

CALIFORNIA COASTAL COMMISSION

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Hearing Date: July 13, 2005
Commission Action:

**W10a&b****RECORD PACKET COPY****STAFF REPORT: REVISED FINDINGS**

APPLICATION NUMBER: 5-01-257 **APPEAL NUMBER:** A-5-VEN-01-279

APPLICANT: City of Los Angeles Department of Public Works

AGENT: Raul Rojas, Deputy City Engineer

PROJECT LOCATION: West bank of Ballona Lagoon between Via Marina and Grand Canal, (on City-owned property, public rights-of-way and publicly-owned easements), Venice, City of Los Angeles, Los Angeles County.

PROJECT DESCRIPTION: Implementation of Phase III of the Ballona Lagoon Enhancement Plan, which includes: 1) removal of non-native vegetation and encroachments (including, but not limited to, fences, walls, lighting, irrigation improvements, decks/patios, and residential landscaping); 2) revegetation with native dune plants, 3) realigning and improving the west bank public access trail between Topsail Street and Canal Court, 4) construction of a split rail fence along the public access trail, and 5) construction of a public education/information area with benches near Jib Street at the northern end of the lagoon.

COMMISSIONERS ON Iseman, Kram, Kruer, Neely, Peters, Potter, Reilly, Secord and
PREVAILING SIDE: Chair Caldwell.

SUMMARY OF STAFF RECOMMENDATION

On March 16, 2005, after public hearing, the Commission **approved with conditions** Coastal Development Permits 5-01-257 and A-5-VEN-01-279, finding that the proposed development, as conditioned, conforms with the Chapter 3 policies of the Coastal Act. Staff is recommending that the Commission, after public hearing, adopt the following revised findings in support of the Commission's March 16, 2005 approval with conditions of the permits. A vote by the majority of the nine Commissioners on the prevailing side is necessary to adopt the revised findings. **See Page Four for the motions to adopt the revised findings.**

The Commission had previously reviewed and approved the proposed development. On January 8, 2002, subsequent to a public hearing in Los Angeles, the Commission conditionally approved Coastal Development Permit 5-01-257 and De Novo Permit A-5-VEN-01-279 (City of Los Angeles Dept. of Public Works) for the proposed Ballona Lagoon West Bank Restoration Project. Litigation followed, and the permits were not issued. Pursuant to the Commission's and City's 2004 settlement in the case of Nancy N. Kennerly v. California Coastal Commission and City of Los Angeles, the Commission's January 8, 2002 action approving the permits was vacated, and the Commission agreed to hold a new public hearing for the permit applications. Consequently, the applications were brought before the Commission again on March 16, 2005 for a new action on the applications for the previously approved restoration project.

The Commission's March 16, 2005 action to conditionally approve the coastal development permits for the restoration project effectively reinstated the conditional authorization of the project originally granted by the Commission on January 8, 2002, but with the following four significant changes:

1. On March 16, 2005, the Commission rejected Special Condition 2.A.v of the staff recommendation eliminating the previous 2002 Commission-imposed requirement for the project to include new public access improvements (e.g., public overlooks with benches and appropriate signage) at the four street ends located south of Topsail Street and east of Pacific Avenue. **See Pages 30-31 and 39-40 for the findings.**
2. On March 16, 2005, the Commission adopted a modified version of Special Condition 2.A.iii of the staff recommendation. At the northern end of Ballona Lagoon, where the public trail must pass between the waters of the lagoon and existing private residences, the Commission approved the trail alignment proposed by the City (as shown on Exhibit #3, Page 1) instead of staff's recommended alignment farther inland (as was required pursuant to the Commission's previous 2002 approvals), to address possible public safety concerns and to provide a measure of privacy between trail users and the adjacent homes. **See Pages 26-28 and 38-39 for the findings.**
3. On March 16, 2005, the Commission adopted the staff recommendation (part of modified Special Condition 2.A.iii) to alter the segment of the decomposed granite trail proposed between Jib Street and Topsail Street, requiring that this segment to be located no closer to the waters of the lagoon than a line measured ten feet from the existing eastern curb of Pacific Avenue. **See Pages 29-30 for the findings.**
4. On March 16, 2005, the Commission action also modified recommended Special Condition 2.A.ii in regards to the removal of the encroachments at the northern end of the lagoon where the public trail must pass between the waters of the lagoon and existing private residences. However, the Commission did not specifically discuss the manner in which it intended to modify the special condition. When the Commission modified Special Condition 2.A.iii approving the City's proposed trail alignment at the northern end of the lagoon, instead of staff's recommended alignment farther inland, it was also rejecting staff's recommendation to require the City to remove the *pre-coastal* encroachments from the public property that they occupy at the northern end of the lagoon (i.e., Ms. Kennerly's deck and similar *pre-coastal* encroachments). Included with these Revised Findings is a revised version of recommended Special Condition 2.A.ii that reflects staff's understanding of the Commission's action in regards to the removal of the *pre-coastal* encroachments at the northern end of the lagoon. "*Pre-coastal*" means that the development existed before February 1, 1973 when coastal development permits were first required for development pursuant to the voters' passage of Proposition 20 in 1972. **See Pages 31-32 for the findings.**

The Commission's March 16, 2005 action includes, as did the permit approvals in 2002, both the authorization for the removal of, and an affirmative requirement to remove, unpermitted development from the **protective lagoon buffer strip** concurrently with the proposed restoration project (See Special Condition 2.A.ii). Unpermitted development is development that is subject to coastal development permit requirements, but has not been approved pursuant to a coastal development permit.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Los Angeles certified Land Use Plan for Venice, 6/14/2001.
2. City of Los Angeles Local Coastal Development Permit No. 00-04.
3. Coastal Development Permit 5-95-152 & amendments (City of LA/BLMP/Conservancy).
4. Coastal Development Permit A-266-77 (ILA) & amendment.
5. Coastal Development Permit P-78-2737 (Sevilla & Dubin).
6. Coastal Development Permit P-78-3123/A-281-77 (Cashin).
7. Coastal Development Permit 5-85-371 (Wyatt).
8. Coastal Development Permits 5-86-819, 5-87-500 & 5-88-1053 (Rome).
9. Coastal Development Permit 5-89-593 (MDR Properties).
10. Coastal Development Permits 5-97-220, 5-97-363 & 5-98-328 (Paragon).
11. Coastal Development Permit 5-97-015 (Ganezer).
12. Coastal Development Permit 5-00-001 (Garcia).
13. Coastal Development Permit 5-00-161 (City of LA).
14. Coastal Development Permit Application 5-01-289/A5-VEN-01-280 (City of LA Grand Canal).
15. Coastal Development Permits 5-01-306 & 5-01-307 (VDH Development).
16. Coastal Development Permit 5-02-133 (Fitzgerald).
17. Categorical Exemption (CEQA) No. CE 3093, 5/25/00.
18. Proposal for The Restoration/Revegetation of the Western Bank of the Ballona Lagoon, by Roderic B. Buck, December 2001.
19. Conceptual Plan for Completion of Phase II Improvements of the Ballona Lagoon Enhancement Plan for the West Bank of Ballona Lagoon, BLMP, March 1999.
20. Ballona Lagoon Enhancement Ten-year Monitoring Plan, July 1996.
21. Ballona Lagoon Enhancement Plan, BLMP & State Coastal Conservancy, August 1992.
22. Avifauna of the Venice Canals by Charles T. Collins, Ph.D., 1986.
23. Biota of the Ballona Region, Los Angeles County Natural History Museum Foundation, Edited by Ralph W. Schreiber, October 1981.
24. Ecological Evaluation of Ballona Lagoon, by Richard F. Ford, Ph D and Collier, Gerald, Ph D. May 7, 1976, Center for Marine Studies, San Diego State University.

STAFF NOTE:

As used in this staff report, the "protective lagoon buffer strip" along the west bank of Ballona Lagoon includes: the City's Esplanade West right-of-way (except for areas covered by pre-coastal development), Lots G through P, the unsubmerged portions of Lot C and Lot R, and the protected habitat areas and easements on private property that have been required and/or identified by previously approved coastal development permits. [See Exhibit #2, Pages 1-4.]

The proposed project is located on the west bank of Ballona Lagoon between the first public road and the sea, and within 300 feet of the lagoon's mean high tide line. Therefore, it is within the coastal zone area of the City of Los Angeles that has been designated in the City's permit program as the "Dual Permit Jurisdiction" area. Pursuant to Section 30601 of the Coastal Act and Section 13307 of the California Code of Regulations, any development located in the Dual Permit Jurisdiction that receives a local coastal development permit from the City must also obtain a permit from the Coastal Commission. The City-approved local coastal development permit (No. 00-04) for the proposed project was appealed to the Commission on July 17, 2001 (Appeal No. A-5-VEN-01-279). On September 11, 2001, the Commission found that a Substantial Issue existed with the City's approval of the proposed project, thus taking jurisdiction over the local coastal development permit process.

Subsequent to the Commission finding of substantial issue in 2001, the City supplemented the proposed restoration project (which originally entailed restoration of the City-owned lots and portions of the Esplanade West right-of-way) so that the proposed project also includes the removal of all existing unpermitted development and restoration within all habitat easements that exist over portions of some of the privately-owned west bank lots (Exhibit #2, p.2). These easements on private property were offered by individual permittees as a condition of the Commission-approved coastal development permits issued for residential development along the west bank in order to enlarge the protective lagoon buffer strip that exists between the lagoon and the residential development. The City of Los Angeles, California Coastal Conservancy and the Ballona Lagoon Marine Preserve (BLMP) have accepted the habitat and access easements that exist across twenty of the west bank lots south of Topsail Street. The Department of Public Works is in the process of transferring ownership of the easements now held by the Coastal Conservancy and BLMP to the City. Therefore, the approved project would restore the entire west bank protective lagoon buffer strip, including the habitat easements on the private lots and the City-owned properties on the west bank (except for the City lands at the northern end of the lagoon that are occupied by pre-coastal encroachments).

In order to avoid making two copies of the same staff report, Commission staff combined the de novo appeal permit (A-5-VEN-01-279) and coastal development permit application (5-01-257) into one staff report and one Commission hearing. However, the Commission's approval or modification of the revised findings for the approved project will require two separate Commission actions: one action for the de novo appeal permit and one action for the coastal development permit application.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolutions to **adopt the revised findings** in support of the Commission's March 16, 2005 action to approve Coastal Development Permits 5-01-257 and A-5-VEN-01-279 with special conditions. Staff recommends **YES** votes on both motions, which would result in the adoption of the following resolutions and findings.

MOTION I: *"I move that the Commission adopt the following revised findings in support of the Commission's action on March 16, 2005 approving Coastal Development Permit 5-01-257 with conditions."*

MOTION II: *"I move that the Commission adopt the following revised findings in support of the Commission's action on March 16, 2005 approving Coastal Development Permit A-5-VEN-01-279 with conditions."*

Passage of these motions will result in the adoption of revised findings as set forth in this staff report. The motions require a majority vote of the members from the prevailing side present at the March 16, 2005 hearing, with at least three of the prevailing members voting. Only those Commissioners on the prevailing side of the Commission's action are eligible to vote on the revised findings. **The nine Commissioners on the prevailing side are:**

Iseman, Kram, Kruer, Neely, Peters, Potter, Reilly, Secord and Chair Caldwell.

I. Resolution to Adopt Revised Findings for Permit 5-01-257

The Commission hereby adopts the findings set forth below for the approval of Coastal Development Permit 5-01-257 on the ground that the findings support the Commission's decision made on March 16, 2005 and accurately reflect the reasons for it.

II. Resolution to Adopt Revised Findings for Permit A-5-VEN-01-279

The Commission hereby adopts the findings set forth below for the approval of Coastal Development Permit A-5-VEN-01-279 on the ground that the findings support the Commission's decision made on March 16, 2005 and accurately reflect the reasons for it.

III. 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.

IV. Special Conditions

Staff Note: When the Commission approved the permits on March 16, 2005, it modified staff's recommended Special Conditions 2.A.ii and 2.A.iii, and rejected recommended Special Condition 2.A.v. The portions of the conditions that the Commission rejected are crossed-out: ~~rejected portions~~. The modifications added by the Commission's action on March 16, 2005 action are identified with underlined text.

1. Lagoon Buffer Strip

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall accept the easements on the west bank of Ballona Lagoon that have been offered

for dedication (for habitat restoration and public access purposes) as part of the west bank lagoon buffer strip on Blocks 1 through 5 of the Del Rey Beach Tract. The habitat and access easements that have already been accepted by other agencies shall be transferred to City ownership.

2. Revised Plans

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit revised plans to the Executive Director for review and approval. All plans associated with the project shall be updated to incorporate the following revisions to the project:

(i) **Revegetation Plan.** A revegetation plan for the entire project area, consistent with all requirements of Special Condition Three and developed in consultation with the Commission's biologist, the California Department of Fish and Game and biologist Robert van de Hoek, shall be prepared and submitted to the Executive Director for review and approval. All plant materials for the entire development shall be of southern California native plants appropriate to the natural habitat type (dune), and shall be consistent with all of the following requirements:

a) No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be utilized on the property. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.

b) The revegetation plan shall include a map showing the type, size and location of all plant materials that will be on the developed site, a temporary irrigation system (if necessary), topography of the developed site, and all other landscape features, and a schedule for installation of plants. The revegetation plan to be submitted to the Executive Director shall be accompanied by an analysis prepared by a licensed Landscape Architect or a qualified Resource Specialist that documents that the revegetation plan includes the appropriate size and types of plants for the Ballona Lagoon habitat area and appropriate performance standards for the first five years of the restoration project.

c) Existing non-native trees shall be removed from the project area, except for individual trees that have been determined by the biologists to not have any adverse effect on the adjacent habitat area and surrounding environment.

(ii) **Removal of Encroachments.** Except for development that has been properly permitted by the Commission or has been in place continuously since February 1, 1973 or earlier, All development (including, but not limited to, fences, walls, lighting, irrigation improvements, decks/patios, and play sets) and non-native landscaping situated within the protective lagoon buffer strip shall be removed by the permittee concurrently with the restoration project in order to enhance habitat area and public access opportunities. The protective lagoon buffer strip includes the City's Esplanade West right-of-way, Lots G through P, the unsubmerged portions of Lot C and Lot R, and the protected habitat areas and easements on

private property that have been required and/or identified by previously approved coastal development permits. Removal of the encroachments shall be completed within 180 days of the issuance of the coastal development permit. The Executive Director may grant additional time for good cause.

- (iii) Trail Alignment. The proposed five-foot wide west bank public access trail shall extend southerly from the existing Grand Canal public accessway system on the northern end of Ballona Lagoon (at Canal Court) to Topsail Street, near the southern end of the lagoon. In order to maximize the width of the protected lagoon bank area, the trail shall be aligned along the inland portion of the project site (i.e. farthest from the waters of the lagoon), except as follows: ~~a) The section of the decomposed granite trail proposed between Jib Street and Topsail Street may constructed as a meandering trail, but the trail shall not be located closer to the waters of the lagoon than a line measured ten feet from the existing eastern curb of Pacific Avenue; and, b) On the northern end of Ballona Lagoon, where the public trail must pass between the waters of the lagoon and existing private residences, the trail shall be designed as proposed, as shown on Exhibit #3, Page 1 of the staff report dated 3/3/2005 a five-foot wide buffer may be provided on the inland portion of the Esplanade West right of way between the trail and any existing (at the time of this approval) habitable structures in order to provide a measure of privacy between trail users and the adjacent homes.~~
- (iv) Fencing. A contiguous fence or similar barrier, not exceeding four feet in height (above natural grade), shall be installed along the most inland extent of the west bank protective lagoon buffer strip (including all habitat easements), except where the public access is permitted. Where the public access is permitted (the public trail, overlooks and public education/information area) the fence shall be placed along the side of the trail/public area nearest the lagoon. The fence shall be constructed of materials that are spaced in a manner that renders the fence impassable by common domesticated animals (e.g. dogs and cats). Revised plans to be submitted to the Executive Director shall be accompanied by an analysis of the fence plan prepared by a qualified biologist which documents that the fencing will be impassable by domesticated animals and shall minimize the entry of such animals to environmentally sensitive habitat including adjacent wetlands. The fencing shall be installed concurrently with the restoration project. On the northern end of the project area, where the public trail passes between the west bank protective lagoon buffer strip and the private residential development, a privacy fence or wall greater than four feet *may* be constructed along the inland side of the trail.
- ~~(v) Street Ends — Public Access Improvements. The street ends located south of Topsail Street and situated east of Pacific Avenue (Union Jack, Voyage, Westwind and Yawl Streets) shall be improved concurrently with the restoration project and maintained as follows:~~
 - ~~a) Union Jack Street — A public overlook, with a public bench and appropriate signage, will be provided at the eastern end of the street end (as shown on Exhibit #5, page 1 of the staff report dated 3/3/2005).~~

- ~~b) Voyage Street — A public overlook, with a public bench and appropriate signage, will be provided at the eastern end of the street end (as shown on Exhibit #5, page 1 of the staff report dated 3/3/2005).~~
- ~~c) Westwind Street — This entire street end shall be maintained as public landscaped open space with a public overlook provided at the eastern end of the street end (as shown on Exhibit #5, page 2 of the staff report dated 3/3/2005). A public walkway (with appropriate signage) shall be installed to provide public access from Pacific Avenue to the public overlook.~~
- ~~d) Yawl Street — This street end shall be maintained in its current unpaved condition with no changes to the existing public access opportunities (i.e., the informal public parking opportunities). A public overlook, with a public bench and appropriate signage, will be provided at the eastern end of the street end (as shown on Exhibit #5, page 1 of the staff report dated 3/3/2005).~~
- (vi) Pacific Avenue Crossing. In order to allow safe crossing of Pacific Avenue, a pedestrian crossing shall be installed at the intersection of Pacific Avenue and Topsail Street. Traffic at this crossing shall be controlled at this intersection by installing either a stop sign or traffic signal. The pedestrian crossing shall be installed concurrently with the restoration project.
- (vii) Pacific Avenue Street Drainage. Curbs shall be installed along the east side of Pacific Avenue at Jib Street and Topsail Street to prevent uncontrolled sheet flow from leaving the street. Appropriate drainage connections shall be installed to control runoff from Pacific Avenue using the existing drains approved by Coastal Development Permit 5-00-161. Street drain filters shall be installed in all drains that discharge directly into Ballona Lagoon. Each street drain filter shall be designed and maintained to filter the stormwater runoff from each runoff event up to and including the 85th percentile, 24-hour runoff event for volume based BMPs and/or the 85th percentile, one-hour event, with an appropriate safety factor, for flow-based BMPs. The filters shall be maintained and replaced as necessary to prevent the drains from clogging and flooding the street. The curbs and drainage improvements shall be installed within 180 days of the issuance of the coastal development permit. The Executive Director may grant additional time for good cause.
- (viii) Gully Repairs. Clean fill shall be used to repair the gullies on the lagoon bank that have eroded east of Pacific Avenue at Jib Street and Topsail Street. In order to ensure that all existing wetland vegetation is protected from filling activities, no fill shall be placed below the five-foot contour line.
- B. The permittee shall undertake development in accordance with the final plans approved by the Executive Director. To ensure compliance, the City shall include the requirements of this condition on all plans and contracts issued for the project. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Revegetation and Erosion Control

Prior to the removal of non-native vegetation, a qualified biologist shall survey the project site and identify with flags all areas of existing native vegetation. The permittee shall ensure that the areas of existing native vegetation, except for those areas where public access improvements are permitted, are protected from disturbance during the implementation of the approved project, and that adequate water is provided to keep the plants healthy. Native vegetation that is removed from the areas where public access improvements are permitted shall be transplanted elsewhere within the project area.

Under the supervision of a qualified biologist, the permittee shall remove all non-native plants from the canal banks using only hand-held tools while taking care to avoid disturbance of native plants. No herbicides may be employed. No grading is permitted. No heavy machinery may be used, except on existing paved roads. Smaller mechanized vehicles with rubber tires (e.g. Bobcats) may be used to transport heavy loads between paved roads and work areas. No dead plants shall be left on site (unless deemed necessary by a biologist to prevent erosion of the banks) and no persistent chemicals shall be employed. The permittee shall landscape the west bank of Ballona Lagoon in conformance with the following requirements:

- A. All revegetation and development shall conform to the plan approved by the Executive Director pursuant to Special Condition Two. All vegetation planted on the site will consist of native plants typically found in the dunes adjacent to the Ballona wetlands. As much as possible, the seeds and cuttings employed shall be from local sources adjacent to Ballona Lagoon, the Venice Canals, and the Ballona wetlands. Los Angeles and Orange County native plant nurseries and dunes may be used as alternative sources if the local sources cannot supply all of the necessary plant materials. Prior to the first planting cycle, the permittee shall provide the Executive Director with the quantities and sources of all plants used in the project.
- B. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.
- C. Erosion Control. Prior to removing the non-native plants and preparation of the soil, the applicant shall install silt curtains along the entire length of the water's edge to prevent siltation of the lagoon. Jute matting shall be placed on all slopes immediately following the removal of the existing plant cover. In addition, the applicant shall implement the following temporary erosion control measures during the restoration project: temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, and additional silt fencing as needed.
- D. Revegetation shall commence as soon as possible following removal of non-native plants and preparation of the soil. The existing native vegetation and all required plantings shall be maintained in good growing condition throughout the life of the

project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan. Revegetation activities may continue during the least tern nesting season.

- E. Planting will maintain views of the water from the public areas.
- F. Monitoring. The permittee shall actively monitor the site, remove non-natives and reinstall plants that have failed for at least five years following the initial planting. The permittee will monitor and inspect the site no less than once each thirty days during the first year that follows the initial planting. Thereafter, the permittee will monitor the site at least once every ninety days or on the City's regular landscape maintenance schedule, whichever is more frequent. Five years from the date of permit issuance, the permittee shall submit for the review and approval of the Executive Director, a revegetation monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the revegetation is in conformance with the revegetation plan approved pursuant to Special Condition Two. The monitoring report shall include photographic documentation of plant species and plant coverage. If the revegetation monitoring report indicates the revegetation is not in conformance with or has failed to meet the performance standards specified in the revegetation plan approved pursuant to this permit, the permittee shall submit a revised or supplemental revegetation plan for the review and approval of the Executive Director. The revised revegetation plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan. The permittee shall implement the supplemental revegetation plan approved by the Executive Director and/or seek an amendment to this permit if required by the Executive Director.
- G. The City shall include the requirements of this condition on all plans and contracts issued for the project.

4. Construction Staging - Protection of Marine Resources

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a project staging and construction plan, subject to the review and approval of the Executive Director, that includes specific staging and construction measures sufficient to prevent the unpermitted deposition, spill or discharge of any liquid or solid into coastal waters (which include Ballona Lagoon and the Venice Canals). At a minimum, the plan shall include the following provisions:

- A. A site plan that identifies the specific locations of all construction staging activities and equipment and materials storage areas. Construction staging activities and equipment and materials storage areas shall not be located on any beach, wetland or environmentally sensitive habitat area, except as specifically permitted by this coastal development permit.
- B. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such

materials/chemicals could pass into coastal waters. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.

- C. Construction equipment and vehicles shall be inspected daily to ensure there are no leaking fluids. If there are leaking fluids, the construction equipment shall be serviced immediately. Equipment and machinery shall be serviced, fueled, maintained and washed only in confined areas specifically designed to control runoff and prevent discharges into coastal waters. Thinners, oils or solvents shall not be discharged onto the ground or into sanitary or storm sewer systems.
- D. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than fifty feet away from all stormdrains, open ditches and surface waters.
- E. All floatable debris and trash generated by construction activities within the project area shall be disposed of at the end of each day, or as soon as possible.
- F. Measures to control erosion must be implemented at the end of each day's work.

The City shall include the requirements of this condition on all plans and contracts issued for the project. The permittee shall implement and carry out the project staging and construction plan during all construction, staging and cleaning activities consistent with the plan approved by the Executive Director.

5. Public Access

- A. The permittee shall complete all of the approved public access improvements (i.e., five-foot wide trail from Grand Canal to Topsail Street, connections to existing sidewalks, street end improvements) along the west bank of Ballona Lagoon consistent with the final plans approved pursuant to Special Condition Two and all other conditions of approval. Any encroachments into the Ballona Lagoon public trail system shall be removed as part of the project.
- B. The permittee shall post and maintain signs that identify the approved west bank trail/walkway as a public accessway.
- C. By acceptance of this permit, the permittee agrees that the approved trail/walkway along the entire west bank of Ballona Lagoon from Grand Canal to Topsail Street is a public accessway, and that this accessway shall be maintained for general public use 24 hours a day and shall not be closed. The permittee shall periodically inspect the walkway and remove any new encroachments.
- D. The permittee shall ensure that trash receptacles and free provisions (e.g. refuse bags) for the proper disposal of pet feces are provided along the public accessway, at a minimum of one location for each 300-foot section of the accessway. The permittee shall be responsible for ensuring that the trash receptacles are maintained and routinely emptied in order to prevent spillage of refuse.

6. Resource Agencies

The permittee shall comply with all requirements, requests and mitigation measures from the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and marine environment. Any change in the approved project that may be required by the above-stated agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

7. California Least Tern

In order to minimize adverse impacts on least tern foraging in Ballona Lagoon during the least tern nesting season, no mechanized or other types of loud equipment shall be used within fifty feet of the water during the period commencing March 15 and ending September 1.

8. No Fill in Wetlands

No fill shall be placed in any wetland or below the five-foot contour line (+5.0' MHTL).

9. Expanded Project Area – Habitat Restoration on Portions of the Protective Lagoon Buffer Strip that are on Private Property Over Which the City Has No Property Interest

On any privately owned lot adjacent to the southern portion of the Esplanade West, this coastal development permit authorizes the City, subject to the permission of the property owner, to remove non-native plants and unpermitted development (including, but not limited to, fences, walls, lighting, irrigation improvements, decks/patios, and play sets) situated within any area designated (pursuant to an approved coastal development permit) as a "habitat buffer" or "lagoon buffer," but over which the City holds no property interest.

10. Assumption of Risk

- A. By acceptance of this coastal development permit, the applicant acknowledges and agrees: (i) that the site may be subject to hazards from seismic events, liquefaction, storms, floods and erosion; (ii) to assume the risks to the permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

B. PRIOR TO ANY CONVEYANCE OF ANY OF THE APPLICANT'S PROPERTY THAT IS THE SUBJECT OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director: i) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and ii) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The restriction shall include a legal description of the applicant's entire parcel or parcels. It shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the Special Conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes – or any part, modification, or amendment thereof – remains in existence on or with respect to the subject property.

C. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a copy of a written agreement by the applicant, in a form and content acceptable to the Executive Director, accepting all of the above terms of this condition.

11. Operation of Tidal Gates

In order to enhance tidal exchanges and improve water quality in the lagoon, the applicant shall coordinate with the County of Los Angeles Department of Beaches and Harbors to improve the operation of the Ballona Lagoon tidal gates located at the southern end of the lagoon beneath Via Marina. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall provide the Executive Director with the tidal gate schedule of operation and the City's recommendations for improvement of the tidal gate operation.

12. Condition Compliance

Within 180 days of Commission action on this coastal development permit application, or within such time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions Chapter 9 of the Coastal Act.

V. Revised Findings and Declarations

Staff Note: These revised findings include all of the staff's recommended findings that were set forth in the March 3, 2005 staff report for the Commission's March 16, 2005 hearing for the coastal development permits. The portions of those findings that the Commission rejected are crossed-out in the following revised findings: ~~rejected findings~~. The supplemental findings being added in support of the Commission's March 16, 2005 action are identified with underlined text.

The Commission hereby finds and declares:

A. Project Description

The City of Los Angeles Department of Public Works is proposing to enhance public recreational opportunities and to restore natural habitat areas along the west bank of Ballona Lagoon in Venice (Exhibit #4). Ballona Lagoon is located in the Silver Strand/Marina Peninsula area of Venice in the City of Los Angeles, adjacent to the Marina del Rey entrance channel (Exhibit #1). The certified Venice Land Use Plan (LUP) designates Ballona Lagoon and its lower banks, including part of the protective lagoon buffer strip, as an Environmentally Sensitive Habitat Area (Exhibit #2: ESHA). The currently proposed project site includes only the west bank of Ballona Lagoon, from Via Marina to Grand Canal, with no work proposed below the high water line: elevation +2.7 mean sea level (MSL).

