

CALIFORNIA COASTAL COMMISSION

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



Th4e

Filed: July 3, 1998
49th Day: Aug. 21, 1998
180th Day: Dec. 30, 1998
Staff: JLR-LB JKR
Staff Report: July 14, 1998
Hearing Date: Aug. 11-14, 1998

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-98-246

APPLICANT: Los Angeles County/Department of Beaches & Harbors

PROJECT LOCATION: 13837 Fiji Way, Marina del Rey, County of Los Angeles

PROJECT DESCRIPTION: Construct a 14'x 30' floating lifeguard office located within an existing boat slip.

Lot area: 7,500 sq. ft. of ocean
Building coverage: 420 sq. ft.
Pavement coverage: N/A
Landscape coverage: N/A
Parking spaces: N/A
Zoning: N/A
Plan designation: N/A
Project density: N/A
Ht abv fin grade: 12' above sea level on water

LOCAL APPROVALS RECEIVED: Approval in Concept-County of Los Angeles

SUBSTANTIVE FILE DOCUMENTS: Marina del Rey Certified Local Coastal Program

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with no special conditions.

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Department of Beaches and Harbors)

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 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, 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.

None.

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description and Location:

The applicant proposes to construct a 14'x30', one-story floating lifeguard office located within an existing boat slip in Marina del Rey. Adjacent to the subject site, there are 11 additional boat slips for County emergency vessels. The subject boat slip is located at the rear of the administration offices of the Los Angeles County Department of Beaches and harbors. Following is a more detailed project description and purpose as submitted by the applicant:

We are proposing the construction of a small floating lifeguard office within an existing boat slip on the dock behind our administrative headquarters at 13837 Fiji Way in Marina del Rey. The purpose of this floating structure will be to provide the lifeguards with a small secured area next to their rescue vessel operations that will allow them to do paperwork, house a networked computer, emergency supplies and related weather sensitive equipment. The interior of the building will include cabinets, storage spaces, lockers, shelves and be wired with electricity and communication lines. Currently, the boat operators workspace consist of 4 plastic lawn chairs, 2 dock corner storage lockers and a land line telephone.

The design calls for a floating, single story, wood frame building 14'x 30' with sides 7'6" tall and a pitched roof peaking at 12' in total height. The building will be constructed on a concrete floatation to match the existing dock floatation and will be tied to the slip's existing cleats. This structure will not be permanently anchored into the boat slip. This Floating Office will be built by using pre-manufactured concrete floats (8 pieces), wood stud (tilt-up-walls) and plywood sheeting.....

B Visual

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The proposed project is entirely within the Marina's waters. The Marina's waters are within the Commission's original jurisdiction area. The Commission retains permit authority for all development in the original jurisdiction area and all Coastal Development permits must be issued by the Commission. The standard of review is the Chapter 3 policies of the Coastal Act. The certified LCP provides guidance to the Commission on whether projects in the area of original jurisdiction are consistent with the Coastal Act.

The subject site is located westerly of Fisherman's Village, a popular visitor-serving destination point. Fisherman's Village offers gift and specialty shops, service concessions (i.e., boat rentals, sport fishing), food and drink establishments and full service restaurants. The Marina's LCP considers Fisherman's Village as a positive scenic element and a public viewing vantage point and designates Fiji Way as a Scenic Drive. The certified LCP also states in part that:

The Marina del Small Craft Harbor represents a land use of tremendous significance and distinction to Los Angeles County. As a whole, it symbolizes a lifestyle based upon coastal amenities. For this reason, the most significant qualities of the area in terms of visual resources are the waters within the small craft harbor, the boats, and boating related elements (e.g., masts, sails, moles, slips, etc.) Boats in motion provide a particularly pleasant viewing experience. Undoubtedly, this visual setting is one of the major factors in the area's very high popularity for non-boaters as well as boaters.

A pedestrian promenade runs atop the Marina's 10 foot high bulkhead. The promenade provides a public pedestrian access and marina viewing opportunities along the entire length of Fiji Way from Admiralty Way to the terminus of Fiji Way, a distance of approximately 3,400 feet.

