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**CALIFORNIA COASTAL COMMISSION**

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 Staff: CP-LB  
 Staff Report: 1/25/2000  
 Hearing Date: Feb. 15-18, 2000  
 Commission Action:

**RECORD PACKET COPY****STAFF REPORT: MATERIAL AMENDMENT****APPLICATION NUMBER:** 5-95-052-A2**APPLICANT:** City of Long Beach**AGENT:** Dennis Eschen, Superintendent of Planning & Development**PROJECT LOCATION:** 200 S. Golden Shore Avenue, City of Long Beach**LOCAL APPROVAL:** City of Long Beach Site Plan Review Case No. 9408-21.**DESCRIPTION OF PROJECT ORIGINALLY APPROVED ON MAY 10, 1995:**

Construction of an 80-space recreational vehicle park with a swimming pool in part of the parking lot formerly used by the Golden Shore public boat launch.

**DESCRIPTION OF FIRST AMENDMENT (5-95-052-A1):**

Revised project resulting in the construction of a 77-space recreational vehicle park with a manager's unit, swimming pool, spa and children's play area.

**DESCRIPTION OF CURRENT AMENDMENT REQUEST (5-95-052-A2):**

Improvements to the entrance to the Golden Shore Recreational Vehicle Park including a 5.5-foot high block wall with identification sign, wrought iron security gate, bicycle route accessway, landscaping and three additional parking spaces.

**SUMMARY OF STAFF RECOMMENDATION:**

Staff is recommending that the Commission grant the coastal development permit amendment for the proposed development with a special condition to protect the public access and recreational opportunities provided by the Regional Bicycle Route that passes by the proposed project. The permittee agrees with the recommendation. The proposed project requires Commission approval because it is located within the Commission's area of original jurisdiction (i.e. seaward of the adjudicated mean high tide line on publicly owned tidelands). The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act.

**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Long Beach Certified Local Coastal Program, 7/22/80.
2. Coastal Development Permit 5-95-052 (City of Long Beach).
3. Coastal Development Permit 5-96-124 (City of Long Beach).

**STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution to **APPROVE** the permit amendment application with special conditions:

**MOTION**

*"I move that the Commission approve with special conditions Coastal Development Permit Amendment 5-95-052-A2 per the staff recommendation as set forth below."*

Staff recommends a **YES** vote which would result in the adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

**I. RESOLUTION: Approval with Conditions**

*The Commission hereby **GRANTS** an amendment to the permit, subject to the conditions below, for the proposed development on the grounds that the development and the amendment will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, is located between the sea and the 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 effects 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 of Amendment 5-95-052-A2

**Note:** This amendment does not alter the original special conditions of Coastal Development Permit 5-95-052 as approved by the Commission on May 10, 1995 (See Appendix A).

#### 1. Regional Bicycle Route

The proposed project shall not interfere with public access or public use of the regional bicycle route as it passes next to the Golden Shore Recreational Vehicle Park. The regional bicycle route shall remain open and unobstructed both during construction and subsequent to completion of the permitted development. The proposed installation of a new curb ramp for handicap access to the regional bicycle route shall be constructed and completed as part of the permitted development as shown in the final plans approved by the Executive Director.

### IV. Findings and Declarations

The Commission hereby finds and declares:

#### A. Project Description and Background

The permittee proposes to improve the existing entrance to the Golden Shore Recreational Vehicle Park (See Exhibits). The proposed improvements include a 5.5-foot high block wall with an identification sign (Exhibit #4), a wrought iron security gate, a new curb ramp to

improve handicapped access to the regional bicycle route and wetland viewing area (Exhibit #5), additional landscaping (Exhibit #5), and three additional parking spaces for recreational vehicles (Exhibit #3). The existing recreational vehicle park entrance is comprised mostly of asphalt with a chain-link fence and rolling security gate (Exhibit #3). The three additional parking spaces are proposed with electrical hook-ups, but they are not proposed to be used for overnight accommodations.