The proposed development includes: 1) removal of non-native vegetation (primarily comprised of large beds of iceplant) and unpermitted post-1972 encroachments from the protective lagoon buffer strip (including, but not limited to, unpermitted fences, walls, lighting, irrigation improvements, decks/patios, and residential landscaping); 2) revegetation with native dune plants, 3) realigning and improving the west bank public access trail between Topsail Street and Canal Court, 4) construction of a split rail fence along the public access trail, 5) construction of public overlooks with benches at four street ends (Union Jack, Voyage, Westwind and Yawl Streets), and 6) construction of a public education/information area with benches near Jib Street at the northern end of the lagoon (Exhibit #4). [Note: In order to address privacy and security concerns of the residents, the Commission on March 16, 2005 did not approve the public access improvements proposed at the four street ends situated east of Pacific Avenue (Union Jack, Voyage, Westwind and Yawl Streets).]

The **protective lagoon buffer strip** is the strip of public and private land that exists between the waters of Ballona Lagoon and the permitted (~~and pre-Coastal Act~~) development that exists on the upper lagoon banks (e.g. private residences and yards, streets and street ends). The 25-to-80 foot wide protective lagoon buffer strip on the west bank includes: the City's ten-foot wide Esplanade West right-of-way, City-owned Lots G through P, the unsubmerged portions of Lot C and Lot R, and the protected habitat areas and easements on private property that have been required and/or identified by previously approved coastal development permits (See Exhibit #2, ps. 1-4). The protective lagoon buffer strip includes the environmentally sensitive habitat areas (ESHA) that exist near the waters of the lagoon as well as the upper bank areas situated closer to the private residential development and Pacific Avenue.

The City has agreed to accept and restore the fifteen-foot wide habitat and access easements have been dedicated (for the creation of the protective lagoon buffer strip) across twenty of the privately-owned lagoon-fronting properties between Via Marina and Topsail Street. All of the encroachments that exist over these habitat easements were installed subsequent to February 1, 1973, when coastal development permits were first required for development pursuant to the voters' passage of Proposition 20 in 1972. Each lagoon-fronting lot owner on the west bank who has received a coastal development permit for development, as a condition of developing their property, has offered to dedicate an easement for habitat protection and/or public access across part of their property. [See Coastal Development Permits P-78-2737 (Sevilla & Dubin), P-78-3123/A-281-77 (Cashin), 5-85-371 (Wyatt), 5-86-819 (Rome), 5-87-500 (Rome), 5-88-1053 (Rome), 5-89-593 (MDR Properties), 5-97-015 (Ganezer), 5-97-363 (Paragon), 5-97-220 (Paragon), 5-98-328 (Garcia), 5-00-001 (Garcia), 5-01-306 (VDH) & 5-01-307 (VDH)]. The City of Los Angeles, California Coastal Conservancy and the Ballona Lagoon Marine Preserve (BLMP) have accepted the habitat and access easements that exist across twenty of the west bank lots south of Topsail Street. The Department of Public Works is in the process of transferring ownership of the easements now held by the Coastal Conservancy and BLMP to the City. Therefore, the proposed project would result in the restoration of the entire west bank protective lagoon buffer strip, including all of the City-owned properties on the west bank (except for areas covered by development that has been in place continuously since February 1, 1973 or earlier including the Esplanade West right-of-way and several individual lots) and the habitat easements on the private lots. Across three west bank lots south of Topsail Street, the City would hold an easement only for public access. The City has not proposed habitat restoration over those areas, or on any lot with no easement at all, as the property owners are subject to the habitat requirements set forth in their individual coastal development permits.

The City is preparing to inspect and survey of all the west bank easements in preparation for the proposed removal of encroachments from the protective lagoon buffer strip. The encroachments in the buffer strip, placed there by the adjacent residents over the last thirty years, include unpermitted development such as fences, walls, lighting, irrigation improvements, decks, patios and residential landscaping. Some of the encroachments that exist over the Esplanade West at the northern end of the lagoon (e.g., Ms. Kennerly's deck) have been in place since before February 1, 1973, and are "pre-coastal." The limited areas of the Esplanade West that are covered pre-coastal development at the northern end of the lagoon were not designated for habitat restoration, as were the habitat easements at the southern end of the lagoon, and are therefore not part of the protective lagoon buffer strip. Subsequent to the survey, the City intends to send abatement orders to the property owners who have unpermitted development within the City-owned easements and rights-of-way. Approval of the permits would authorize the removal of all encroachments from public property and easements, except for development that has been in place continuously since February 1, 1973 or earlier (e.g., Ms. Kennerly's deck that occupies part of the Esplanade West at the northern end of the lagoon (Exhibit #4, p.2)).

The proposed project would be the third phase of the Ballona Lagoon Enhancement Plan (BLEP) to be implemented. The BLEP was developed in 1992 by the Ballona Lagoon Marine Preserve (BLMP) and the California State Coastal Conservancy. The BLMP is a non-profit group consisting of members of the local community. Prior phases of the Ballona Lagoon Enhancement Plan have been implemented on the east bank, south end, and in the

submerged areas of Ballona Lagoon pursuant to the Commission's approval of Coastal Development Permit 5-95-152 and subsequent permit amendments (City of LA/BLMP/Coastal Conservancy). The City is the only applicant for the currently proposed project.

The previously approved phases of the BLEP were funded and implemented by the California State Coastal Conservancy, the City of Los Angeles and the BLMP. The completed portions of the BLEP include: 1) improvement of a public access trail and split rail fence along the entire east bank of the lagoon, 2) revegetation of the east bank of the lagoon with native plant landscaping, 3) dredging of the channel and creation of a deep-water pool at the south end of the lagoon to improve hydrological conditions, 4) construction of a public view deck/education area at the southern end of the lagoon near Via Marina, and most recently 5) installation of filtered catch basins and stormceptors in the west bank storm drains that discharge into the lagoon. The filtered catch basins and stormceptors were installed in the west bank storm drains pursuant to Coastal Development Permit 5-00-161 (City of LA). The provision of the east bank public access trail was a requirement of Coastal Development Permit A-266-77 (ILA). All the other completed BLEP improvements were approved by Coastal Development Permit 5-95-152 and subsequent permit amendments (City of LA/BLMP/Coastal Conservancy).

The proposed project includes improvements to the public access opportunities that exist along the west bank of Ballona Lagoon. On the west bank, an unimproved trail already exists between Canal Court on the northern end (near Grand Canal) and Topsail Street near the southern end of the lagoon (Exhibit #2). The existing informal trail is proposed to be realigned and improved primarily as a five-foot wide decomposed granite public access path (with fencing), with one section of existing concrete walkway on the Esplanade West (north of Jib Street) being incorporated within the new trail (Exhibit #4). The proposed new trail and fence along the west bank would be located entirely on City land, connecting the existing improved Grand Canal public accessway to the Pacific Avenue public sidewalk at Topsail Street (Exhibit #4, p.1). On the northern end of Ballona Lagoon, where the public trail must pass between the waters of the lagoon and existing private residences, the trail would be improved half-way between the waters of the lagoon and the private residences that face the lagoon, even though it could, physically, be placed farther inland, in order to provide a measure of privacy between trail users and the adjacent homes (See Exhibit #3, p.2). No fill will be placed below the high water line in order to create the proposed trail. For clarification purposes, the following description of the proposed public improvements is divided into three geographic sections of the west bank: the southern section, middle section and northern section (See Exhibit #2, ps. 1-4). The City's current proposal is not divided into separate areas or phases, as it is one single proposal.

Southern Section - West Bank Ballona Lagoon (Exhibit #2, p.2)

The southern section of the west bank is the section located south of Topsail Street where 25 privately owned residential lots occupy most of the land, on Blocks 1 through 5 of the Del Rey Beach Tract (Exhibit #4, ps.7-8). This section of the west bank is where the twenty habitat and/or access easements exist on the developed residential properties (Exhibit #2, p.2). It is also the section where most of the encroachments exist within the protective lagoon buffer, which the City is proposing to remove. All of the encroachments in the southern section of the buffer have occurred since February 1, 1973 without the necessary permits.

The public access improvements proposed along the southern section of the west bank, between Via Marina and Topsail Street, would be located on the four street ends situated east of Pacific Avenue (Union Jack, Voyage, Westwind and Yawl Streets). As proposed, a public overlook with a bench, trash receptacle and interpretive sign would be developed at the east end of each street where it abuts the Esplanade West right-of-way (Exhibit #5). The only public parking that will exist within the project area at the conclusion of the proposed development is the existing informal parking area on the Yawl Street End, which is not being affected by the proposed project. A previously proposed public access trail along the lagoon's edge through this section of the west bank was deleted from the project in 2001. Instead of building a new trail between the existing residences and the waters of the lagoon between Topsail Street and Via Marina, the City would continue to provide public access through this section on the public sidewalk that exists along the west side of Pacific Avenue. Therefore, with no new trail being built, the entire protective lagoon buffer strip in the southern section of the west bank would be restored with native vegetation, subsequent to the applicant's proposed removal of the encroachments and non-native plants. A new fence would be installed along the inland edge of each habitat easement, or along the inland edge of the Esplanade West right-of-way where no easement exists inland of the right-of-way (Exhibit #5).

Middle Section - West Bank Ballona Lagoon (Exhibit #2, p.3)

The middle section of the west bank is the section located north of Topsail Street and south of Jib Street, where the City owns all of the west bank lots (Lots G through P) situated between the lagoon and Pacific Avenue (Exhibit #2, p.3). No residences or other private development exist in this section of the west bank. Also, there is no Esplanade West right-of-way in the middle section. Between Topsail and Jib Streets, there exists an informal pathway that meanders along the higher elevations of the west bank near the eastern curblin of Pacific Avenue. This public open space area is a very popular dog walking area, as evidenced by the prodigious amounts of feces.

The applicant's proposed new five-foot wide decomposed granite public access trail would mimic the existing informal trail by meandering along the higher elevations of the west bank, and staying close to Pacific Avenue where the bank narrows in width (Exhibit #4, ps.3-6). The applicant proposes to install a 36-inch high split rail fence (with green vinyl-coated chain-link fence) along the east (lagoon) side of the meandering trail to protect the lagoon habitat area from intrusion by people and domestic animals (Exhibit #3, p.2). The proposed new trail and fence through the middle section of the west bank would be located entirely on City land. No fill will be placed below the high water line in order to create the proposed trail. The existing Lighthouse Street pedestrian bridge, the only bridge over the lagoon and an important coastal access route, will not be affected by the proposed project. The applicant proposes also to remove the non-native plants that exist in middle section of the west bank, and vegetate the area with native plants (the area not covered by the new proposed public access trail).

Northern Section - West Bank Ballona Lagoon (Exhibit #2, p.4)

The northern section of the west bank is the section located north of Jib Street and south of Grand Canal where seven privately owned residential lots abut the Esplanade West right-of-way (Exhibit #4, p.2). At least three of the residential developments have encroached into the Esplanade west right-of-way with private development (e.g. decks, play sets and landscaping). Some of these encroachments may have been in place since before February 1, 1973. The

City is not proposing to remove the encroachments from its land in the northern section of the west bank at this time (See Sections D&E of this report). The City owns Lot R, which is the land and water area situated on the lagoon-side of the Esplanade West right-of-way (Exhibit #2, p.4). No habitat and/or access easements exist on the private lots along this section of the west bank as most of the development (apartments and single-family residences) occurred before February 1, 1973 when coastal development permits were first required.

At Jib Street near the north end of the lagoon, the City proposes to construct a public education/information area next to the west bank public access trail (Exhibit #4, p.3). The public education/information area would have public benches and information kiosks. On Pacific Avenue near the proposed public education/information area, the City proposes to close an unimproved public parking area (four spaces) situated in the Jib Street right-of-way by constructing a new curb and gutter on the east shoulder of Pacific Avenue (Exhibit #4, p.3).

The proposed new public access trail and fence in the northern section of the west bank, which would replace an existing informal path, runs between Jib Street and Canal Court in front of the existing residences near the waters of the lagoon. The proposed new trail and fence through the northern section of the west bank would be located entirely on City land, connecting the existing improved Grand Canal west bank public accessway to the trail currently being proposed along the east side of Pacific Avenue south of Jib Street (Exhibit #4, p.1). One section of an existing ten-foot wide concrete walkway on the Esplanade West right-of-way (immediately north of Jib Street) is being incorporated within the new proposed trail. The exact trail alignment is discussed in subsequent sections of this staff report (See Sections D&E), because one segment of the applicant's proposed trail alignment would be on Lot R near the waters of the lagoon instead of within the Esplanade West right-of-way next to the residences. The applicant proposes also to remove the non-native plants that exist in northern section of the west bank, and vegetate the area with native plants (the area not covered by the new proposed public access trail and the existing private encroachments).

B. Ballona Lagoon

Ballona Lagoon is located in the Silver Strand/Marina Peninsula area of Venice in the City of Los Angeles, adjacent to the Marina del Rey entrance channel (Exhibit #2). The lagoon is an artificially confined tidal slough connecting the Venice Canals to the Pacific Ocean via the Marina del Rey harbor entrance channel. The certified Venice LUP designates the 4,000-foot long lagoon and its lower banks as an Environmentally Sensitive Habitat Area (Exhibit #2: ESHA). The waterway is a critical foraging habitat area for the California least tern and many other species (Exhibit #6). The native vegetation consists of coastal dune plants on the lagoon bank, with wetland plants near the water (Exhibit #6).

The lagoon is 150-200 feet wide and contains approximately sixteen acres of open water and wetland area. The tidal regime in Ballona Lagoon is restricted by an automated tide gate located at the southern end of the lagoon where three seven-foot diameter pipes connect the lagoon to the waters of the Marina del Rey entrance channel (Exhibit #2). The Los Angeles County Department of Beaches and Harbors operates the tide gate. The automated tide gate limits the peak tidal elevation in Ballona Lagoon to approximately 2.65 feet above MSL. The low water level (MLLW) in the lagoon is recorded as -1.88 MSL.

The parts of the lagoon situated below the low water level of -1.88 MSL are referred to as subtidal habitat areas because they are habitat areas that are always under water. The parts of the lagoon that are sometimes covered by water, but are exposed when the water is at its lowest level, are referred to as intertidal habitat areas. Intertidal habitat areas, like sand bars and the mudflats located on the east and west banks of the lagoon, are exposed during the lowest tides and are underwater during the highest tides. Upland areas are located above the high water line (+2.65' MSL) and are always dry (except when irrigated and when wet from rain and dew). The water depths in the lagoon vary from zero to eight feet depending on the tide level and the location of measurement. Since the completion of the dredging approved by Coastal Development Permit Amendment 5-95-152-A1, the deepest bottom elevations (-6.0' MSL) are found in the deep-water pool that was created at the southern end of the lagoon near Via Marina.

Lot C and Lot R, which are remnants of the original Spanish land grant, comprise most of the submerged areas within Ballona Lagoon. At the southern end of the lagoon, the submerged area (Lot C) located between Topsail Street and Via Marina is owned by the Summa Corporation. The Summa Corporation has granted to the City of Los Angeles a permanent conservation/open space easement over Lot C. Part of Lot C is not submerged and comprises the part of the west bank protective lagoon buffer strip (along with the Esplanade West City right-of-way) that exists between the water and the private residential development at the southern end of the lagoon (Exhibit #2, p.2). The City's easement over Lot C allows for subtidal and intertidal habitat maintenance and the preservation of the natural and scenic character of the easement. The submerged area within the northern two-thirds of the lagoon is Lot R. Lot R, owned by the City of Los Angeles, extends north from Topsail Street to Grand Canal at the extreme northern end of lagoon, and also comprises part of the protective lagoon buffer strip above the waterline (Exhibit #2, p.4).

The banks of the lagoon are remnants of coastal sand dunes. Beds of iceplant cover large sections of the west bank. The banks are generally steep, varying from 1:1 to 1:2, and are comprised primarily of sandy silt soils. Because of the steepness and composition of the banks, erosion has been a significant problem, especially where street drains and path drains run into the lagoon. Bank erosion is especially prevalent on the west bank of the lagoon at Jib Street and Topsail Street, where gullies extend as far inland as Pacific Avenue. Due to the bank erosion on the west side of the lagoon, part of the unimproved Esplanade West City right-of-way (between Topsail Street and Union Jack Street) is submerged or within the intertidal area (Exhibit #4, p.7).

Ballona Lagoon is surrounded by a highly urbanized area of single-family and multiple-family residential development. The properties along the east and west banks of the lagoon are developed with single-family residences and a few duplexes. Each structure is set back at least 25 feet from the waters of the lagoon. On the east bank of the lagoon, a lagoon buffer strip, required by Coastal Development Permit A-266-77 (ILA), separates the private residential development from the waters of the lagoon. An undeveloped City right-of-way (Esplanade East) comprises part of the forty-foot wide lagoon buffer on the east bank (Exhibit #2, ps.2-4). The remainder of the forty-foot wide east bank lagoon buffer is comprised of front yard setbacks in addition to a 24 to 30-foot wide portions of the lagoon fronting lots that have been dedicated as open space and public access easements. Pursuant to Coastal Development Permit A-266-77 (ILA), each lagoon fronting lot owner on the east bank, as a

condition of individual permits for developing their property, is required to offer to dedicate a 24-to-30-foot deep easement for habitat protection and public access as part of the forty-foot wide lagoon buffer. An improved public access trail with fencing runs along the entire east bank of Ballona Lagoon, within the east bank lagoon buffer strip.

A similar but narrower protective lagoon buffer strip exists on the west bank. The west bank of Ballona Lagoon is comprised mostly of unimproved City-owned lands: Lot R (underlying the northern end of the lagoon and including some dry banks), Lots G through P (between Jib Street and Topsail Street), and the Esplanade West right-of-way north of Jib Street and south of Topsail Street (Exhibit #2, ps.1-4). The City-owned Lots G through P (between Jib Street and Topsail Street), are undeveloped and form a protective buffer strip between the waters of the lagoon and Pacific Avenue. A dirt path runs on City property parallel to Pacific Avenue from the northern end of the lagoon to Topsail Street near the southern end. As it does on the east bank, the undeveloped City right-of-way (Esplanade West) comprises part of the protective lagoon buffer strip where it exists on the west bank, except in the eroded areas where it is submerged and is part of the water area of the lagoon. On the northern and southern ends of the west bank of Ballona Lagoon, however, private development encroaches onto and over the Esplanade West right-of-way.

South of Topsail Street, there are 25 privately owned lots on the west bank. There is no public path south of Topsail Street along the west bank, although there is a City sidewalk on the west side of Pacific Avenue. Twenty-three of the 25 privately owned lots on the west bank have already been developed with single-family residences or apartments (Exhibit #3). All but one of the existing residential developments were built after 1972 with Commission-approved coastal development permits. Only two of the privately owned lots remain undeveloped.

When approving coastal development permits for the construction of residences on the west bank of the lagoon, the Commission has required the provision of a minimum 25-foot wide protective lagoon buffer strip between the water and the private development in order to ensure that adequate area exists for habitat protection and a potential future west bank public access trail. Where the Esplanade West right-of-way is on dry land, the minimum 25-foot wide west bank lagoon buffer strip is comprised of the ten-foot wide Esplanade West right-of-way and the first fifteen-feet of each developed lot adjacent to the Esplanade West. The buffer is wider than 25 feet in the areas where the dry land portion of Lot C exists on the lagoon bank between the water and the Esplanade West right-of-way. Where the Esplanade West right-of-way is under water, the minimum 25-foot wide west bank lagoon buffer strip includes a larger portion of the private lot [See Coastal Development Permits 5-01-306 (VDH), 5-01-307 (VDH) & 5-02-133 (Fitzgerald)].

The first fifteen-feet of seventeen private developed lots (adjacent to the Esplanade West south of Topsail Street) has been offered as an easement (as a condition of each Commission-approved permit) in order to create a contiguous protective lagoon buffer strip between the west bank homes and the water. Three additional lots have easements for public access. The City has accepted all the outstanding offers of dedication for easements on the west bank and is in the process of transferring ownership of the easements that were previously accepted by the BLMP and Coastal Conservancy.

In several locations, private fences, walls, lighting, irrigation improvements, decks/patios and landscaping encroach into the required lagoon buffer strip easements and the esplanade West right-of-way situated between the water and the west bank residences. Based on a review of historical aerial photographs and permit history, Commission staff has determined that the encroachments located on the 23 properties where coastal permits have previously been issued were installed after February 1, 1973 without the required coastal development permits. As part of the currently proposed project, the City would remove the unpermitted development and private encroachments from the areas of the protective lagoon buffer strip over which the City holds (or will hold) an easement for habitat restoration.¹ The protective lagoon buffer strip would then be restored with native dune vegetation.

The northern end of Ballona Lagoon connects to Grand Canal, which is part of the Venice Canals system (Exhibit #2). The northern Venice Canals are connected to the north end of Grand Canal by pipes that pass beneath the Washington Boulevard Bridge. All of the water in the Venice Canals, except for discharges from stormdrains and other sources, originates in the Marina del Rey entrance channel and must pass through Ballona Lagoon and Grand Canal before it reaches the furthest northern reaches of the canals system.

C. Legal Ability to Develop

The project area includes several pieces of property owned by the City of Los Angeles, including the eastern ends of several east-west running streets (referred to as the "street ends"), the Esplanade West right-of-way south of Topsail Street and north of Jib Street, Lot R, and Lots G through P between Jib Street and Topsail Street (Exhibit #2). The City-owned lands are largely undeveloped and form part of the protective buffer strip between the waters of the lagoon and the abutting developments. The City holds title to and owns in fee Lots G through P and Lot R.

1. Esplanade West Right-of-Way

The project area also includes parts of the Esplanade West right-of-way. The City claims that it holds fee title to that strip of land – as well as to all other rights-of-way identified on the original 1905 Silver Strand Subdivision Tract Map ("Tract Map") – due to its acceptance of the dedication of those rights-of-way made via the Tract Map. At least one of the residents on the west bank has argued that the City does not have any property interest in the Esplanade West right-of-way, and that the ownership of the Esplanade West right-of-way has reverted to the owners of the lots that abut it. The City has contested the resident's claims and has made a valid argument that the right-of-way is a properly dedicated and accepted City "street," over which the abutting landowners cannot acquire title by occupying it as asserted.

The Commission is not authorized to resolve such real property disputes. However, Section 30601.5 of the Coastal Act does require the Commission to inquire as to whether an applicant hold fee title to the property on which it proposes to perform development or whether it otherwise has a legal right to use the property as proposed. Section 30601.5 of the Coastal Act states:

¹ Across three west bank lots south of Topsail Street, the City would hold an easement only for public access. The City has not proposed habitat restoration over those areas, or on any lot with no easement at all, as the property owners are subject to the habitat requirements set forth in their individual coastal development permits.

Where the applicant for a Coastal Development Permit is not the owner of a fee interest in the property on which a proposed development is to be located, but can demonstrate a legal right, interest, or other entitlement to use the property for the proposed development, the Commission shall not require the holder or owner of any superior interest in the property to join the applicant as co-applicant. All holders or owners of any other interests of record in the affected property shall be notified in writing of the permit application and invited to join as co-applicant. In addition, the applicant shall demonstrate the authority to comply with all conditions of approval.

Pursuant to this condition and associated Commission regulations, the Commission requires that applicants provide evidence of ownership or other interest in the subject properties before the Commission will process a permit application. However, where an applicant presents evidence of ownership, and a third party disputes that evidence, the Commission generally avoids inserting itself into the property dispute. Since the applicant here has provided a colorable argument in support of its claim of ownership, the Commission will defer to its claim and proceed accordingly.

If the dispute progresses and eventually results in a final ruling from a court of competent jurisdiction indicating that the current applicant does not have a sufficient legal interest in the subject property to conduct portions of the proposed development, as conditioned, then the applicant will not be able to undertake such development, and the Commission's authorization, through this coastal development permit, will in no way conflict with that ruling. In the event that a court of law determines that the City does not own the Esplanade West right-of-way, the Commission would accept a permit amendment request from the applicant to move the public access trail off of the Esplanade West.

Nothing in this permit purports to authorize any party to perform work on any property in which it does not have a sufficient legal interest, under applicable principles of Property Law, to conduct such work. The authority granted by this permit is only for purposes of the Coastal Act. Nevertheless, in keeping with the deference to the applicant's position, for purposes of the pending application, the staff report and findings treat the Esplanade West right-of-way as owned by the City of Los Angeles.

2. Habitat Easements on Private Property

The proposed project also includes development on several pieces of property that are undisputedly owned by other entities. The affected privately properties are Lot C, a privately owned submerged lot within the southern end of Ballona Lagoon, and portions of privately-owned residential lots on the west bank south of Topsail Street, each of which is burdened by an easement (held by the City, BLMP or the California Coastal Conservancy) or an offer to dedicate an easement for habitat restoration and/or public access (Exhibit #4). The City has the legal ability to undertake the proposed development on the properties not under its ownership where it holds an easement that allows the proposed restoration work. The owners of Lot C (Summa Corp.) have granted the City of Los Angeles the legal ability to undertake the proposed project on Lot C in the form of an easement for conservation purposes. This easement allows for subtidal and intertidal habitat maintenance and the preservation of the natural and scenic character of the easement.

Twenty of the privately-owned lots on the west bank of the lagoon have an easement that allows for habitat restoration and/or public access (Exhibit #4, ps.7&8). The City has agreed to accept the transfer to the City of any of these easements currently held by other entities and to include the areas they cover in the proposed restoration project (Exhibit #7). Therefore, the proposed project includes work within these easement areas.

Pursuant to Section 30601.5 of the Coastal Act, where the applicant is not the fee interest property owner, the applicant cannot apply on its own for a coastal development permit for the proposed project unless the applicant can demonstrate a legal right to use the property for the proposed development. The individual fee interest property owners fronting the lagoon have not joined in the application. However, the City will have the legal ability to undertake the proposed development, even on the portions of the site that it does not own, once the easements offered to be dedicated by the individual property owners affected by the proposed project have been accepted by the City. The City is currently in the process of accepting the easements.

In order to ensure that the City has the legal ability to undertake the proposed restoration project on the entire west bank lagoon buffer before work commences (rather than restoring the buffer piece-by-piece), and in accordance with the applicant's offer and the requirements of Coastal Act Section 30610.5, the Commission requires that the easements be accepted before permit issuance. Consequently, Special Condition One has been imposed to ensure that easements which have been offered to be dedicated but have not been accepted by the applicant are accepted by the applicant prior to permit issuance. Compliance with the condition will ensure that the applicant has the legal ability to complete the proposed restoration of the entire west bank protective lagoon buffer strip. Without the City's acceptance of these easements, significant segments of the lagoon buffer would not be restored. Many of the easements are currently occupied by unpermitted development that encroaches into the protective lagoon buffer strip.

3. Lagoon Buffer on Private Property with Access Easements

In addition, there are also three west bank properties burdened by an easement for public access, but which have no easement for habitat restoration (5112, 5510-5516 Pacific Avenue). These west bank properties, under the proposed project, would not have an accessway developed over them. Because there is no easement for habitat restoration on these three properties, they would not be included as part of the proposed project. The owners of these three properties, as conditions of their coastal development permits, are required themselves to restore and maintain the habitat within the protective lagoon buffer that is identified and required on the lagoon side of these three properties. If the owners grant permission to the City, and the City agrees to do so, the areas covered by the three access easements would be vegetated with native plants. Some unpermitted development, however, has occurred within the lagoon buffer on these properties, landward of the City-Esplanade West right-of-way. In order to provide for adequate habitat buffers and allow for potential resolution of some or all of those violations as part of this permit, Special Condition Nine authorizes removal by the City of any development (e.g. unpermitted fences, walls, lighting, irrigation improvements, decks/patios, and residential landscaping) from any required "habitat buffer" that was imposed by condition of approval of a coastal development permit on private property but where a

recorded habitat easement was not required. Special Condition Nine would allow the City to remove the unpermitted development and complete the habitat restoration on these properties on behalf of the owners, but only if the owners agree. Only with this condition could the permit authorize the City to complete the proposed restoration project on the entire west bank protective lagoon buffer strip.

