

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: 5/28/98
49th Day: 7/16/98
180th Day: 11/24/98
Staff: AJP-LB
Staff Report: 6/3/98
Hearing Date: 7/7-10/98
Commission Action:

**STAFF REPORT: PERMIT AMENDMENT**

APPLICATION NO.: 5-97-011A1

APPLICANT: City of Hermosa Beach

PROJECT LOCATION: Public Parking Lot "C", bounded by Hermosa Avenue, Beach Drive, 13th Street and 14th Court, Hermosa Beach, Los Angeles County

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED: Construction of a 30-foot high, four-level parking structure providing 380 public public parking spaces, plus 100 spaces to support the hotel development located at 1300 The Strand (Coastal Development Permit #5-96-282); and 7,000 square feet of retail/office space along Hermosa Avenue. The City will operate a free public shuttle service seven days a week, between the hours of 7:00 a.m. and 6 p.m., to serve the beach and remote parking lots during construction of the parking structure.

DESCRIPTION OF AMENDMENT: Change the parking structure to 25.5 feet, 3 1/2 levels, with elevator structures extending to 37 and 42 feet, and reduce the number of public parking spaces to 300.

SUBSTANTIVE FILE DOCUMENTS: Hermosa Beach Land Use Plan; Coastal Development Permits: #5-82-251 (City of Hermosa Beach) and amendment, #5-92-177 (City of Hermosa Beach), #5-96-282 (Seaview Hotel); Final Environmental Impact Report for The Hermosa Inn & Parking Structure Project (SCH#96051009); City of Hermosa Beach Downtown Circulation and Parking Initial Study, April 1996.

PROCEDURAL NOTE: The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) The Executive Director determines that the proposed amendment is a material change,
- 2) Objection is made to the Executive Director's determination of immateriality, or
- 3) the proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Admin. Code 13166.

SUMMARY OF STAFF RECOMMENDATION:

The staff recommends that the Commission determine that the proposed development with the proposed amendment, subject to the conditions below, is consistent with the requirements of the Coastal Act.

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

Special condition #5 of the original permit, should be modified to read as follows:

Final Plans

The permittee shall submit prior to the issuance of the permit, for review and approval by the Executive Director, final project plans showing each parking structure level, location of public and hotel parking spaces, ingress and egress, and elevation drawings. The plans shall show up to 400 parking spaces, 100 of which are to be reserved for hotel use and the remaining spaces for the general public. The plans shall be in substantial conformance with the project description and the preliminary plans.

In the event that there is a change from the approved final plans, the City shall notify the Executive Director in writing. After review of the proposed change, the Executive Director will determine if an amendment is required.

Note: Unless specifically altered by this amendment, all conditions imposed on the previously approved permit remain in effect.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

A. Project and Area Description

The City of Hermosa Beach proposes to amend the original permit to reduce the height and parking capacity of the originally approved 30 foot high (roof level), 4 level, 380 public parking spaces, plus 100 spaces to support an adjacent hotel development (CDP#5-96-282). The amendment will reduce the project to 25.5 feet in height (roof level) and 3 1/2 levels, and reduce the number of public parking spaces from 380 to 300 (100 additional spaces will be provided for the hotel use as originally proposed).

The proposed project is located on a site currently developed with a 135 space public surface parking lot within the downtown area of Hermosa Beach. The site is situated between Hermosa Beach to the east, Thirteenth Street to the south, Beach Drive to the west and Fourteenth Court (unimproved) to the north.

The City of Hermosa Beach is located in the South Bay area of Los Angeles County between Manhattan Beach to the north and Redondo Beach to the south. The City of Hermosa Beach provides approximately .75 miles of beachfront.

B. Public Access

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 30252 of the Coastal Act states in part:

The location and amount of new development should maintain and enhance public access to the coast by... (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation....

