

CALIFORNIA COASTAL COMMISSION

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 Staff: RT-LB
 Staff Report: July 21, 2005
 Hearing Date: August 10-12, 2005
 Commission Action:

RECORD PACKET COPY

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-05-210

APPLICANT: Hermosa Beach City School District

AGENT: Angela Jones

PROJECT LOCATION: 1645 Valley Drive, City of Hermosa Beach, Los Angeles Co.

PROJECT DESCRIPTION: Construction of a 34-foot high, 25,815 square-foot building, including four classrooms, gymnasium facilities, library facilities and maintenance facilities, and replacement of a retaining wall on the school campus.

Lot Area	8.8 acres
Building Coverage	13,400 square feet
Pavement Coverage	78,180
Landscape Coverage	158,048
Parking Spaces	69
Ht. above existing grade	34 feet

SUBSTANTIVE FILE DOCUMENTS:

1. City of Hermosa Beach Land Use Plan, certified 4/21/82.
2. Draft Environmental Impact Report, Hermosa Valley School Gymnasium and Classrooms Project, prepared by LSA, December 2004.
3. Final Environmental Impact Report, Hermosa Valley School Gymnasium and Classrooms Project, prepared by LSA, March 2005.
4. Project Manual, Hermosa Valley School New Construction, prepared by Dougherty & Dougherty Architects LLP, April 14, 2005.
5. Coastal Development Permit Application Attachment, Hermosa Valley School Gymnasium and Classrooms Project, prepared by LSA, May 2005.

6. Amendment to Coastal Development Permit 5-84-236-A2.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission **APPROVE** a coastal development permit for the proposed development with three (3) special conditions addressing: 1) parking; 2) storage of construction materials, mechanized equipment and removal of construction debris; and 3) conformance of plans to recommendations and requirements.

STAFF RECOMMENDATION:

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

MOTION: *I move that the Commission approve Coastal Development Permit No. 5-05-210 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

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

I. Resolution: Approval with Conditions

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a

diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Parking Management Plan

At the time the school enters into a lease for use of the facilities approved by this permit, the school must require a parking management plan for any event that exceeds the on-site parking capacity during the peak summer period (from Memorial Day weekend to Labor Day weekend) from the lessee. The parking management plan shall limit the number of expected attendees to the number for whom parking can be provided on the site (138 attendees), or, if more attendees are expected, provide alternative parking and a shuttle to convey attendees to the site. On summer weekends the alternative parking plan shall not use spaces or lots identified for free beach parking by the City of Hermosa Beach in its preferential parking program. The alternative parking plan shall assure that no adverse impacts to beach access will result from the event.

2. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

The permittee shall comply with the following construction-related requirements:

- (a) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of construction-related materials, and to contain sediment or contaminants associated with construction activity, shall be implemented prior to the on-set of such activity;
- (b) No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain or be subject to tidal erosion and dispersion;
- (c) All trash and debris shall be disposed in the proper trash or recycling receptacle at the end of every construction day.
- (d) Construction debris and sediment shall be properly contained and secured on site with BMPs, to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking. All stock piles and

construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;

- (e) Construction debris and sediment shall be removed from construction areas as necessary to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day;
- (f) The discharge of any hazardous materials into any receiving waters shall be prohibited;
- (g) A pre-construction meeting should be held for all personnel to review procedural and BMP/GHP guidelines;
- (h) All BMPs shall be maintained in a functional condition throughout the duration of the project.
- (i) Debris shall be disposed at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is required.

3. Conformance of Plans to Recommendations and Requirements

The permittee shall undertake development in accordance with the approved final plans. 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 of this coastal development permit unless the Executive Director determines that no amendment is required

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The subject site is located near central Hermosa Beach on the west side of Valley Drive, just north of Pier Avenue in the County of Los Angeles. Comprising 8.8 acres, the project site is located at 1645 Valley Drive (Exhibit #1), approximately 1/3 mile from the beach. The project is located in a residential area but is close to Pier Avenue, which is a commercially designated collector street that leads from Pacific Coast Highway and Valley Drive to the beach. The site is bounded by single-family and multifamily residential to the north and west, multifamily residential and commercial to the east, and a mobile home park and commercial property to the south, and a linear park directly east of the site running north and south along a former railroad right-of way. The project site is currently developed with Hermosa Valley School, including 5 buildings, two parking lots, an asphalt court area and grass playfields. The Hermosa Valley School site is located partially within

and partially outside the Coastal Zone. However, the area proposed for new construction is located with the Coastal Zone.