D. Marine Resources and Environmentally Sensitive Habitat Areas (ESHA)

The Coastal Act contains several policies that protect marine resources and marine habitats from the adverse impacts of development. The following Coastal Act policies apply to the proposed project because it would occur within the protective lagoon buffer strip that provides protection for the wetland and marine environments that exist in Ballona Lagoon. No fill or work is proposed below the high water line (+2.65 MHTL). The permit for the proposed Ballona Lagoon west bank enhancement project is being conditioned to conform to the following Coastal Act policies.

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Ballona Lagoon is an integral part of the larger Venice Canals/Ballona Lagoon wetlands system. Seawater enters the wetlands system through tidal gates that control the flow from the Marina del Rey entrance channel into Ballona Lagoon. Ballona Lagoon is a wetland and an Environmentally Sensitive Habitat Area (ESHA) protected by the above-stated Coastal Act policies. Sections 30230, 30231 and 30240 of the Coastal Act require that the natural resources of Ballona Lagoon and the ESHA on the banks be protected, restored and enhanced.² In order to protect this ESHA, the Commission, through prior coastal development permit actions, has identified and required the provision of a protective lagoon buffer strip between the waters of the lagoon and the permitted development adjacent to the lagoon. The protective lagoon buffer strip includes the environmentally sensitive habitat areas (ESHA) that exist near the waters of the lagoon as well as the non-ESHA areas on the upper banks situated closer to the private residential development and Pacific Avenue.

Unfortunately, the wetland and upland habitat in and adjacent to Ballona Lagoon (i.e., salt marsh, sidebanks, mudflats, and marine habitat) is negatively affected by the lagoon's proximity to human activity, urban runoff, and the abundance of invasive non-native vegetation. Despite this, Ballona Lagoon provides habitat for a variety of benthic invertebrates, fish and shorebirds (Exhibit #6). [See also Biota of the Ballona Region, Los Angeles County Natural History Museum Foundation, Edited by Ralph W. Schreiber, 1981].

Polycheates, molluscs and other invertebrates live in the mud bottom of the lagoon. Several species of fish have been documented and are known to inhabit the lagoon and canals, including: Topsmelt, California killifish, bay pipefish, longjaw mudsuckers, halibut, arrow goby, and diamond turbot. Fish-eating birds such as egrets and green herons are often seen foraging at the water's edge. Willets, dowitchers and dabbling ducks also forage on the mud banks, while domesticated ducks are attracted by food and water left by nearby human residents. Ballona Lagoon is a critical habitat area for the California least tern, *Sterna antillarum browni*. Both the least terns and Brown pelicans can be seen foraging in the lagoon. No other Federal or State listed endangered species are known to inhabit or to visit the Venice Canals.

Ballona Lagoon is located about five hundred feet east of the Venice Beach California least tern colony, one of the largest and most productive colonies of California least terns remaining in the state (Exhibit #2, p.1). The California least tern, *Sterna antillarum browni*, is a Federal and State listed endangered species. The least tern is migratory and generally arrives in the project area each year in early April, and departs in early autumn. Least terns capture small fish for their newly hatched chicks in the nearby ocean, wetlands, lagoons and canals. These fish include northern anchovies, gobies, topsmelt, various surf perch, killifish, mosquitofish, and other lagoon and estuarine fish species.

The proposed project involves the implementation of Phase III of the Ballona Lagoon Enhancement Plan (See Section A: Project Description). The goals of the project are to improve the habitat values in the lagoon and on the west bank, and to improve existing public access and recreational opportunities. The following findings address the various components of the proposed project (trail alignment, location of public access amenities, drainage

² Due to Ballona Lagoon's status as a wetland, Coastal Act Section 30233 could override some of the protections provided by other sections, such as 30240, but only for projects proposing filling, diking, or dredging of the actual wetland areas. No such proposals are being made in the context of this project.

improvements, removal of unpermitted development and revegetation with native plants) and the project revisions and special conditions that the Commission is imposing so the approved development can be found to comply with the requirements of Sections 30230, 30231 and 30240 of the Coastal Act.

1. Alignment of the Public Access Trail

The proposed project includes improvements to the public access opportunities that exist along the west bank of Ballona Lagoon. On the west bank, an unimproved trail already exists between Canal Court on the northern end of the lagoon (near Grand Canal) and Topsail Street near the southern end of the lagoon (Exhibit #2). The existing informal trail is proposed to be realigned and improved primarily as a five-foot wide decomposed granite public access path (with fencing), with one section of existing concrete walkway on the Esplanade West (north of Jib Street) being incorporated within the new trail (Exhibit #4). The proposed new trail and fence along the west bank would be located entirely on City land, connecting the existing improved Grand Canal public accessway to the Pacific Avenue public sidewalk at Topsail Street (Exhibit #4, p.1). No fill will be placed below the high water line in order to create the proposed trail.

For clarification purposes, the following findings addressing the alignment of the new west bank public access trail is divided into three geographic sections of the west bank: the southern section, middle section and northern section (See Exhibit #2, ps. 1-4). The City's proposed project is not divided into separate areas or phases, as it is one undivided project proposal.

a. Northern Section of the West Bank- Public Access Trail (Exhibit #2, p.4)

The northern section of the west bank is located north of Jib Street and south of Grand Canal where seven privately owned residential lots abut the Esplanade West right-of-way (Exhibit #4, p.2). The trail alignment through this section is one of the most controversial parts of the proposed project because at least three residences have encroached into the Esplanade West right-of-way with private development (e.g. decks, play sets and landscaping), and the applicant is not proposing to remove these encroachments from its land at this time.

The first segment of the applicant's proposed trail north of Jib Street, where it veers away from Pacific Avenue towards Grand Canal at the northern end of the lagoon, would be located on a ten-foot wide concrete walkway that exists on the Esplanade West right-of-way in front of the apartment building located at 4000 Pacific Avenue. This existing concrete walkway dead-ends near two private decks (i.e. Ms. Kennerly's deck) that have been built over the Esplanade West right-of-way (Exhibit #4, p.2: "Encroaching Decks"). At this point, in order to allow the residents to keep the decks that encroach over the Esplanade West right-of-way, the applicant proposes to construct a new five-foot wide decomposed granite public access trail in the lagoon buffer area (Lot R) situated between the Esplanade West right-of-way and the waters of the lagoon (Exhibit #3, p.1). The City of Los Angeles owns Lot R, which is the land and water area situated on the lagoon-side of the Esplanade West right-of-way (Exhibit #2, p.4). No habitat and/or access easements exist on the private lots along this section of the west bank as most of the development (apartments and single-family residences) occurred before February 1, 1973 when coastal development permits were first required.

The applicant's proposed alignment for this segment of the new trail (between canal court and the existing concrete walkway) would generally follow the alignment of the informal path that exists between the water's of the lagoon and the residences on the northern section of the west bank (Exhibit #2, p.4). This proposed alignment would place this segment of the new trail outside of the Esplanade West right-of-way and closer to the lagoon (and closer to the ESHA that exists along the water's edge) in order to avoid the private encroachments (i.e. decks) that are currently occupying and obstructing access on the Esplanade West right-of-way (Exhibit #3, p.1). Instead of removing the private encroachments from the Esplanade West right-of-way to make way for the new trail, the applicant is proposing to align the new trail around the encroachments and is offering to issue revocable permits to the residents on the northern section of the west bank. The City's revocable permits would allow the residents' private encroachments to remain on the Esplanade West right-of-way until such time as the private properties are redeveloped with new homes. When new homes are permitted, if ever, the City states that they would be subject to the current setback requirements and the owners would be required to remove the encroachments from the City's land. The fronts of the existing homes with the encroachments are set back less than two feet from the property line shared with the Esplanade West right-of-way, and their decks extend all the way over the abutting right-of-way and onto Lot R (Exhibit #3, p.1).

Section 30240(b) of the Coastal Act requires that development in areas adjacent to ESHA and recreation areas be sited and designed to prevent impacts that would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas. In this case, Section 30240(b) requires that a buffer be provided between any approved development (i.e. the proposed public access trail) and the ESHA that exists in the lagoon and above the lagoon's waters and intertidal area. Buffers and development setbacks protect biological productivity by providing the horizontal spatial separation necessary to preserve habitat values and transitional terrestrial habitat area. In prior coastal development permit actions approving development adjacent to Ballona Lagoon, the Commission has required the provision of a protective lagoon buffer strip between the development and the ESHA that exists along the banks of the lagoon, including numerous instances where the private property owners were required to dedicate part of their lots to increase the width of the buffer.

In this case, however, no additional dedications of private property are being required pursuant to this permit approval. In fact, but the Commission is acknowledging requiring that a the buffer should be provided between the residences and the improved trail, as well as between the waters of the lagoon and the new public access trail be widened through the use of the available public lands, including the Esplanade West right-of-way. Thus, although placing the new trail within the Esplanade West right-of-way would maximize the buffer between the lagoon ESHA and the trail, it would provide virtually no buffer space between the trail and the adjacent residential buildings. Some of the houses are set back only two feet from the property line that abuts the Esplanade West right-of-way. These residents say a trail in the Esplanade right-of-way, even with a five-foot buffer, is too close to their house and should be placed closer to the waters of the lagoon, as the City has proposed (Exhibit #3, p.1). The Commission agrees that a five-foot buffer (between the new trail and the private residences) is insufficient to address the privacy concerns of the residents, and such a small buffer could also compromise the public's recreational experience on the new trail. Therefore, at the northern end of Ballona Lagoon, where the public trail must pass between the waters of

the lagoon and existing private residences, the trail would be improved half-way between the waters of the lagoon and the private residences that face the lagoon, even though it could, physically, be placed farther inland, in order to provide a measure of privacy between trail users and the adjacent homes (Exhibit #3, p.2).

The applicant's proposed west bank public access trail provides a privacy buffer between the existing residences and the improved trail, and also provides a sufficient buffer between the new trail and the ESHA as well. The applicant's proposed west bank public access trail at the northern end of Ballona Lagoon is aligned along the edge of the ESHA that exists above the lagoon's waters and intertidal area, inconsistent with the requirement of Section 30240(b) to site the development to prevent impacts that would significantly degrade the ESHA. Placing the improved trail along the inland edge of the ESHA, where the existing unimproved trail already exists, would not significantly degrade the ESHA. The proposed trail alignment would not put the trail any closer to the ESHA than the current trail, but it would formalize the accessway and keep people and pets from walking into the ESHA. The ESHA along the lagoon bank would be protected from intruders by the proposed fence.

Many species of birds, including the endangered California least tern and brown pelican, forage in the ESHA at the northern end of the lagoon. Staff has observed that people and animals using the existing informal west bank trail often disturb the birds at the edge of the lagoon as the existing path passes close to the water's edge. The existing path is not fenced and is located on Lot R, rather than within the Esplanade West right-of-way that runs along the inland edge of the public land that forms the buffer between the waters of the lagoon and the residential development at the northern end of the lagoon (Exhibit #2, p.4).

The public's use of the trail near the ESHA and the resulting disturbance of the wildlife in the ESHA is not a significant impact that must be avoided when designing the new public access trail. ~~Also, the physical construction of a new trail and fence across part of Lot R would displace some of the natural undisturbed area, as opposed to placing the trail in the Esplanade West where physical development already exists. Therefore, staff is recommending that the new trail be aligned within the Esplanade right-of-way in order to maximize the width of the protective lagoon buffer between the new public trail and the waters of the lagoon. The width of the buffer should be widened beyond what the City is proposing in order to reduce the occurrences where trail users disturb the wildlife that depends on the habitat at the northern end of the lagoon for foraging and resting. The City proposes to install a 36-inch high split rail fence (with green vinyl-coated chain-link fence) along the east side of the meandering trail to protect the lagoon habitat area from intrusion by people and domestic animals (Exhibit #3 p.2).~~

The required alignment of the new trail within the Esplanade West right-of-way would require the removal of the private development (i.e. decks and landscaping) that currently encroaches over the right-of-way and onto Lot R, but the new trail is approved as proposed by the City, bypassing the decks and negating the need to remove the pre-coastal encroachments from the Esplanade West at the northern end of the lagoon (Exhibit #3, p.1). Special Condition Two requires the applicant to remove the encroachments from the City property (i.e. Esplanade West, Lot R and City-owned easements), except for development that has been properly permitted by the Commission or has been in place continuously since February 1, 1973 or earlier. The residents with the encroachments objected to the removal of their decks

from the public land and the staff's recommended alignment of the new trail in the Esplanade right-of-way near the front of their homes. ~~But the encroachments must be removed from the Esplanade West right-of-way and Lot R in order to use the public land for the protective lagoon buffer that is necessary to avoid significant impacts to the ESHA. Only as conditioned to remove the encroachments from the public land and to align the trail along the inland part of the protective lagoon buffer within the Esplanade West right-of-way is the proposed project consistent with Section 30240(b) and the marine resource policies of the Coastal Act.~~

~~Since some of the houses are set back only two feet from the property line that abuts the Esplanade West right-of-way, the residents say a trail in the Esplanade right-of-way is too close to their house and should be placed closer to the waters of the lagoon, as the City has proposed (Exhibit #3, p.1). The Esplanade West right-of-way is ten feet wide, and the proposed trail would be five feet wide. So there is room within the right-of-way to provide a five-foot wide buffer between the new trail and the property lines of the abutting residential lots. This five-foot wide buffer between the private property and the new trail, along with a fence or privacy wall and the structural setbacks provided on the private lots, provides adequate distance and privacy between trail users and the residences. Therefore, subsequent to the applicant's required removal of the encroachments from the Esplanade West right-of-way on the northern end of Ballona Lagoon, a five-foot wide buffer may be provided between the new trail and the adjacent homes where the public trail must pass between the waters of the lagoon and existing private residences.~~

~~The applicant's proposal to allow the continuance of private residential encroachments in the Esplanade West also raises a question of basic fairness and equal application of the law. The Commission has, in numerous prior coastal development permit actions, required landowners on both banks of Ballona Lagoon to dedicate part of their private property (15 to 30 feet) in order to create a wider lagoon buffer. The properties at the northern end of the lagoon, whose homes were constructed prior to 1973 without coastal development permits, have not been required to dedicate any portion of their land for a protective lagoon buffer strip. However, if the City is correct about its ownership of the Esplanade west right-of-way, the property owners in that area do not own the Esplanade West, as that area was dedicated to the City as a right-of-way. Instead, though, some of these property owners are occupying that public land that, if restored to public use, would create a wider lagoon buffer and a public access trail that does not adversely affect the ESHA.~~

b. Middle Section of the West Bank- Public Access Trail (Exhibit #2, p.3)

The middle section of the west bank is the section located north of Topsail Street and south of Jib Street, where the City owns all of the west bank lots (Lots G through P) situated between the lagoon and Pacific Avenue (Exhibit #2, p.3). No residences or other private development exist in this section of the west bank. Also, there is no Esplanade West right-of-way in the middle section. Between Topsail and Jib Streets, there exists an informal pathway that meanders along the higher elevations of the west bank near the eastern curblin of Pacific Avenue. This public open space area is a very popular dog walking area, as evidenced by the prodigious amounts of feces.

The applicant's proposed new five-foot wide decomposed granite public access trail would mimic the existing informal trail by meandering along the higher elevations of the west bank, and staying close to Pacific Avenue where the bank narrows in width (Exhibit #4, ps.3-6). The

applicant proposes to install a 36-inch high split rail fence (with green vinyl-coated chain-link fence) along the east (lagoon) side of the meandering trail to protect the lagoon habitat area from intrusion by people and domestic animals (Exhibit #3, p.2). The proposed new trail and fence through the middle section of the west bank would be located entirely on City land. No fill will be placed below the high water line in order to create the proposed trail. The existing Lighthouse Street pedestrian bridge, the only bridge over the lagoon and an important coastal access route, will not be affected by the proposed project. The applicant proposes also to remove the non-native plants that exist in middle section of the west bank, and vegetate the area with native plants (the area not covered by the new proposed public access trail).

In the middle section, as in the northern section of the west bank, the public's use of the trail near the ESHA and the resulting disturbance of the wildlife in the ESHA is a concern. ~~significant impact that must be avoided when designing the new public access trail.~~ Therefore, in order to provide additional buffer area between the improved trail and the ESHA staff recommended is recommending that the new trail not be located closer to the waters of the lagoon than a line measured ten feet from the existing eastern curb of Pacific Avenue in order to maximize the width of the protective lagoon buffer between the new public trail and the waters of the lagoon. The width of the buffer should be widened beyond what the City is proposing in order to reduce the occurrences where trail users disturb the wildlife that depends on the habitat at the northern end of the lagoon for foraging and resting. Only as conditioned to align the trail along the inland part of the protective lagoon buffer where there are no privacy concerns of residents is the proposed development consistent with Section 30240(b) and the marine resource policies of the Coastal Act.

c. Southern Section of the West Bank - Public Access (Exhibit #2, p.2)

The southern section of the west bank is the section located south of Topsail Street where 25 privately owned residential lots occupy most of the land, on Blocks 1 through 5 of the Del Rey Beach Tract (Exhibit #4, ps.7-8). This section of the west bank is where the twenty habitat and/or access easements exist on the developed residential properties (Exhibit #2, p.2). It is also the section where most of the encroachments exist within the protective lagoon buffer, which the City is proposing to remove. All of the encroachments in the southern section occupy the protective lagoon buffer strip and were installed after February 1, 1973. Existing public access through this section of the west bank, between Topsail Street and Via Marina, is provided by the public sidewalk on the west side of Pacific Avenue.

No trail is proposed along the southern section of the west bank, south of Topsail Street, as the City deleted this previously proposed segment in 2001 because it would require some filling of intertidal areas and would adversely affect the ESHA on the lagoon's west bank. The southern section of the west bank protective lagoon buffer provides superior habitat for wildlife (primarily birds) because of its relative isolation from human activities. An informal public access trail does not exist in this section of the west bank; so fewer people use the buffer for recreation and dog walking. Fewer people and dogs in the protective lagoon buffer strip results in enhanced habitat values and increased usage by various species of birds and other animals. The construction of a new trail through this section of the protective lagoon buffer strip would adversely affect the ESHA and would not conform with the requirements of Section 30240(b) of the Coastal Act.

In lieu of providing a new public trail along the southern section of the west bank, the applicant ~~proposed is proposing~~ to develop four new public overlooks at the four street ends situated east of Pacific Avenue (Union Jack, Voyage, Westwind and Yawl Streets). Each street end would have a bench, trash receptacle and interpretive sign where it abuts the Esplanade West right-of-way (Exhibit #5). All four proposed overlooks are fenced and set back from the waters of the lagoon on the public land situated landward of the Esplanade West right-of-way. The limited type of recreational activities that would occur at these four proposed overlooks would not result in impacts that would significantly degrade the ESHA, and would be compatible with the continuance of the habitat areas on the west bank. In order to address the privacy and security concerns of the residents who live next to the street ends, nowever, and to maintain the existing character of the area (as required by Coastal Act Section 30253), the Commission is not approving the public access improvements proposed at the four street ends situated east of Pacific Avenue (Union Jack, Voyage, Westwind and Yawl Streets). Therefore, ~~proposed overlooks on the four street ends are consistent with the requirements of Section 30240(b) of the Coastal Act and the marine resource policies of the Coastal Act.~~

2. Lagoon Buffer Vegetation/Removal of Encroachments

With no new trail being built, the southern section of the west bank would be restored as habitat with native plants, subsequent to the removal of the encroachments and non-native plants from the protective lagoon buffer strip. The middle and northern sections of the west bank would also be restored as habitat with native plants along with the required removal of post-1972 private encroachments and the installation of the new public access trail from Topsail Street to Canal Court.

In the southern section of the west bank, the applicant proposes to install a new fence along the inland edge of each habitat easement, or along the inland edge of the Esplanade West right-of-way where no easement exists inland of the right-of-way (Exhibit #5). In the middle and northern sections of the west bank, the applicant proposes to install a new fence along the lagoon-side of the new public access trail. The fences would protect the protective lagoon buffer strip from adverse impacts that would significantly degrade the ESHA. The removal of the private encroachments and non-native plants and the restoration of the protective lagoon buffer is consistent with Section 30240(b) of the Coastal Act and the marine resource policies of the Coastal Act only if done in a manner that protects marine resources and the ESHA.

The protective lagoon buffer strip protects biological productivity by providing the horizontal spatial separation necessary to preserve habitat values and transitional terrestrial habitat area. In this case, post-1972 encroachments and unpermitted development (including, but not limited to, fences, walls, lighting, irrigation improvements, decks/patios, and residential landscaping) have been installed directly adjacent to the lagoon within the public rights-of-way, easements, and buffer areas that were required as a condition of the Commission's approval of several of the adjacent residences. This project would include the removal of the encroachments and unpermitted development and revegetation with native vegetation in order to restore the habitat within the protective lagoon buffer strip between the lagoon and the residences on the west bank. In order to ensure that that the applicant's proposal to remove the encroachments and revegetate and restore the buffer strip is adequately implemented, Special Condition Two requires the applicant to submit a revised revegetation plan and to remove all encroachments and commence revegetation within 180 days of the issuance of this permit. The Executive Director may grant additional time for good cause. The version of

Special Condition 2.A.ii requiring the removal of encroachments from public land proposed by staff was refined by the Commission to exclude any encroachments that have been properly permitted by the Commission or have been in place continuously since February 1, 1973, thus requiring only that the City remove encroachments from the protective lagoon buffer that were built in violation of the Coastal Act or in violation of a condition of a Coastal Development Permit.

Biological productivity and habitat values on the west bank will be increased by the proposed removal of all invasive and non-native vegetation and the landscaping of the bank with native dune vegetation. The native vegetation provides valuable habitat for native insects on which the native birds and other animals are dependent for food. Non-native vegetation, such as iceplant, has displaced most of the native plants and provides very little biological value for native animals. Therefore, only native dune plants may be used for revegetation.

It is important that the City meticulously weed out the non-native plants in order to preserve the native plants that are already growing along the lagoon banks. This means using hand tools for vegetation removal rather than heavy equipment, grading and herbicides. Preservation of the existing native plants will allow the native vegetation on the west to re-establish itself more quickly and more successfully than it would using all imported plants from another location. Preservation of the existing native plants will also reduce the amount of new plants that the City must obtain for the revegetation of the protective lagoon buffer strip.

Therefore, in order to protect the existing native plants and reduce erosion, Special Condition Three prohibits the use of heavy machinery on the lagoon banks (no grading bulldozers) and herbicides. Small Bobcats with rubber wheels hand held mechanized equipment may be used for lifting the heavy loads of iceplant and other materials. Special Condition Three also requires the use of erosion controls, such as jute matting and silt curtains, in order to protect the waters of the lagoon from siltation caused by erosion of the lagoon banks. Only as conditioned, is the proposed project consistent with the marine resource policies of the Coastal Act.

Pursuant to Section 30240(b) of the Coastal Act, development adjacent to ESHAs must be compatible with the habitat and must be designed to prevent impacts that would significantly degrade the ESHA. In this case, the proposed project, as conditioned, is consistent with Section 30240 of the Coastal Act because it involves the restoration of habitat within and adjacent to the ESHA without any significant disruption of the ESHA. As conditions, all of the proposed rehabilitation work is required to be completed while minimizing the temporary impacts to the existing habitat areas and ensuring that the least tern foraging area is protected during the nesting season. Therefore, the proposed project, as conditioned by the conditions of the permit, is compatible with the habitat and has been designed to prevent impacts that would degrade the ESHA.

3. West Bank Public Overlook at Jib Street

At Jib Street near the northern end of the lagoon, the City proposes to construct a public education/information wildlife observation area on an existing elevated area on the west bank of the lagoon, with pedestrian access provided by the proposed new west bank public access trail (Exhibit #4, p.3). The public education/information wildlife observation area, which would have public benches and small information kiosks, provides one area along the northern

section of the west bank where people would be encouraged to get close to the water to observe the wildlife of Ballona Lagoon. The proposed education/information wildlife observation area is a type of use that is dependent on the ESHA and it would not result in any significant disruption of habitat values. Therefore, the proposed overlook it is consistent with the ESHA protection requirements Section 30240 of the Coastal Act.

On Pacific Avenue near the proposed public education/information area, the City proposes to close an unimproved public parking area (four spaces) situated in the Jib Street right-of-way by constructing a new curb and gutter on the east shoulder of Pacific Avenue (Exhibit #4, p.3). The parking area would be vegetated with native plants. The removal of this parking area and elimination of cars from the restored west bank would not adversely affect the ESHA and is consistent with the requirements of Section 30240(b) of the Coastal Act.

4. Drainage Improvements

In order to reduce the negative effects of urban runoff, the proposed project includes the repairs to the gutter and curb on the eastern side of Pacific Avenue at Jib Street and Topsail Street (Exhibit #4, ps.3&7). Although the City recently installed new drains with filters at these two locations pursuant to Coastal Development Permit 5-00-161, the curbs and gutters have not been fixed. As a result, uncontrolled sheet flow from the street has eroded gullies in the lagoon bank at these two locations. To correct this, the proposed project includes the installation of curbs on the east side of Pacific Avenue at Jib Street and Topsail Street to prevent uncontrolled sheet flow from leaving the street. Appropriate drainage connections will be installed to control runoff from Pacific Avenue using the existing drains approved by Coastal Development Permit 5-00-161. In addition, street drain filters shall be installed in all drains that discharge directly into Ballona Lagoon if they do not already have such filters. It is vital that these filters be changed periodically to prevent the drains from clogging, backing up, and causing Pacific Avenue to flood. The permit is conditioned to require the City to maintain these drains. No new drain outlets are being proposed (or permitted) as part of the project.

The eroded gullies on the west bank at Jib Street and Topsail Street will be filled and landscaped with native plants. No fill, however, is permitted below the five-foot contour in order to protect the wetland vegetation that exists at the high water elevation (+3.0' MHTL). If not stabilized, the bank would continue to erode and cause siltation in the lagoon. As conditioned to correct the drainage problems that have caused the west bank to erode, the proposed project is consistent with the requirements of Section 30240(b) and the marine resource policies of the Coastal Act

5. Minimizing Adverse Impacts to Marine Resources

Special Condition Six requires the permittee to comply with all requirements and mitigation measures imposed and requested by the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and marine environment. Any change in the approved project which may be required by the above-stated agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

In order to minimize adverse impacts on least tern foraging areas during the least tern nesting season, no mechanized equipment or other types of loud and disturbing equipment shall be used within fifty feet of the water during the period commencing March 15 and ending September 1. The limit on mechanized equipment will reduce the noise that disturbs the wildlife. Revegetation of the lagoon bank by hand may occur during the least tern nesting season because the presence of a limited number of people on the lagoon banks is not expected to have an adverse effect on least tern foraging. People have historically used the public access trails while least terns forage in the lagoon.

As conditioned, the proposed project protects the least tern foraging area, existing wetland vegetation, and the biota in the channel. The non-native plants will be removed, and native vegetation will be preserved and planted along the entire west bank lagoon buffer (including on the habitat easements on the private lots located between Topsail Street and Via Marina), thus improving and enlarging the upland habitat area. All landscaping will be monitored for five years to ensure its success. The proposed project, as conditioned, is designed to prevent significant impacts to the ESHA and is compatible with the habitat. Therefore, the proposed project is consistent with Section 30240 of the Coastal Act.

Special Condition Four requires the permittee to prepare a construction staging plan for approval by the Executive Director, prior to issuance of the permit. The required construction staging plan is necessary to prevent the unpermitted deposition, spill or discharge of any liquid or solid into coastal waters (which include Ballona Lagoon and the Venice Canals). Sections 30230 and 30231 of the Coastal Act require the protection of biological productivity for, among other reasons, public recreation purposes and marine resources, and that marine resources be maintained and restored. In addition, Section 30231 requires that the adverse impacts of runoff and wastewater discharges must be minimized.