In addition the Parking policy C.1. states:

That the City should not allow the elimination of existing on-street parking or elimination of existing on-street parking or off-street parking spaces within the coastal zone. Future residential and commercial construction should provide the actual parking necessary to meet the demand generated.

The public parking lot is located a block from the pedestrian promenade, beach and the visitor-serving Lower Pier area. The public parking lot provides parking for visitors to these areas. The temporary loss of the public parking spaces within the surface parking lots (Lot "B" and "C") and along Thirteenth Street will cause temporary adverse impacts to beach access and to the visitor-serving areas.

As stated in the original report, due to construction and staging activities, the proposed project would temporarily displace all 135 public parking spaces in Lot "C" due to construction of the parking structure, 47 metered spaces along Thirteenth Street, and all 44 spaces in Lot "B", located south of Lot "C" and across Thirteenth Street. As construction progresses, and construction and staging activities are moved on-site, Thirteenth Street and Lot "B" will become available for public parking.

To mitigate the temporary loss of public parking the City, in the original permit, proposed a free shuttle service that would run between four remote lots and the beach for the duration of construction and the City would discontinue the selling of parking permits for on-street meter parking to employees of the downtown businesses. The Commission also required the shuttle service and elimination of the parking permits as conditions of the permit.

Other conditions of approval included that the applicant implement a publicity program notifying downtown businesses/employees and visitors of the availability and location of the free remote parking lots; limitation of public parking rates for the parking structure; and the submittal of final plans showing a total of 480 parking spaces.

The eighty public spaces that are being removed from the proposed development are not required spaces to support existing or proposed downtown development. The proposed project will result in a net gain of 165 parking spaces available

for public use and will continue to provide 100 additional spaces for the exclusive use of the adjacent hotel (currently under construction) as originally proposed. Therefore, the reduction in the number of public spaces will not adversely impact public beach access. Special condition #5 requiring final plans showing a total of 480 spaces should be amended to show a total of 400 spaces, 100 of which are to be reserved for hotel use. Furthermore, the condition also requires that any change from the approved final plans will require that the applicant notify the Executive Director in writing and that the Executive Director will determine if an amendment is required. The Commission, therefore, finds that as amended the proposed project is consistent with Section 30213 and 30252 of the Coastal Act and with the City's certified LUP.

F. Local Coastal Program

(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.

On September 1981, the Commission certified, with suggested modifications, the land use plan portion of the Hermosa Beach Local Coastal Program. The certified LUP contains policies to guide the types, locations and intensity of future development in the Hermosa Beach coastal zone. Among these policies are those specified in the preceding section regarding public access, visual resources. The proposed development, as conditioned, is consistent with the policies of the certified LUP. As proposed the project will not adversely impact coastal resources or access. The Commission, therefore, finds that the proposed project will be consistent with the Chapter 3 policies of the Coastal Act and will not prejudice the ability of the City to prepare a Local Coastal Program implementation program consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

G. CEQA

Section 13096(a) 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.

There are no negative impacts caused by the proposed development which have not been adequately mitigated. Therefore, the proposed project is found consistent with CEQA and the policies of the Coastal Act.

