

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

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RECORD PACKET COPY

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Permit Application No. 6-98-59/DL

Date July 22, 1998

ADMINISTRATIVE PERMIT

APPLICANT: City of San Diego

PROJECT DESCRIPTION: Replacement and expansion of an existing asphalt beach access ramp with colored concrete paving and brick border, construction of a new handicapped access ramp and drinking fountain and placement of log barriers along perimeter of public beach parking lot.

PROJECT LOCATION: Western terminus of Voltaire Street at Dog Beach, Ocean Beach, San Diego, San Diego County. APN 448-050-17

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

DATE and TIME: August 12, 1998
9:00 a.m., Wednesday

LOCATION: Waterfront Hilton Beach Resort
21100 Pacific Coast Highway
Huntington Beach, CA 92645

IMPORTANT - Before you may proceed with development, the following must occur:

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: Diana Lilly

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 on which the Commission voted on the application. 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 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 development during construction, 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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, 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, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

The proposed project involves several improvements to the beach access and entryway area adjacent to the parking lot at Dog Beach, in the Ocean Beach community of the City of San Diego. The site is located at the western terminus of Voltaire Street, on the northwest side of an existing beach parking lot. The beach at this location is one of the

few areas of coastline in San Diego County where dogs are permitted. There is an existing jetty located approximately 40 feet north of the parking lot which constitutes the southernmost edge of the San Diego River floodway. There is a public walkway/bikeway along the top of the jetty. The wide sandy beach area between the jetty and the river makes up the dog run. The subject site is in an area of original jurisdiction, where the Commission retains permanent permit authority.

Currently, there is an asphalt ramp leading from the parking lot onto the sand and up and over the jetty onto the beach. The proposed improvements would replace the existing ramp with an expanded decorative colored/textured concrete paved ramp in a "paw print" design surrounded by engraved bricks. In addition, a new handicapped accessible ramp will be constructed north of the new ramp. Logs will be placed along the edge of the parking lot to reduce sand blowing into the lot. A new drinking fountain for people and dogs will be located on the expanded ramp. No changes to the jetty are proposed.

Sections 30210, 30212.5, 30213, 30220 of the Coastal Act address the provision of public access and recreational facilities. Section 30604(c) requires that a specific access finding be made for all development located between the sea and the first coastal roadway. In this case, such a finding can be made. The proposed project would replace an existing beach access ramp with a larger, more decorative ramp, and would add a handicapped accessible ramp. The existing ramp covers approximately 2,364 sq.ft. of sand area, while the proposed improvements would cover an additional 2,960 sq.ft. of sand. However, almost all of the expanded paved area would be located in the approximately 40-foot wide area that exists between the parking lot and jetty, which is used by people and dogs for walking between the parking lot and the main beach area beyond the jetty, not for sunbathing or other typical beach activities which could be precluded by the proposed pavement. The proposed improvements would not hinder dog walking and would enhance the existing beach access.

The City has proposed constructing the project outside the peak summer season. Eight to ten parking spaces immediately west of the project site would be used for staging and storage during construction. Currently, there are approximately 200 parking space in the lot immediately adjacent to the project site, and more in the parking area southwest of the site. Construction is expected to last a maximum of three months. As the project will not take place during the peak summer season, and more than 200 parking spaces will still be available during construction, the project will not have a significant adverse impact on public access. In order to ensure the project has the least impact on public access and recreation, Special Condition #1 requires the City to submit final construction and staging plans indicating that no more than 10 parking spaces will be usurped during construction, and prohibiting construction during the summer season. Therefore, the Executive Director finds the project consistent with the public access and recreation policies of the Coastal Act.

Section 30253 of the Coastal Act states that new development shall not in any way require the construction of protective devices that would substantially alter natural

landforms along bluffs and cliffs. The majority of the new and expanded ramp would be located behind an existing jetty which retains sand and protects the parking lot from flooding from the San Diego River. A portion of the ramp north of the jetty will be laid over and around the existing ramp; however, no portion of the new ramp will extend further seaward than the existing ramp. No changes to the size or configuration of the jetty are proposed. The proposed paving is an accessory use and can be removed or replaced, and thus does not constitute a principal structure typically considered by the Commission to be worthy of shoreline protection. In addition, the new concrete paving is not a significant expansion expected to result in the need for additional shoreline protection, and the City has also indicated that additional shoreline protection is not expected in the future for any elements of the proposed project. Therefore, as the project will not result in the need for shoreline protection, the proposed project can be found consistent with Section 30253 of the Coastal Act.

SPECIAL CONDITIONS: 1. Construction Staging Area/Project Timing. PRIOR TO THE AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant shall submit final construction and staging plans showing the locations, both on- and off-site, which will be used as staging and storage areas for materials and equipment during the construction phase of this project. The plan shall indicate that no more than 10 parking spaces will be used for staging and storage. Use of sandy beach for the interim storage of materials and equipment shall not be permitted. Notes on the plan shall specifically indicate that no work may occur on sandy beach during the summer months (Memorial Day to Labor day) of any year, and that equipment used on the beach shall be removed from the beach at the end of each work day.

The permittee shall undertake development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without an approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing