

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Filed: 815/05  
49th Day: 10/3/05  
180th Day: 2/11/06  
Staff: AJP-LB  
Staff Report: 10/28/05  
Hearing Date: 11/18/05  
Commission Action:

**Fr 4d****STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-05-270**RECORD PACKET COPY****APPLICANT:** City of Los Angeles**PROJECT LOCATION:** Intersection of Vista del Mar and Hyperion Way, Playa del Rey (City of Los Angeles)**PROJECT DESCRIPTION:** Demolition of a private pedestrian bridge (superstructure, substructure, and foundation) and install a new sidewalk and crosswalk at the intersection of Hyperion Way and Vista del Mar. Removal of the bridge span will be conducted during non-peak beach hours during the winter months.**SUBSTANTIVE FILE DOCUMENTS:** CDP No. 5-89-884

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**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends **approval** of the proposed project with no special conditions. As proposed, the project can be found consistent with the Chapter three policies of the Coastal Act.

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**I. STAFF RECOMMENDATION:**

Staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application:

**MOTION:** *I move that the Commission approve coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all permits included on the consent calendar. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/ or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternative that would substantially lessen any significant adverse impacts of the development on the environment.

**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. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **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.

5. 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

IV. **FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

A. Project Description and Location

Demolition of the Vista Del Mar pedestrian bridge (superstructure, substructure, and foundation), which connects the Hyperion Treatment Plant with the beach parking lot owned by the County of Los Angeles. The superstructure measures 191 feet long and 20 feet wide, and consists of steel girders, transverse beams, and a metal deck with lightweight concrete. The structures abutments and piers are constructed with concrete. The abutments are founded on conventional spread footings and the pier is founded on 5 steel H-piles 40 feet deep. The piles will be removed to a depth of 10 feet. The project will include a new public sidewalk, with curb and gutter, and crosswalk at the intersection of Hyperion Way and Vista del Mar. The dismantled bridge and debris will be disposed of outside of the Coastal Zone.

The bridge was approved in 1989 as a temporary structure to relieve parking issues during the construction of the Hyperion Treatment Plant's Full Secondary Facilities (CDP No. 5-89-884). The Commission approved the bridge and a new temporary approximately 600 space parking lot on the seaward side of Vista del Mar for the use by construction workers of the Hyperion plant. The bridge was constructed specifically for private use by the Hyperion plant and was never used by the public (a locked security gate is located on the western end of the bridge). However, a portion of the parking lot that was created for the temporary use by Hyperion plant construction workers was made available to the general public during the weekends during construction at the plant. Once construction was completed in approximately 2000, the Commission approved the use of the parking lot as permanent beach parking for the public (CDP No. 5-89-884A).

According to the applicant, the demolition of the bridge span will take one day. Traffic along Vista del Mar will need to be redirected to surrounding streets during the dismantling. Removal of the span will be conducted during the winter period and during the late evening hours to minimize traffic impacts. Once the span is removed vehicle access will be restored and work will continue without any further major disruptions to traffic.

The new crosswalk, with signal and sidewalk along Vista del Mar, will improve public pedestrian access along Vista del Mar by providing a signalized crossing across a major roadway adjacent to the public parking lot and concession stand.

**B. Access**

The proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**C. Water Quality**

The proposed project will incorporate best management practices, including the appropriate storage and handling of construction equipment and materials and disposal of debris, during construction and post-construction to reduce water quality impacts. As proposed, the Commission finds that the development conforms with Sections 30230 and 32031 of the Coastal Act.

**D. Local Coastal Program**

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The City of Los Angeles has not prepared a draft Land Use Plan for this planning subarea. Approval of the proposed development will not prejudice the City's ability to prepare a certifiable Local Coastal Program. The Commission, therefore, finds that the proposed project is consistent with the provisions of Section 30604 (a) of the Coastal Act.

**E. California Environmental Quality Act.**

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 submitted, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