The staging plan shall identify the specific locations of all construction staging activities and equipment and materials storage areas and specify that none of them shall be located on any beach, wetland or environmentally sensitive habitat area. Also, in order to restore and enhance the biological productivity and the quality of the lagoon waters, the applicant is required to coordinate with the County of Los Angeles Department of Beaches and Harbors to improve the operation of the Ballona Lagoon tidal gates located at the southern end of the lagoon beneath Via Marina in order to enhance tidal exchanges. As conditioned, the proposed project is consistent with Sections 30230 and 30231 of the Coastal Act.

Finally, the proposed restoration project, as conditioned, is consistent with Section 30240 and is also the least environmentally damaging alternative because:

- The proposed project includes virtually the restoration of the entire west bank protective lagoon buffer strip, including all of the City-owned properties on the west bank (except where pre-coastal development occupies the land at the northern end of the lagoon) and the habitat easements that comprise part of the protective lagoon buffer strip. The City's agreement to accept the easements that comprise part of the protective lagoon buffer strip ensures that the restoration of the west bank will be completed as one comprehensive project, rather than piece-by-piece or not at all.

- No work or development will occur in the wetland. All proposed revegetation and public access improvements are located above the high water level and the narrow band of wetland vegetation that exists near the high water line (+2.65 MHTL). No fill is permitted below the five-foot contour line.
- The large areas dominated by non-native vegetation like South African iceplant will be revegetated with native coastal strand plants (Exhibit #3, p.1). Appropriate erosion control measures will be implemented to prevent siltation in the lagoon. The native vegetation shall be preserved and will continue to provide valuable habitat for native insects on which the native birds and other animals are dependent for food.
- The section of the decomposed granite trail proposed between Jib Street and Topsail Street will be located no closer to the waters of the lagoon than a line measured ten feet from the existing eastern curb of Pacific Avenue. The new proposed trail shall be aligned within the Esplanade West right-of-way and away from the water and ESHA at the northern end of the lagoon. Providing a wider buffer in the middle segment of the new trail between Jib Street and Topsail Street is consistent with Section 30240(b) of the Coastal Act. Section 30240(b) requires that development adjacent to ESHA shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.
- The proposed project will improve the existing Ballona Lagoon/Grand Canal public trail system while reducing the negative impacts of human activity on the wetland. A 36-inch high split rail fence (with wire fabric) will be installed along the waterside of the entire public trail system that is lagoon-ward of the west bank residences to reduce the problem of intrusion by people and domestic animals (Exhibit #3, p.2). The sensitive habitat areas near the water on the west bank will be protected by such fencing and no new public access trails will be placed in sensitive habitat areas near the water's edge. A previously proposed segment of new trail along the water's edge at the south end of the west bank has been deleted from the plan.

All adverse environmental effects of the proposed project have been minimized by the special conditions of approval. The proposed revegetation of the entire west bank buffer with native plants (except where pre-coastal development occupies the land at the northern end of the lagoon) will adequately mitigate the temporary impacts of the proposed project on the existing habitat. Therefore, the proposed project, as conditioned, is consistent with the ESHA and marine resource policies of the Coastal Act.

E. Public Access and Recreation

One of the basic goals stated in the Coastal Act and the certified Venice Land Use Plan (LUP) is to maximize public access to and along the coast. The improvement of the existing Ballona Lagoon public trail system is one of the goals of the proposed project. The Coastal Act has several policies that protect public access along the shoreline and public recreational opportunities. Public safety needs and the rights of private property owners shall also be considered when approving the alignment of the proposed access improvements.

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 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 30214 of the Coastal Act states:

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

- 1) Topographic and geologic site characteristics.
- 2) The capacity of the site to sustain use and at what level of intensity.
- 3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.
- 4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

Section 30220 of the Coastal Act states:

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

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.

Section 30253 of the Coastal Act states, in part:

New development shall: (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

The certified Venice LUP sets forth the following policy addressing public access around Ballona Lagoon:

LUP Policy II. C. 3. Ballona Lagoon Enhancement Plan (Pedestrian Access).

Pedestrian access and interpretative overlooks to the Ballona Lagoon shall be enhanced without invading the privacy of adjoining residents. The existing public walkway on the east bank of Ballona Lagoon, and the overlook on the southern end of the lagoon near Via Marina, shall be maintained and protected for public access. (Refer also to Policy IV.B.1).

LUP Policy IV. B. 1. Ballona Lagoon.

a. Ballona Lagoon Enhancement Plan. *The Ballona Lagoon shall be restored, protected and maintained for shallow tidal and intertidal marine habitat, fisheries and public access as provided in the Ballona Lagoon Enhancement Plan (See Coastal Commission Coastal Development Permit 5-95-152 and amendments). The plan is intended to improve water quality and tidal flushing; reduce the amount of garbage, sediment and other pollutants in the lagoon; maintain and expand habitat values for the endangered least tern, shorebirds and fisheries; restore native vegetation; protect banks from erosion; maintain and if possible increase the existing 50-year flood protection; and enhance public trails and interpretative overlooks without invading the privacy of adjoining residents. The goals and policies of the Enhancement Plan shall be carried out in a manner consistent with the policies of this LUP. The Ballona Lagoon tidal gates located beneath Via Marina shall be operated in a manner that sustains and enhances biological productivity in the lagoon by ensuring maximum water circulation.*

b. Permitted Uses. *Only uses compatible with preservation of this habitat shall be permitted in and adjacent to the lagoon. Uses permitted in or adjacent to the lagoon*

shall be carried out in a manner to protect the biological productivity of marine resources and maintain healthy populations of marine organisms. Such uses as open space, habitat management, controlled nature study and interpretation, and passive public recreation such as birdwatching, photography, and strolling shall be encouraged and promoted. No fill shall occur in Ballona Lagoon unless it is consistent with Coastal Act Section 30233 and is the least environmentally damaging alternative. No untreated runoff shall be directed into the lagoon.

An unimproved trail already exists along the west bank of Ballona Lagoon, running between Canal Court and Topsail Street. The City proposes to realign the existing trail and improve it as a five-foot wide decomposed granite public access path, except for the section of concrete walkway on the Esplanade West right-of-way that exists north of Jib Street (Exhibit #4, p.2). South of Jib Street, the proposed new public access trail would meander along the higher elevations of the west bank near the eastern curblin of Pacific Avenue (Exhibit #4).

The City proposes to install a 36-inch high split rail fence (with green vinyl-coated chain-link fence) along the entire east side of the trail to protect the lagoon habitat area from intrusion by people and domestic animals (Exhibit #3, p.2). The proposed new trail and fence would be located entirely on City land, connecting the existing improved Grand Canal public accessway to the Pacific Avenue public sidewalk at Topsail Street (Exhibit #4, p.1). No fill will be placed below the high water line in order to create the proposed trail. The existing Lighthouse Street pedestrian bridge, the only bridge over the lagoon and an important coastal access route, will not be affected by the proposed project.

At Jib Street near the northern end of the lagoon, the City proposes to construct a public education/information wildlife observation area on an existing filled area on the west bank of the lagoon, with pedestrian access provided by the proposed new west bank public access trail (Exhibit #4, p.3). The public education/information wildlife observation area, which would have public benches and small information kiosks, provides one area along the west bank where people would be encouraged to get close to the water to observe the wildlife of Ballona Lagoon. On Pacific Avenue near the proposed public education/information area, the City proposes to close an unimproved public parking area (four spaces) situated in the Jib Street right-of-way by constructing a new curb and gutter on the east shoulder of Pacific Avenue (Exhibit #4, p.3).

North of Jib Street, the proposed trail would run between above the waterline and along the edge of the existing private residential development, some of which encroaches onto and over the Esplanade West right-of-way (See Exhibit #3, p.1 Exhibit #4, p.2: "Encroaching Decks"). A condition of this permit requires the applicant to align the new public access trail within the Esplanade West right-of-way. Section 30214 of the Coastal Act states that the access policies are to be implemented in a way that takes into account the need to regulate access and based on the site's ability to sustain any given level of intensity of use and the appropriateness of access due to the fragility of the natural resources and the privacy of adjacent property owners proximity to residential uses. Section 30253(5) of the Coastal Act requires that new development must protect special communities and neighborhoods. Since some of the houses are set back only two feet from the property line that abuts the Esplanade West right-of-way, the residents say a trail in the Esplanade right-of-way is too close to their house and should be placed closer to the waters of the lagoon, as the City has proposed (Exhibit #3, p.1).

The Commission agrees. For this reason, the Commission is ensuring that requiring the new trail is to be aligned along the inland portion of the public land (within the Esplanade West right-of-way) away from the ESHA at the edge of the lagoon, but not built directly adjacent to the property lines of the residential lots along the northern end of the west bank. The permit would permit the provision of a five-foot-wide buffer on public land between the new trail and the property lines of the abutting residential lots, and also but provide a wider buffer between the waters of the lagoon and the trail in order to better protect the sensitive habitat along the edge of the lagoon. Therefore, at the northern end of Ballona Lagoon, where the public trail must pass between the waters of the lagoon and existing private residences, the trail would be improved half-way between the waters of the lagoon and the private residences that face the lagoon, even though it could, physically, be placed farther inland, in order to provide a measure of privacy between trail users and the adjacent homes (Exhibit #3, p.2).

~~The Esplanade West right-of-way is ten feet wide, and the proposed trail would be five feet wide. So there is room within the right-of-way to provide a five-foot wide buffer between the new trail and the property lines of the abutting residential lots. Therefore, subsequent to the removal of the encroachments from the Esplanade West right-of-way on the northern end of Ballona Lagoon, a five-foot wide buffer may be provided between the new trail and the adjacent homes where the public trail must pass between the waters of the lagoon and existing private residences. The five-foot wide buffer, along with a fence or privacy wall, would provide a measure of privacy between trail users and the residences. Only as conditioned is the new trail alignment is consistent with the public access policies of the Coastal Act.~~

~~As conditioned to require the trail to be improved within the Esplanade West right-of-way, the proposed improvement of the west bank trail between Canal Court and Topsail Street is also consistent with the public access and recreation policies of the Coastal Act because it would provide improved public access and viewing areas along the ESHA and would complete the public access system that would surround the entire lagoon and Grand Canal.~~

A previously proposed public access trail along the lagoon's edge through the southern section of the west bank was deleted from the project in 2001. Instead of building a new trail between the existing residences and the waters of the lagoon between Topsail Street and Via Marina (within the protective lagoon buffer strip), the City would continue to provide public access through this southern section of the west bank on the public sidewalk that exists along the west side of Pacific Avenue. This Pacific Avenue sidewalk would provide the pedestrian connection between the public recreation area at the southern end of Ballona Lagoon and the proposed new west bank trail which terminates at Topsail Street (Exhibit #4, p.7). A new stop sign and pedestrian crossing would be installed at the intersection of Topsail Street and Pacific Avenue to enable pedestrians to safely cross the busy thoroughfare.

Also along the southern section of the west bank, In lieu of providing a new public trail on the lagoon bank, the applicant is proposing to develop four new public overlooks at the four street ends situated east of Pacific Avenue (Union Jack, Voyage, Westwind and Yawl Streets). Each street end is forty feet wide and about one hundred feet in length (segments between Pacific Avenue and the Esplanade West). Each proposed overlook would include a bench, trash receptacle, interpretive display and regulatory signs regarding trail use, habitat protection, domestic pets and littering (Exhibit #5). These four proposed overlooks were proposed to would provide the public with low (free) cost recreational and educational facilities. ~~Because~~

~~these four street ends are City rights-of-way under City ownership, where the public currently has unrestricted access. However, the public's use of the proposed overlooks generated security concerns and could would not adversely affect the adjacent residents' privacy. The particular nature of these street ends has generated the concerns over privacy and security, as the street ends are narrow and secluded, and not fully visible from Pacific Avenue. Therefore, the Commission is not approving the proposed new public overlooks at the four street ends situated east of Pacific Avenue (Union Jack, Voyage, Westwind and Yawl Streets). It must be noted, however, that this action in no way authorizes the vacation of these street ends or any other public right-of-way. A proposed vacation of any of these rights-of-way would be subject to a separate coastal development permit action.~~

As proposed, the only public parking that will exist within the project area at the conclusion of the proposed development is the existing informal parking area on the Yawl Street End, which is not being affected by the proposed project. The Yawl Street end is an unpaved and unsigned gravel lot where people, mostly nearby residents, have been parking for years. Union Jack and Voyage Streets are paved and used as private driveways to residences on the west bank (Exhibit #4, ps.7&8). The Westwind Street end is landscaped with large trees.

The permit is conditioned to require that the City maintain the Ballona Lagoon public trail system, keep the accessways open to the public, and to remove any future encroachments after completion of the restoration project. In order to protect the sensitive habitat area of the west bank of Ballona Lagoon from intrusion by people and domestic animals, the City proposes to erect a 36-inch high split rail fence (with wire fabric) along the waterside of the entire public trail system (Exhibit #3, p.2). The permit is conditioned to require the City to erect a similar fence on the inland side of the protective lagoon buffer easements that are proposed to be restored on the private lots south of Topsail Street. The purpose of the fence is to reduce conflicts between the two goals of the Coastal Act: protection of habitat and provision of public access. The fence will protect the habitat on the bank of the lagoon while still allowing the public to access the area to observe the habitat area without trampling it. The fences around the proposed overlooks would also discourage trespassing onto the adjacent private properties on the west bank. Therefore, the Commission finds that the proposed project, only as conditioned, is consistent with the public access and recreation policies of the Coastal Act.

The proposed project, as conditioned, includes the improvements necessary to complete the entire pedestrian access system around Ballona Lagoon, significantly enhancing the existing public trail system and improving public recreation opportunities. After completion of the proposed project, the public will have gained improved access along the west bank of Ballona Lagoon, ~~and have new public overlooks at the ends of Jib, Union Jack, Voyage, Westwind and Yawl Streets.~~ The approved ~~proposed~~ public access improvements will encourage public access that is consistent with the historical character and use of the area, as well as the goals of the Coastal Act and certified Venice LUP. Walking, jogging, bird watching, photography, and other popular forms of recreation will be improved by the proposed project. Public parking is available within the Silver Strand residential area on the east bank of Ballona Lagoon, along Via Marina at the southern end of the lagoon, and in the residential neighborhoods north and west of the lagoon. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with the public access and recreation policies contained in Chapter 3 of the Coastal Act.

F. Hazards

The Coastal Act states that new development must minimize risks to life and property in certain hazardous areas and not create or contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area. Section 30253 of the Coastal Act states, in part:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Developments located in or near the ocean have the potential for damage caused by wave energy, floods, seismic events, storms and erosion. No development near the water can be guaranteed to be safe from hazard. The proposed project is located adjacent to Ballona Lagoon, a coastal waterway. The area next to the water is susceptible to flooding due to its low elevation in relation to sea level. The City and county operate tidal gates to control the water level in the lagoon. In the past, periods of heavy precipitation occurring at the same time as high tidal levels have resulted in higher than normal tide levels. The sandy substrata beneath the site make the area susceptible to liquefaction during seismic events.

The Commission routinely imposes conditions for assumption of risk in areas at high risk from hazards. The condition imposed on this permit ensures that the permittee understands and assumes the risks of potential hazards associated with development in or near the water. Prior to issuance of the coastal development permit, the applicant shall submit a copy of a written agreement by the applicant, in a form and content acceptable to the Executive Director, accepting all of the above terms. As conditioned, the proposed project is consistent with Section 30253 of the Coastal Act.

G. Responses to Public Comments

In the days prior to the Commission's previous January 8, 2002 public hearing on the permit applications, staff received several letters from local residents and other interested parties commenting on the proposed project (Exhibit #8). The following findings are in response to the privacy and security concerns raised by those letters. The habitat, parking and trail alignment issues raised in the letters are addressed in Sections D and E of this staff report.

Privacy and Security

The proposed project raises no legitimate privacy impacts, even though as all of the public access components of the proposed project (i.e. trail and overlooks) are located entirely on public property, and the public already has uncontrolled access to the lagoon buffer areas that exist between the waters of the lagoon and the west bank residential properties. The

residents, nonetheless, are very concerned about the security and privacy questions raised by the proposed public access improvements next to their homes. Therefore, the Commission is not approving new public access improvements south of Topsail Street at the four street ends. In addition, the applicant's proposed trail alignment at the northern end of the lagoon is proposed with the wider privacy buffer between the private property and the improved trail (Exhibit #3, p.1).

The residences along the west bank of Ballona Lagoon are now surrounded by public lands, like most homes in the Venice and Marina del Rey area, and the project will not change that. ~~The proposed overlooks and public trail would be situated entirely on City property and right-of-way (Esplanade West), and they each include fencing that would improve security next to the homes over what exists now.~~ No private property would be opened for public access.

As conditioned, the proposed project will formalize the publicly accessible areas in the protective lagoon buffer with fencing in order to protect the habitat areas next to the lagoon. The required fencing will also increase the security and privacy on the adjacent private properties by clearly defining the extent of the public access areas. In addition, ~~a privacy wall is being permitted within a five-foot wide buffer situated on public land (Esplanade West right-of-way) between the new public access trail and the adjacent private property along the northern section of the west bank will provide a measure of privacy to the residents, where the public trail will be aligned within the Esplanade West right-of-way in front of the private residences.~~ The five-foot buffer of public land, along with yard areas and setbacks already provided on each private lot, would increase the distance between the legally publicly accessible areas and private property over what currently exists. Therefore, the proposed project would not result in any new threats to safety or security.

The Crime Prevention Unit of the Los Angeles Police Department has reviewed the proposed project and states that it would not result in an increase in crime and made the following suggestions: a) use thorny landscape as a natural barrier to deter unwanted entry, b) use landscaping and fencing that does not create hiding places, and c) provide night lighting, if feasible (Exhibit #7, p.3). First, the residents may secure their homes by any appropriate means, including the use of non-invasive thorny plants and nighttime lighting on their property. Secondly, the dune plants being used to restore the west bank grow low and near the ground, and therefore do not grow big enough for a person to hide behind. This type of dune vegetation is the native vegetation that has always grown along the lagoon banks, and would continue to do so even without the proposed restoration. In regards to the new fencing, the proposed fencing is 36-inch high split rail and chain link, which is not solid enough to provide a hiding a place. Lastly, the proposed project does not include any new lighting, so there will be no change in that regard.

~~The only real change will occur where some residents have been illegally using public property for private purposes (See Exhibit #4, p.2: "Encroaching Decks"). The proposed removal of the private encroachments from public lands is the issue that is generating the most controversy. Once these encroachments are removed from public property, and the lands restored as habitat or for public access, the public land will provide a public, rather than private, benefit.~~

Fire Hazard

The Los Angeles Fire Department has reviewed the revegetation plan and states that it would not create a fire hazard (Exhibit #7, p.2). Dune vegetation grows low and near the ground,

and therefore does not grow as dense brush and does not constitute a fire hazard. Again, this type of dune vegetation has always grown along the lagoon banks, and would continue to do so even without the proposed restoration. Similarly, the new public access trail, and all other aspects of the project, do not provide sufficient fuel for wildfires.

H. Unpermitted Development

Development has occurred on site without the required coastal development permits and in non-compliance with the terms and conditions of previously issued coastal permits including, but not limited to, fences, walls, lighting, irrigation improvements, decks, patios and residential landscaping situated within the protective lagoon buffer strip and habitat and public access easements. This project would include the removal of all unpermitted development within the City's rights-of-way and city-held easements on private property and revegetation with native vegetation.

To ensure that the unpermitted development component of this application is resolved in a timely manner, Special Condition Twelve requires that the applicant satisfy all conditions of this permit that are prerequisite to the issuance of this permit within 180 days of Commission action. In addition, in order to ensure implementation of the applicant's proposal to remove the unpermitted development located within the City's rights-of-ways, City owned property and easements, Special Conditions Two requires the applicant to submit a revised revegetation plan, remove all encroachments and begin revegetation within 180 days of the issuance of this permit. The Executive Director may grant additional time for good cause.

In addition, some unpermitted development has occurred in areas landward of the City's easements and rights-of-way and would, therefore, not be included as part of the proposed project. In order to allow for potential resolution of some or all of those violations as part of this permit, Special Condition Nine authorizes removal by the City of any unpermitted fences, walls, lighting, irrigation improvements, decks/patios, and residential landscaping within any required "habitat buffer" area (including areas where a recorded easement was not required) on private property that was imposed by condition of approval of a coastal development permit subject to the permission of the property owner.

Although construction has taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of this permit does not constitute a waiver of any legal action with regard to any alleged violations nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.

I. 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.

- (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 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). A denial of a Coastal Development Permit on grounds it would 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) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

In addition to the certified LUP policies listed in the prior sections of this staff report, the certified Venice LUP contains the following relevant policies:

LUP Policy II. C. 3. Ballona Lagoon Enhancement Plan (Pedestrian Access).

Pedestrian access and interpretative overlooks to the Ballona Lagoon shall be enhanced without invading the privacy of adjoining residents. The existing public walkway on the east bank of Ballona Lagoon, and the overlook on the southern end of the lagoon near Via Marina, shall be maintained and protected for public access. (Refer also to Policy IV.B.1).

Policy IV. B. 6. Domestic Animals. A program should be developed to protect the wetland area of Ballona Lagoon and the Grand Canal south of Washington Boulevard from intrusion by domestic animals and pets, particularly cats and dogs.

Policy IV. E. 1. The banks, waterways and public walkways of the Venice Canals, Ballona Lagoon and Grand Canal south of Washington Boulevard shall be periodically maintained by the City or other appropriate entity, to keep these areas free of accumulated trash and wastes, thereby maintaining the biological, water quality, recreational and aesthetic resources of these areas.

Policy V. A. 3. Infrastructure. New sewer, storm drain, and water lines shall be installed using the least environmentally disturbing method feasible. The City of Los Angeles Department of Public Works shall develop a comprehensive citywide Storm Water Management Program, as discussed further in Implementation Strategy of Policy IV.C.1 of this LUP, to control stormwater run-off from new public and private developments and, where feasible, to remove pollutants from that run-off. Development of infrastructure shall precede or be constructed concurrently with the construction of developments or in lieu-fee should be paid.

Policy IV. C. 2. Water Quality. The methods to improve water quality, recommended in California's Plan for the Control of Non-Point Source Pollution (January 2000), such as watershed planning and management programs, and habitat restoration projects, shall be considered and implemented by the City of Los Angeles where feasible opportunities exist. Selected Best Management Practices (BMPs) or suites of BMPs shall be designed to treat, infiltrate or filter the stormwater runoff from each runoff event up to and including the 85th percentile, 24-hour runoff event for volume based BMPs and/or the 85th percentile, 1 hour event, with an appropriate safety factor, for flow-based BMPs.

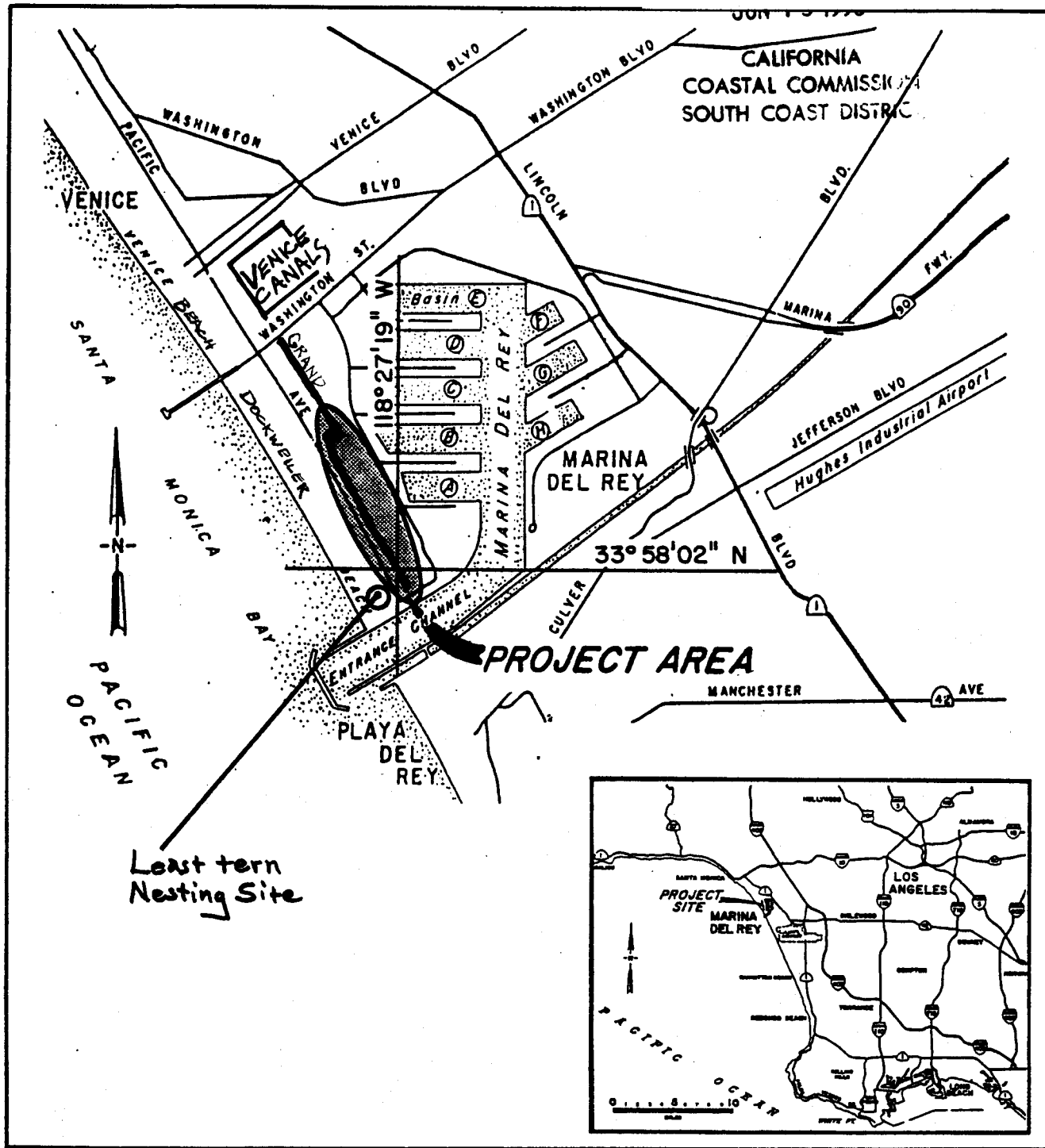
The City of Los Angeles does not have a certified Local Coastal Program for the Venice area. The City of Los Angeles Land Use Plan (LUP) for Venice was effectively certified on June 14, 2001. As discussed above, as conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

J. California Environmental Quality Act (CEQA)

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a 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 by the recommended conditions of approval and there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. The no project alternative and an alternative design for the proposed restoration project were considered. The no project alternative was rejected because of the current need for restoration of the west bank area of Ballona Lagoon to remove the non-native plants and to improve the public accessway. The alternative design reviewed as part of Local Coastal Development Permit No. 00-04 has been rejected because it is not the least environmentally damaging alternative. The currently proposed project, as conditioned, is the least environmentally damaging alternative. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

5-95-152



Least tern
Nesting Site

PURPOSE: WETLAND RECLAMATION

DATUM:

ADJACENT PROPERTY OWNERS:
SEE ATTACHED LIST

VICINITY MAP



BALLONA LAGOON MARINE PRESERVE
P.O. BOX 9244
MARINA DEL REY, CA. 90295

Ballona Lagoon

COASTAL COMMISSION

A5-VEN-01-279
5-01-257

EXHIBIT # 1

PAGE 1 OF 1



Environmentally Sensitive Habitat Areas

Sections: Pages 2-4

(project site)

(Not a part)