The applicant is proposing construction of a 34-foot high, 25,815 square-foot building, including four classrooms, gymnasium facilities, library facilities and maintenance facilities, and replacement of a retaining wall on the school campus. The new building will be constructed on the existing asphalt area of the campus and will displace four re-locatable classrooms, the handball courts and a portion of the striped asphalt courts.

The building was designed to accommodate the greatest number of elements needed while minimizing the square footage. The site design also includes construction of a new driveway access at the main parking lot, six additional parking spaces and expansion of the art classroom. No other additional parking will be provided. The new building will be designed with similar building materials, colors and architectural composition as those of the existing school buildings. The project also includes reconstruction of the retaining wall at the west end of the asphalt. The new wall will be 16 feet high and will be located in the same area as the existing wall.

The primary use of the new building will be for the existing school curriculum. The gymnasium will be used for inter-district sports events after school hours and will be available for community use after school hours and on weekends, as consistent with Board policies.

Since the site is already developed, new grading will be minimal. Approximately 3,650 cubic yards of existing asphalt will be cut and exported from the site to an environmentally cleared destination site.

B. Visual Impacts

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30251 of the Coastal Act protects community character and views to and along the coast. The project site is not located adjacent to the shoreline; it is not visible from the shoreline and there are no views to the ocean from the project site, due to a large developed and vegetated sand dune that borders the western side of the school. Elevations on the developed portion of the site range from approximately 43 feet in the

southeastern portion to 33 feet in the northwestern portion. The elevation of the vegetated sand dune ranges from 83 feet at Loma Drive to 38 feet at the court area. The height of the proposed building will range from 21 feet to 34 feet.

Therefore the proposed project will not obstruct any views of the ocean or coast and will be compatible with the character and scale of the surrounding area and is consistent with section 30251 of the coastal act.

C. Development

Section 30250 of the Coastal Act states:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

The proposed development is located within an existing developed area and will not add any new employees to the site. The development is consistent with section 30250 of the Coastal Act.

D. Public Access

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

According to the project site plan, 69 parking spaces, including 2 handicapped spaces, are currently available at the school. The new classrooms, library and gymnasium are intended to accommodate the existing school enrollment and extracurricular activities. Therefore, no additional parking spaces would be necessary during school hours. However, under the Civic Center Act, the gymnasium must be available after school hours (including weekends) to community groups or sports leagues, which could increase the demand for parking outside of school hours (after school and on weekends).

The site currently supports public access to the beach with a free 69-space public parking lot that is available to the public during non-school hours. Even though the project site is located approximately 1/3 mile from the beach, people do occasionally park in the area for beach access, especially during summer holiday weekends. Additionally, parking demand from community use of the sports fields and/or other campus facilities at the same time as use of the gymnasium could extend demand for parking spaces past the 69 spaces available.

Neighbors have contacted staff, concerned that this after-hours demand could impact neighborhood parking, both by reducing the availability of free guest parking for residents and increasing competition for parking spaces on neighborhood streets. The City of Hermosa Beach has identified Valley Drive and several public parking lots in the area as long-term free beach parking as mitigation for its preferential parking program (5-84-236, as amended).

Spillover from special events on summer weekends or holidays could impact these spaces, resulting in impacts to public beach access. Therefore, the increase in cumulative parking demand from special events could potentially adversely impact public street parking and access to beach. For this reason, the Commission imposes Special Condition 1, which requires that at the time the school enters into a lease for use of the facilities approved by this permit, the school must require from the lessee, a parking management plan for any event that exceeds the on-site parking capacity during the peak summer period (from Memorial Day weekend to Labor Day weekend).

The parking management plan shall assure no adverse impacts to beach access resulting from any event and that offsite parking the event manager does not identify parking already identified for long term beach parking as its offsite parking. The Hermosa Valley School parking lot is not part of the City's mitigation parking for its preferential parking district and thus, as long as special events are required to identify offsite parking that does not compete with the city parking program, the proposed project will not adversely impact the City's preferential parking program.

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214 that protect public access, Sections 30220 through 30224 of the coastal act that protect recreational use of the shoreline, and 30252 of the Coastal Act that addresses parking and transportation.

E. Water Quality

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 waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The proposed project includes construction-related and post-construction water quality mitigation measures. Additionally, the Commission imposes Special Condition 2, which requires the applicant to comply with construction-related requirements related to storage of construction materials, mechanized equipment and removal of construction debris.

The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

F. Local Coastal Program

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3.