**PROJECT VICINITY MAP:  
VISTA DEL MAR BRIDGE REMOVAL PROJECT**



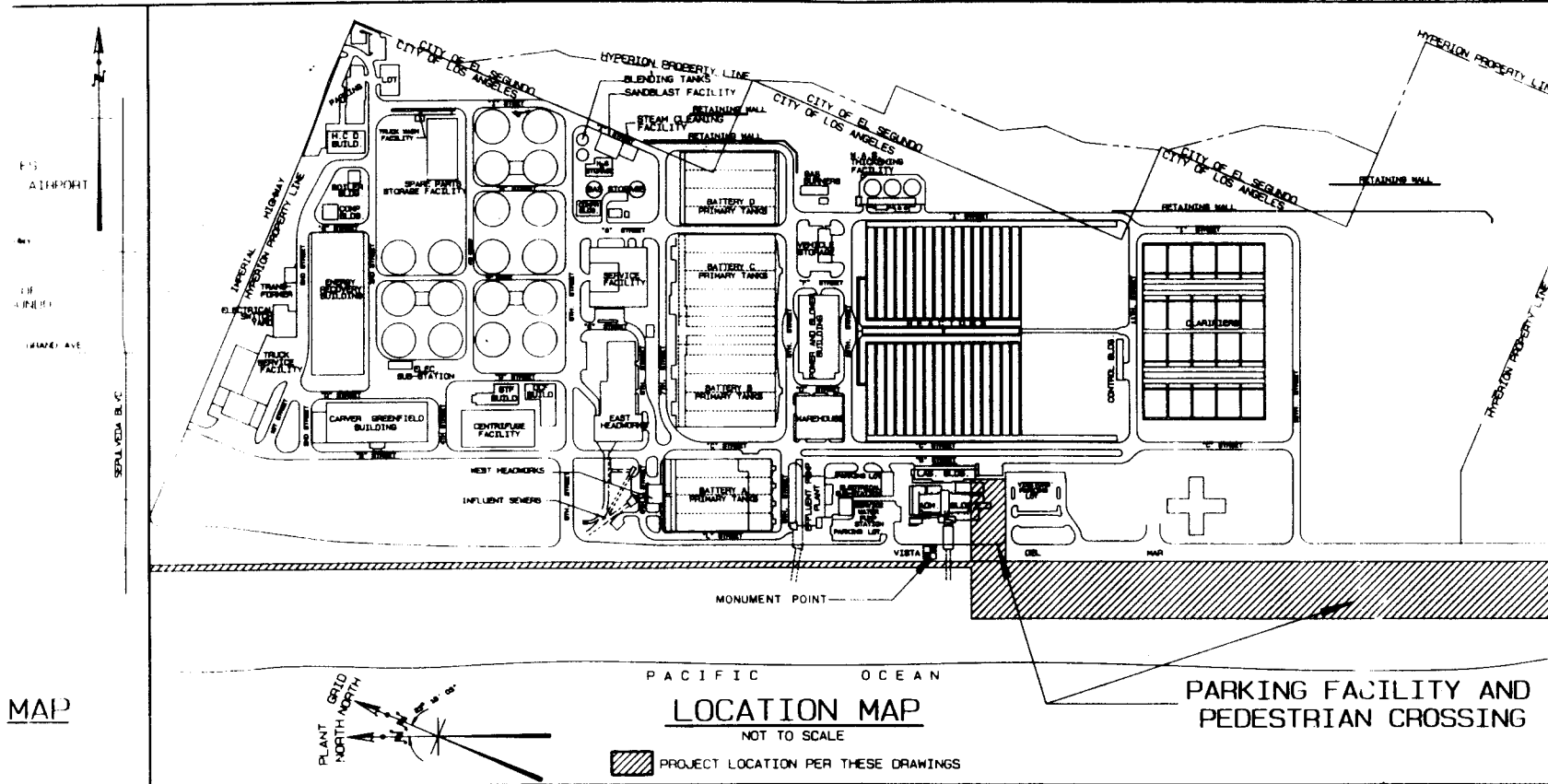
Map is detail of U.S. Geological Survey Venice Quadrangle (7.5 Minute Series), 1952, photorevised 1967

The Vista Del Mar bridge removal project location is near Dockweiler State Beach and south of the Los Angeles International Airport.

Vista Del Mar Bridge Removal CDP Application

EXHIBIT NO. 1
APPLICATION NO 5-05-270
Vicinity Map
 California Coastal Commission

