq. ft.
Pavement coverage:	35,972 sq. ft.
Landscape coverage:	15,500 sq. ft.
Parking spaces:	N/A
Zoning:	Public Beach
Ht abv fin grade:	15 feet (restrooms)

LOCAL APPROVALS RECEIVED: Approval In Concept

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permits: #5-86-851(City of Santa Monica); #5-84-591(City of Santa Monica)

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval with special conditions regarding placement of signage notifying the public of the availability and location of the beach drop-off area.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval.

The Commission hereby grants a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act 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 Condition

1. Signage

The applicant shall install signage at the Bay Street turn-around/ beach drop-off area indicating that the area is for public use as a beach drop-off area. The City shall submit, for review and approval by the District Director, a signage plan showing the size, wording and location of the signs. Information signs directing the public to the beach drop-off shall be placed, at a minimum, along Bay Street at the intersections Ocean Way and Bay Street.

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description

The applicant proposes to renovate the existing beach boardwalk and adjacent recreational facilities including: placement of new landscaping including sod; replacement of asphalt/concrete boardwalk with decorative concrete paving; renovation of children's play area and gymnastic equipment; expansion of Chess Park; replacement of the existing furniture, street lighting and water fountains; widening the existing bicycle path by 6 feet; and demolition and reconstruction of the two existing restrooms.

The proposed improvements will be located in the City of Santa Monica between Moss Avenue, located just south of the Pier, and Bay Street, a distance of approximately .38 miles. The proposed area will include The Promenade, a paved 20 foot linear walk located along the inland edge of the beach, and the immediately adjacent beach and the existing bikepath.

The beach in this area varies in width from 500 feet in the southern portion of the proposed development, along Bay Street, to approximately 700 feet just south of the Pier.

The beach area is currently developed with volleyball courts, swings, outdoor gymnastic facilities, a children's play area, County Lifeguard Headquarters, two restroom facilities, outdoor art sculpture, landscaping and the bike path. The portion of the bike path between Bay Street and the Pier meanders in and out and varies in distance from 100 feet to 400 feet seaward of The Promenade and 300 to 500 feet from the ocean.

At the foot of Pico Boulevard and extending out onto the beach is the concrete walled Pico-Kentor storm drain. The drain ends and empties on the beach.

Inland and adjacent to The Promenade there are a small group of visitor serving establishments selling food and beach-related items and a mix of apartments and public parking lots.

In 1984 the Commission approved beach improvements between Barnard Way and Bay Street (5-84-591 Santa Monica Redevelopment Agency). The improvements included a linear Park, a 4 acre Central Park with children's playground, food concession, restrooms, picnic tables, a 1.5 acre South Park, shoreline

accessway for physically handicapped persons, and separation of the bike/skate path from the pedestrian promenade.

The City has received a letter from the Department of State Parks and Recreation approving the proposed project.

B. Public Access and Recreation

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 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212 of the Coastal Act states in part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

- (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,
- (2) adequate access exists nearby...

Section 30213 of the Coastal Act states in part:

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 be located within a .38 mile stretch of beach located between the Pier to the north and Bay Street to the south. The beach varies in width from 500 to 700 feet.

The intent of the proposed project is to improve the existing facilities and make the area more attractive and encourage public use. Over the years the City has improved the beach area immediately to the south of the project site

and to the Pier. However, the area between the Pier and Bay Street have not benefited from any major improvements. Because of the lack of upgrades the area does not experience a significant amount of use as compared to the South Beach improvements and the Pier. Furthermore, because of the broad beach and distance from the water beachgoers do not use this area for beach activities. Beachgoers generally use the area that is seaward of the bicycle path and closer to the water.

To make the area more attractive the City proposes to resurface the promenade, replace the existing gymnastic equipment and children's playground equipment, construct an area for performances, expand the chess area by providing additional tables and constructing a large scale ground surface chess board (treated concrete), install seat walls, landscape, provide a beach drop-off area, and widen the existing bicycle path in order to reduce user conflicts, and provide pedestrian connections (wooden paths) from the Pier, bicycle path and beach to improve and encourage access to the area.

By improving the area the City hopes to draw people that park in the South Beach Park parking lots and the Pier parking lot to the parking lots that are adjacent to the proposed improvement area and encourage more use of the area.