The Commission conditionally certified the City of Hermosa Beach Land Use Plan on August 19, 1981. The Land Use Plan (LUP) was effectively certified with suggested modifications on April 21, 1982. The modifications were accepted and the LUP is certified. The City submitted a final draft of its zoning and implementation ordinances (LIP) and a revision to their LUP in 2000. The amendment and Implementation ordinance was scheduled for public hearing and Commission action at the October 8, 2001 meeting, but the City withdrew. Therefore, these have not been certified and the standard of review for development in Hermosa Beach is still the Coastal Act. The LUP has been amended twice to address parking on lower Pier Avenue and to allow construction of a hotel on the strand.

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.

H. 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 that would substantially lessen any significant adverse effect that the activity may have on the environment.

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

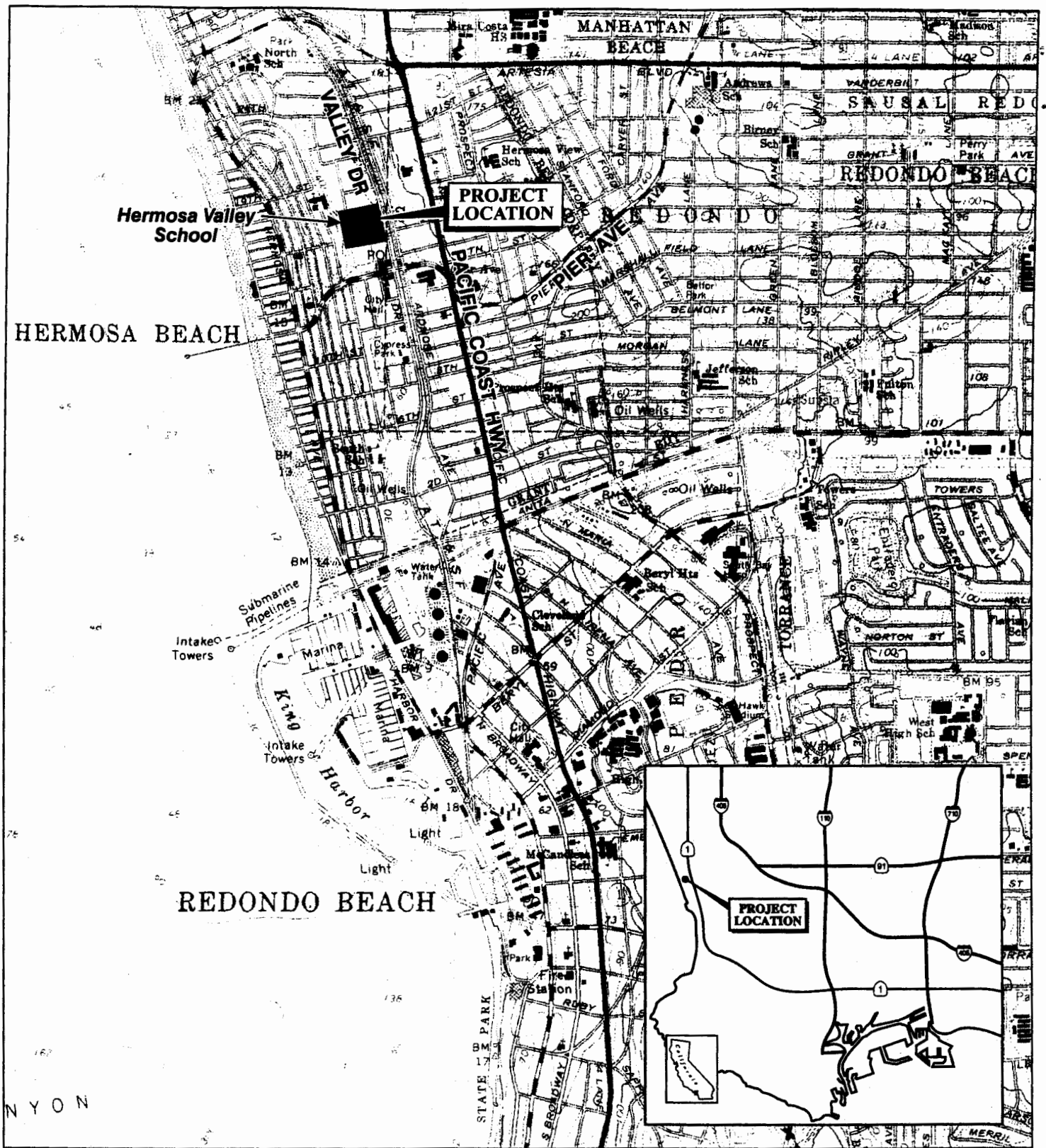


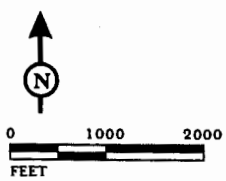
FIGURE 1

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EXHIBIT # 1
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Hermosa Valley School
Vicinity Map