The Land Use category for the project site is designated Water in the LCP. The LCP provides that the height of development located on parcels designated as Water is limited to 15 feet above the water surface. The 15 foot height limit maintains a low profile for water dependent structures, such as boating-related equipment storage structures. The proposed 12' high lifeguard office building is consistent with the height provisions of the certified LCP. The proposed development, as designed, will ensure that public views of the marina's waters and scenic resources will be protected and preserved. Therefore, the Commission finds that as submitted, the proposed project is consistent with the scenic resources and public access provisions of the Coastal Act.

C. Local Coastal Program

Section 30604 (a) of the Coastal Act states:

(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

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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).

On May 10, 1995, the Commission certified, with suggested modifications, the local Coastal Program for the Marina del Rey area of the County of Los Angeles. The certified LCP contains policies to guide the types, locations and intensity of future development in the Marina del Rey area of the coastal zone. Among these policies are those specified in the preceding section regarding public visual resources. The proposed project is inconsistent with all relevant policies of the LUP regarding visual impacts and access impacts.

D. Consistency with the California Environmental Quality Act (CEQA)

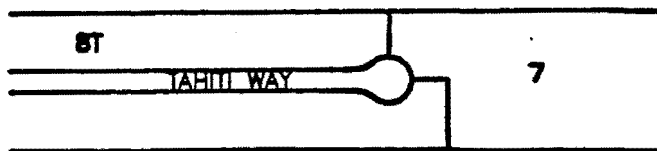
Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) 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 is consistent with the visual and scenic policies of the Coastal Act. As submitted, there are no feasible alternative 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 can be found consistent with the requirements of the Coastal Act to conform to CEQA.

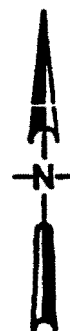
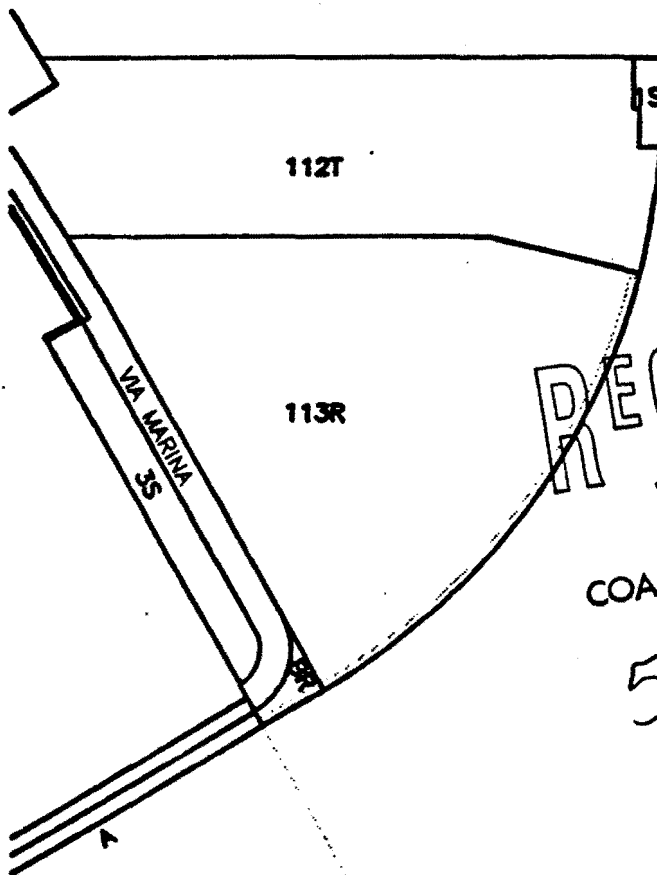
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5-98-246
Exhibit A



BASIN A



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JUN 15 1998

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

5-98-246

Exhibit B

SITE LOCATION

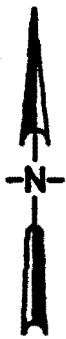
SCALE: 1" = 600'