The Golden Shore Recreational Vehicle Park is situated on a four-acre site located on the eastern bank of the Los Angeles River Estuary in the Downtown Shoreline area of Long Beach (Exhibit #2). The entire site is situated on state tidelands which are administered by the City of Long Beach under the Long Beach Tidelands Grant. Because the proposed project is located on state tidelands, it is within the Commission's area of original jurisdiction and requires a permit amendment approved by the Commission.

On May 10, 1995, the Commission approved Coastal Development Permit 5-95-052 (City of Long Beach) for the construction of the Golden Shore Recreational Vehicle Park. The special conditions of Coastal Development Permit 5-95-052 are attached to this report as Appendix A. The park currently consists of: 1) 77 recreational vehicle spaces with electrical and sewer hook-ups for overnight accommodations; 2) ten guest/service non-overnight parking spaces; 3) a two-story, 26-foot high, 3,500 square foot structure containing the park office, manager's unit, restrooms, and a small convenience store; 4) a swimming pool, spa, children's playground, and picnic area located in a small recreation area; 5) perimeter security fencing, paving and lighting; and 6) landscaping. The City leases the Golden Shore Recreational Vehicle Park to a park operator. Vehicular access to the recreational vehicle park is provided by Golden Shore Avenue which is easily accessible from the 710 (Long Beach) freeway.

The Golden Shore Recreational Vehicle Park was constructed in 1996 on a portion of the parking lot formerly used by the Golden Shore public boat launch (Exhibit #2). The Golden Shore public boat launch was closed to public use in 1991, but a replacement public boat launch (required by the Commission's approval of Coastal Development Permit 5-96-124) is expected to be opened by the City on the opposite side of the Los Angeles River Estuary by early 2001 (Exhibit #2).

In 1996, the City converted the remainder of the Golden Shore public boat launch site into the Golden Shore Marine Preserve, a 6.4-acre wetland habitat area that is mitigating the loss of intertidal habitat resulting from the construction of Rainbow Harbor in Shoreline Lagoon (See Coastal Development Permit 5-96-124). Currently, the Golden Shore Marine Preserve is a functioning wetland located a few feet south of the Golden Shore Recreational Vehicle Park (Exhibit #2). The Golden Shore Marine Preserve is separated from the recreational vehicle park by a chain-link fence and the fifteen-foot wide Regional Bicycle Route that comes down the eastern levy of the Los Angeles River and ultimately connects to the beach bicycle path. Because of the construction of the habitat mitigation area on the site of the former public boat launch, special conditions one and two of Coastal Development Permit 5-95-052 (See Appendix A) are no longer relevant.

**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 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...

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.

Sections 30212 and 30213 of the Coastal Act require that public access be provided to the shoreline, and that lower cost visitor and recreational facilities shall be protected. Pedestrian access to the coast and lower cost recreational activities are currently provided by the fifteen-foot wide Regional Bicycle Route that separates the recreational vehicle park from the adjacent Golden Shore Marine Preserve situated to the south (Exhibit #2). The Regional Bicycle Route comes down the eastern levy of the Los Angeles River and ultimately connects to the beach bicycle path. The section of the Regional Bicycle Route

that passes along the south and west sides of the recreational vehicle park provides direct pedestrian and bicycle access to the Los Angeles River Estuary and Golden Shore Marine Preserve from the fourteen-space public parking lot located between Golden Shore Avenue and the Golden Shore Marine Preserve (Exhibit #3).

The applicant asserts that the proposed project will not interfere with public access and public use of the Regional Bicycle Route because the proposed landscaping, security gate and block wall are all located entirely within the recreational vehicle park. Instead, the proposed project will actually improve public access and public use of the coastal accessway by providing an improved point of access near the fourteen-space public parking lot located on Golden Shore Avenue (Exhibit #3). The proposed project will improve public access and public use of the Regional Bicycle Route by providing a new curb ramp for handicapped access and bicycles (Exhibit #5). The visual quality at the point of access would also be improved by the proposed replacement of approximately four hundred square feet of paved area with new landscaping (Exhibit #5).

