

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
10000 Oceanside, Suite 1000
Long Beach, CA 90802-4302
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**RECORD PACKET COPY**

Filed: 5/11/00
49th Day: 6/29/00
180th Day: 11/7/00
Staff: AM-LB A.M.
Staff Report: 5/17/00
Hearing Date: June 13-16, 2000
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-00-156

APPLICANT: City of Long Beach

AGENT: Lynda Pope, Administrative Analyst, City of Long Beach
Department of Parks, Recreation & Marine

PROJECT LOCATION: Marina Green Park and Downtown Long Beach Marina, Downtown
Shoreline area, City of Long Beach, Los Angeles County.

PROJECT DESCRIPTION: The 2000 Southern California Marine Association (SCMA) In-the-
Water Boat Show (July 26-30, 2000), including installation and
removal of temporary in-water and on-land temporary event facilities.

LOCAL APPROVAL: City of Long Beach Approval in Concept, April 18, 2000.

SUMMARY OF STAFF RECOMMENDATION:

A coastal development permit is required from the Commission for the proposed temporary event because it involves development on State Tidelands within the Commission's area of original jurisdiction. Pursuant to Section 30519 of the Coastal Act, any development located within the Commission's area of original jurisdiction requires a Coastal Development Permit from the Commission. The Commission's standard of review for the proposed event is the Chapter 3 policies of the Coastal Act.

The proposed temporary event has not been excluded from coastal development permit requirements under the Commission's Temporary Events Guidelines because the proposed event would: a) preclude the general public from use of a public recreational area (Marina Green Park) for a significant period of time (11 days including set-up & take-down); and b) restrict public use of the Marina parking area during the peak season (Memorial Day-Labor Day).

Staff is recommending that the Commission grant a Coastal Development Permit for the proposed temporary event with special conditions that will mitigate the identified impacts to public access and public parking. The City agrees with the recommendation.

SUBSTANTIVE FILE DOCUMENTS:

1. Guidelines for the Exclusion of Temporary Events from Coastal Commission Permit Requirements, Adopted 5/12/93.
2. City of Long Beach Certified Local Coastal Program, 7/22/80.
3. Coastal Development Permit 5-96-105 (1996 Long Beach Boat Show).
4. Coastal Development Permit 5-97-116 (1997 Long Beach Boat Show).
5. Coastal Development Permit 5-98-160 (1998 Long Beach Boat Show).
6. Coastal Development Permit 5-99-144 (1999 Long Beach Boat Show).

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

Motion:

I move that the Commission approve CDP No. 5-00-097 pursuant to the staff recommendation.

Staff Recommends a **YES** vote. Passage of this motion will result in adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

I. Approval with Conditions

The Commission hereby **GRANTS** a permit, subject to the conditions below, 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, 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 Conditions

1. Public Parking

The proposed event shall not interfere with the public's use of the Marina Green public parking lots, which shall be kept open for use by the general public for free parking (the current rate). The City shall provide additional public parking in the Long Beach Arena parking lots and on the Marina Green Park area for visitors to the event and the general public consistent with the proposed parking plan submitted with this coastal development permit application. The Long Beach Arena parking lots shall be available for public use daily between the hours of 10am and 8pm commencing on the first day of the proposed event (July 26, 1999) and continuing until the last day of the event (July 30, 2000).

2. Signage

The City shall provide and erect directional and informational signs that clearly communicate to the public that event visitor and general public parking is available in the Long Beach Arena parking lots and on the Marina Green Park area as proposed in the parking plan submitted with this coastal development permit application. At a minimum, the directional and informational signs shall be posted at: 1) the intersection of Shoreline Drive and Shoreline Village Drive; 2) the west entrance to the Marina Green public parking lots; 3) the intersection of Shoreline Drive and Linden Avenue; 4) the east entrance to the

Marina Green public parking lots; and 5) the entrance to the 1st Place Beach public beach parking lot. The directional and informational signs shall remain posted every day between the hours of 10am and 8pm commencing on the first day of the proposed event (July 26, 2000) and continuing until the last day (July 30, 2000).