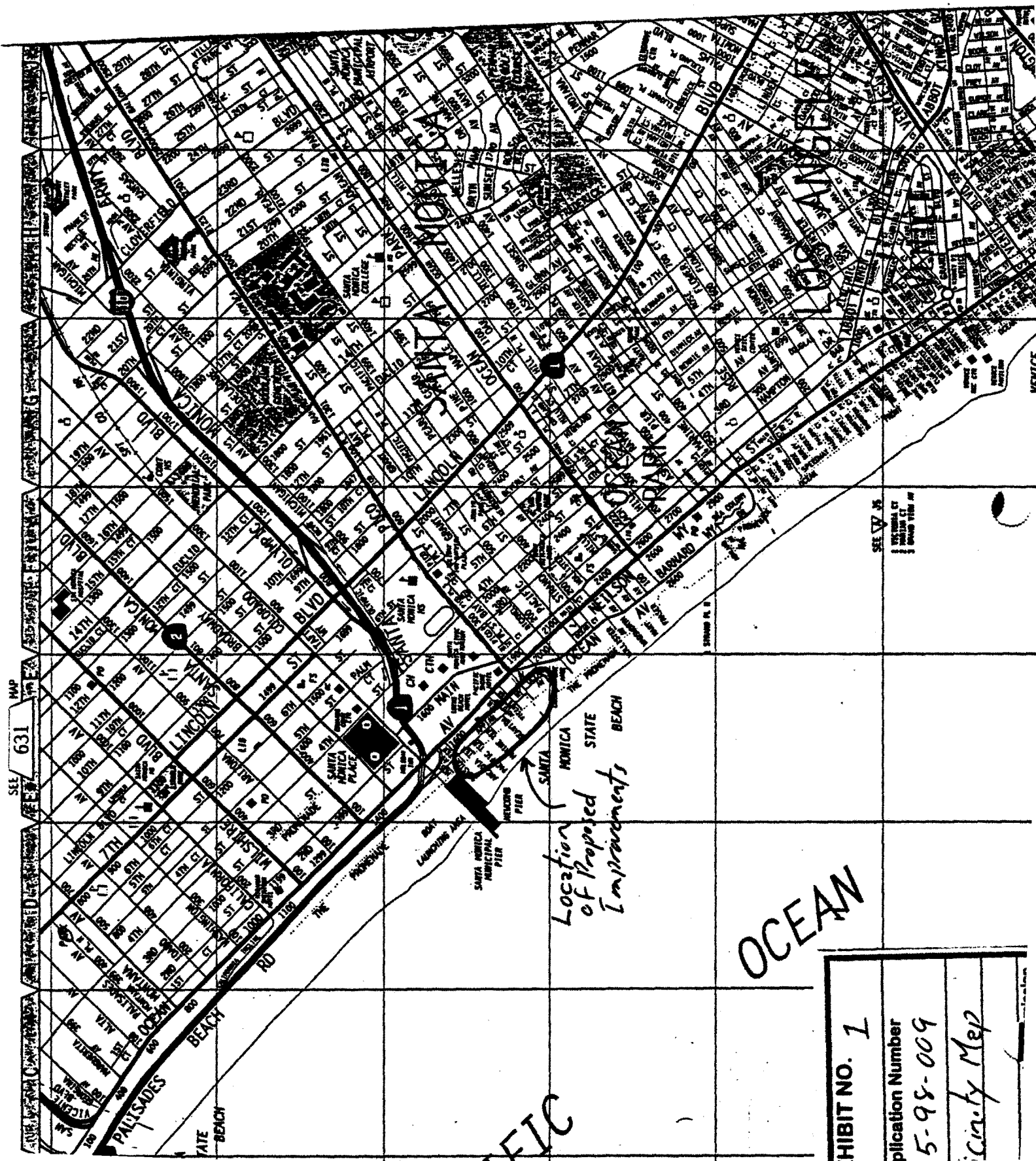
The widening of the bicycle path from its current 14 feet to 20 feet is to provide lanes for bicyclist and lanes for roller skaters to reduce the safety hazards that are caused when there is a mix of users going at different rates of speed. The 6 foot widening of the bicycle path will be done on the seaward side of the existing path. Although the widening will take up sandy beach area the beach is very broad along this area and the amount of widening is not significant and will not adversely impact the area used by beachgoers.

The City also proposes to construct a street turn-around and beach drop-off area by extending Bay Street seaward of the Promenade and constructing a cul-de-sac at the end. The cul-de-sac will extend approximately 60 feet seaward from the existing 20 foot wide promenade. At this junction the Promenade makes a 90 degree turn seaward directly inline with Bay Street and follows the northern edge of the South Beach public beach parking lot and then intersects the bicycle path/pedestrian promenade that runs parallel to the ocean.