5-97-011A

Vicinity Map

Figure 3-2

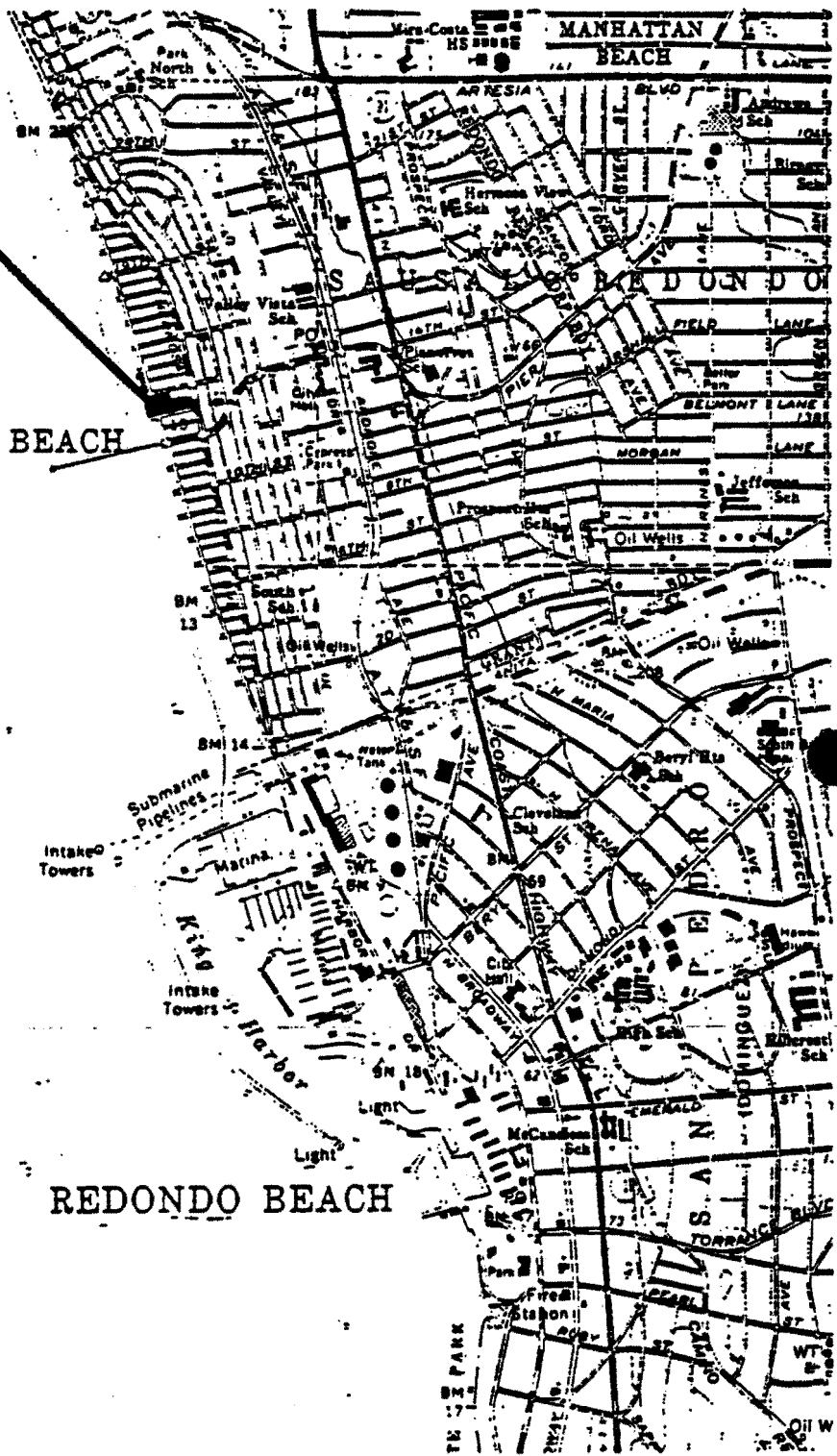
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CALIFORNIA
COASTAL COMMISSION HERMOSA BEACH

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EXHIBIT NO.	1
Application Number	5-97-011A
	Vicinity Map
California Coastal Commission	