3. Regional Bicycle Path

The proposed event shall not interfere with the public's use of the regional bicycle path, which runs from Rainbow Lagoon Park, across Shoreline Drive and along Shoreline Village Drive, and along the Downtown Marina boardwalk between Shoreline Village and the 1st Place public beach. The regional bicycle path shall remain open and unobstructed.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The proposed event is the 2000 Southern California Marine Association (SCMA) In-the-Water Boat Show to be held on July 26-30, 2000. The proposed event is located in the Downtown Marina, in Marina Green Park, and in a portion of the marina boat owner parking lots (Exhibit #2A). The proposed boat show is not located on the public beach or in the Marina Green public parking lots. The proposed project includes the installation and removal of the temporary in-water and on-land facilities improvements necessary to facilitate the event. Set-up will begin on July 22 and takedown will be completed by August 1, 2000.

The proposed temporary improvements for the event include the installation of security fencing around the event area, concession stands, exhibits, and portable toilets (Exhibit #2C). The on-land portion of the boat show is proposed to be located in the Marina Green Park and within the eastern marina parking lots that are normally reserved for boat owners with parking permits. Boats will be displayed in the water at docks DD and EE of the Downtown Marina (Exhibit #2A). Public access to the event is restricted by admission fees (\$8) which are charged to spectators during the proposed five-day event (July 26-30, 2000). No portion of the restricted area is located on the sandy beach.

Also included in the proposal is the placement of informational signs and the provision of parking for visitors to the event (Exhibits #2B&D). The proposed parking plan provides parking for event visitors and the general public in the Long Beach Arena parking lots and on the Marina Green Park area at a rate of \$7 (Exhibit #2B). The Marina Green public parking lots will be available for free public parking on a first-come, first-served basis.

The Marina Green is a landscaped park area located on State tidelands in the Downtown Shoreline area of Long Beach (Exhibit #2A). Shoreline Drive provides vehicular access to the Marina Green and its public parking lots. The Marina Green public parking lots, which provide

parking for 1st Place Beach and marina visitors, are situated between the Marina Green park area and the Downtown Marina parking lots which are reserved for slip renters (boat owners with parking permits). The regional bicycle path runs through the area connecting the Los Angeles River Bicycle Path to the beach bicycle path (Exhibit #2A). The regional bicycle path will remain open for public use during the event and during set-up and takedown. The Long Beach Convention Center, Hyatt Hotel, Shoreline Village shopping center, 1st Place public beach, Long Beach Aquarium of the Pacific, and Shoreline Park are all located within walking distance of the Marina Green.

The proposed 2000 event is the 17th annual Long Beach In-the-Water Boat Show. The 1996 boat show, the first boat show held in the Marina Green area, was permitted by Coastal Development Permit 5-96-105 (City of Long Beach). The 1997 boat show was also permitted in the Marina Green area. Prior to 1996, the annual boat show was held in Shoreline Park. In 1998, the boat show was held in Rainbow Harbor. The event held at Rainbow Harbor created conflicts between the controlled (fenced) event area and public access along the Rainbow Harbor Esplanade, the public waterfront walkway. In 1999, the City proposed to return the event to the Marina Green area where there was less potential for conflicts between the proposed event and existing recreational activities. This year's event will be identical to the 1999 event. The City has proposed the same event layout plans, including parking, fencing and signage (Exhibit #3).

B. Recreation and Public Access

The proposed project must conform to 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 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.

The Marina Green public park and its public parking lots provide the public with coastal access and lower cost recreational opportunities which must be protected. Visitors to the area can take advantage of the many sailing and boating opportunities, access the coastal

bicycle path, go fishing, use the parks and beach, sightsee, or shop at Shoreline Village. Many of these activities are free for lower cost visitor and recreational opportunities, protected by Section 30213 of the Coastal Act.

The City's 1st Place Beach is located immediately east of the event site (Exhibit #2A). Because 1st Place Beach is the westernmost beach in the City, it is one of the City's most popular beaches, especially with the City's westside population. A primary parking supply for 1st Place Beach is the free parking located in the Marina Green parking lots.

The proposed event will not be located in any of the Marina Green public parking lots, but these lots will likely be used by event visitors because there is no cost to park and the parking is available on a first-come, first-served basis. The increase in the demand for parking caused by the proposed event could reduce the public's ability to access this coastal area. The proposed event, however, includes a parking plan that will substantially increase the number of parking spaces in the immediate area of the proposed event. The proposed parking plan provides parking for event visitors and the general public in the Long Beach Arena parking lots and on the Marina Green Park area at a rate of \$7 (Exhibit #2B). The capacity of the Long Beach arena parking supply (approximately 2,000 parking spaces) is expected to exceed the parking demands of the proposed boat show.