LOS ANGELES COUNTY
DEPARTMENT OF BEACHES & HARBORS

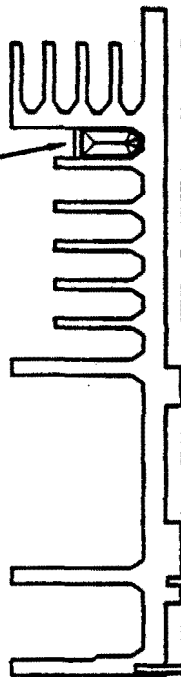
LIFEGUARD OFFICE

Concept Marine Associates, Inc.
JOB No. 8806 JANUARY 1998

SHEET 1 OF 8



LIFEGUARD OFFICE



ADMINISTRATION BUILDING

61

62

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SITE PLAN

SCALE: 1" = 100'

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Exh. b, c

LOS ANGELES COUNTY
DEPARTMENT OF BEACHES & HARBORS

LIFEGUARD OFFICE



COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES AND HARBORS

June 11 1998



John Ainsworth, Regulatory Supervisor
California Coastal Commission
South Central Coast Area
89 South California Street, 2nd Floor
Ventura, CA 93001

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JUN 22 1998

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SOUTH CENTRAL COAST DISTRICT

STAN WISNIEWSKI
DIRECTOR

KERRY GOTTlieb
CHIEF DEPUTY

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JUL 20 1998

CALIFORNIA
COASTAL COMMISSION

Dear Mr. Ainsworth:

The Los Angeles County Department of Beaches and Harbors hereby submits this application for a coastal development permit to your agency for approval to install a floating dock structure in Marina del Rey, Los Angeles County, California.

We are proposing the construction of a small floating lifeguard office within an existing boat slip on the dock behind our administrative headquarters at 13837 Fiji Way in Marina del Rey. The purpose of this floating structure will be to provide the lifeguards with a small secured area next to their rescue vessel operations that will allow them to do paperwork, house a networked computer, emergency supplies and related weather sensitive equipment. The interior of the building will include cabinets, storage space, lockers, shelves and be wired with electricity and communication lines. Currently, the boat operators workspace consist of 4 plastic lawn chairs, 2 dock corner storage lockers and a land line telephone.

The design calls for a floating, single story, wood frame building 14'x30' with sides 7'6" tall and a pitched roof peaking at 12' in total height. The building will be constructed on a concrete floatation to match the existing dock floatation and will be tied to the slip's existing cleats. This structure will not be permanently anchored into the boat slip. This Floating Office will be built by using pre-manufactured concrete floats (8 pieces), wood stud (tilt-up walls) and plywood sheeting. Construction cost are estimated at \$49,900. Please see the attached 8 detail sheets for additional information.

Applications have also been submitted to the Dept. of Fish and Game, LA Regional Water Quality Control Board and U.S. Army Corps of Engineers. Please contact me at (310) 305-9538, if you need any additional information.

Very truly yours,


James Woodson
Planning Division

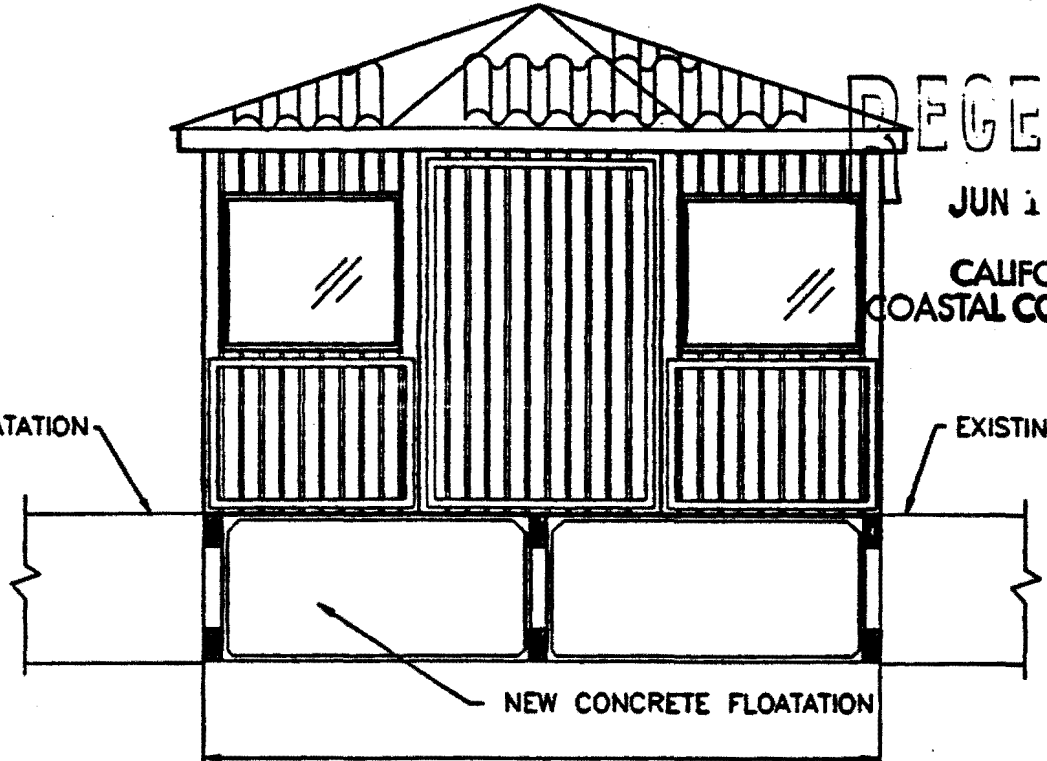
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EXHIBIT D