REDONDO BEACH

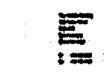
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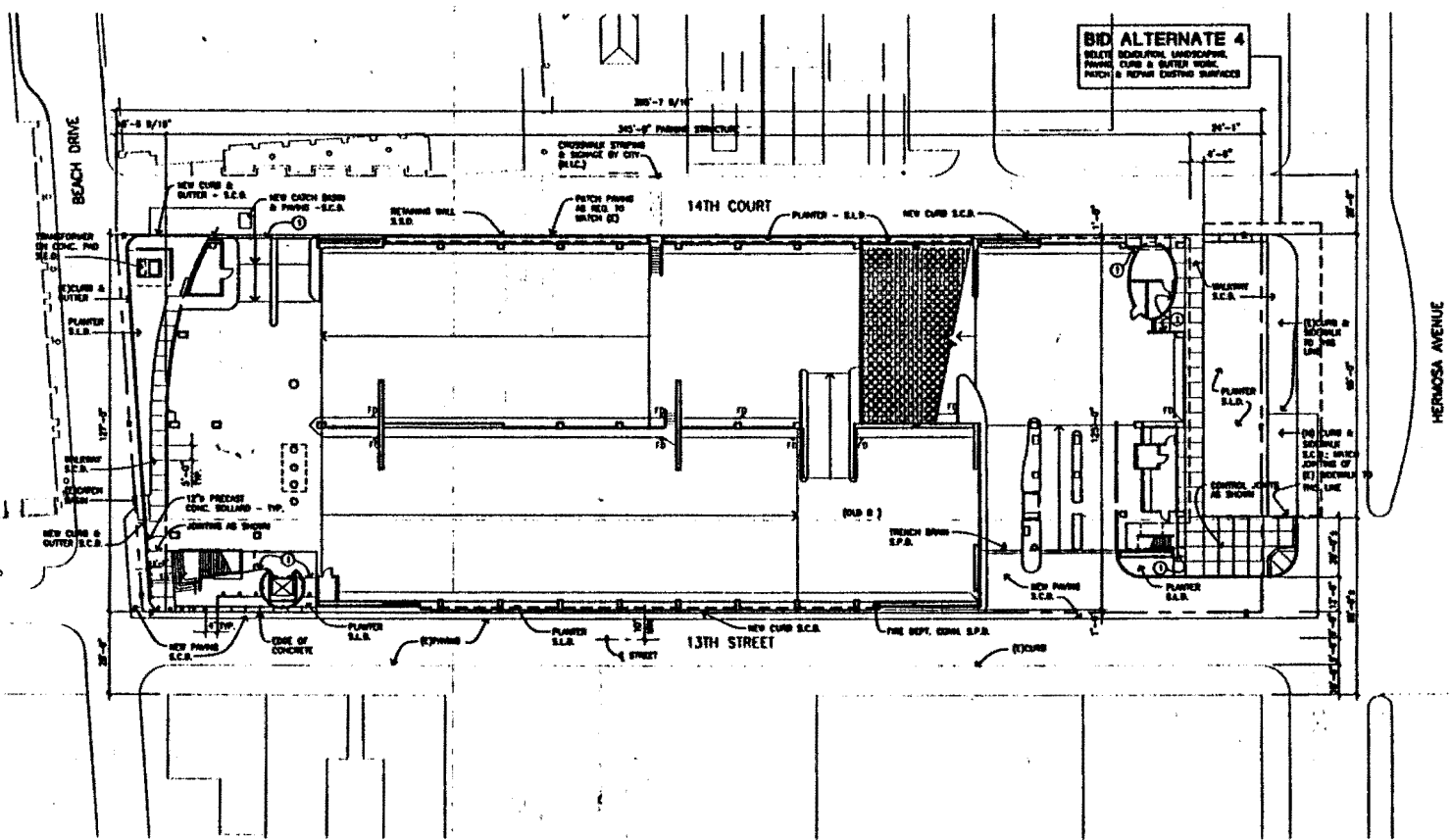
Hermosa Inn EIR

zip

GORDON H. CHONG & PARTNERS



BID ALTERNATE 4
DELETE SIDEWALK, UNDERPASS,
PAVING CURB & GUTTER WORK,
PATCH & REPAIR EXISTING SERVICES



① SITE PLAN
SCALE: 1/8" = 1'-0"