In order to protect public access and protect the public's ability to access this coastal area during the proposed event, the permit is conditioned to require the City to provide the additional public parking in the Long Beach Arena parking lots and on the Marina Green Park area as proposed by the parking plan. The Long Beach Arena parking lots shall be available for public use daily between the hours of 10am and 8pm commencing on the first day of the proposed event (July 26, 2000) and continuing until the last day of the event (July 30, 2000). In addition, the City shall provide and erect directional and informational signs which clearly communicate to the public that additional public parking is available in the Long Beach Arena parking lots and on the Marina Green Park area as proposed by the parking plan. The City has agreed to post the required signs (Exhibit #2D). Only as conditioned does the Commission find that the proposed temporary development and event is consistent with the public access and recreation policies contained in the Coastal Act.

Finally, the proposed event shall not interfere with the public's use of the regional bicycle path, which runs through the event site. The regional bicycle path runs through the area connecting the Los Angeles River Bicycle Path to the beach bicycle path (Exhibit #2A). The regional bicycle path provides coastal access to cyclists from inland areas to Long Beach and Orange County. The bicycle path also provides public pedestrian access along the Downtown Marina waterfront. Therefore, the bicycle path shall remain open and unobstructed. The City has agreed to keep the bicycle path open. Only as conditioned does the Commission find that the proposed temporary development and event is consistent with the public access and recreation policies contained in the Coastal Act.

C. 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.

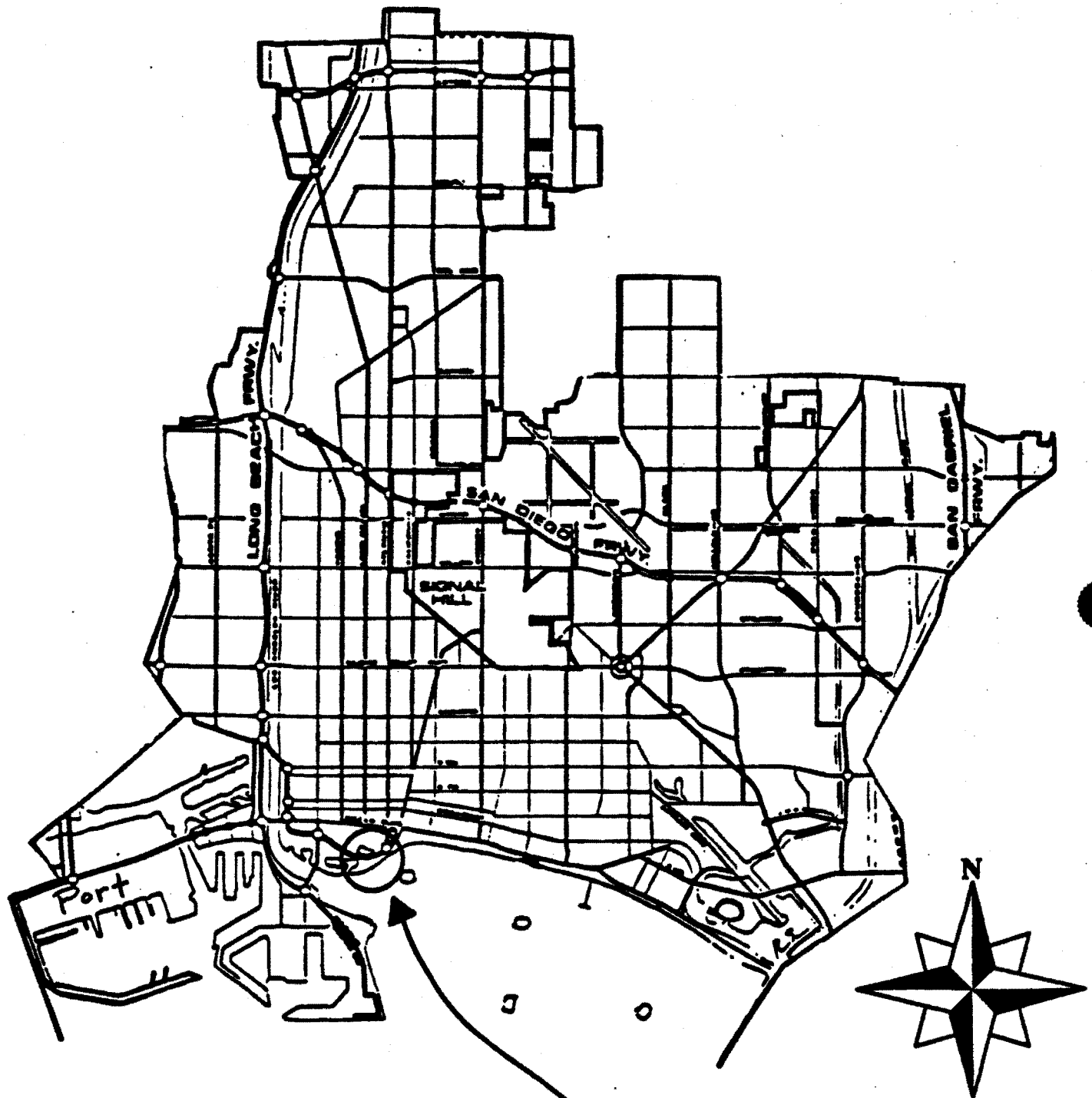
The proposed project has been conditioned in order to be found consistent with the public access and recreation policies of the Coastal Act. Mitigation measures, including the provision of adequate parking for event visitors and protection of public access on the waterfront, will minimize all adverse impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