In order to ensure that the proposed project does not interfere with public access or public use of the Regional Bicycle Route as it passes next to the Golden Shore Recreational Vehicle Park, a condition of approval requires that the proposed development shall not interfere with public access or public use of the regional bicycle route. The regional bicycle route shall remain open and unobstructed both during construction and subsequent to completion of the permitted development. The proposed installation of a new curb ramp for handicap access to the regional bicycle route shall be constructed and completed as part of the permitted development as shown in the final plans approved by the Executive Director. Only as conditioned does the Commission find that the proposed project is consistent with the coastal access and recreation policies of the Coastal Act.

As conditioned, the impacts of the proposed development on access and recreation have been minimized. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with the public access and recreation policies of the Coastal Act.

### **C. Scenic Resources**

Section 30251 of the Coastal Act states in part that:

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...be visually compatible with the character of surrounding areas...

As required by the Coastal Act, the visual qualities of coastal areas shall be protected by maintaining views to and along the ocean. The proposed project will not adversely affect the public's view to or along the ocean.

The existing public views of the Los Angeles River Estuary and the Golden Shore Marine Preserve are provided from the Regional Bicycle Route that separates the Golden Shore Recreational Vehicle Park from the coastline (Exhibit #2). Public access to the Regional Bicycle Route would be protected by the recommended special condition of approval. Therefore, the existing public views of the coastline will be protected. In addition, the proposed landscaping of approximately four hundred square feet of paved area will improve the visual quality of the area.

The 5.5-foot high block wall proposed at the entrance to the recreational vehicle park will partially screen public views of the Golden Shore Marine Preserve that are currently available from one short section of Golden Shore Avenue, but the views from Golden Shore Avenue are already partially blocked by the chain-link fences situated along both sides of the Regional Bicycle Route (Exhibit #3). The proposed 5.5-foot high block wall could be redesigned using transparent materials, however, the proposed solid wall will benefit the habitat value of the Golden Shore Marine Preserve by providing a barrier to block the headlights of vehicles as they enter the recreational vehicle park. In prior Commission actions, the light from the headlights of vehicles have been identified as a negative impact on wetland habitats. In several cases, the Commission has required the provision of solid barriers to protect wetland areas from such negative impacts (See Coastal Development Permit 5-92-074). In any case, the existing public views of the coastline will continue to be provided from the Regional Bicycle Route which is accessible to the entire public. The fourteen public parking spaces that are located on the east side of the Golden Shore Marine Preserve support the public access opportunities to the public viewing areas.

Once the Commission approves the proposed 5.5-foot high wall, the proposed recreational vehicle park identification sign will have no negative impacts on coastal views or resources because the proposed sign design and scale does not: (a) obstruct views to or along the coast from publicly accessible places; (b) adversely impact public access to and use of the water; (c) adversely impact public recreational use of a public park or beach; or (d) otherwise adversely affect recreation, access or the visual resources of the coast.

Therefore, because the proposed project maintains the existing views to and along the ocean, the proposed project will not adversely affect the visual quality of the area, and is consistent with Section 30251 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 (LCP) that conforms with Chapter 3 policies of the Coastal Act. Approval of the proposed development cannot prejudice the local government's ability to prepare a certifiable LCP because the City of Long Beach LCP was certified by the Commission on July 22, 1980. Because the project is located seaward

of the former mean high tide line, the LCP is advisory in nature and may provide guidance. The standard of review for this project is the Chapter 3 policies of the Coastal Act.