SHEET NOTES-

- ① LINE OF STRUCTURE SLAB, SEE GROUND FLOOR SLAB ON GRADE PLAN S2.2

GENERAL NOTES-

1. FOR THE REMOVAL SEE CIVIL DRAWINGS
2. COORDINATE ALL SITE WORK WITH CIVIL, STRUCTURAL, PLUMBING AND ELECTRICAL DRAWINGS
3. PRECAST CONCRETE BOLLARDS TO BE SUPPLY AND STONE NUMBER 800-111 ON APPROVED EQUAL, SEE DETAIL S/A.1.3
4. LEGAL DESCRIPTION OF PROPERTY IS AS FOLLOWS

EXHIBIT NO. 2

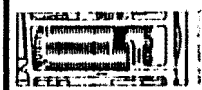
Application Number
5-97-011A

Site Plan

California Coastal Commission

**NORTH PIER
PARKING
STRUCTURE**
1301 Hermosa Avenue

for the
**CITY of
HERMOSA
BEACH**



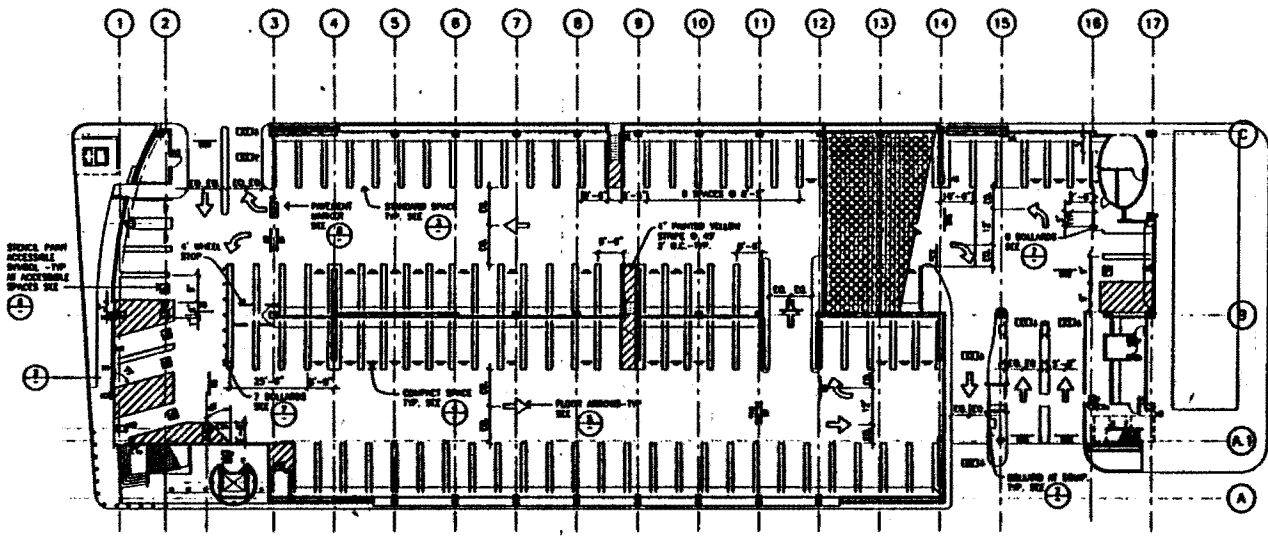
Project No. 07000 - 0000000000
Date: 07/00 - 0000000000
Scale: 1/8" = 1'-0"