D. Local Coastal Program

The City of Long Beach Local Coastal Program (LCP) was certified by the Commission on July 22, 1980. The proposed project complies with the policies of the certified LCP. However, the proposed project is located seaward of the former mean high tide line and in the Commission's area of original jurisdiction. Because the proposed project is located in the Commission's area of original jurisdiction, the LCP is advisory in nature and only provides guidance. The standard of review for this project is the Coastal Act. The proposed project is consistent with the policies of Chapter 3 of the Coastal Act.

End/am

City of Long Beach



Boat
Show

COASTAL COMMISSION

5-00-156

EXHIBIT # 1

PAGE 1 OF 1

EVENT LAYOUT

The 2000 Southern California Marine Association (SCMA) In-The-Water Boat Show (Boat Show) will be held from July 26, 2000 through July 30, 2000. The Boat Show layout is as follows.

- I. Boat displays and vendor exhibits and will be located at the Marina Green, from Shoreline Village Drive to Linden Avenue and from Linden Avenue to First Place; and the boat owner parking area from gangways BB through GG will also be used for boat displays and vendor exhibits.

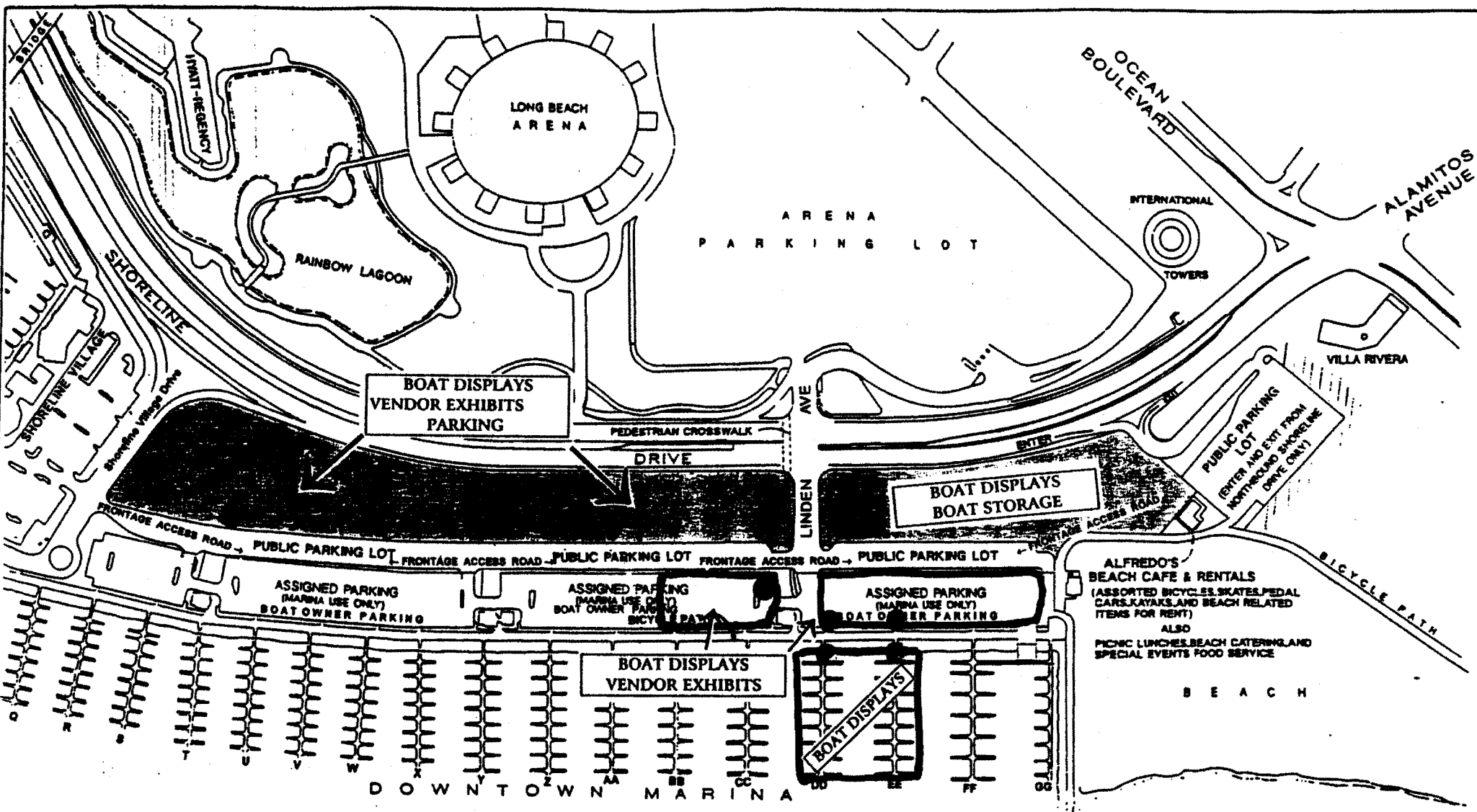
The section of the Marina Green from Linden Avenue to First Place will also be used for storage.

- II. Parking will be located on a portion of the western section of Marina Green, from Shoreline Village Drive to Linden Avenue.
- III. Boat displays on the water will be located at gangways DD and EE.
- IV. The approximate event entry areas will be at the following locations:
- a) Boat owner parking area adjacent to gangway CC and Linden Avenue.
 - b) Adjacent to the gates that lead to gangways DD and EE.
 - c) Adjacent to the Linden Avenue access to the Marina Green frontage access road.