Remove / Encroachments

1

1

山

1

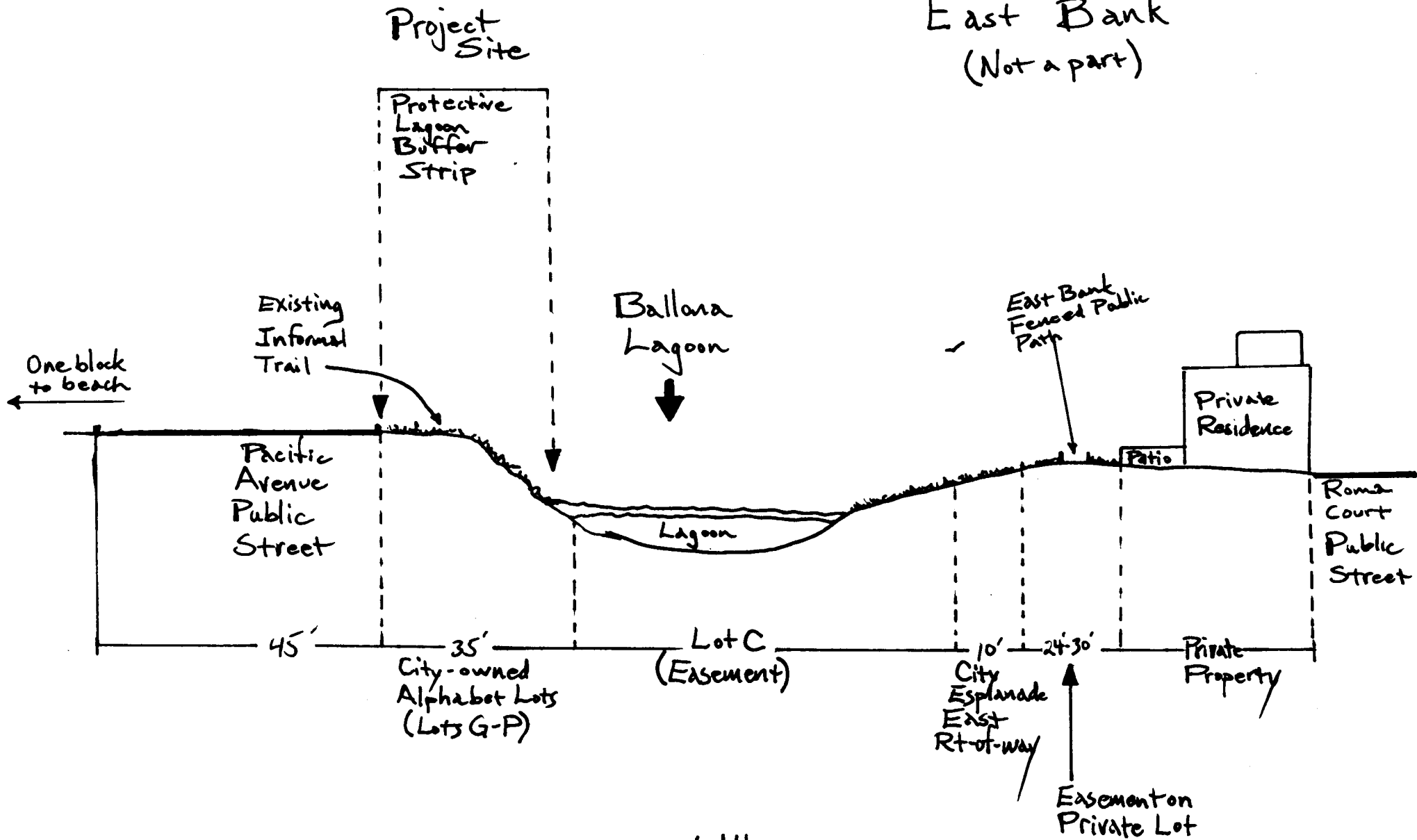
100

10

10

West Bank

East Bank
(Not a part)



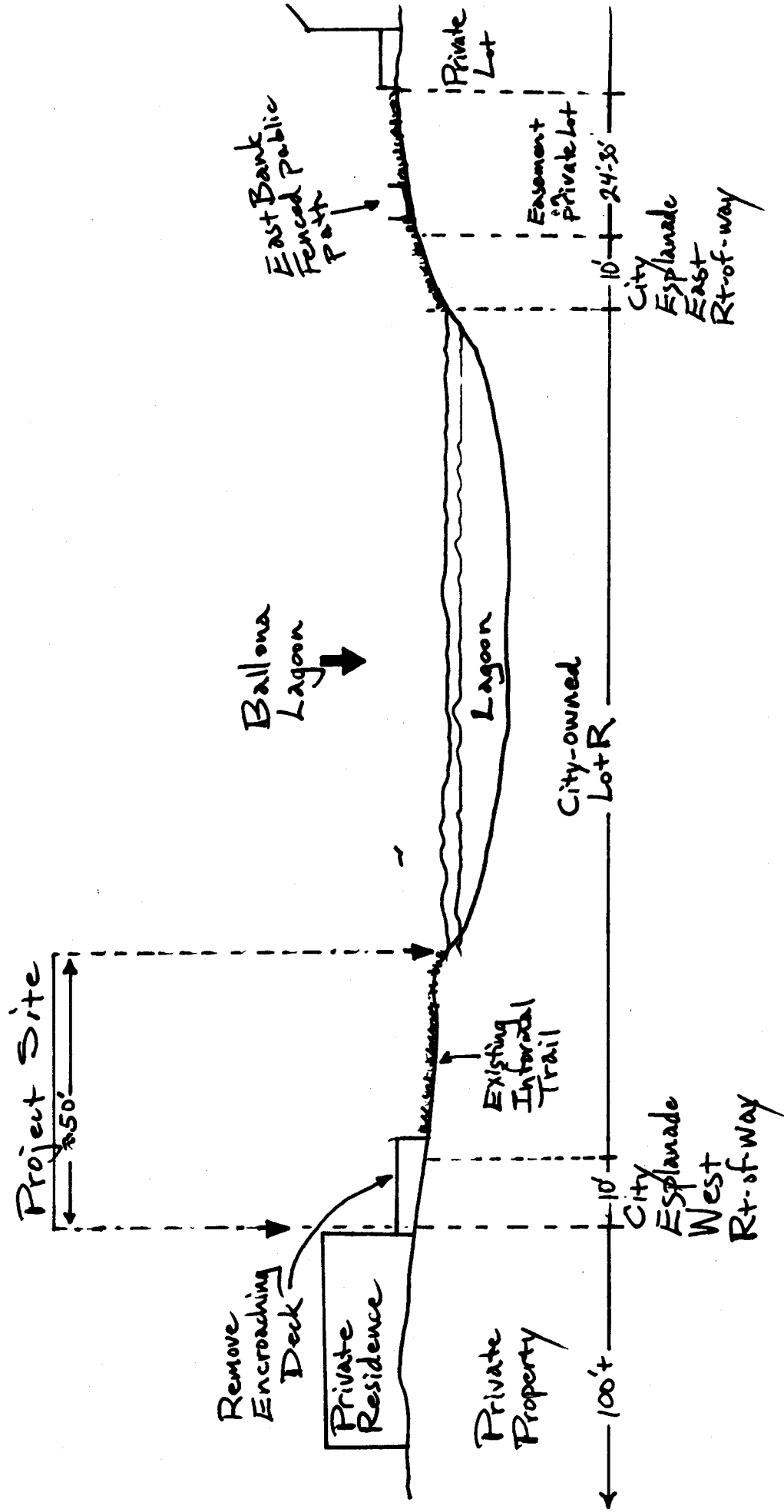
(Not to Scale)^{or}

Ballona Lagoon - Middle Section

Exhibit #2 p.3

West Bank

East Bank
(Not a part)

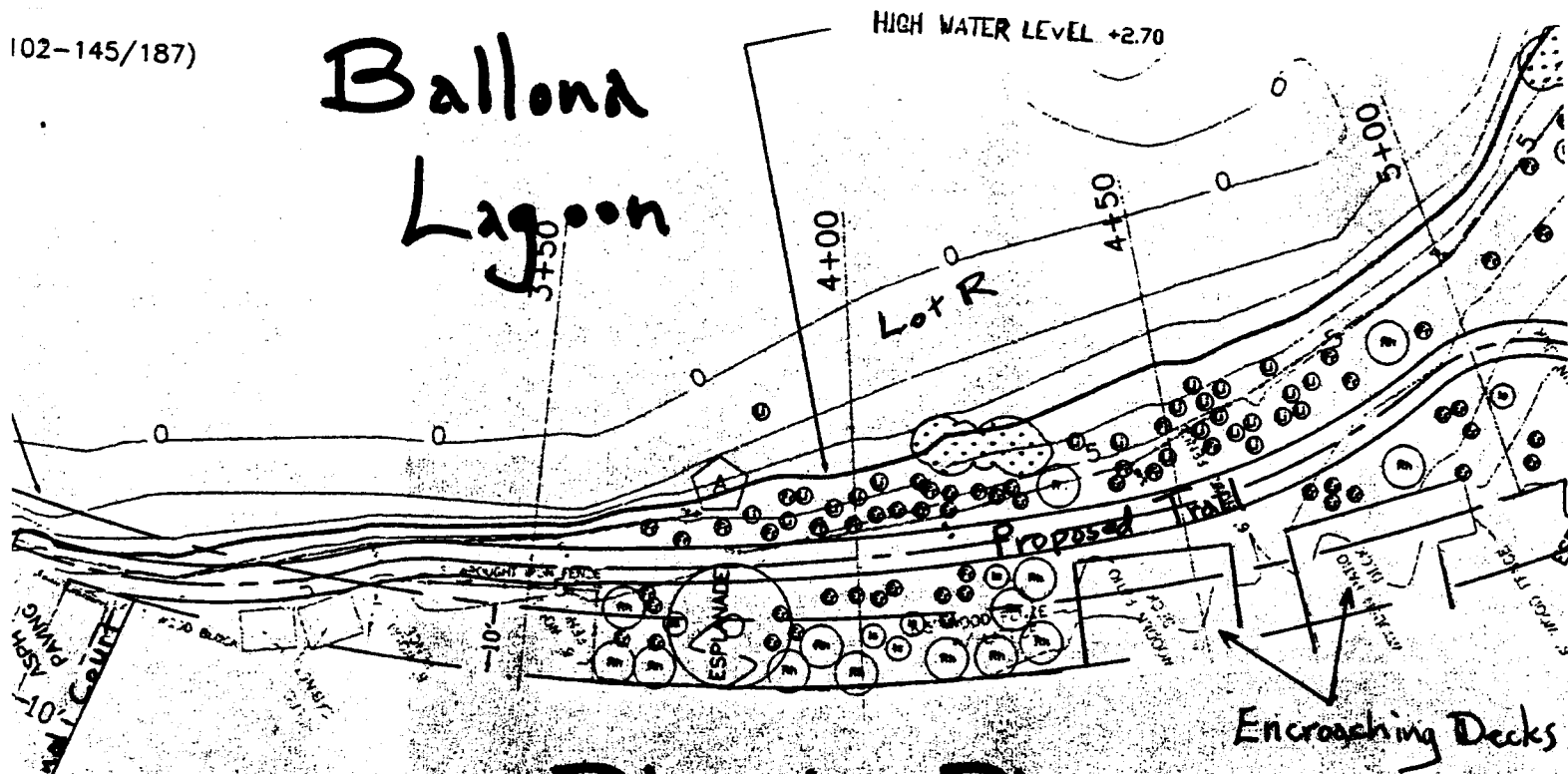


Ballona Lagoon - Northern Section















(Not to Scale)

Exhibit #2 p.4

HIGH WATER LEVEL +2.70



Planting Plan

000	24" BOX		POPULUS FREMONTII	FREMONT POPLAR
004	15 GAL		SALIX LASIOLEPIS	ARROYO WILLOW
008	5 GAL		SALIX EXIGUA	SAND BAR WILLOW
020	5 GAL		RHUS INTEGRIFOLIA	LEMONADE BERRY
011	1 GAL		ARTEMISIA CALIFORNICA	CALIFORNIA SAGE
000	5 GAL		ATRIPLEX CALIFORNICA	SALT BUSH
015	1 GAL		ENCELIA CALIFORNICA	BUSH SUNFLOWER
145	LINER		ERIOGONUM PARVIFOLIUM	DUNE BUCKWHEAT
019	LINER		FRANKENIA GRANDIFLORA	FRANKENIA
000	1 GAL		HAPLOPAPPUS ERICOIDES	GOLDEN BUSH
017	1 GAL		ISOMERIS ARBOREA	BLADDERPOD
000	LINER		JUNCUS ACUTUS	SPIKE RUSH
029	LINER		LIMONIUM CALIFORNICUM	CALIFORNIA STATICE
EXISTING	LINER		SALICORNIA SUBTERMINALIS SEE SPECIFICATIONS FOR PLANTING DETAILS	PICKLEWEED

GROUND COVER

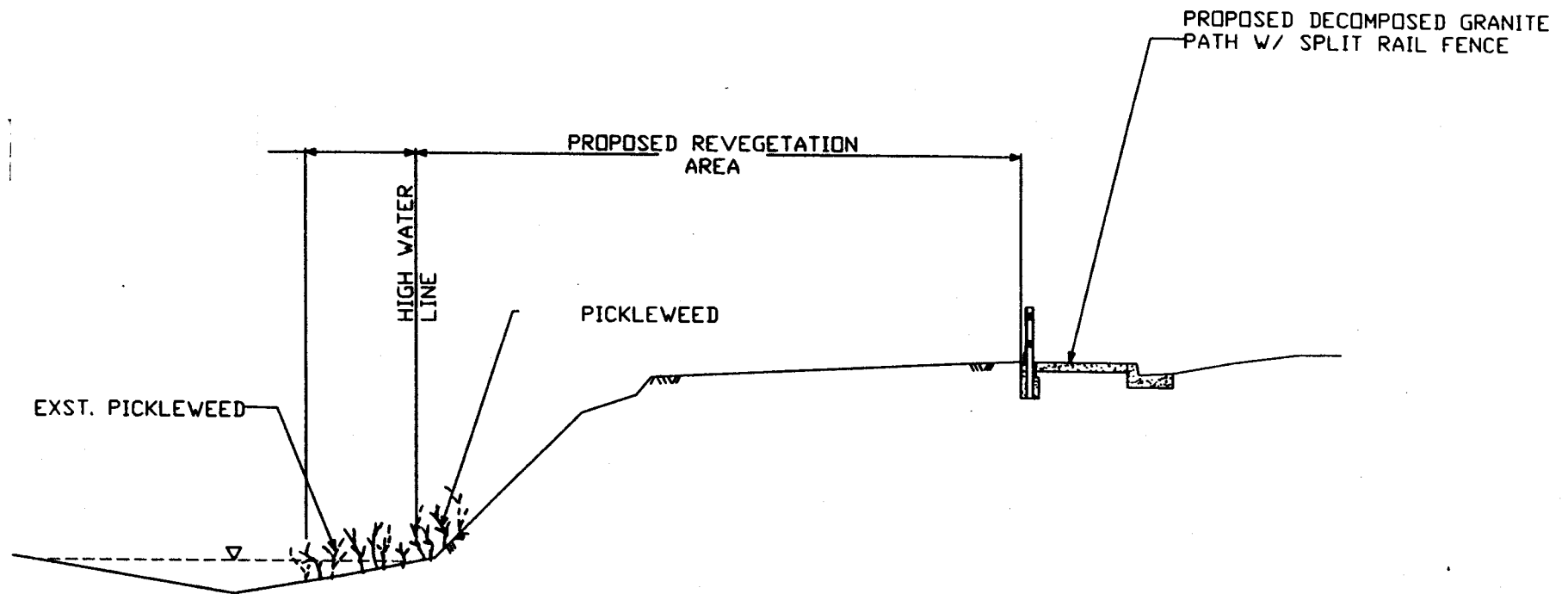
- A HAND SEED MIX 'A' SEE SPECIFICATIONS AND DETAILS FOR LIST
- B HAND SEED MIX 'B' SEE SPECIFICATIONS AND DETAILS FOR LIST

COASTAL COMMISSION

A5-VEN-01-279
5-01-257

EXHIBIT # 3

PAGE 1 OF 2



TYPICAL SECTION

Not to Scale

COASTAL COMMISSION

A5-VEN-01-279

5-01-257

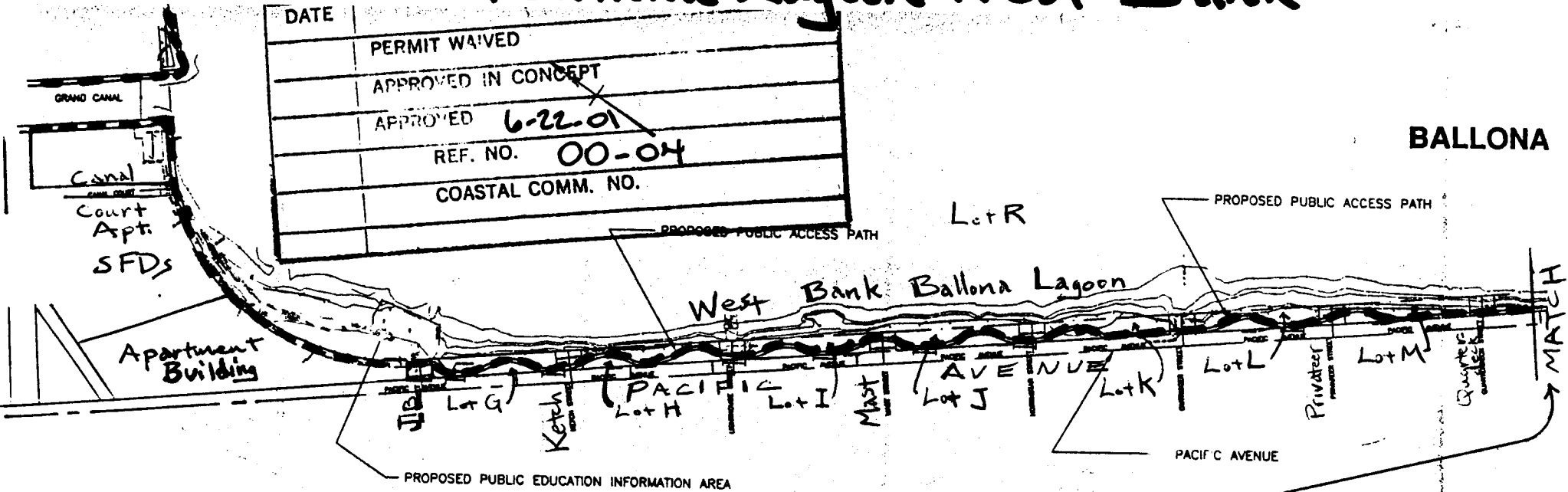
EXHIBIT # 3

PAGE 2 OF 2

Ballona Lagoon West Bank

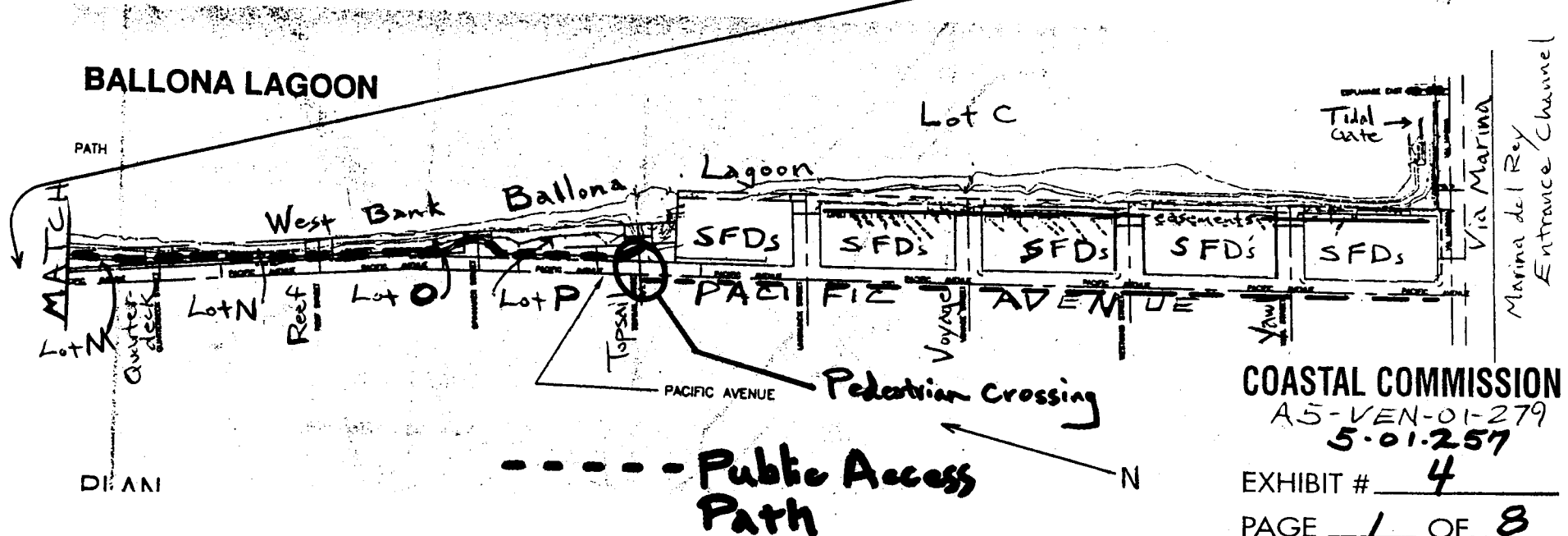
DATE	
PERMIT WAIVED	
APPROVED IN CONCEPT	
APPROVED	6-22-01
REF. NO.	00-04
COASTAL COMM. NO.	

BALLONA



GENERAL PLAN

Scale: NTS.



COASTAL COMMISSION

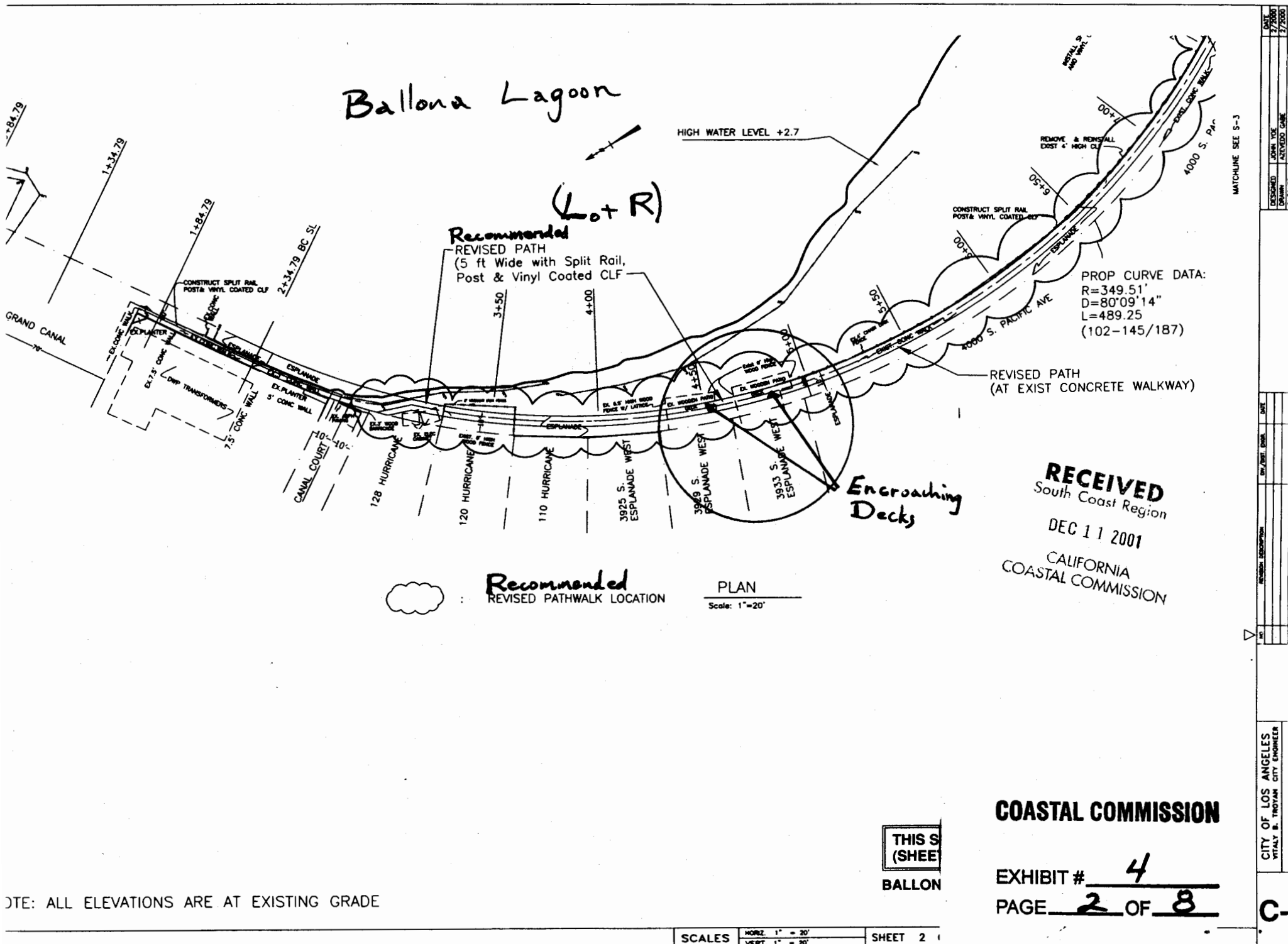
A5-VEN-01-279

5-01-257

EXHIBIT # 4

PAGE 1 OF 8

See pages 2-8 for detail...