# PARKING FACILITY AND PEDESTRIAN CROSSING



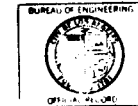
**INDEX OF DISCIPLINE**

R	REFERENCE
C	CIVIL
A	ARCHITECTURAL
S	STRUCTURAL
L	LANDSCAPING
E	ELECTRICAL

**SHEET NUMBER**

C-7

**EXHIBIT NO. 2**  
**Application Number**  
**5-05-276**  
**Location Map**



**HYPERION FULL SECONDARY (HFS)  
 PARKING FACILITY AND PEDESTRIAN CROSSING  
 W.O. EXX31460**

NO.	REVISION DESCRIPTION	REV. SH.	DATE	CITY ENGINEER	DATE

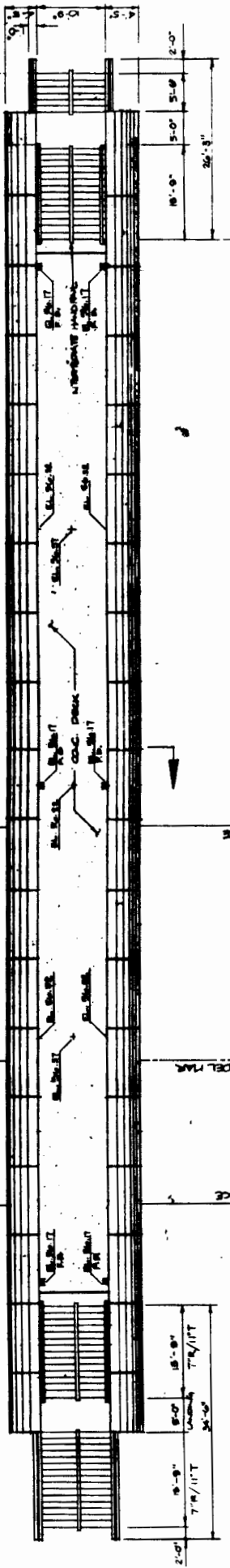
**CITY OF LOS ANGELES**  
 ROBERT S. HORII CITY ENGINEER

APPROVALS	ENGINEER	DATE	
STRUCTURAL			
MASTWATER			
ST. LIGHTING			
TRANSPORTATION			
SURVEY			

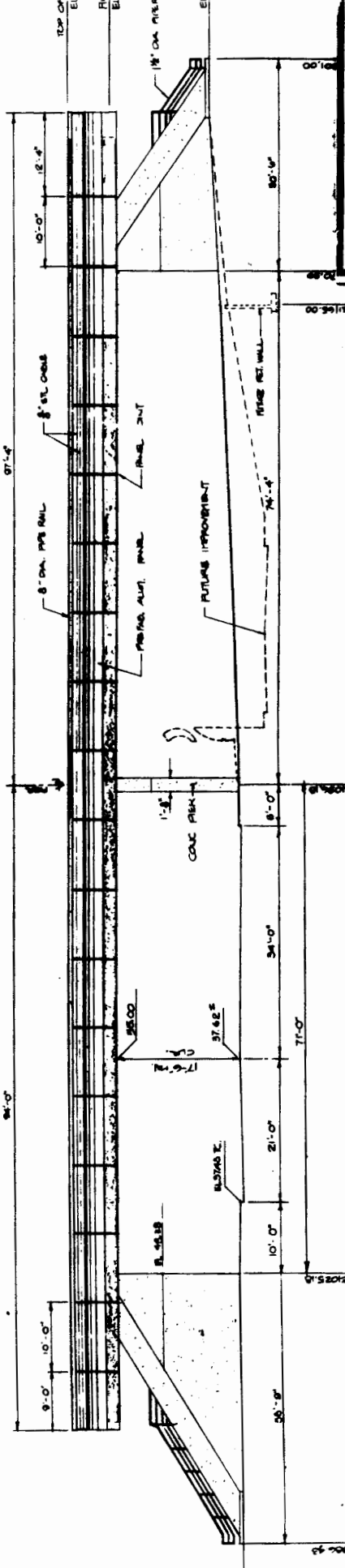
APPROVED *October 5, 1989*

California Coastal Commission





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



SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

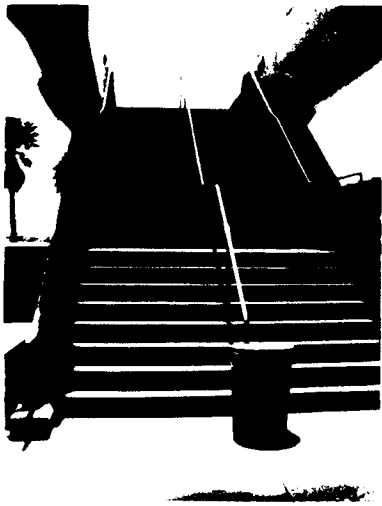
EXHIBIT NO. 4  
Application Number  
5-95-276  
Elevation Plate  
View



CONTEXT PHOTOS:  
VISTA DEL MAR BRIDGE REMOVAL PROJECT



Vista Del Mar bridge connects the Hyperion Treatment Plant to a County of Los Angeles parking lot across Vista Del Mar.



There is no ADA access to the bridge.



There is a locked gate limiting access from the beach side to Hyperion Treatment Plant.

EXHIBIT NO.	5
Application Number	5-05-270
	Photos of
	Bridge
California Coastal Commission	

Vista Del Mar Bridge Removal CDP Application