 - d) Adjacent to the Shoreline Village Drive access to the Marina Green frontage access road.
- V. The event layout does not displace public parking or obstruct pedestrian or beach access.
- VI. SCMA staff will monitor the Boat Show entry areas adjacent to the gangways to keep the bike path clear.
- VII. Directional signs will be used to direct Boat Show attendees to the event and the event parking sites

COASTAL COMMISSION
5-00-136

EXHIBIT # 2A
PAGE 1 OF 2

See Exhibit A



● APPROXIMATE ENTRY AREAS
 ■ INDICATES MARINA GREEN

EXHIBIT A

COASTAL COMMISSION
 5-00-156

CITY OF LONG BEACH, CALIFORNIA
 DEPARTMENT OF BUSINESS
 MARINA GREEN

SCMA BOAT SHOW

Exhibit A

EXHIBIT # 2A
 PAGE 2 OF 2

2 of 2

PARKING PLAN

- I. Up to 350 parking spaces on a portion of the Marina Green, from Shoreline Village Drive to Linden Avenue, will be used for onsite Boat Show parking, at the rate of \$7 per space per day. The western section of the Marina Green will also be used for boat displays and vendor booths.
- II. Offsite Boat Show parking accommodations will be located at the Convention Center arena parking lot, north of the Marina Green, at the rate of \$7 per day. The fee for the offsite parking is consistent with the Convention Center parking rate.
- III. Parking accommodations for the Boat Show will be coordinated and managed by the Convention Center and Five Star Parking, the parking management company for the Convention Center.
- IV. The Boat Show parking plan does not displace public parking or obstruct pedestrian or beach access.
- V. The Marina Green frontage access road will remain open.
- VI. The SCMA and Five Star Parking will place at least eight directional signs to direct the Boat Show attendees to the event and the event parking sites.