SITE PLAN

PERMIT/BID SET

A11

GORDON H. CHONG & PARTNERS



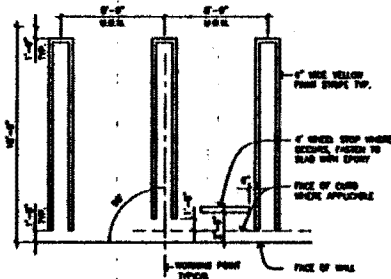
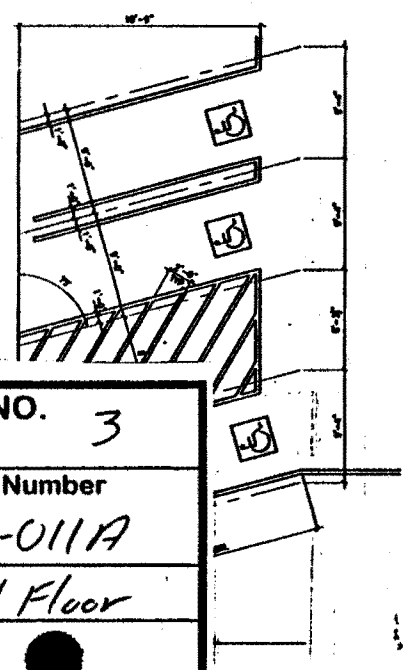
STALL COUNT

	STANDARD	COMPACT	WHEEL	TOTAL
LEVEL PUBLIC	40	30	1	71
SECOND	30	20	3	53
WHEEL	41	107	3	151
TOTAL	111	157	4	272

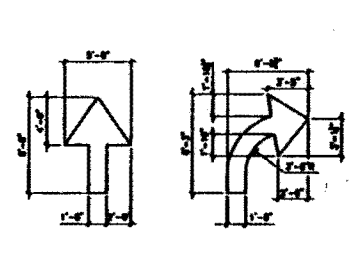
SIGNAGE LEGEND

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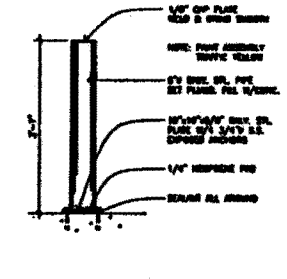
1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



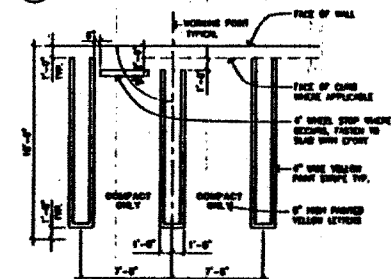
3 TYPICAL STANDARD STRIPING
SCALE: 1/4" = 1'-0"



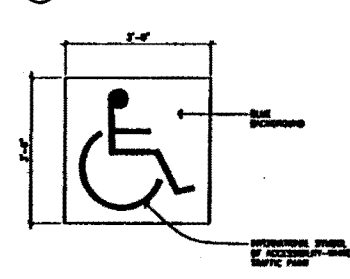
5 TYPICAL ARROWS
SCALE: 1/4" = 1'-0"



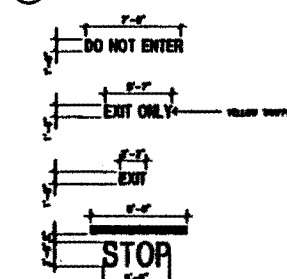
7 BOLLARD
SCALE: 1/4" = 1'-0"