Ballona Lagoon

(Lot R)

Recommended
REVISED PATH
(5 ft Wide with Split Rail,
Post & Vinyl Coated CLF)

HIGH WATER LEVEL +2.7

PROP CURVE DATA:
R=349.51'
D=80°09'14"
L=489.25
(102-145/187)

REVISED PATH
(AT EXIST CONCRETE WALKWAY)

Encroaching
Decks

RECEIVED
South Coast Region
DEC 11 2001
CALIFORNIA
COASTAL COMMISSION

Recommended
REVISED PATHWALK LOCATION

PLAN

Scale: 1"=20'

THIS SHEET
BALLON

COASTAL COMMISSION

EXHIBIT # 4
PAGE 2 OF 8

CITY OF LOS ANGELES
VITALY B. TROYAN CITY ENGINEER

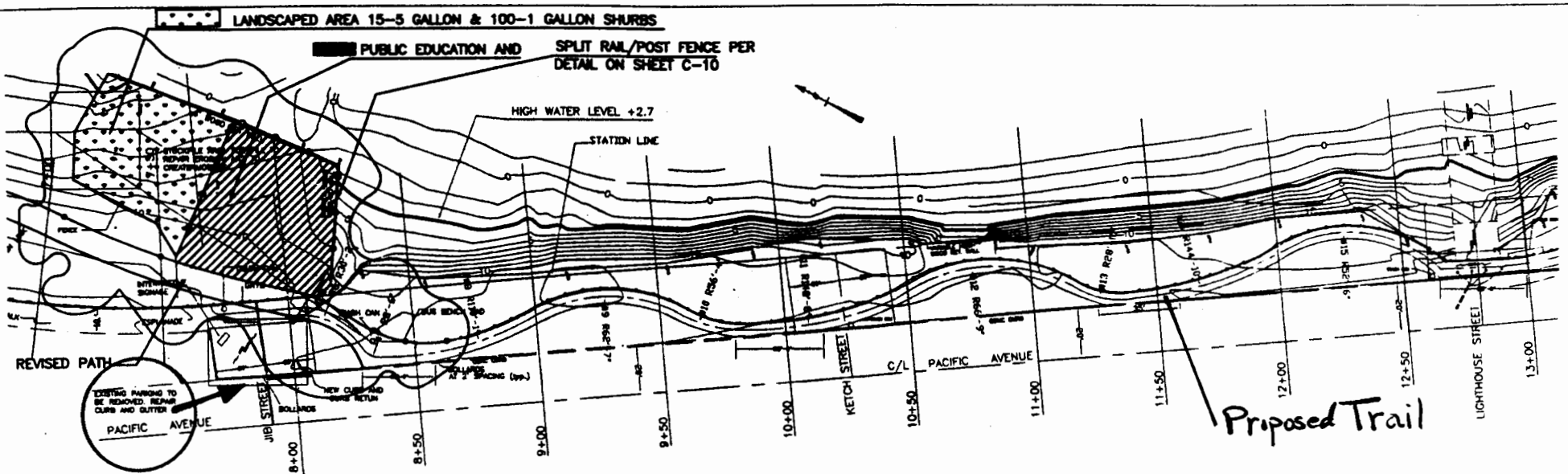
C-

NOTE: ALL ELEVATIONS ARE AT EXISTING GRADE

SCALES

HORIZ. 1" = 20'
VERT. 1" = 20'

SHEET 2



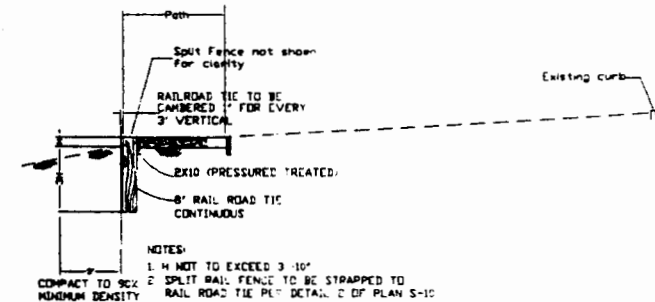
ADDENDUM NO. 1- SHEET NO. 2

THIS SHEET WILL REPLACE 'SHEET NO. C-2' OF PLAN NO 'D-13956'

PLAN

Scale: 1"=20'

CURVE NO.	BC		EC		RADIUS	ELEVATION
	STATION	OFFSET/SL	STATION	OFFSET/SL		
6	7+98.30	7.16	8+28.19	21.84	30'-2"	SEE NOTE BELOW
7	8+28.19	21.84	8+37.00	28.45	8'-6"	
8	8+37.00	28.45	8+97.83	16.39	118'-1"	
9	8+97.83	16.39	9+58.55	17.86	82'-7"	
10	9+58.55	17.86	9+81.58	27.26	56'-4"	
11	9+81.58	27.26	10+45.88	19.86	148'-9"	
12	10+45.88	19.86	11+08.29	16.82	66'-8"	
13	11+08.29	16.82	11+39.04	28.04	28'-10"	
14	11+39.04	28.04	11+82.40	21.45	144'-11"	
15	11+82.40	21.45	12+85.12	26.07	52'-8"	



SECTION AT STA. 8+00 to 8+15 ±

Scale: 1"=3'

NOTE: ALL ELEVATIONS ARE AT EXISTING GRADE

COASTAL COMMISSION

BALLONA LAGOON ENHANCEMENT PHASE III
W.O. E1903241

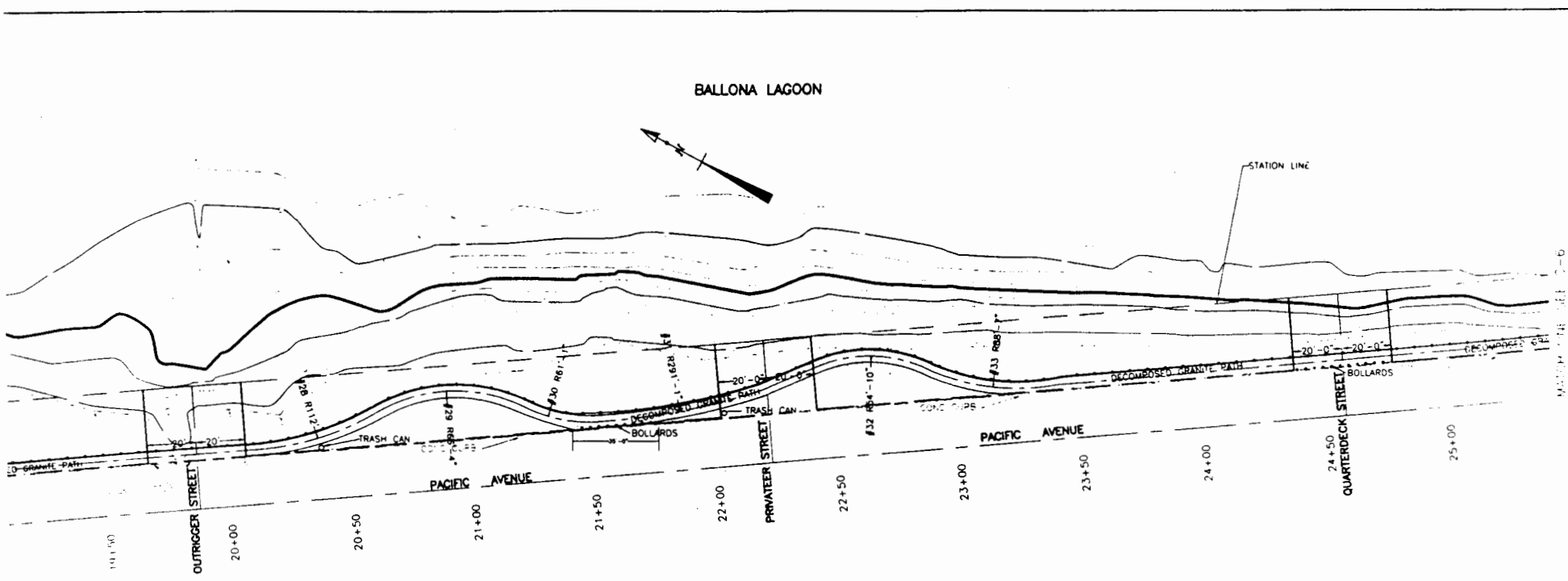
EXHIBIT # 4

SCALES: HORIZ. 1" = 40' VERT. 1" = 4'

SHEET 3 OF 26 SHEETS INDEX NUMBER

PAGE 3 OF 8

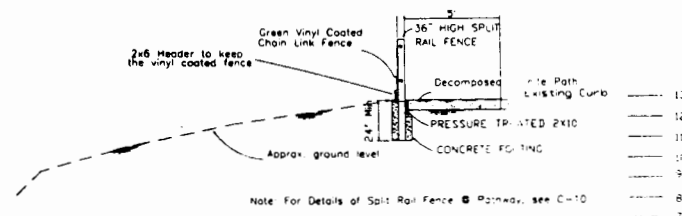
CITY OF LOS ANGELES
STANDARD CITY ENGINEERING



PLAN
Scale: 1" = 20'

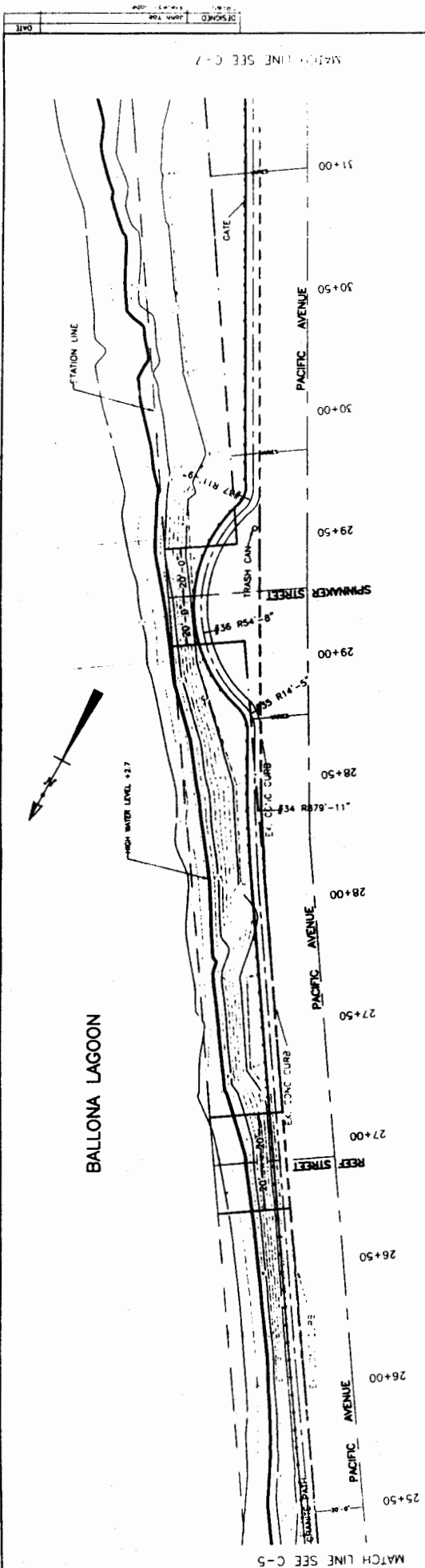
CURVE NO	BC		EC		RADIUS	ELEVATION
	STATION	OFFSET/SL	STATION	OFFSET/SL		
28	20+13.27	27.62	20+58.79	16.86	112'	SEE NOTE BELOW
29	20+63.55	14.73	21+14.38	15.93	66'-4"	
30	21+21.21	20.69	21+35.43	25.47	61'-1"	
31	21+47.90	27.55	22+18.52	20.10	29'-1"	
32	22+39.90	13.35	22+88.74	18.59	54'-10"	

NOTE: ALL ELEVATIONS ARE AT EXISTING GRADES



TYP. SECTION @ OUTRIGGER STREET
Scale: 1" = 20'

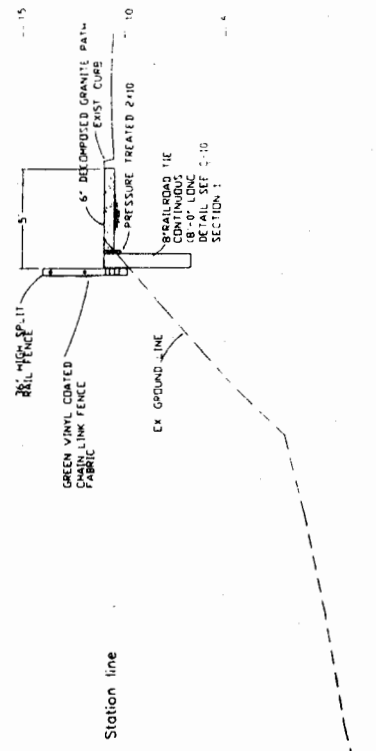
COASTAL COMMISSION



PLAN VIEW
Scale 1" = 20'

CURVE NO	BC		EC		RADIUS	ELEVATION
	STATION	OFFSET/SL	STATION	OFFSET/SL		
33	22-88.74	18.59 R	23-38.21	28.06 R	88'-7"	SEE NOTE BELOW
34	28-05.24	27.33 R	28-69.56	31.25 R	879'-11"	
35	28-69.56	31.25 R	28-79.44	27.11 R	14'-5"	
36	28-79.44	27.11 R	29-58.39	32.67 R	54'-8"	
37	29-58.39	32.67 R	29-67.58	38.40 R	11'-5"	

- NOTES
1. ALL ELEVATIONS ARE AT EXISTING GRADES
 2. FOR GATE DETAILS SEE C-7

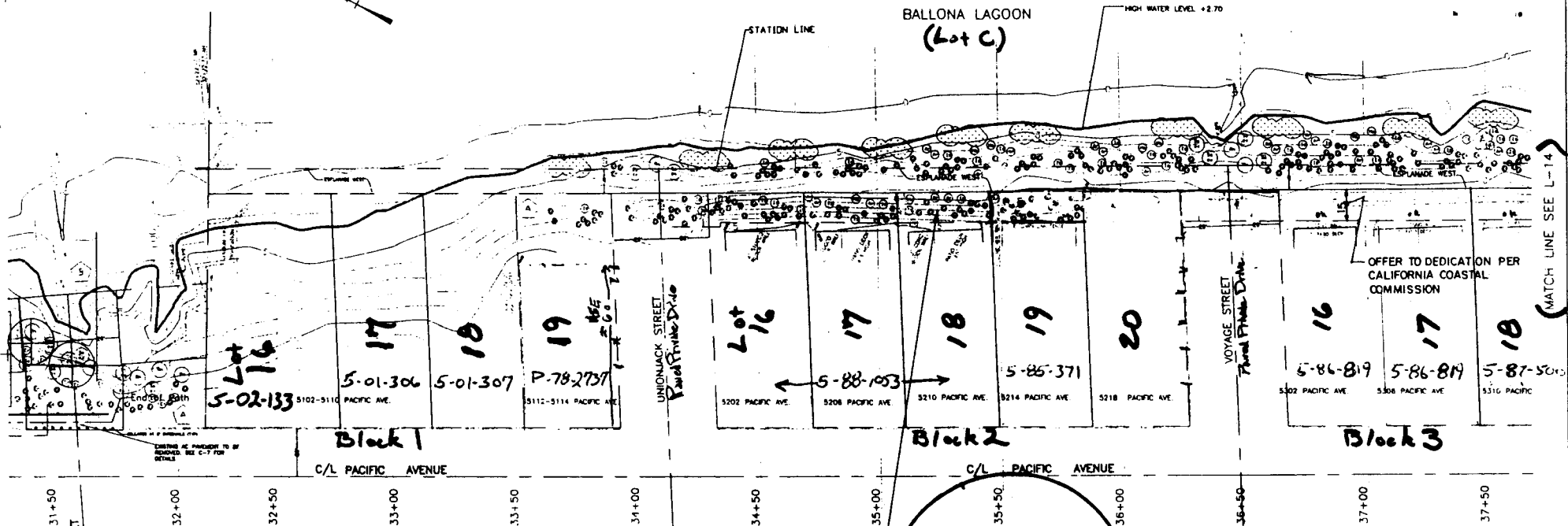


TYP. SECTION 25+50 - 27+20 ±
Scale 1" = 20'



COAST GUARD COMMISSION

MATCH LINE SEE L-12



PLAN VIEW

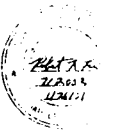
LEGEND (SHEET L-11 & L-12)

QTY.	SIZE	SYMBOL	BUTANICAL NAME	COMMON NAME
004	24" BOX		POPULUS FREMONTII	FREMONT POPLAR
000	19 GAL		SALIX LASIOLEPIS	ARROYO WILLOW
015	5 GAL		SALIX EXIGUA	SAND BAR WILLOW
024	5 GAL		RHUS INTEGRIFOLIA	LEMONADE BERRY
040	1 GAL		ARTEMISIA CALIFORNICA	CALIFORNIA SAGE
000	5 GAL		ATRIPLEX CALIFORNICA	SALT BUSH
093	1 GAL		ENCELIA CALIFORNICA	BUSH SUNFLOWER
470	LINER		ERIOGONUM PARVIFOLIUM	DIANE BUSHWICK
013	LINER		FRANKENIA GRANDIFLORA	FRANKENIA
062	1 GAL		HAMAMELIS VIRGINICA	GOLDEN BUSH
051	1 GAL		ISOMERIS ARBOREA	BLADDERPOD
010	LINER		AMELANCHIER ALNIFOLIA	SPIKE BUSH
003	LINER		LIMNIUM CALIFORNICUM	CALIFORNIA STAFFEE
	LINER		SALICORNIA SUBTERMINALIS	PICKLEWEED

SEE SPECIFICATIONS FOR PLANTING DETAILS

TYPICAL LANDSCAPING/IRRIGATION DETAILS ON ALL OFFER TO DEDICATION AREAS (10' WIDE).

NOTE:
1. SEE PLAN C-2 TO C-11 FOR DETAILS OF DECOMPOSED GRANITE PATH, SPLIT RAIL FENCE AND GATE.



5-01-257/AS-VEN-01-289
BALLONA LAGOON ENHANCEMENT PLAN PHASE III
W.O. E1903241

COASTAL COMMISSION

EXHIBIT # 4
PAGE 7 OF 8

LEGEND SHEET L-13 & L-14

QTY.	SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME
002	24" BOX		POPULUS FREMONTII	FREMONT POPLAR
000	13 GAL.		SALIX LASIOLEPIS	ARROYO VILLOW
013	5 GAL.		SALIX EXIGUA	SAND BAR VILLOW
009	5 GAL.		RHUS INTEGRIFOLIA	LEADENED BERRY
016	1 GAL.		ARTEMISIA CALIFORNICA	CALIFORNIA SAGE
000	5 GAL.		ATRIPLEX CALIFORNICA	SALT BUSH
008	1 GAL.		ENCELIA CALIFORNICA	BUSH SUNFLOWER
058	LINER		ERIOGONUM PARVIFOLIUM	DUNE BUCKWHEAT
000	LINER		FRANKENIA GRANDIFLORA	FRANKENIA
014	1 GAL.		HAPLOPAPPUS ERICOIDES	GOLDEN BUSH
045	1 GAL.		ISOMERIS ARBOREA	BLADDERPOD
000	LINER		JUNCUS ACUTUS	SPIKE RUSH
000	LINER		LIMNIMUM CALIFORNICUM	CALIFORNIA STATICE
LINER			SALICORNIA SUBTERMINALIS PICKLEWEED	SEE SPECIFICATIONS FOR PLANTING DETAILS

GROUND COVER

- HAND SEED MIX 'A' SEE SPECIFICATIONS AND DETAILS FOR LIST
- HAND SEED MIX 'B' SEE SPECIFICATIONS AND DETAILS FOR LIST

NOTE:
~~1. SEE PLAN C-8 TO C-11 FOR DETAILS OF DECOMPOSED GRANITE PATH, SPLIT RAIL FENCE AND GATE.~~

RECEIVED
 South Coast Region

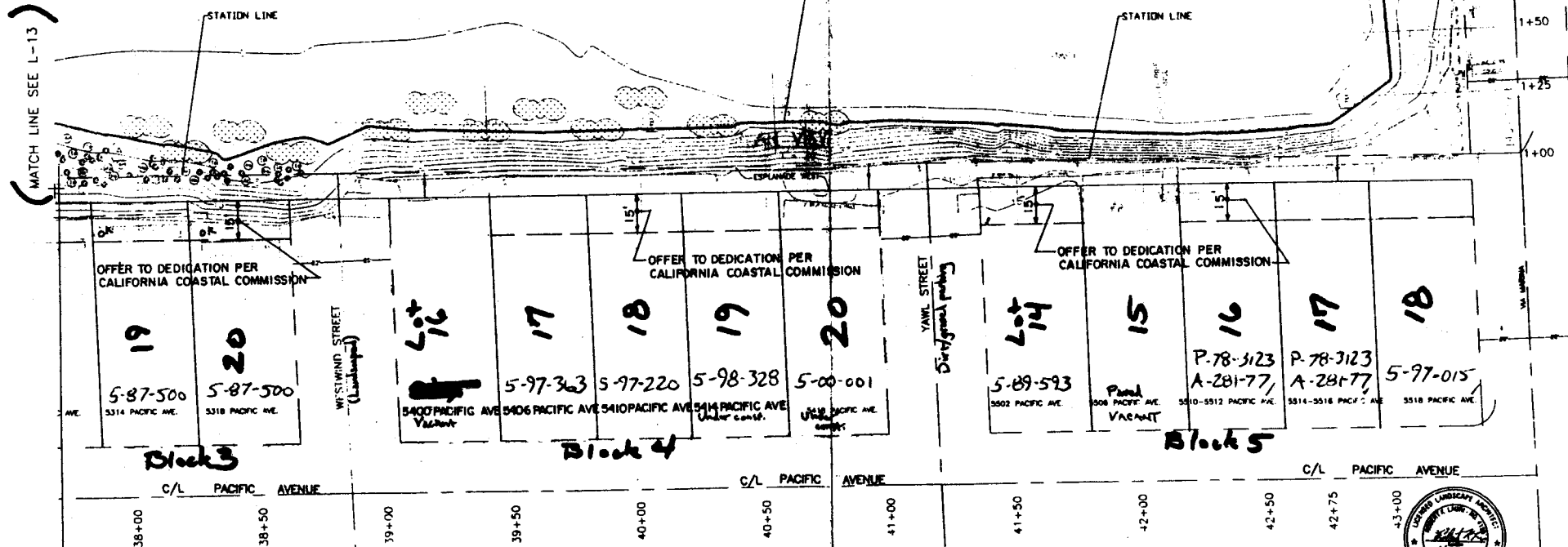
NOV 30 2001

CALIFORNIA
 COASTAL COMMISSION

Public
 Overlook

BALLONA LAGOON

(L+C)



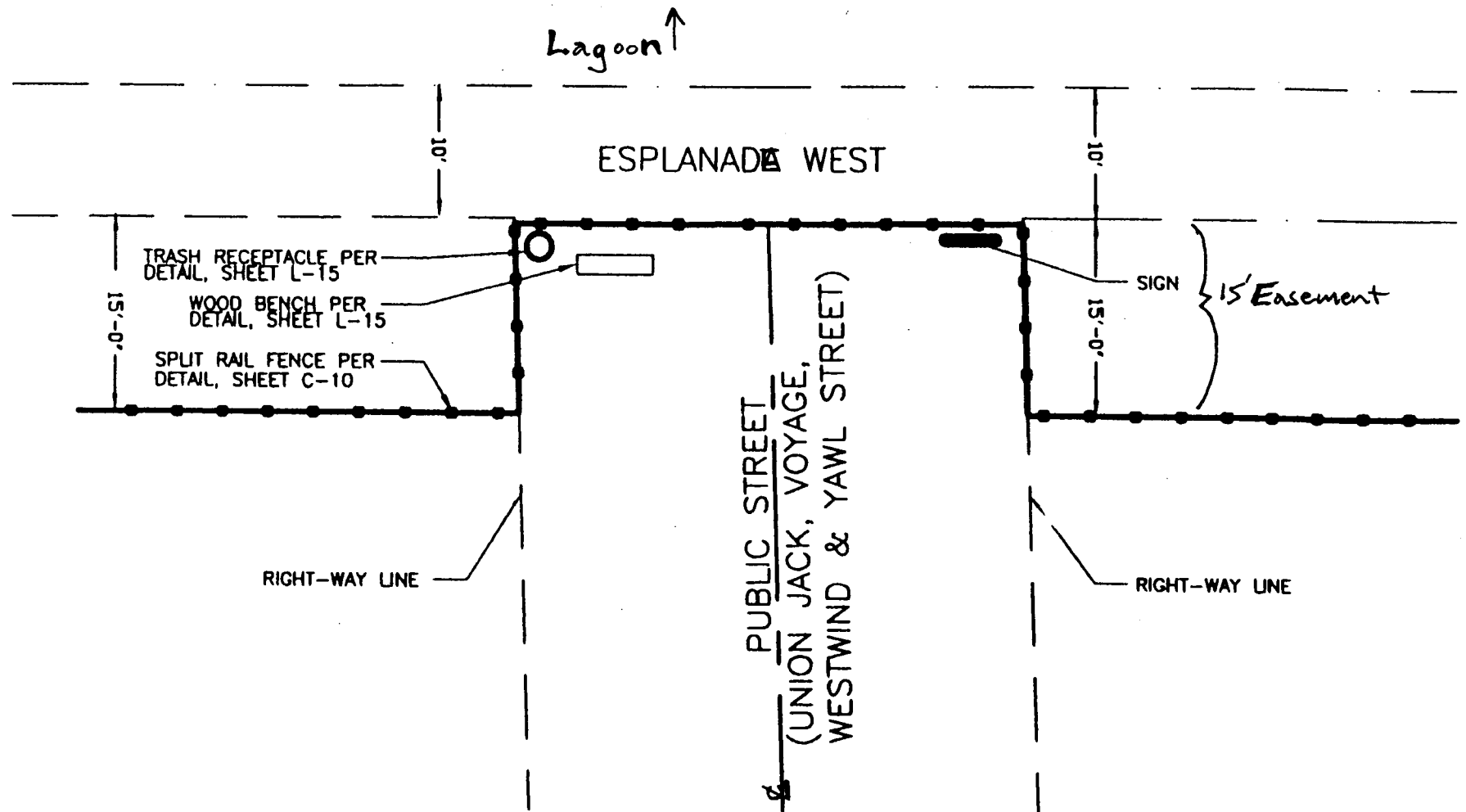
PLAN VIEW
 Scale: 1" = 40'



5-01-257/AS-LEN-01-209
 BALLONA LAGOON ENHANCEMENT PLAN PHASE III
 W.O. E1903241

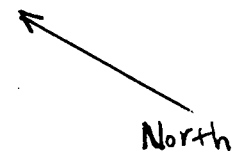
COASTAL COMMISSION

EXHIBIT # 4
 PAGE 8 OF 8



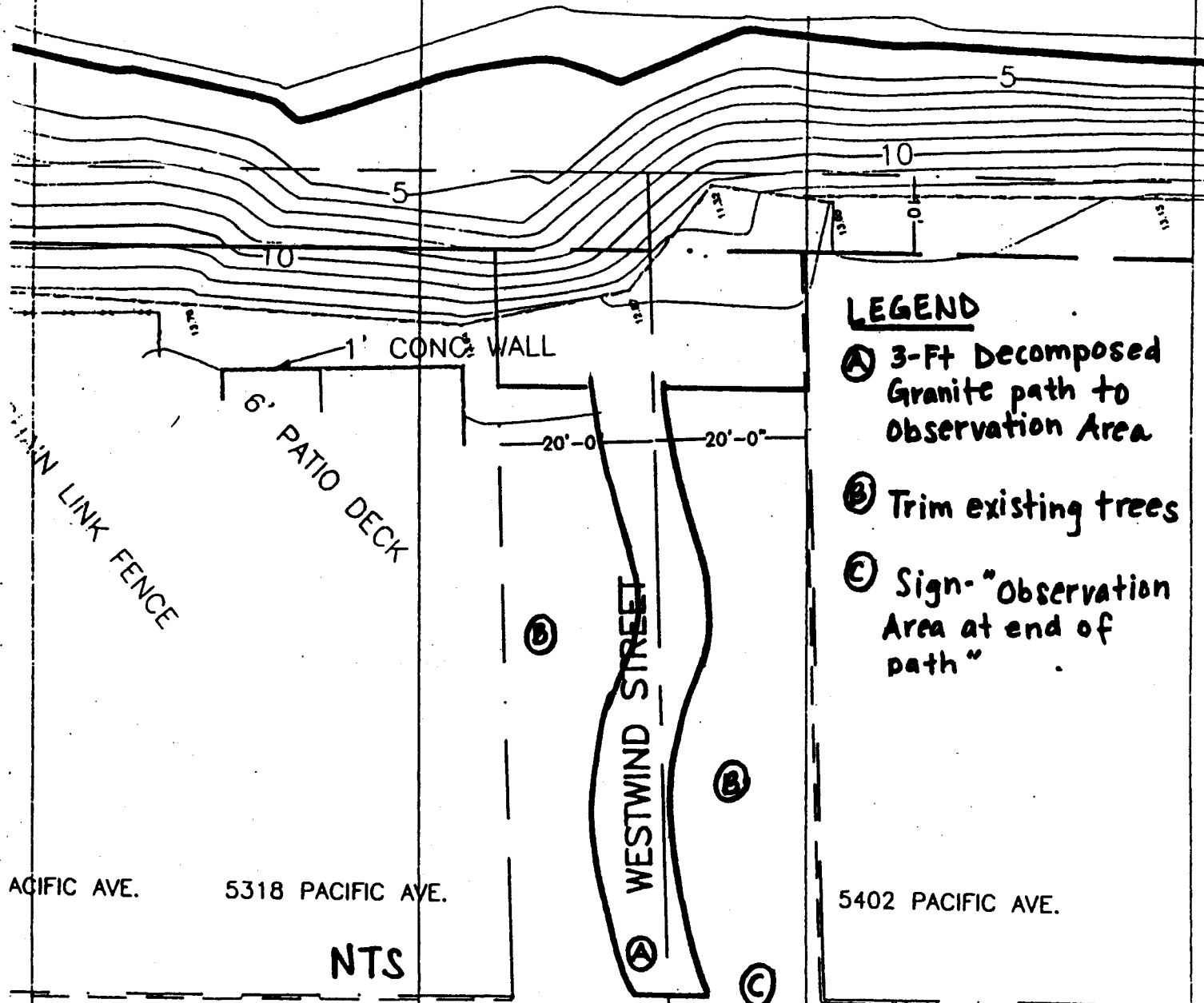
PUBLIC OVERLOOK AREA/TYPICAL @ DEAD END STREET

Scale: 1" = 10'



COASTAL COMMISSION
 AS-VEN-01-279
 5-01-257
 EXHIBIT # 5
 PAGE 1 OF 2

Ballona Lagoon



LEGEND

- (A) 3-Ft Decomposed Granite path to Observation Area
- (B) Trim existing trees
- (C) Sign - "Observation Area at end of path"

PACIFIC AVE.