The proposed street turn-around will be constructed over a portion of sandy beach. However, because the proposed area is over 500 feet from the water, is bounded by a parking lot to the south and the Pico-Kentor storm drain to the north, and provides no recreational facilities, the area is not heavily used. The turn-around will make the area more accessible and encourage more public use of the area.

The City is also proposing to realign the Promenade to accommodate the cul-de-sac and provide a smoother connection between the promenade south of Bay Street and the promenade north of Bay Street. The new connection will encourage pedestrians to use the promenade rather than continuing on the bicycle path which is currently the practice which causes user conflicts between bicyclist and pedestrians.

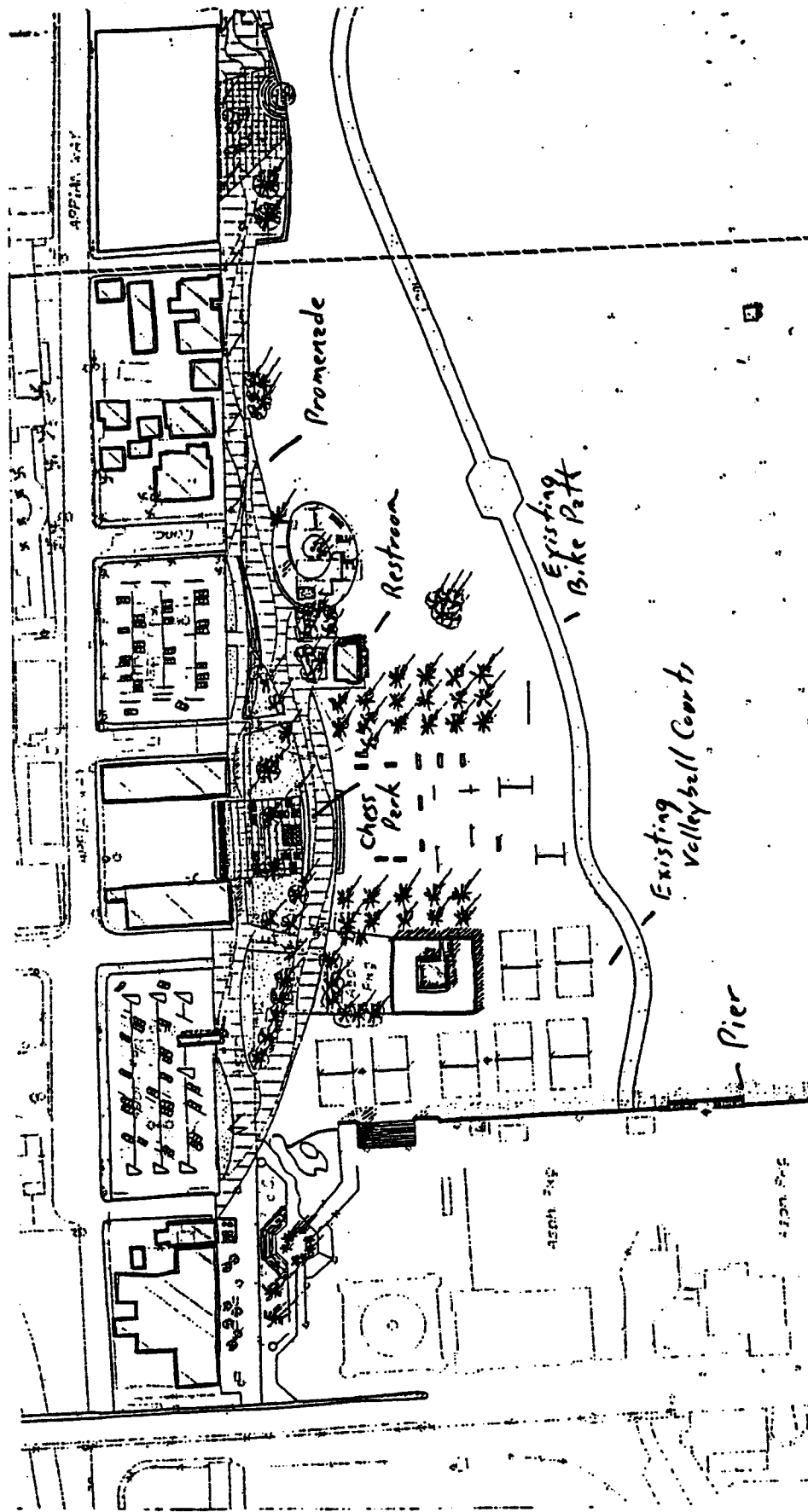
The City also is proposing to place signs at the bicycle and promenade intersection directing the public to the appropriate path to reduce the potential user conflicts. To ensure that the proposed street turn-around is used as a public beach drop-off and that drivers are aware of the drop-off