4 TYPICAL COMPACT STRIPING
SCALE: 1/4" = 1'-0"



6 ACCESSIBLE SPACE PAVEMENT MARKER
SCALE: 1/4" = 1'-0"



8 PAVEMENT MARKER
SCALE: 1/4" = 1'-0"

EXHIBIT NO. 3

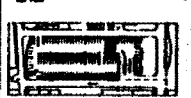
Application Number
5-97-011A

Ground Floor

California Coastal Commission

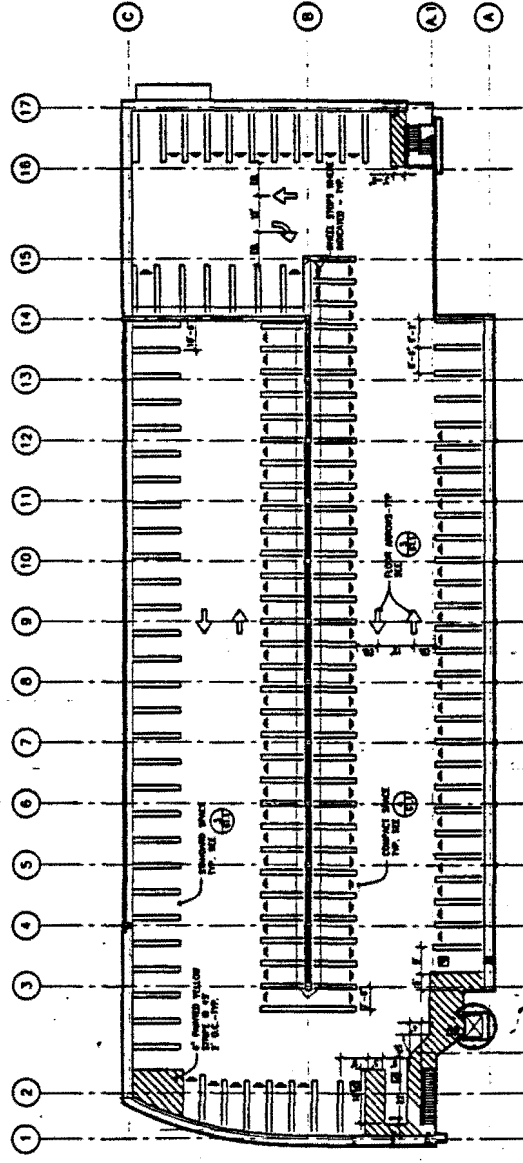
NORTH PIER PARKING STRUCTURE
1301 Hermosa Avenue