COASTAL COMMISSION
5-00-156

See Exhibit B

EXHIBIT # 2B
PAGE 1 OF 2

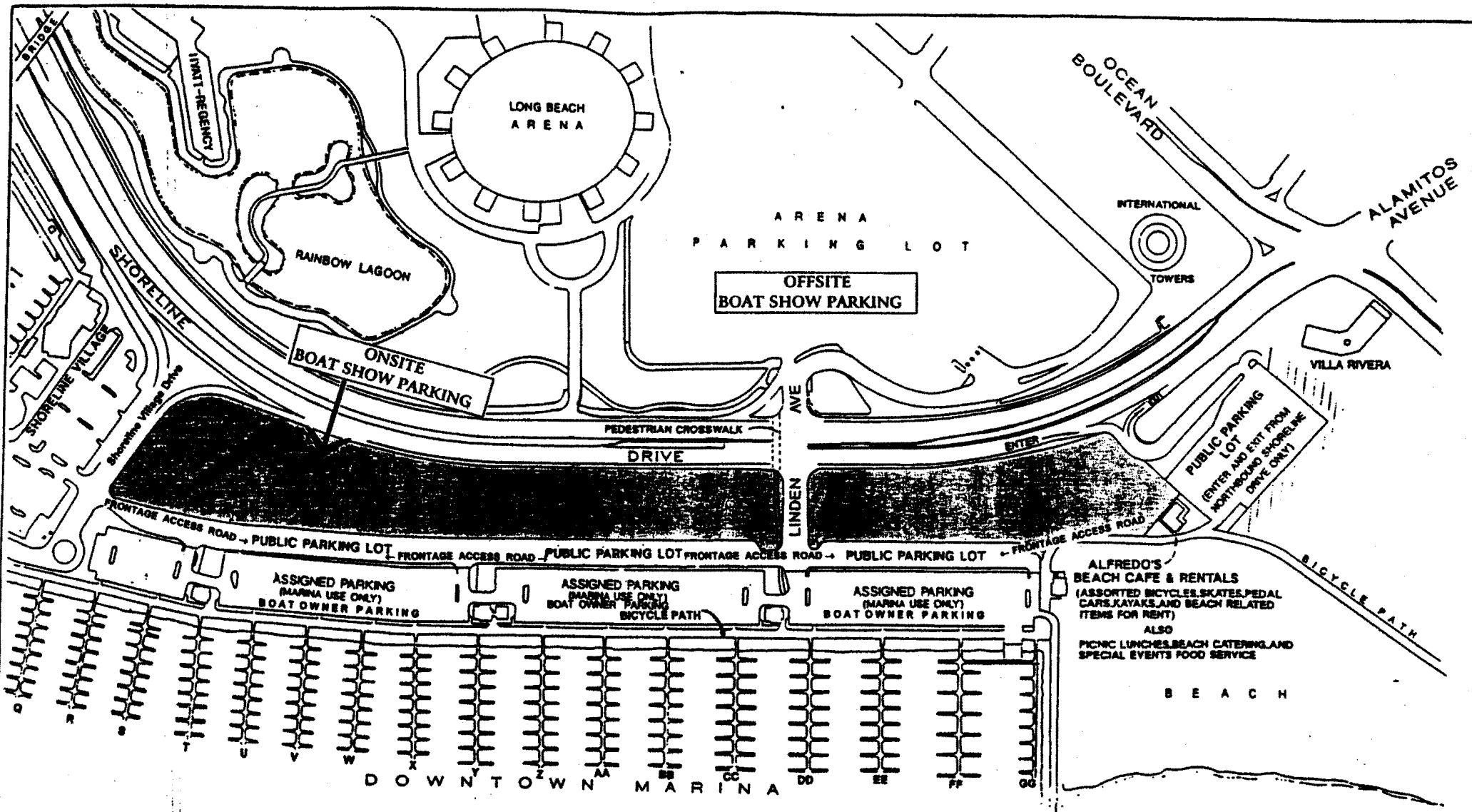


EXHIBIT B

INDICATES MARINA GREEN

COASTAL COMMISSION
5-00-156

CITY OF LONG BEACH, CALIFORNIA
DEPARTMENT OF DEVELOPMENT
MARINA GREEN

EXHIBIT # 2B
PAGE 2 OF 2

Exhibit B

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TEMPORARY FENCING PLAN

The following is an outline of the SCMA's proposed fencing plan.