The certified LCP identifies the project site as a recreational vehicle park. The Golden Shore Marine Preserve and the Regional Bicycle Route are identified in the certified LCP as land uses located adjacent to the recreational vehicle park. The conditions of the underlying permit and the recommended condition of the proposed amendment adequately protect all of the uses identified in the certified LCP. Therefore, the proposed development, as conditioned, is in conformity with the certified LCP.

**E. California Environmental Quality Act (CEQA)**

Section 13096 of the California Code of Regulations requires Commission approval of 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)(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 effect which the activity may have on the environment.

The proposed project, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized and there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact that 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.

End/cp



### Appendix A

The following are the original special conditions of Coastal Development Permit 5-95-052 as approved by the Commission on May 10, 1995:

1. Golden Shore Public Boat Launch

The construction and operation of the proposed recreational vehicle park shall not interfere with the public's access and use of the Golden Shore public boat launch.

2. Boat Launch Parking

Prior to issuance of the Coastal Development Permit, the applicant shall submit an entrance and parking lot striping plan for the Golden Shore public boat launch, subject to the review and approval of the Executive Director. The entrance to the boat launch area shall be separate and distinct from the recreational vehicle park entrance, and shall be clearly posted with signs. The parking lot striping plan shall provide a minimum of 163 parking spaces for autos with trailers.

The 163-space boat launch parking lot shall be restriped and available for public use prior to occupancy of the recreational vehicle park. The Golden Shore public boat launch entrance and parking area shall be maintained consistent with the plans approved by the Executive Director.

3. Bicycle Path

A replacement bicycle path shall be constructed as shown on the approved plans prior to the closing of the existing bicycle path across the site. The bicycle path will connect the existing Los Angeles River bicycle path to the existing bicycle path at Catalina Landing.

4. Public Parking

The fourteen public metered parking spaces located near the entrance of the Golden Shore public boat launch shall be retained as public metered parking spaces.

5. Queuing of Recreational Vehicles

The queuing of recreational vehicles shall not obstruct the traffic on Golden Shore.

6. Length of Stay Limitations

The recreational vehicle park shall be operated as a recreational use for temporary occupancy by park users and their vehicles. The use of the park as a long-term place

of residence for any person shall not be permitted. Pursuant to this restriction on use, the applicants, park operators and all park users shall comply with the following length of stay limitations:

- a. A minimum of 25% of the recreational vehicle park spaces shall be reserved for use by park users staying for thirty consecutive days or less.
- b. No park user or vehicle shall use the park for more than 180 days of any 270-day period.
- c. All park users staying longer than thirty days shall be required to re-register at intervals not to exceed thirty days.
- d. At all times when 75% percent or more of the recreational park is occupied, the applicant shall maintain a waiting list for park users who wish to stay longer than thirty days, and no park user who has already stayed thirty consecutive days or more may re-register while any person is still waiting on the waiting list.

The above stated limitations shall always be prominently posted in the park, and all recreational vehicle park users shall be informed of the above stated limitations in writing at the time of registration. It is the applicant's responsibility to ensure the operation of the recreational vehicle park in a manner consistent with the above stated limitations.