for the
CITY of HERMOSA BEACH

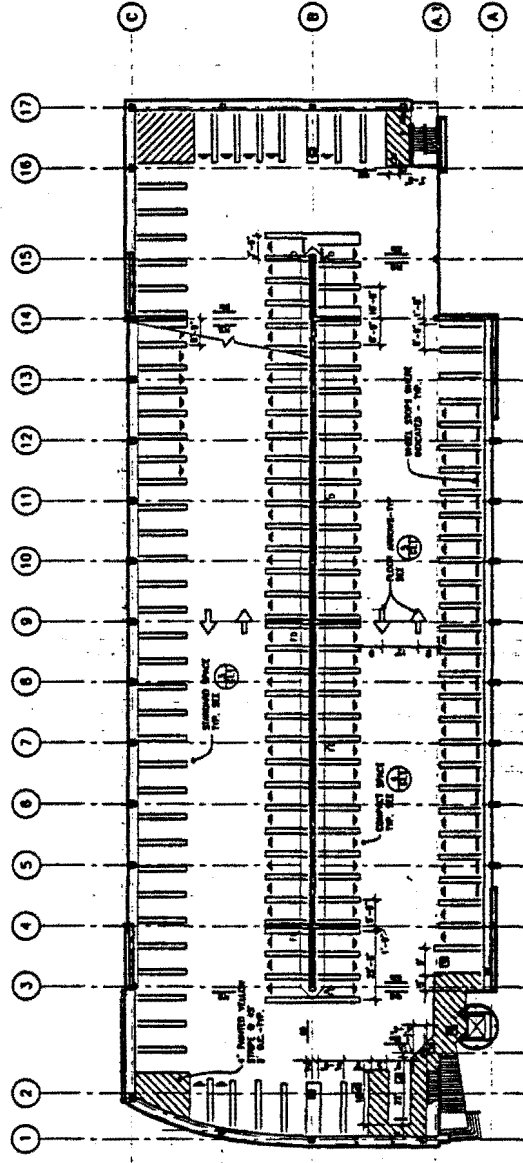


GROUND FLOOR STRIPING AND WHEEL STOP PLAN

PERMIT/BID SET



1 ROOF PLAN
SCALE 1/8" = 1'-0"



2 FLOOR PLAN
SCALE 1/8" = 1'-0"

EXHIBIT NO. 4

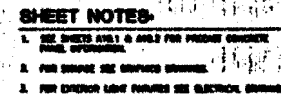
Application Number

5-97-0111A

2nd Floor &

Roof

California Coastal Commission



Technical drawing of a cross-section of a concrete structure, likely a bridge pier or wall, showing internal reinforcement and dimensions. The drawing is labeled with 'C', 'B', 'A2', and 'A' at the top. Dimensions are given in feet and inches. Labels include: PRECAST CONCRETE PANEL - TYP., REINFORCING - TYP., SIZE, CONCRETE OVERLAY, SUBSTRUCTURE CONCRETE, DIM. TYP., BENCH, CONC. LOW WALL, EXISTING, REINFORCING - S.C.A., PRECAST CONCRETE PANEL, D. 16'-6" TO 15'-0", D. 15'-0" TO 14'-0", D. 14'-0" TO 13'-0", D. 13'-0" TO 12'-0", D. 12'-0" TO 11'-0", D. 11'-0" TO 10'-0", D. 10'-0" TO 9'-0", D. 9'-0" TO 8'-0", D. 8'-0" TO 7'-0", D. 7'-0" TO 6'-0", D. 6'-0" TO 5'-0", D. 5'-0" TO 4'-0", D. 4'-0" TO 3'-0", D. 3'-0" TO 2'-0", D. 2'-0" TO 1'-0", D. 1'-0" TO 0'-0".

This technical drawing shows the side elevation of a mobile office trailer. The drawing includes several callouts and dimensions:

- Callouts:**
 - (A) SIDE WIND CANOPY
 - (A.1) SIDE GLASS PART METAL STRIPS AND RAIL
 - (B) FRONT CORNER PANEL-TYP.
 - (C) CORRUGATED-TYP. REINFORCED BY "X" TRUSSES
 - GLASSING CORNER OVER CORNER UNIT
 - CORR. END WALL TO CORNER UNIT
 - CORR. END, SQUARE
- Dimensions:**
 - 8'-0" x 6' 0" REAR UNIT
 - 8'-0" x 6' 0" REAR UNIT
 - 8'-0" x 6' 0" REAR UNIT
 - 8'-0" x 6' 0" REAR UNIT
- Other Labels:**
 - REAR CORNER PANEL-TYP.
 - GLASSING CORNER OVER CORNER UNIT
 - CORR. END WALL TO CORNER UNIT
 - CORR. END, SQUARE

BID ALTERNATE C
BIDDER FURNISH CONCRETE PILES ON
WEST FACE OF BUILDING FROM TOP
FACE OF STAIR #1 TO BOTTOM FACE OF
BUILDING. BIDDING EXTERIOR AND IF
CONCRETE EXPOSING AT ROOF LEVEL
EAST FACE OF BUILDING.

METAL CHAINING & PAINT	PAINT STRIPPER WHITE (100)
CONCRETE CHAINING	CLASSIFIED CHAINS PAINT STRIPPER WHITE (100)
EXPLODED STEEL & BOLT OF STEEL	ELECTRIC CHAINS PAINT STRIPPER WHITE (100)
ALUMINUM STRIPPER	ALUM STRIPPER WHITE (100)
CONCRETE CHAINING	PAINT STRIPPER WHITE (100)
CONCRETE CHAINING	PAINT STRIPPER WHITE (100)
CONCRETE METAL CHAINS	CLINT CO. PAINT
METAL/STEEL CHAINING STEEL	COLD WELD METAL COLD WELD METAL (100)
CONCRETE WALL (W/VEIL)	NEW STRIPPER
FRAGILE CONCRETE FRAGILE	NEW STRIPPER, W/VEIL

A3.1

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