- I. Fencing will be placed around the Marina Green, Shoreline Village to Linden Avenue and Linden Avenue to First Place.
- II. Fencing will be placed around the boat owner parking area from BB through GG. The fencing will split at Linden Avenue between gangways CC and DD, then continue from DD through GG.

The fencing will not obstruct the bike path or beach access and the existing pedestrian access will be maintained.

COASTAL COMMISSION

5-00-156

EXHIBIT # 2C

PAGE 1 OF 2

See Exhibit C

SIGNAGE

The SCMA and Five Star Parking will place at least eight directional signs at the following locations.

- Two signs - Intersection of Shoreline Drive and Shoreline Village Drive.
- One sign - Mid-way the block of Shoreline Drive that is between Shoreline Village Drive and Linden Avenue, on the south side of the street.
- Four signs - Intersection of Shoreline Drive and Linden Avenue.
- One sign - immediately south of Ocean Boulevard on the north side of Shoreline Drive.

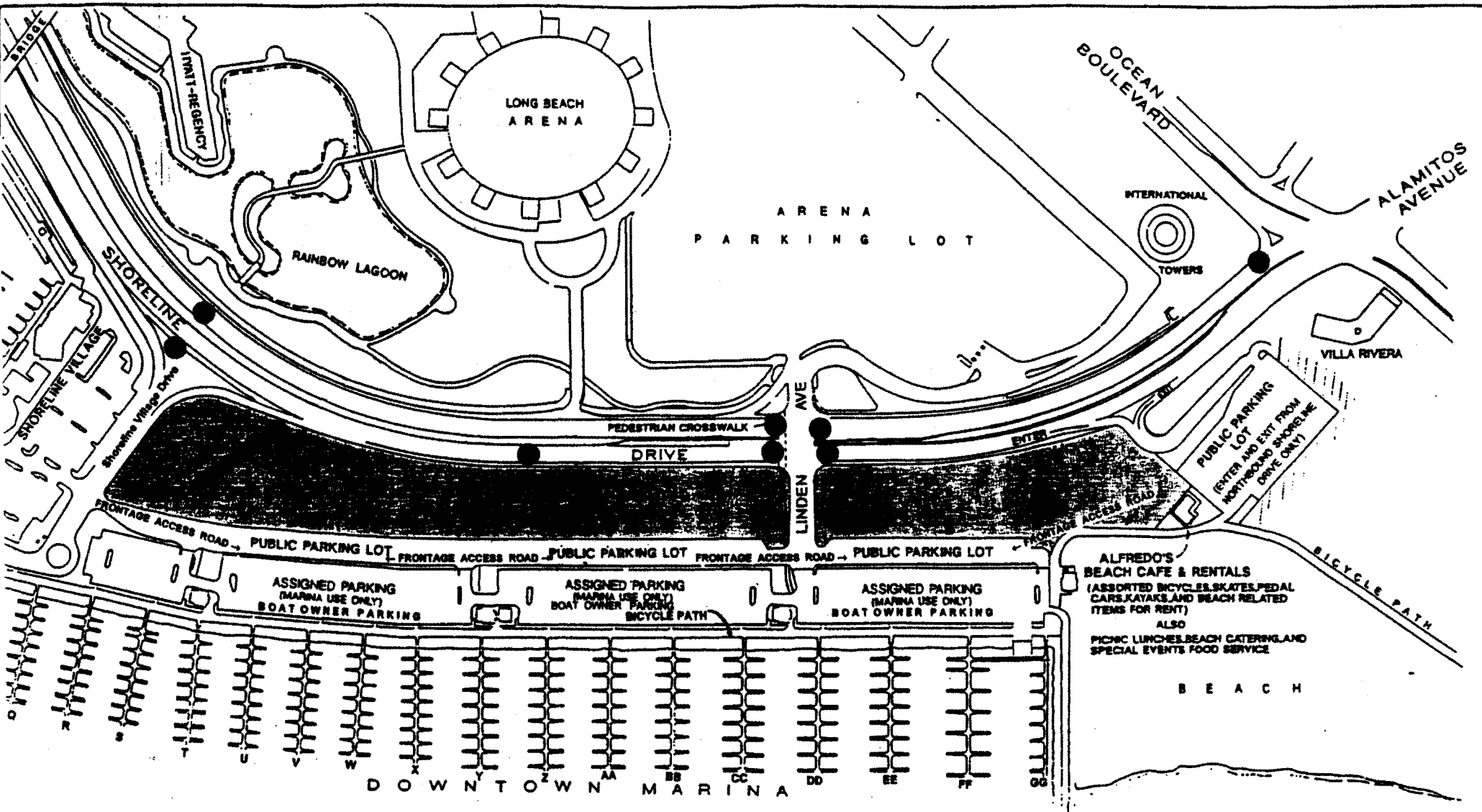
The signs will be posted every day of the event (July 26, 2000 through July 30, 2000) from 10:00 a.m. to 8:00 p.m.