7. Consistency with State Tidelands Grant

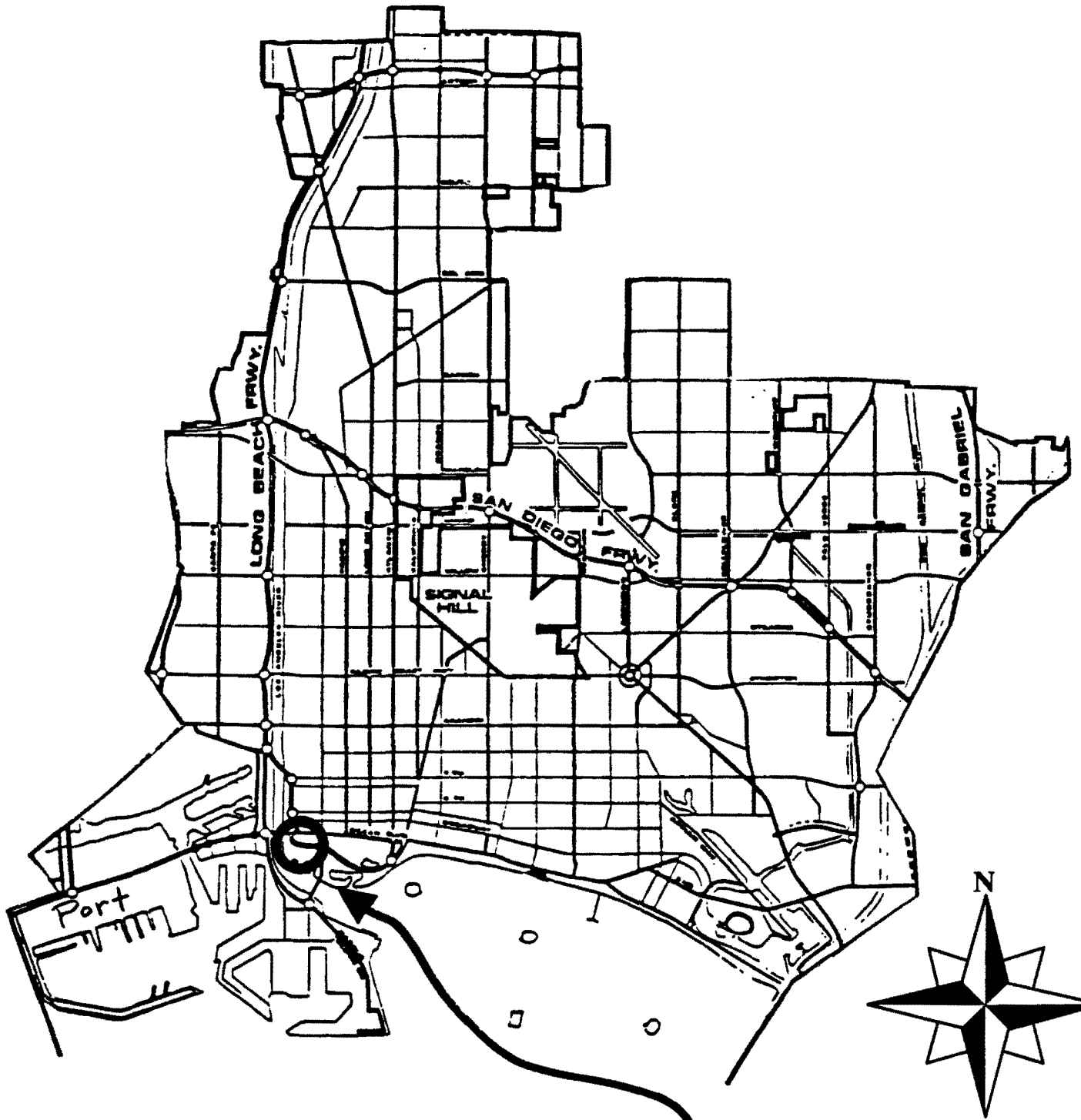
Prior to issuance of the coastal development permit, the applicant shall provide written documentation specifically demonstrating that the proposed use is consistent with the terms and conditions of the Legislature's grant of this portion of the downtown shoreline to the City of Long Beach. The documentation shall include specific citation of the relevant sections of the applicable State Tidelands Grant.

8. Lease to Private Operators

Any lease of the recreational vehicle park to private operators shall explicitly incorporate provisions for use, public access and recreation consistent with all conditions contained herein.