Location of Proposed Improvements

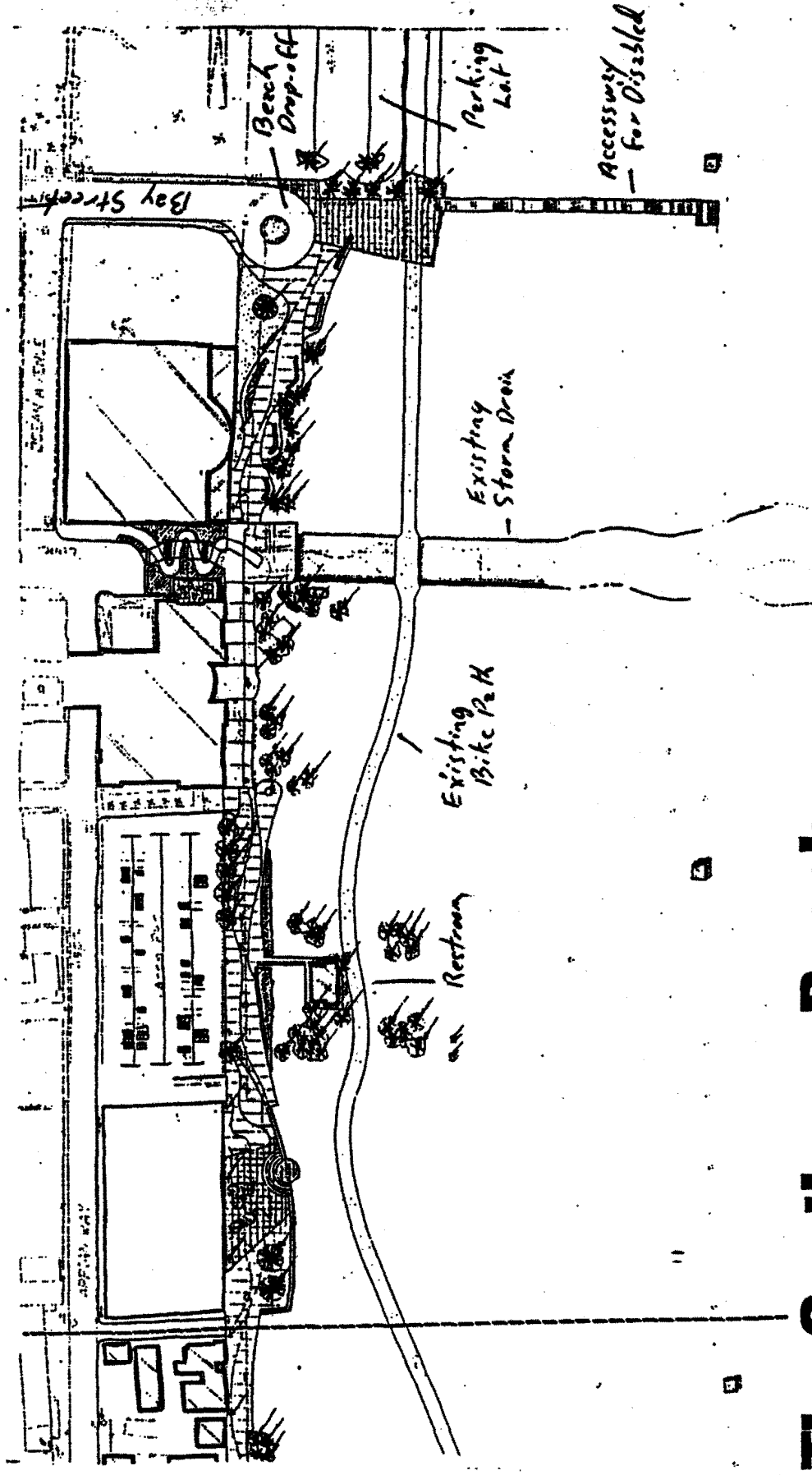
OCEAN

EXHIBIT NO. 1
Application Number
5-98-009
City Map



The Northern Beach

EXHIBIT NO. 2
Application Number
5-98-009
Conceptual Drawing
Northern Section
California Coastal Commission



The Southern Beach

EXHIBIT NO.	3
Application Number	5-98-009
Conceptual Drawing	Southern Section
California Coastal Commission	