The SCMA, Five Star Parking and Marine Patrol personnel will direct motorists and supervise parking sites, as required.

COASTAL COMMISSION
5-00-156

EXHIBIT # 2D
PAGE 1 OF 2

See Exhibit D



● SIGNAGE

EXHIBIT D

■ INDICATES MARINA GREEN

CMA BOAT SHOW

COASTAL COMMISSION
5-00-156

CITY OF LONG BEACH, CALIFORNIA
DEPARTMENT OF BUSINESS
MARINA GREEN

EXHIBIT # 2D
PAGE 2 OF 2

EXHIBIT D

2 of 2



CITY OF LONG BEACH

Department of Parks, Recreation and Marine
2760 Studebaker Road, Long Beach, CA 90815-1697
(562) 570-3100 • FAX (562) 570-3109

COASTAL COMMISSION

5-00-156

EXHIBIT # 3

PAGE 1 OF 2

April 12, 2000

Mr. Charles Posner
Coastal Program Analyst
California Coastal Commission
South Coast Area Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302

REC
APF

CALIFORNIA
COASTAL COMMISSION

RE: SCMA JULY 2000 IN-THE-WATER BOAT SHOW

Dear Mr. Posner:

Please find attached an application for a Coastal Development Permit for the In-The-Water Boat Show. The Boat Show is identical to the Show held last July, which received a Coastal Development Permit from the Coastal Commission on June 17, 1999.

The Boat Show will take place in July 2000, and will be located at the Marina Green from Shoreline Village Drive to First Place, the Downtown Marina gangways DD and EE, and in the Downtown Marina boat owner parking area from gangways BB through GG. The Boat Show is a temporary use that will feature the latest models of boats and vendor exhibits. The event is sponsored by the Southern California Marine Association (SCMA) and is open to the public for a fee.

Existing public parking will remain open during the event as well as setup and take down. The SCMA will place at least eight directional signs within the vicinity of Shoreline Drive and Linden Avenue, for Boat Show parking and to identify the location of the Boat Show. Offsite parking will be located at the Convention Center arena parking lot. In addition to offsite parking, the SCMA will provide up to 350 Boat Show parking spaces on the Marina Green green belt. I have attached, for your reference, the May 7, 1999 letter to you from Gwendolyn Parker, in response to your questions about parking.

The Boat Show will be held five days, from July 26, 2000 through July 30, 2000. The show times are noon to 8:00 p.m. during the week, 10:00 a.m. to 8:00 p.m. on Saturday, and 10:00 a.m. to 6:00 p.m. on Sunday. The adult entry fee is \$8, with children 12 and under admitted free. The set up will begin Saturday, July 22, 2000, and the take down will be completed by Tuesday, August 1, 2000. The City Departments of Parks, Recreation and Marine and Public Works will make

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Mr. Charles Posner
April 12, 2000
Page 2 of 2

COASTAL COMMISSION

5-00-156

EXHIBIT # 3
PAGE 2 OF 2

the necessary physical arrangements to protect and keep open the bike path. These are the same departments that have handled other major events in the area, including the Long Beach Grand Prix.

We request that this item be placed on the June Coastal Commission agenda, as the event is scheduled to occur in July. Please do not hesitate to call Lynda Pope or me if you require additional information or have questions regarding this application. Lynda Pope can be reached at (562) 570-3165, and you can reach me at (562) 570-3130.

Sincerely,



Dennis L. Eschen
Superintendent, Planning and Development

Attachments