End/cp

# City of Long Beach



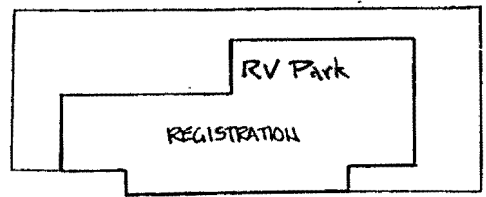
Site

COASTAL COMMISSION  
5-95-052-A2  
EXHIBIT # 1  
PAGE 1 OF 1

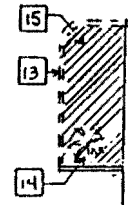


GOLDEN SHORE DR. Avenue

Public Parking  
14-spaces



ENTRANCE



Bike Path →

Bike Path ↓

Wetland Mitigation Area

Golden Shore Marine Preserve

5-95-052-A2

North

COASTAL COMMISSION  
5-95-052-A2

EXHIBIT # 3

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NOTES

- 1 EXISTING PAVING
- 2 HOOK UP. SEE A-1: PEDESTAL DETAIL AND POLE BASE DETAIL
- 3 EXISTING CHAINLINK FENCE
- 4 NEW CHAIN LINK FENCE
- 5 NEW SECURITY GATE
- 6 NEW STRIPING
- 7 NEW C.M.U. WALL & SIGNAGE. SEE ENLARGED SITE PLAN
- 8 EXISTING PARKING STALLS
- 9 NEW LANDSCAPING
- 10 TRACK FOR SECURITY GATE
- 11 EXISTING CURB
- 12 EXISTING SECURITY GATE AND TRACK SYSTEM TO BE MOVED TO NEW LOCATION - SEE SITE PLAN
- 13 REMOVE EXISTING CURB
- 14 ~~Remove~~ EXISTING TREES
- 15 REMOVE EXISTING CONCRETE
- 16 NEW 6" CURB
- 17 RELOCATE TREE TO NEW LANDSCAPING IF IT INTERFERS WITH NEW CONSTRUCTION.