5318 PACIFIC AVE.

NTS

5402 PACIFIC AVE.

PACIFIC AVENUE

COASTAL COMMISSION

A5-VEN-01-279

5-01-257

EXHIBIT # 5

PAGE 2 OF 2

38+00

38+50

39+00

39+50

AN ECOLOGICAL EVALUATION
OF
BALLONA LAGOON

By

Dr. Richard F. Ford
Professor of Biology

and

Dr. Gerald Collier
Associate Professor of Zoology

May 7, 1976

Center for Marine Studies
San Diego State University
San Diego, California 92182

COASTAL COMMISSION

EXHIBIT # 6
PAGE 1 OF 9

TABLE 1. Dominant marine algae and grasses known to occur in Ballona Lagoon, California. The accepted common name is shown to the right of the species name.

Enteromorpha crinita, Green alga

Zostera marina, Eel grass

Ulva expansa, Sea lettuce

Ulva lobata, Sea lettuce

Unidentified Cyanophyta (Blue green algae)

Note that fragments of giant kelp (*Macrocystis pyrifera*) and other algae entering from the Marina del Rey entrance channel occur as algal detritus in the lagoon.

TABLE 2. Salt marsh plant species known to occur in Ballona Lagoon, California. The accepted common name is shown to the right of the species name.

Distichlis spicata, Salt grass

Frankenia grandifolia, Frankenia

Jaumea carnosa, Jaumea

Salicornia virginica, Pickleweed

Suaeda californica, Sea-blite

COASTAL COMMISSION

EXHIBIT # 6
PAGE 2 OF 9

TABLE 3. Terrestrial plant species known to occur on sandy coastal strand (indicated by CS) and disturbed land adjacent to Ballona Lagoon, California. The accepted common name is shown to the right of the species name.

Abronia umbellata, Sand-verbena CS
Ambrosia chamissonis, Ragweed CS
Brassica nigra, Black mustard
Bromus carinatus, California brome
Cakile maritima, Sea rocket CS
Calyptridium monandrum, Calyptridium
Camissonia cheiranthifolia suffruticosa, Camissonia
Carpobrotus edulis, Common ice plant CS
Ceanothus megacarpus, California lilac CS
Chrysanthemum coronarium, Garland chrysanthemum
Croton californicus, California croton CS
Erodium moschatum, Storksbill or Clocks
Heterotheca grandiflora, Telegraph weed
Lotus scoparius scoparius, Bird's foot trefoil CS
Lupinus chamissonis, Lupine CS
Malva parviflora, Cheeseweed
Nicotiana glauca, Tree tobacco
Oenothera cheiranthifolia, Evening primrose CS
Oxalis pes-caprae, Bermuda buttercup
Ricinus communis, Castor bean
Salsola iberica, Thistle
Secale cereale, Annual rye grass
Sisymbrium irio, London rocket

COASTAL COMMISSION

EXHIBIT # 6
PAGE 3 OF 9

TABLE 4. Marine invertebrate animals known to occur in Ballona Lagoon, California. The accepted common name is shown to the right of the species name.

Sponges

Verongia thiona, Sulphur sponge

Coelenterates

Anthopleura xanthogrammica, Giant green anemone

Bryozoans

Bugula neritina, Seaweed bryozoan

Polychaete Worms

Amphitrite cirrata, Terrellid polychaete

Capitella capitata, Capitellid polychaete

Capitita ambiseta, Capitellid polychaete

Diopatra ornata, Onuphid polychaete

Eteone californica, Phyllodocid polychaete

Hemipodus borealis, Glycerid polychaete

Lumbrineris sp., Lumbrinerid polychaete

Nereis procera, Neriid polychaete

Spio punctata, Spionid polychaete

Crustaceans

Balanus amphitrite, Acorn barnacle

Balanus glandula, Pacific acorn barnacle

Callinassa californiensis, Red ghost shrimp

Cancer antennarius, Common rock crab

Caprella sp., Caprellid amphipod

Chthamalus fissus, Small acorn barnacle

Corophium acherusicum, Corophiid amphipod

Hemigrapsus oregonensis, Yellow shore crab

Limnoria tripunctata, Wood-boring isopod

Pachygrapsus crassipes, Striped shore crab

Uca cererulata, Fiddler crab

Unidentified Mysid species

COASTAL COMMISSION

EXHIBIT # 6
PAGE 4 OF 9

TABLE 4. (Continued)

Gastropod Molluscs

Cerithidea californica, California horn shell
Collisella (Acmaea) conus, Limpet
Collisella (Acmaea) limatula, File limpet
Crepidula onyx, Onyx slipper shell
Haminoea vesicula, Gould's paper bubble
Littorina scutulata, Checkered periwinkle
Melampus olivaceus, Saltmarsh snail
Nassarius tegula, Mud nassa
Navanax inermis, Striped sea slug**
Polinices reculzianus, Recluz's moon snail*
Tegula funebris, Black tegula

Pelecypod Molluscs

Aequipecten aequisulcatus, Speckled scallop*
Chione californiensis, California chione*
Laevicardium substriatum, Egg cockle*
Macoma nasuta, Bent-nose clam
Macoma secta, White sand clam
Mytilus edulis, Bay mussel
Ostrea lurida, Native oyster*
Protothaca staminea, Common littleneck
Sanguinolaria nuttallii, Purple clam*
Saxidomus nuttalli, Washington clam*
Tagelus californianus, California jackknife clam
Tresus nuttallii, Gaper*

Urochordates

Styela clava, Sea squirt

*Found in samples during this study only as fresh shells of recently dead individuals.

**Reported by Bakus (1975) but not observed during this study.

COASTAL COMMISSION

EXHIBIT # 6
PAGE 5 OF 9

TABLE 5. Fishes known to occur in Ballona Lagoon, California. The accepted common name is indicated to the right of the species name.

Anchoa delicatissima, Slough anchovy*
Atherinops affinis, Topsmelt
Clevelandia ios, Arrow goby
Cymatogaster aggregata, Shiner perch
Fundulus parvipinnis, California killifish
Genyonemus lineatus, White croaker*
Gillichthys mirabilis, Longjaw mudsucker
Hypsopsetta guttulata, Diamond turbot
Leptocottus armatus, Pacific staghorn sculpin
Paralichthys californicus, California halibut*

*Species reported to occur in Ballona Lagoon, but not encountered in sampling conducted during this study.

TABLE 6. Terrestrial vertebrate animal species other than birds known to occur on coastal strand and disturbed land adjacent to Ballona Lagoon, California. The accepted common name is shown to the right of the species name.

Reptiles

Gerrhonotus multicarinatus, Southern alligator lizard
Sceloporus occidentalis, Western fence lizard
Uta stansburiana, Side blotched lizard

Mammals

Citellus beecheyi, Beechey or California ground squirrel
Peromyscus maniculatus, Deer mouse
Rattus norvegicus, Norway rat
Thomomys bottae, Botta pocket gopher

COASTAL COMMISSION

EXHIBIT # 6
PAGE 6 OF 9

TABLE 7. Phylogenetic list of water-oriented bird species known to occur in the area of Ballona Lagoon, California.

O. Gaviiformes (loons)

Arctic Loon, *Gavia arctica***

O. Podicipediformes (grebes)

Horned Grebe, *Podiceps auritus* #

Eared Grebe, *Podiceps nigricollis* #@

Western Grebe, *Aechmophorus occidentalis* #@

Pied-billed Grebe, *Podilymbus podiceps* #

O. Ciconiiformes (herons, egrets, bitterns)

Great Blue Heron, *Ardea herodias***

Green Heron, *Butorides virescens***

Great Egret, *Casmerodius albus* #

Snowy Egret, *Egretta thula* #

O. Anseriformes (ducks, geese, swans)

Mallard, *Anas platyrhynchos* #@

Green-winged Teal, *Anas crecca carolinensis* #

American Wigeon, *Anas americana* #

Ring-necked Duck, *Aythya collaris* #

Lesser Scaup, *Aythya affinis* #

Bufflehead, *Bucephala albeola* #

Ruddy Duck, *Oxyura jamaicensis* #@

Red-breasted Merganser, *Mergus serrator* #

O. Gruiformes (coots, rails, etc.)

American Coot, *Fulica americana* #@

O. Charadriiformes (shore birds, gulls, terns)

Semipalmated Plover, *Charadrius semipalmatus* #

Snowy Plover, *Charadrius alexandrinus* #BL

Killdeer, *Charadrius vociferus* *#@

Black-bellied Plover, *Pluvialis squatarola* #

Long-billed Curlew, *Numenius americanus* #

Whimbrel, *Numenius phaeopus* *#

Spotted Sandpiper, *Actitis macularia* *#

Notes:

* - Species seen on one or more censuses in this study.

- Species seen in past field studies by other observers.

** - Species reasonably expected to occur on the Lagoon.

@ - Species seen in nearby aquatic habitats during one or more censuses, April - May 1976.

BL - Species on the Blue List (Arbib, 1975)

COASTAL COMMISSION

EXHIBIT # 6
PAGE 7 OF 9

TABLE 7. (Continued)

O. Charadriiformes (Continued)

Willet, *Catoptrophorus semipalmatus* *#@
Greater Yellowlegs, *Tringa melanoleuca* **
Lesser Yellowlegs, *Tringa flavipes* **
Least Sandpiper, *Calidris minutilla* #
Dunlin, *Calidris alpina* #
Western Sandpiper, *Calidris mauri* *#@
Short-billed Dowitcher, *Limnodromus griseus* *#
Long-billed Dowitcher, *Limnodromus scolopaceus* #
Marbled Godwit, *Limosa fedoa* *#
Sanderling, *Calidris alba* #
American Avocet, *Recurvirostra americana* #
Black-necked Stilt, *Himantopus mexicanus* #
Glaucous-winged Gull, *Larus glaucescens* #
Western Gull, *Larus occidentalis* *#@
Herring Gull, *Larus argentatus* *#@
California Gull, *Larus californicus* *#
Ring-billed Gull, *Larus delawarensis* *#@
Bonaparte's Gull, *Larus philadelphia* *#@
Heermann's Gull, *Larus heermanni* #
Forster's Tern, *Sterna forsteri* *#@
Common Tern, *Sterna hirundo* #
Least Tern, *Sterna albifrons* E#BL
Royal Tern, *Thalasseus maximus* #
Elegant Tern, *Thalasseus elegans* #P
Caspian Tern, *Hydroprogne caspia* *#
Belted Kingfisher, *Megasceryle alcyon* #@

Notes:

- E - Endangered species: Most individuals will be the subspecies *Sterna albifrons browni*, California. Least Tern, as indicated by Backus (1975).
P - Peripheral species whose range barely reaches conterminus United States (San Diego Bay).

COASTAL COMMISSION

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TABLE 8. Terrestrial bird species known to occur on sandy coastal strand and on disturbed land adjacent to Ballona Lagoon, California.

O. Falconiformes (hawks, eagles, falcons)

American Kestrel, *Falco sparverius***BL

O. Columbiformes (pigeons, doves)

Rock Dove (Domestic pigeon), *Columba livia**-

Mourning Dove, *Zenaida macroura**

O. Passeriformes (perching birds)

Black Phoebe, *Sayornis nigricans***

Barn Swallow, *Hirundo rustica* @BL

Cliff Swallow, *Petrochelidon pyrrhonota* @BL

Common Raven, *Corvus corax***

Common Crow, *Corvus brachyrhynchos**

Mockingbird, *Mimus polyglottus**

Water Pipit, *Anthus spinoletta***

Loggerhead Shrike, *Lanius ludovicianus**BL

Starling, *Sturnus vulgaris**I

House Sparrow, *Passer domesticus**I

Western Meadowlark, *Sturnella neglecta**

Brewer's Blackbird, *Euphagus cyanocephalus**

House Finch, *Carpodacus mexicanus**

Lesser Goldfinch, *Spinus psaltria**BL

Savannah Sparrow, *Passerculus sandwichensis* subsp.*#

Notes:

* - Species seen on the site during one or more censuses.

** - Species not observed during censuses, but reported by other observers

@ - Species seen nearby but not on site during May 2, 1976, census.

- Subspecies of Savannah Sparrow uncertain; it may have been Belding's, an endangered subspecies.

BL - Species included on 1976 Audubon Blue List (Arbib, 1975).

I - Introduced, exotic species.

COASTAL COMMISSION

EXHIBIT # 6
PAGE 9 OF 9



RUTH GALANTER
COUNCILMEMBER, SIXTH DISTRICT

City Council
of the
City of Los Angeles
City Hall
90012

200 N. SPRING STREET
ROOM 475, CITY HALL
LOS ANGELES, CA 90012
(213) 485-3357
FAX (213) 847-0549
E-mail: galanter@council.lacity.org

DISTRICT OFFICE
7166 W. MANCHESTER AVE
LOS ANGELES, CA 90045
(310) 568-8772
FAX (213) 847-0553

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South Coast Region

DEC 04 2001

CALIFORNIA
COASTAL COMMISSION

November 28, 2001

California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302

RE: Ballona Lagoon Enhancement Phase III - Offers to Dedicate (OTD)

Dear Commissioners:

As discussed with Chuck Posner, of your staff, and Luis Ganaja, of the City of Los Angeles Bureau of Engineering/Department of Public Works, this letter indicates the City's willingness to accept the OTD's for this project. Copies of the recorded documents will be forwarded to your staff upon recordation by the County Recorder.

Sincerely,

RUTH GALANTER
Councilmember, Sixth District
City of Los Angeles

AS-VEN-01-279
COASTAL COMMISSION
5-01-257

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PAGE 1 OF 3



**BOARD OF PUBLIC WORKS
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**CITY OF LOS ANGELES
CALIFORNIA**



JAMES K. HAHN
MAYOR

**DEPARTMENT OF
PUBLIC WORKS**

**BUREAU OF
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GARY LEE MOORE, P.E.
CITY ENGINEER

650 SOUTH SPRING ST., SUITE 200
LOS ANGELES, CA 90014-1911
213-847-8766

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JUL 26 2004

**CALIFORNIA
COASTAL COMMISSION**

July 21, 2004

Mr. Charles Posner
California Coastal Commission
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

BALLONA LAGOON PHASE 3 PERMIT NO. A5-VEN-01-27/5-01-257

Dear Mr. Posner:

As requested at the meeting of June 16, 2004 regarding the proposed Ballona Lagoon Phase 3 Enhancement Project, the revegetation plan has been reviewed by the City of Los Angeles Fire Department, Bureau of Fire Prevention, Brush Clearance Unit. The Fire Department has no objections to the plans as submitted. The implementation of the proposed revegetation plan will not create a fire hazard. The selected plant species and irrigation system provide an ideal layout for the west bank of the Ballona Lagoon.

If you have any questions regarding this application, please call Ms. Irene Paul of my office at (213) 485-0998.

Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "ARA J. KASPARIAN".

ARA J. KASPARIAN, Ph.D.
Manager
Environmental Management Group

Cc: Los Angeles Fire Department, Bureau of Fire Prevention, Brush Clearance Unit

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EXHIBIT # 7
PAGE 2 OF 3



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JAMES K. HAHN
MAYOR

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JUL 08 2004

**CALIFORNIA
COASTAL COMMISSION**

June 30, 2004

Mr. Charles Posner
California Coastal Commission
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

BALLONA LAGOON PHASE 3 PERMIT NO. A5-VEN-01-27/5-01-257

Dear Mr. Posner:

As requested at the meeting of June 16, 2004, City staff met with the City of Los Angeles Police Department, Crime Prevention Unit, on June 30, 2004 to discuss the public safety and the residential security risks concerns voiced in the comment letters received by the Coastal Commission regarding to the proposed project.

The Crime Prevention Unit staff reviewed the revegetation plan and stated that the proposed project will not increase crime in the area. The following suggestions were provided to optimize crime prevention through the use of environmental design:

- Specify thorny landscape (defensible landscaping) as a natural barrier to deter unwanted entry.
- Provide landscaping and fencing that does not create hiding places.
- Provide night-time lighting, if feasible.

If you have any questions regarding this application, please call Ms. Irene Paul of my office at (213) 485-0998. Thank you for your prompt attention to this matter.

Sincerely,

ARA J. KASPARIAN, Ph.D.
Manager

Environmental Management Group

COASTAL COMMISSION

Cc: Los Angeles Police Department, Crime Prevention Unit

EXHIBIT # 7
PAGE 3 OF 3



1105 Buena Vista #3
San Clemente, California 92672

~~Items To Follow~~

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California Coastal Commission
South Coast Area Office
200 OceanGate, Suite 1000
Long Beach, California 90802-4302

January 4, 2002

Attn: Charles Posner

Re: West Bank Ballona Lagoon Enhancement A-5-VEN-01-279 & 5-01-257

Dear Commissioners:

I was the staff-level Environmental Associate for the City of Los Angeles who originally processed the local coastal permit for this project in June 2000. I urge you to approve this project, however there is a major issue outstanding which you should consider carefully.

The original project called for the pedestrian pathway to continue along the west bank of the lagoon from Topsail Street south to Via Marina, within the 10-foot Esplanade West right-of-way, completing the walkway loop around the lagoon. A portion of the Esplanade near Topsail Street had eroded below the high tide line, so an elevated wood walkway was designed for this section. Two other alternative were considered: an earth fill to raise the Esplanade elevation, or locate the walkway within the 15-foot "offer-to-dedicate" (OTD) easement west of the Esplanade. A pedestrian walkway is allowable within the OTD easement, however this would have brought the walkway too close to the private homes.

Because of opposition from a few homeowners who would lose their private lagoon frontage, the project was modified when the local coastal permit was appealed to the City's Board of Public Works. Now the proposed walkway will end at Topsail Street. Pedestrians will have to leave the lagoon, cross the street and use the sidewalk west of Pacific Avenue to complete their nature walk. The Esplanade West is a public right-of-way providing lateral access along the shoreline of the lagoon. The public has a legitimate right to use it. The people who live there knew about the Esplanade West right-of-way and the OTD's when they purchased their homes. Some of these people support the walkway extension.

The claim that extending the walkway would disrupt the foraging behavior of the endangered California least tern (*Sterna antillarum brownii*) is a red-herring issue to cover the real agenda of preventing public use of this right-of-way. Public use of the east bank walkway, the southern overlook structure, and the unimproved trail across the west bank "alphabet lots" have not reduced tern use of the lagoon. Neither will this short but critical extension of the walkway. Visitors and the Venice Beach locals enjoy watching wildlife. They will not harass these birds.

The Ballona Lagoon Marine Preserve and the California Coastal Conservancy prepared the Ballona Lagoon Enhancement Plan in a long and careful process that included coordination with

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002135

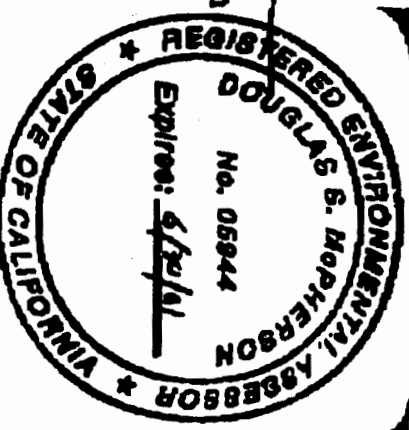
and review by local, state and federal resource agencies, including the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (FWS). The FWS was also notified and received a set of plans in 2000 when the City applied to the U.S. Army Corps of Engineers for a nationwide fill permit to place supporting piles below the high tide line. I personally spoke with FWS biologists and managers to ensure that they were aware of the project. No concerns were voiced, the permit was approved by the Corps, and a water quality certification was approved by the State Water Resources Control Board.

If you are really concerned about the endangered species issue, I suggest that you require the City to ask the Corps to initiate an informal consultation with the FWS under section 7 of the Endangered Species Act. This will either result in a letter from the FWS concurring that the project is not likely to adversely affect the tern and other listed species, or else a formal consultation will be initiated resulting in a biological opinion on whether the project is likely to jeopardize the survival and recovery of the species.

Please give serious consideration to reinstating the southern extension of the walkway in the Baphemede West. There may not be another good opportunity to do so. You have been consistent defenders of the public right of access to the sea. Please don't stop now. Thank you.

Sincerely,


Doug McPherson
B.S. Biology



cc: Ruth Galanter, Los Angeles 6th District City Councilmember, attn: Niki Tennant
Karen Evans, Assistant Field Supervisor, U.S. Fish and Wildlife Service, attn: Kevin Clark
Myrna Dubin, President, Ballona Lagoon Marine Preserve

COASTAL COMMISSION

EXHIBIT # 8
PAGE 2 OF 14

002136

Fuji

To: South Coast District Supervisor 562-590-5071
From: Steven Robiner, 520 Washington Blvd. #335, LA, CA 90292
Phone: 310-358-2901
Date: January 3, 2002
Re: Permit # 5-01-257, APPEAL # A-5-VEN-01-279 ITEM # Tu9m49n
Comments IN FAVOR of the project going forward

Regarding the Phase III restoration of the west bank of the Ballona Lagoon, I wish to submit the following facts in support:

- PREVIOUS RESTORATION WAS A SUCCESS : Phase I and II restoration on the East bank was also initially opposed by many groups for a variety of similar reasons as the current appeal, however all those were mitigated or negated and the project went forward with tremendous success. Despite dire, baseless warnings to the contrary, the phase I & II restoration revitalized and renewed the East bank, the water quality, and the native vegetation. Monitoring studies have shown that this restoration worked, and provides solid evidence that this same restoration project for the West bank will produce similarly successful results.
- NEED FOR ACCESS : There is even more need for an access path on the West bank. The only access now is a haphazard, partial, muddy trail which winds directly through this natural habitat, continually destroying a portion of the area and threatening others. What little footpath that exists now is difficult to use because it is narrow, unprotected, slippery, and unmarked. Also, dogs are allowed to defecate and trample on sensitive tidal wetlands. The proposed carefully designed walkway with a wooden fence, identical to the wonderfully successful, naturalistic walk path on the East bank is an ideal solution. It will provide a wide, marked, protected accessway specifically integrated into the area, allowing easy pedestrian enjoyment of this beautiful natural lagoon and bank.
- PREVENTION OF EROSION : Without immediate action, several portions of the West bank, which is already severely eroded, will become irreparably damaged. Without deep rooted native vegetation to hold the soil, the West bank is quickly being washed into the lagoon, narrowing it, and causing problems for public access and a danger to the adjoining street, Pacific Avenue. For instance, currently at Pacific & Topsail Street, the erosion is so bad that city street maintenance crews had to place sand bags along the edge of the bank to keep the pavement from being eaten away and flushed into the lagoon habitat. At Reef street the situation is even worse, with only about 1-2 feet of soil left next to the street -- yet the bank is so steep at Reef street, there's no way sandbags can be placed there. The only solution is re-grading and re-vegetating the West bank.

This Phase III West bank restoration will complete the Phase I & II project that has already been so successful; preserving Ballona Lagoon for generations to come. As the last tidal wetland in Los Angeles, the Ballona Lagoon Restoration Phase III project approval is essential. I urge all staff and commissioners to move forward to protect this endangered wildlife habitat and improve access immediately. Thank you.

COASTAL COMMISSION

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PAGE 3 OF 14

002137

- 1 - 7 m n

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EMAIL: CBRONOWSKI@CHRISMILL.COM

January 3, 2002

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COASTAL COMMISSION

VIA MESSENGER

California Coastal Commission
South Coast Area
200 Oceangate, 10th Floor
Long Beach, CA 90802

Re: Ballona Lagoon Enhancement Plan, Phase III
Appeal Number A-5-VEN-01-279; Permit Number 5-01-257
January 8, 2002 Hearing: Agenda Items Tu 9m & 9n

Dear Commissioners:

This law firm represents the appellant, Concerned Residents of Ballona Lagoon, and this letter is submitted in support of the appeal of the City of Los Angeles Coastal Development Permit issued on June 22, 2001 (CDP 00-04) for the Ballona Lagoon Enhancement Plan, Phase III.

Concerned Residents of Ballona Lagoon ("Residents") is comprised of local residents whose property directly abuts the Ballona Lagoon. They have actively participated in all public meetings regarding this project and have worked with the City of Los Angeles and the Ballona Lagoon Marine Preserve to fashion an enhancement project which benefits the area while protecting the privacy of the adjoining homes.

1. Request for Continuance

As a preliminary matter, we ask that this matter be continued to a later date in order to allow the residents directly affected by this project to meet with and discuss the revised plans with the City and the Commission staff. The proposed west bank improvements have not been presented to or discussed with the community since one public meeting held by the Bureau of Engineering on April 25, 2000. Since that time, many revisions have been made to the plans but the revised plans have never been presented to the community.

COASTAL COMMISSION

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Despite the fact that the members of Residents live immediately adjacent to the lagoon and are directly affected by the proposed plans, neither the Public Works staff nor the Commission staff have discussed the details of the revised plans with them. Instead, the Commission Staff Report dated December 20, 2001 and received by the public on Christmas Eve was our clients' first notice of the most recent changes to the plans agreed upon by the City and the Commission staff.

The issuance of the Staff Report in the middle of the holiday season has left little time to review the plans with our clients and has prevented meaningful community input. Therefore, we ask that the hearing be continued until the next meeting in Los Angeles in order to give us adequate time to review the revised plans and meet with staff to address questions and concerns.

In the meantime, based on the plans provided to us by the Bureau of Engineering on December 20, 2001 and based on the Staff Report, the Residents have the following objections to the project as currently proposed:

2. **Re-alignment of Public Access Path North of Jib Street**

First, we object to the proposed re-alignment of the public access path in the segment between Canal Court and Jib Street, and ask that the alignment the City approved in CDP 00-04 be reinstated with respect to that portion of the proposed path.

a. **The proposed alignment compromises privacy and security.**

Homeowners in this area have repeatedly experienced problems with vandalism, public drinking, and transients living under or near their homes. These homeowners will have their privacy and their security threatened by relocating the path closer to their homes.

While the City agreed to allow the public path to continue in its current and historical alignment midway between the lagoon and the residences at this location, the revised plans and the Staff Report propose to place the path within only three or four feet of several of the homes and would require the removal of at least two existing decks which have been in place for over 30 years. These homes were built long before any buffer or setback requirements were enacted -- one was built in 1926 -- and were constructed directly adjacent to the Esplanade West.

To place the walking path, accessible to any member of the general public, at such a close proximity to these homes would severely impact the residents' security and privacy. These homes do not front on any public street and the lagoon area at this location is not visible from the street, making security concerns particularly pressing and policing of the area nearly impossible.

COASTAL COMMISSION

b. The proposed alignment violates the LCP and the BLEP.

The proposal to move the path closer to the homes in this area is in direct contravention of the applicable plans. Both the Ballona Lagoon Enhancement Plan ("BLEP") and the Venice Local Coastal Plan ("Venice LCP") emphasize that all improvements in this area must respect the privacy and security of residents. The BLEP states:

- "Care must be taken in the design of the planting along the western shore *not to create security problems for the pedestrians and adjacent homeowners.*" (Emphasis added, §7.3.4.)
- "The primary public access objective is to provide an opportunity for people to enjoy and learn about wetland habitats, without disturbing lagoon wildlife *or the privacy of adjoining residents.*" (Emphasis added, §3.7.)
- "... [P]ublic access improvements *must* also include the following features:

...
Development of improvements to *minimize encroachment on adjacent property owners' privacy.*

Design of proposed screen planting that doesn't impair sight lines needed for *security measures.*

Design of access improvements that are as *vandal resistant as practical ...*"
(Emphasis added, §3.7.4.)

Similarly, the Venice LCP states that "Pedestrian access and interpretative overlooks to the Ballona Lagoon shall be enhanced *without invading the privacy of adjoining residents.* (Venice LCP, June, 2001, pp. 3-27 - 3-28.)

c. The existing alignment protects privacy and serves the public.

Finally, a well-used path now exists that respects the privacy and security of the adjacent homes. The path can easily be improved along its existing and historical alignment without interfering with the adjacent residents' safety or enjoyment. The current location offers the public a better natural experience and view of the lagoon, away from the private homes. We, therefore, urge the Commission to approve the alignment of the path at its existing location as approved by the City in CDP 00-04.