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EXISTING FLOATATION

EXISTING FLOATATION



NEW CONCRETE FLOATATION

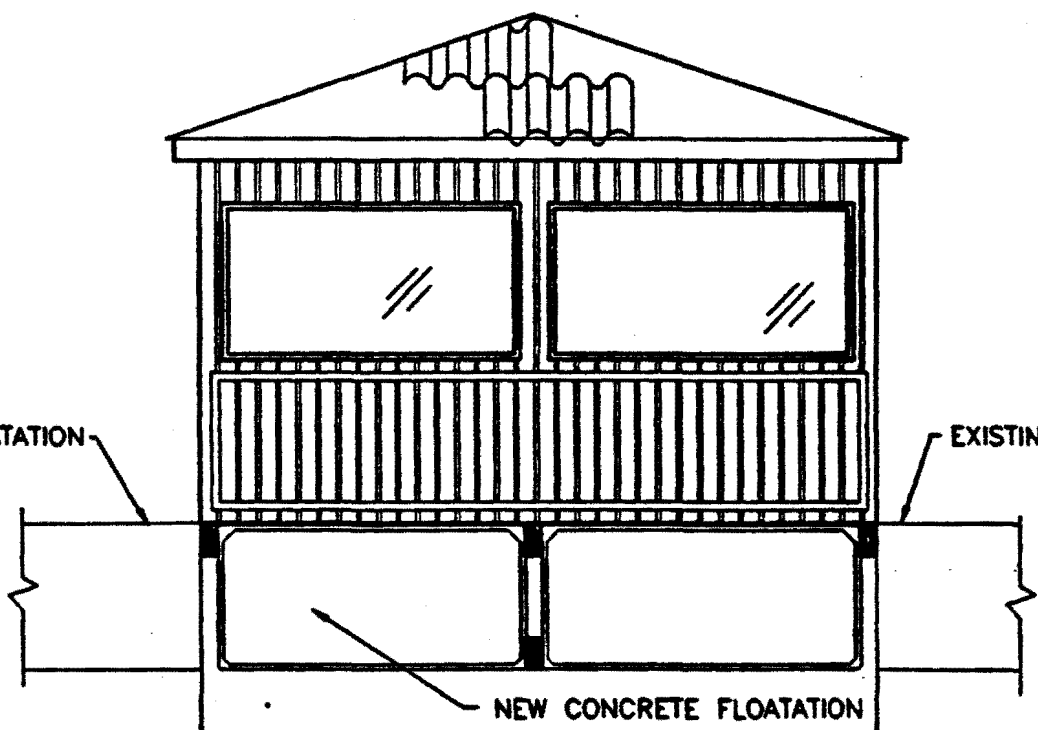
EAST ELEVATION

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

4

EXISTING FLOATATION

EXISTING FLOATATION



NEW CONCRETE FLOATATION

WEST ELEVATION

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

5

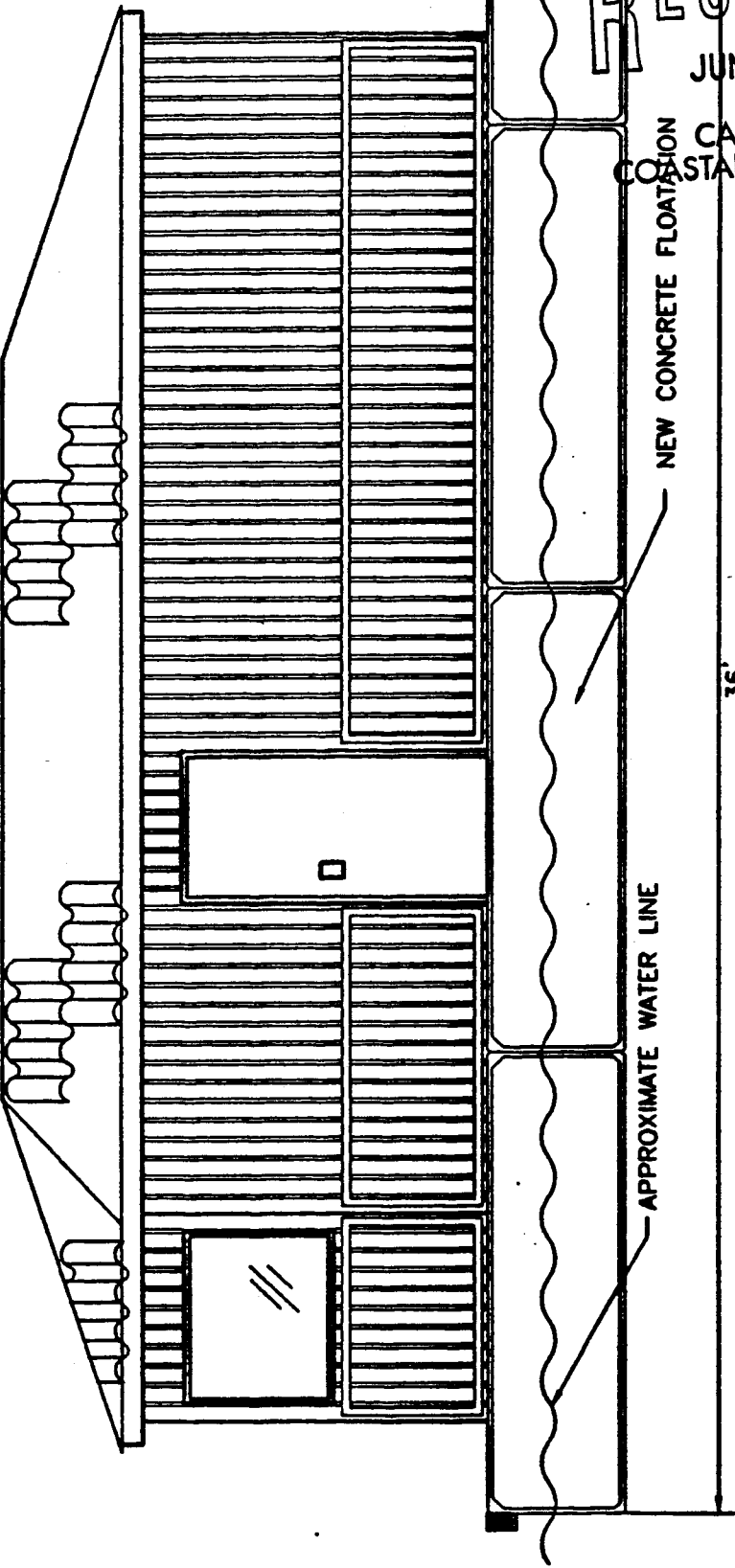
SHEET 6 OF 8

LOS ANGELES COUNTY
DEPARTMENT OF BEACHES & HARBORS

LIFEGUARD OFFICE

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Exhibit E



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FINISHES

ROOF	MAXI-TILE		RED
WALL	EXTERIOR	PAINT	GREY
	INTERIOR	PAINT	GREY
TRIM	EXTERIOR	PAINT	WHITE
	INTERIOR	PAINT	WHITE

2

NORTH ELEVATION

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

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Exhibit F

SHEET 4 OF 8

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1

FLOOR PLAN

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

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Exhibit G

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LIFEGUARD OFFICE

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