18 NEW CURB RAMP. SEE DETAIL A-1  
Access to Bike Route p.2

Site Plan - Existing

GOLDEN SHORE DR. Avenue

Public Parking  
14 spaces

RV Park

REGISTRATION

Bike Path →

Wetland Mitigation Area

Golden Shore Marine Preserve

COASTAL COMMISSION

5-95-052-A2

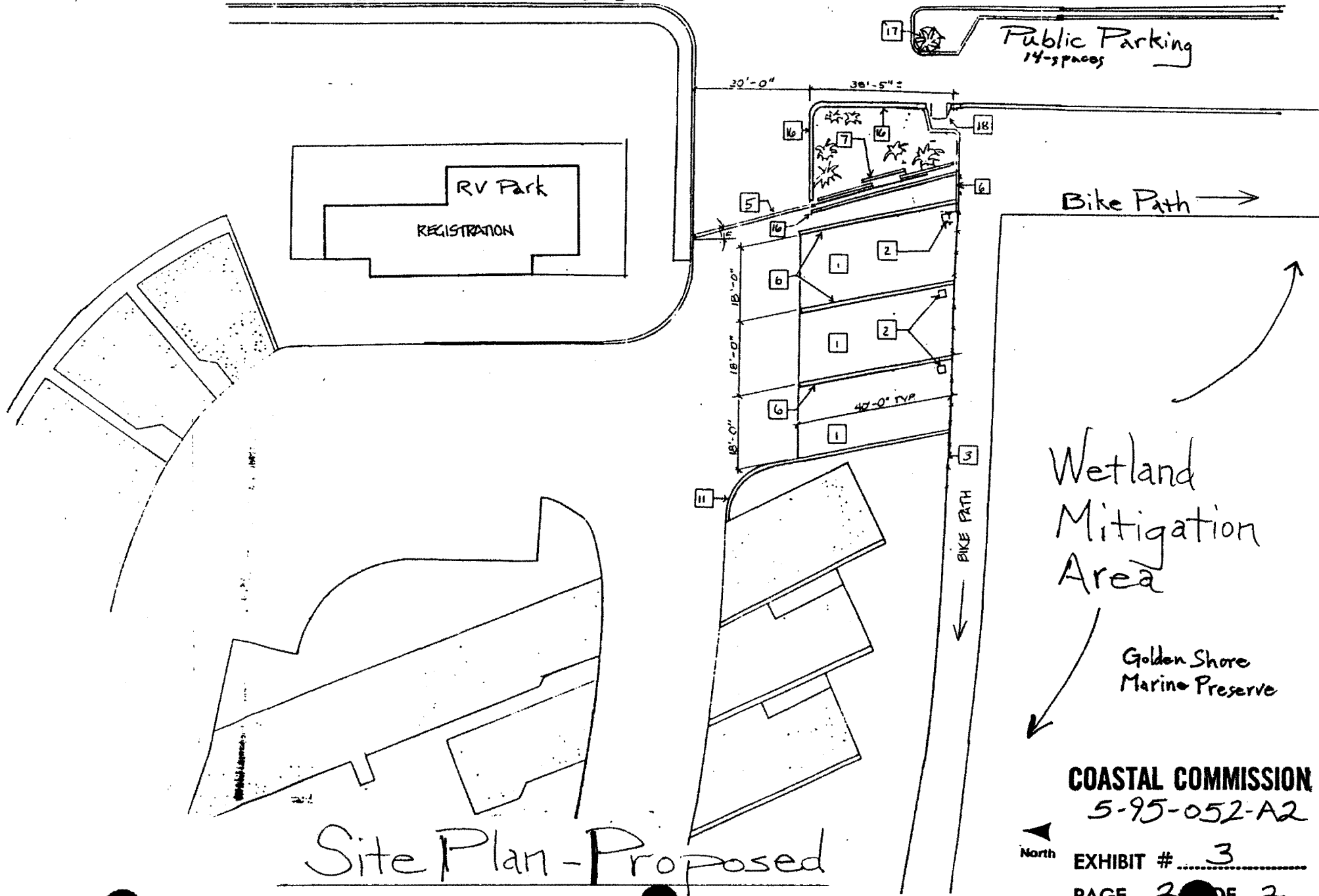


North

EXHIBIT # 3

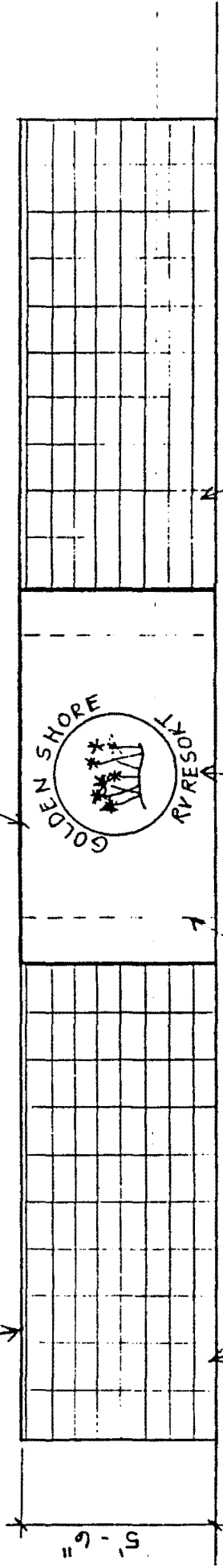
PAGE 2 OF 2

Site Plan - Proposed



EXTERIOR PLASTER OVER 3" C.M.U. WITH FLUSH MORTAR JOINTS

2" C.M.U. TOP CAP



8" C.M.U. WITH CONCAVE MORTAR JOINTS

EDGE OF C.M.U. WALL BENDS; DASHED

8" C.M.U. WITH CONCAVE MORTAR JOINTS

RAISED 6" METAL LETTERS. SEE MANUAL NOTES FOR INSTALLATION. SEE SPEC FOR LIGHTING. SEE OWNER FILE LOGS SPECIFIC.

5'-6"

Proposed Wall & Sign  
(See Exhibit #5)

COASTAL COMMISSION

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EXHIBIT # 4

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