COASTAL COMMISSION

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3. **Revegetation Plans South of Topsail**

The Staff Report proposes to condition the City permit on the installation of a native vegetation plan in the 15 foot "Offer to Dedicate" easements created along many of the properties between Topsail and Via Marina. This 15 foot buffer area is on the property of many of the Residents members' property and sits directly next to their homes. We do not believe that the City has the legal authority to enter most of the affected properties to install landscaping, and we have numerous concerns about the current plans including, but not limited to, issues of fire safety, slope stability, maintenance and security.

a. **The City does not have the right to remove and install landscaping.**

As stated in the Staff Report, most of the properties south of Topsail have recorded Offers to Dedicate easements on the easterly 15 feet of their property. However, the assertion in the Staff Report that, upon the acceptance of the Offers to Dedicate, the City will have the legal right to remove existing vegetation and install new native landscaping is inaccurate.

The Offers to Dedicate granted over many of the private property lots in this area do not include any right of access to remove, install or maintain landscaping. The Offer to Dedicate documents reviewed by this office for all properties receiving Coastal Permits before 1992 simply grant an "open space easement" for "preservation of scenic qualities." In fact, these grants specify that the only right of entry permitted is for the purpose of ascertaining whether the use restrictions are being observed "at times reasonably acceptable to the Grantor [property owner]." Enforcement of the use restrictions is solely by action in court. The Offers to Dedicate further specify that "the Grantee [Coastal Commission or other agency] shall have no right of control over, nor duties and responsibilities with respect to the Property" and that the right of entry is "strictly limited to preventing uses inconsistent with the interest granted and does not include the right to enter the land for the purposes of correcting any . . . condition."

Therefore, the City cannot remove existing vegetation and revegetate the area without the property owners' permission, and the Special Condition must require proof of such permission prior to installation.

b. **The revegetation plan is experimental and unproven.**

The revegetation plan attached to the Staff Report proposes to "duplicate" the indigenous planting now established on the east bank of the lagoon. However, unlike the east bank, the west bank of the lagoon is characterized by steep slopes with historic erosion and stability problems. In addition, unlike the east bank, on the west bank private homes are much closer to the lagoon bank.

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The revegetation plan proposes the wholesale removal of existing slope-stabilizing plant material and its replacement with experimental native species. The species referenced are currently used on the east bank which is **far flatter and much further from slopes and homes**. The Residents want to be assured that any landscaping undertaken by the City on their property is appropriate for the area and guaranteed to maintain slope stability. The proposed plan admits to be experimental in this location.

c. The revegetation plan does not address fire safety.

Residents are concerned that the proximity of the native landscaping to their homes may create a fire hazard. The Special Condition must require that the City Fire Department review and approve all landscape plans and must provide that the plans must not negatively impact the residents' ability to secure fire insurance for their homes. As discussed in the Staff Report, on the east bank of the lagoon there is a far greater distance between the native vegetation and the houses. Accordingly, the fire risk of the non-irrigated native vegetation is far less on the east bank than is proposed for the west bank, where this native brush will directly adjoin existing homes and decks.

d. The revegetation plan may create security risks.

It is unclear from our review of the plans whether any of the proposed native brush will create "hiding" areas creating a security risk to residents. Again, as with the north alignment of the path, this area is not visible from the street and cannot be policed by LAPD or private security. Unlike the east bank, this area directly adjoins homes and decks. The Special Condition must require review and approval of the landscape plan by the City Police Department to assure that security issues are minimized.

e. The revegetation plan does not include a long-term maintenance plan.

The Special Condition calls for the City to maintain the new landscaping for a period of five years. The Residents will be in their homes for many years beyond that time and want to be assured that the City can fund maintenance obligations along the lagoon. Has an adequate budget been approved for the installation and long-term maintenance of all the improvements to ensure slope stability, fire safety and brush clearance? The Special Condition must require a commitment to long-term maintenance by the City.

4. Street End Improvements and Parking

The Staff Report recommends a Special Condition to require the City to improve the street ends (Union Jack, Voyage, Westwind and Yawl) for parking and viewing area purposes. The Residents support the improvement of these street ends, many of which are currently dirt or gravel. However, again, it is important for the directly affected residents to have a chance to

EXHIBIT # 8
PAGE 8 OF 14

review the actual improvement plans for safety and consistency with existing homes. Some of these street ends have existing driveway access to homes which cannot be blocked. The street ends are at most 40 feet wide, and with even minimal sidewalk and gutter improvements will only allow 30 feet for vehicles. There is absolutely no room for a turn-around, and it is hard to imagine how public parking can be provided safely. Cars would have to back onto Pacific Avenue, which is extremely narrow and fast moving especially between Topsail and Via Marina.

The Residents have not been given any plans or explanation of the street end improvements. These street improvements should not be approved without further public input and a separate Coastal Permit hearing. Traffic impacts on Pacific Avenue resulting from public parking on the street ends must be evaluated by the City's Department of Transportation.


5. **Traffic Safety Issues on Pacific Avenue**

The Staff Report proposes a Special Condition requiring pedestrian crossing improvements including at stop sign or signal at Topsail, and this condition is strongly **supported** by the Residents. In addition, the Residents would suggest that traffic controls are **needed** for pedestrian safety at both the Pacific Avenue/Lighthouse intersection (where the pedestrian bridge is located) and at the Pacific Avenue/Via Marina intersection, where the narrowness of the street prevents large vehicles and busses from making a safe turn without coming to a complete stop. These traffic improvements would improve pedestrian safety in the entire area and protect the increased number of pedestrians who will be attracted to the newly-improved public access path.

In conclusion, the Residents request that this matter be continued and that detailed plans addressing the concerns in this letter be presented to the directly affected community. At a minimum, the Residents request that the existing path alignment north of Jib Street be retained and that the Special Conditions require that detailed landscape and street improvement plans be approved by the City's Fire, Police and Transportation Departments and by the affected property owners prior to installation.

Thank you for your attention. We look forward to presenting further comments at the hearing on this matter.

Sincerely,



Clare Bronowski
of CHRISTENSEN, MILLER, FINK, JACOBS,
GLASER, WEIL & SHAPIRO, LLP

COASTAL COMMISSION

EXHIBIT # 8
PAGE 9 OF 14

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South Coast Region

December 29, 2001

JAN 3 2002

California Coastal Commission
South Coast Area
P. O. Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

CALIFORNIA
COASTAL COMMISSION

RE: PERMIT NUMBER: 5-01-257 APPEAL NUMBER: A-5VEN-01-279

To Whom It May Concern:

I am writing to you regarding the proposed Implementation of Phase III of the Ballona Lagoon Enhancement Plan.

I am one of the two homeowners who own property at the north end of the lagoon, and who will suffer grave hardship should the current plan proceed as set forth.

I believe that the current path can be 1) stabilized with native plant landscaping," as the plan sets forth—there is plenty of room for enhancement. The current path is not only adequate, but is a wonderful natural trail that is frequented by many runners and residents as well as nature lovers exactly where it is currently. There is no reason to reconfigure or change this location.

Regarding No 2) "improvement of the existing west bank public access trail from Canal Court to Topsail," my entire security would be jeopardized. I am a single woman living alone with a single woman tenant living upstairs—both fronting directly onto the Esplanade. If the public access were to be continued—as proposed—there would be NO BUFFER only about 3 feet, which would put me and my tenant in serious jeopardy, with no security buffer, which is now provided by the existing permanent construction. Also, there may be a difficulty in obtaining continued security alarm service.

The permanent structure, in the form of a deck, creates a physical barrier from the public, transients, and homeless persons. This area is not visible from the street; and therefore, has no way to be patrolled by Police or other protection agencies. We have had to call city services many times to remove homeless and drunks from in front of our property—even with the existing structure. The existing configuration serves as a buffer.

Also there is plenty of room for the 3) "construction of a split rail fence along the public access trail" which currently exists. There is room on both sides of the current path. This is clear from the construction, which was completed on the east bank directly across from my property.

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002144

With regard to item 4) "the construction of a public education/information area with benches at the north end of the lagoon," this is clearly a security risk to the residents, as it would be an invitation to transients and homeless persons to come into a rather secluded area, where visibility is limited from the street. Since I have lived here (17 years) we have had to call the police several times to remove homeless and undesirables from under bushes and under the Lighthouse bridge.

An educational platform already exists on Via Marina, which, incidentally, is rarely, if ever, used by anyone to observe our natural habitat. I have seen people throwing things off both the platform at the North end and the South end, with no one enforcing their conduct.

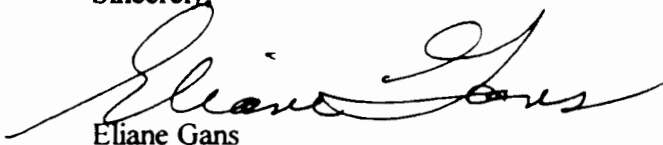
I strongly recommend that the Coastal Commission meet with the affected homeowners to discuss these issues further and to come to a better understanding of our needs and fears. After all, this is not a political issue, but a case of existing residents and their safety.

Now, especially, after the terrorist attacks, security is even a greater concern. Most concerned public and civic agencies are trying to tighten security. The current proposed plan is clearly the opposite, and would jeopardize my property, my tenants and my quality of life and safety.

I respectfully request that you reconsider your plan, meet with the homeowners and listen to our fears and concerns at the hearing.

Thank you in advance for your consideration.

Sincerely,



Eliane Gans
3933 Esplanade Avenue
Marina Del Rey, CA 90292

Cc: Claire Bronowski

COASTAL COMMISSION

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002145

1-7 min

Nancy Kennerly Miller

January 2, 2002

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South Coast Region

JAN 3 2002

CALIFORNIA
COASTAL COMMISSION

California Coastal Commission
South Coast Area
P.O. Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

Re: Ballona Lagoon Enhancement Plan, Phase III
Appeal Number: A-5-VEN-01-279

Dear Commissioners:

I am the owner of the residence located at 3929 Esplanade West and a member of the Concerned Residents of Ballona Lagoon. My home, which is over 75 years old and fronts on the lagoon, is one of two homes which would be severely impacted by the proposal to relocate the existing walking path along the lagoon north of Jib Street. The staff proposal would reconfigure the historic location of the path away from the water's edge and move it literally right up next to my house -- this will create a privacy and security hazard.

My home, built in 1926, is one of the last original beach cottages in the area. It is by far the oldest home along the lagoon. At the time my home was built, there were no setback or buffer requirements from the lagoon, and my home was built adjoining the public right-of-way known as the Esplanade.

Along the lagoon at this location, the Esplanade is a "paper street" and is not improved. Instead, a "walking path" has historically meandered along the lagoon bank. The Esplanade is directly adjacent to my home, while the walking path is a safe distance away from my home and deck.

The alignment of the path as proposed in the staff report would severely and detrimentally impact my property. It would require the costly demolition of an existing deck which is in and of itself is some 30 years old and was on the home at

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the time I bought it in 1986. The proposed relocated path would pass **within 4 feet** of the front of my house. To place this path, accessible to any member of the general public, at such a proximity to my home would severely impact my home's security and privacy.

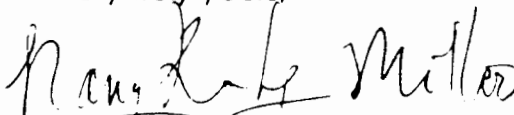
Security is of particular concern because my house (and the other house adjacent to mine) is accessed only from an alleyway. This area is not visible from any street, either by the police or by motorists passing by. I have experienced problems in the past with transients sleeping and living right next to my home, and specifically sleeping under my deck before it was secured.

It is my understanding that this proposed alignment does not comply with the Ballona Lagoon Enhancement Plan or the Venice Local Coastal Plan, both of which provide that any public access along the lagoon should be sensitive to residents' privacy and protect security in the area.

Finally, **it is not necessary** to risk my security with this re-alignment. The existing walking path can easily be improved in the manner proposed by the Commission without interfering with my safety. Maintaining and improving the existing alignment **closer to the lagoon and further from my home** would provide the public a far superior experience of the lagoon than the path proposed by the Commission, which would lead the public within easy viewing distance of my bedroom window.

I strongly object to the alignment proposed in the staff report, and I urge the Commission to maintain that portion of the City's CDP 00-04 that places the path along its current and historic alignment.

Very truly yours,



Nancy Kennerly Miller

COASTAL COMMISSION

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PAGE 13 OF 14

002147

Tally

Gordon Gumpertz
4200 Via Dolce No. 327
Marina del Rey, CA 90292

January 4, 2002

Charles Posner
California Coastal Commission
P.O. Box 1450
Long Beach, CA 90802-4416


Dear Mr. Posner:

I am writing in support of the Ballona Lagoon west bank enhancement project (item 9m on your January 8th agenda).

Planting native vegetation to stabilize the banks is much better for the environment, and will greatly improve the natural appearance of the lagoon. Installing a path and split rail fencing will improve public access, and be of great benefit to both those of us who live in the area and the many hundreds who visit the area for recreation.

I am a long standing member of the Sierra Club, and strongly disagree with those who say they speak for the Sierra Club in opposition to this project. To my knowledge, the Sierra Club membership was never polled or consulted on this matter.

Sincerely,



Gordon Gumpertz

COASTAL COMMISSION

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PAGE 14 OF 14

March 14, 2005

California Coastal Commission
South Coast District
PO Box 1450
200 Oceangate, 10th floor
Long Beach, CA 90802-4416

43 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

fax 415-904-5400; 904-5216

RE: Permit Number 5-01-257 and Permit A-5-Ven-01-279 [501-279]

Dear Commissioners:

I object to the proposed "improvements" on the West Bank of the Ballona Lagoon for the reasons stated below. I would prefer that you stop all future activities related to these projects.

First, removing all the vegetation on the West bank is a huge mistake. In some areas it is so steep that the banks will fall down. It is impossible to hold up an embankment unless you fill and place concrete or wooden pylons. Please remember that the City "CANNOT" use fill or concrete pillars, according to the Environmental Report.

Second, you cannot approve parking areas at the end of each end street with benches and viewing decks. The City cannot construct on the Lagoon according to the Venice LCP. The MTA said that because Pacific is a "highway" cars cannot back out into Pacific and, therefore, there is not way to put parking lots unless they asphalt over the lagoon embankments.

Third, there are no maintenance funds on this project. If the east side of the lagoon is not being maintained, why should they ADD more areas that they have no funds to maintain? They should not start a new project without maintenance funds and if they have them, we have to see them.

Fourth, instead of CREATING A NEW PROJECT, why not maintain what we have. There is flooding on most walk-streets. The walk-streets are in disrepair. There is trash all over the beach. The trash cans are full. The East side of the Lagoon is not maintained. The embankments along the north side of the canal, north of East wind need total reconstruction, not just repairs. There are several lights on Ocean Front walk that are not working.

Fifth, there is no funding in the project to increase the security in the region and the new walkway and viewing decks will invite gang activity, homeless and taggers. Who or what agency will protect and secure the area? On the east side, the beginning of the path is in a neighborhood that has private patrol and the end is on a very busy public area that police and chips also patrol. ON the West side, the path will begin somewhere around the Sewage Pump station, where no one patrols, and will end at Topsail, where no one patrols. Vandalism will increase.

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Sixth, this project will not protect the native plants and animals. If you build a path on the West bank, the birds who usually move away from the East bank walkway when people walk, will have no where to go. By pulling out existing plants you will tear out native plants as well. During the entire project birds will be scared to be there and will leave. These birds have no where to go as the area is more developed now than before.

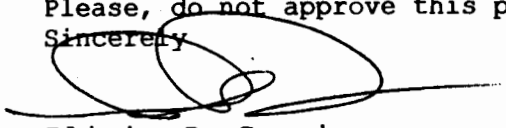
If you want to protect the lagoon and allow a path a viewing of the area, you create a path from the Lighthouse Bridge to Topsail which ONLY extends 3-4 feet from the street. At the edge of the path you place the split rail fence so that people do not walk into the lagoon. PERIOD. This WILL protect the lagoon. This will allow people to view the birds without scaring them away. This will create a viewing area, and a small path. This path shall be so cheap to maintain that anyone could go to a lumber yard and replace a missing link. This project will cost a few thousand dollars and not millions.

Seventh, there are other projects in the area which are pending which should take priority. There is the sewer project which will cost millions and has not even started. There is the handicap bathroom project, which although crazy and absurd, has not been started. There is the railing along the Jetty. Yes, you did begin the project and you have created new railings, but they are of such poor quality that in less than a year they are falling apart and will need replacement. All the walk-streets need repairing. The walk-streets need protection since RESIDENTS, continually park and drive on them. The lights along the streets are out and need replacement. The electrical and telephone poles need replacing and hopefully will be buried underground. Several streets need repair. WE have a trash problem and a graffiti problem.


At a time when cities and counties have less and less funding, this is NOT the time to begin an expensive public project at taxpayers cost, even if there was a bond attached to it. That bond was to improve and/or protect the lagoon. There are many ways to spend the money to protect the lagoon and maintain what is already there or to use the funds to repair the infrastructure of the community, NOT to create more areas that will require more money and repairs.

Please, do not approve this project.

Sincerely



Plinio J. Garcia



COASTAL COMMISSION

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PAGE 2 OF 2

FAKED
3-11-05

Mr. Sean Alan Harrison
5418 Pacific Avenue
Marina del Rey, CA 90292
Home: (310) 822-0628

~~SECRET~~

March 11, 2005

Ms. Meg Caldwell, Chair
California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

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South Coast Region

MAR 14 2005

CALIFORNIA
COASTAL COMMISSION

Dear Chair Caldwell and Fellow Commissioners:

Re: California Coastal Commission Public Hearing of March 16, 2005
Agenda No. : 7(a) and (b)
Permit Application No. : CDP 5-01-257

These comments are submitted on behalf of Plinio Garcia and myself outlining the grounds for our objection to the approval of Coastal Development Permit CDP 5-01-257 submitted by the City of Los Angeles and our support for appeal No. A 5-VEN-01-279 in opposition to the City's permit. We hereby incorporate all written and oral comments and evidence objecting to the approval of the Ballona Lagoon Enhancement Plan, Phase III petitioned for and propagated by the City of Los Angeles. Nevertheless, our comments are focused on the area between Topsail Street and Via Marina as we are the fee owners of the immediately abutting property and we are clearly and particularly affected by the Commission's decision.

The Commission should deny the City's application for a development permit for the following reasons:

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1. The Revised Project is Inconsistent with the Venice LUP and the Ballona Lagoon Enhancement Plan.

Among other reasons, the project, as articulated, does not protect the privacy of residents, limits physical access, and creates security problems for homeowners in the form of lateral support, trespass, harassment and home invasion as called for by the land use plan (LUP). Additionally, the City now proposes to destroy the efforts of the landowners' planting of native flora specifically contemplated by the LUP. The plan's call for a complete removal of these native plants permitted by the LUP is wasteful, unnecessary and dangerous.

2. Plans for the Project are still Insufficient to protect property owners.

From the viewpoint of the affected property owners, the project will cause additional invasions to our privacy, result in increased fire danger from new plants, create security risks and significantly change the aesthetic appearance of the area. Furthermore, the simple and obvious fact that the removal of the existing native plants, currently securing the banks of the lagoon and replacing them with unknown "native" plants will allow further erosion of our property and lateral support.

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What gives us pause is that the replanting component mandated by this Commission is amorphous at best. It is lacking in any detail whatsoever, did not exist at the time of the previous hearings, and to this day has not been disclosed to the public.

The Commission, on January 8, 2002 found that the protective lagoon buffer strip from Topsail to Via Marina is to be reserved for habitat restoration and that there is no requirement for a public access easement on the eastern side of our property. The staff concluded that this easement could be protected through the restoration and maintenance of the buffer strip for open space and habitat. As property owners, we have a vested interest in maintaining the pristine nature of the banks of the lagoon; we care for it and cultivate it to its best use. With the public walkway not passing through the eastern edge of our lots, it would be best to let the private property owners continue with their stewardship of the land instead of turning it over to the control of the City who has, at best, a notorious reputation of failing to maintain public works projects. Many property owners, including ourselves, have already spent thousands of dollars doing the City's job for them in compliance with the permitted uses of the lagoon buffer strip by landscaping the buffer strip with native plants.

The Commission has also allowed varying sizes of the protective buffer to exist, making any development and encroachment eradication nearly impossible and certainly not uniform. Given the inconsistency of the Commission's own exactions from property owners, it is a gross violation of equal protection of the law to demand a 25-foot buffer

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from one landowner and a 10-foot buffer from another, without rhyme, reason, or explanation. For example, on a nearby lot a 9,000 square foot house was approved by the Commission whose walls are a mere 25 feet from the water's edge. If the goal of the plan is to protect wildlife and the native plants along the water's edge, a small glass wall on my property built further from the edge than this house should be acceptable as well.

3. The plan's call for removal of "encroachments" include previously approved development.

Many of the so-called encroachments within the buffer zone have previously been petitioned for and approved by this Commission. These developments include fences, decks, perimeter walls and landscaping. In our case, the Amendment to Coastal Development Permit No. 5-98-328-A1 specifically allows a spa, deck, fencing and perimeter wall. The Commission has allowed a modification of the previous agreements and is now estopped from destroying the approved development.

4. Plans for the Project are insufficient to protect endangered species

As has been pointed out by previous landowners, the western shore south of Topsail Street is well known as a roost for the endangered least tern. It is telling that while the eastern shore served this same function, many residents' observations have been that the

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presence of the walking path, the wholesale removal of the vegetation, and the increased presence of human and domesticated animals has discouraged the least tern from even using the eastern shore in favor of the western shore, where the current vegetation and relative lack of human activity has aided the tern's roosting. The continuation of the plan to rip out the entire west bank and replant it with what would now be foreign plants would make it considerably more difficult for these endangered birds to live, feed and roost.

The Commission, on September 11, 2001, has already found that the project posed a substantial issue in Appeal No. A-5-VEN-01-279:

[The City did] not adequately analyze and mitigate the potential impacts that the construction of the proposed project may have on endangered species (California least tern) and the sensitive habitat areas in and adjacent to Ballona Lagoon. Public Access issues and potential restoration of the entire west bank lagoon buffer have not been fully addressed.

(4 AR 681.)

To our knowledge, this is still the case. The removal of the existing plants and any encroachments that may exist should be postponed until a later date, when a full

COASTAL COMMISSION

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environmental impact report can be formulated taking into account a complete and fully developed plan.

The appeal, brought by Concerned Residents of Ballona Lagoon, specifically stated that there would be adverse environmental impacts caused by vegetation removal and the revegetation plan proposed by the City's application. Specifically, that the removal of all vegetation in my area which has historic erosion and stability problems would threaten the slope stability of the lagoon, contribute to the lagoon erosion, and create fire and security hazards for myself and other property owners residing south of Topsail.

Additionally, the Coastal Commission has no evidence to support the findings under Public Resources Code section 30240 or any findings that the approved project is the least environmentally damaging alternative. In fact, it has not even detailed the proposed project.

5. Plans for the Project are insufficient to protect against erosion and other harms.

The western shore is steep and has already eroded in the proposed development areas. The lateral support for property owners in the area will be severely threatened by the complete removal of vegetation envisioned by the proposed plan. The cumulative effects of the intrusion onto the land by man and machine and stripping it of all vegetation are enormous.

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California Coastal Commission
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Oral and written comments to the Commission have repeatedly warned that there is a very real and adverse environmental effect on the waters of the Ballona Lagoon due to the direct removal, fill, hydrological interruption and turbidity anticipated to be caused by the construction activities. This negative impact on the habitat will be directly caused by the "native plant" restoration effort.

The Commission has no evidence to support the findings under Public Resources Code section 30240 or any justification that the project will be the least environmentally damaging alternative. Public Resources Code section 30240, subdivision (b) requires that all development in a sensitive habitat area "be sited and designed to prevent impacts which would significantly degrade those areas." The complete destruction and removal of current vegetation is nothing short of a degradation of the entire western shore and must not be allowed to take place.

6. The City does not have the property right to remove and then replant vegetation in some areas.

The City does not have easements and required setback requirements on several of the lots along the western bank. Completely stripping individual lots on the bank, while leaving others, is inconvenient, disruptive and wasteful.

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7. The delegation of the final approval of the revegetation plan to the executive officer is not permitted.

The staff report calls for the complete removal of all of the existing vegetation along the western bank and the replanting of "native vegetation" pursuant to a plan that remains unprepared and subject only to a future approval by the Commission's Executive Director (Special Condition Nos. 2(A)(i) and 3). Of note, the new revegetation plan required by the Special Conditions is not subject to any public scrutiny or evaluation by the Coastal Commission and requires approval only by the Executive Director.

Under the Coastal Act, the Coastal Commission, not its executive Director or its employed staff, must approve permits and make findings of fact. (Pub. Resources Code, § 30604.) This responsibility includes the replanting plan and not just the walkway. Because of the City's failure to present a detailed and concrete plan, the Commission has no plan currently before it from which it can make any findings of fact at all. With no plan, there can be no substantial evidence of the effect of said plan and, therefore, no evidence to support its findings as required by law. To be clear, the approval of this plan by the Commission will be an approval of a plan without a revegetation portion yet in existence.

Finally, the Commission has improperly delegated findings of fact and decisionmaking to its Executive Director. The Coastal Commission cannot delegate its power to approve

COASTAL COMMISSION

permits or make findings to its executive officer. Because the Commission currently retains *exclusive* jurisdiction over coastal developments, it must exercise that power itself pursuant to the public trust doctrine. Because the plan calls for the relinquishment of the Commission's jurisdiction to the Executive Director, the project is inconsistent with the public trust.

The proper course of action is for the Commission to reject the City's plan and require the City to return with a new and fully developed plan, solicit public input and render a public decision. Any other avenue of decisionmaking would constitute a violation of CEQA. "The CEQA process is intended to be a careful examination, fully open to the public, of the environmental consequences of a given project, covering the entire project, from start to finish." (*Natural Resources Defense Council, Inc. v. City of Los Angeles* (2002) 103 Cal. App. 4th 268, 271.)

In short, the Commission delegated its authority to approve the most critical environmental aspects of the project at some future date without any further consideration or action by the Commission in violation of CEQA requirements. The abdication of this Commission's duty to the City, Executive Director, Fish and Game and the Sierra Club by the plan is both irresponsible and illegal.

8. The Offers to Dedicate were procured by duress.

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Like many residents along the coast, several of our neighbors were forced to sign and record the ironically named Offer to Dedicate. The document essentially demanded a portion of our property in exchange for a building permit. In our view, this was neither legal nor constitutional and the unwillingness of the landowners to voluntarily sign this document should be considered when making the decision of whether to remove any fences or permitted landscaping put in place by the landowners, especially when the developments do not harm or impair the preservation of the west bank.

In our case, the previous owner and builder of our home threatened the loss of a substantial deposit and forfeiture of the construction of our home if we did not agree to the exactions of the Commission. We were therefore forced to sign the Offer to Dedicate despite all objections and misgivings.

9. The *Marine Forests Society* Decision prevents the Commission from exacting Offers to Dedicate and precludes enforcement of easement terms.

In a landmark case before the Supreme Court of California, *Marine Forests Society v. California Coastal Commission* (2002) 104 Cal.App.4th 1252, rev. granted April 19, 2003, a highly reputable research group challenged the constitutionality of the Commission's legislative, executive, and judicial actions, including the Commission's enforcement powers. Since two-thirds of the Commission's members are appointed by and serve at the pleasure of the California Legislature with no responsibility to the

COASTAL COMMISSION

Ms. Meg Caldwell, Chair
California Coastal Commission
March 11, 2005
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Governor, it is Marine Forests' position that the Commission is a legislative agency limited to setting policy, not implementing or adjudicating policy it has established. Both trial and appellate courts have ruled that the Commission's actions, including enforcement actions and approval of projects, violate the separation of powers clause of article III, section 3 of the California Constitution.

Given the fact that briefing has been completed before the California Supreme Court and the parties are scheduled for oral argument on April 6, 2005, denying the permit as requested would allow the high court to provide guidance to the Commission as to its proper role with regard to granting the City's permit.

With pending litigation surrounding the enforcement and decisionmaking power of the Commission, the granting of the City's permit at this time would appear to be improvident.

Sincerely,


Sean Harrison

COASTAL COMMISSION

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