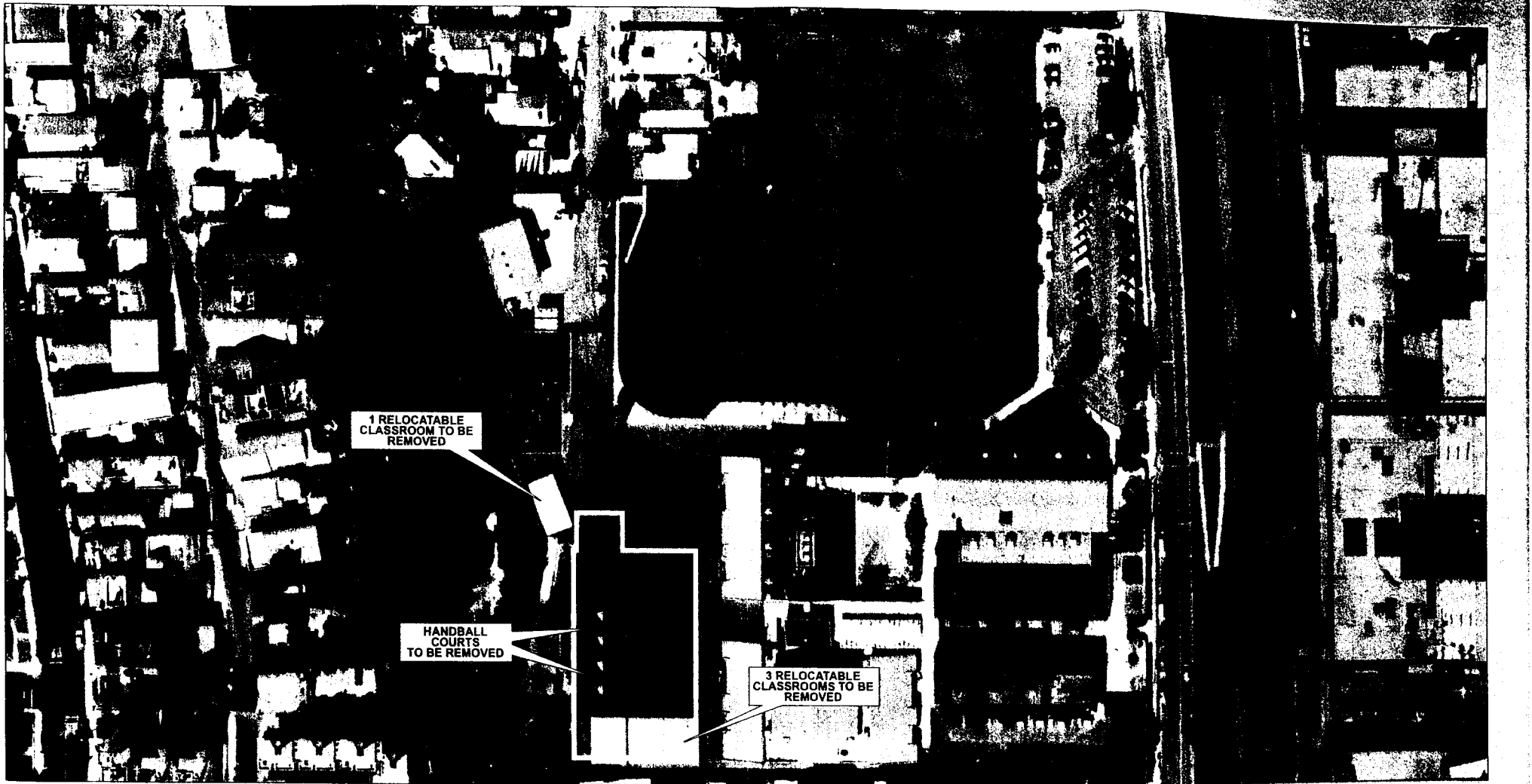
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EXHIBIT # 2

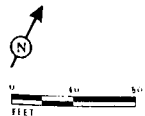
PAGE 1 OF 1



LSA

PROJECT AREA

FIGURE 3.2



SOURCE: DOUGHERTY & DOUGHERTY & SONS MAPS, LAND SURVEYING AND MAPPING

1 HRM150 G Aerial overlay.cdr (8/18/04)

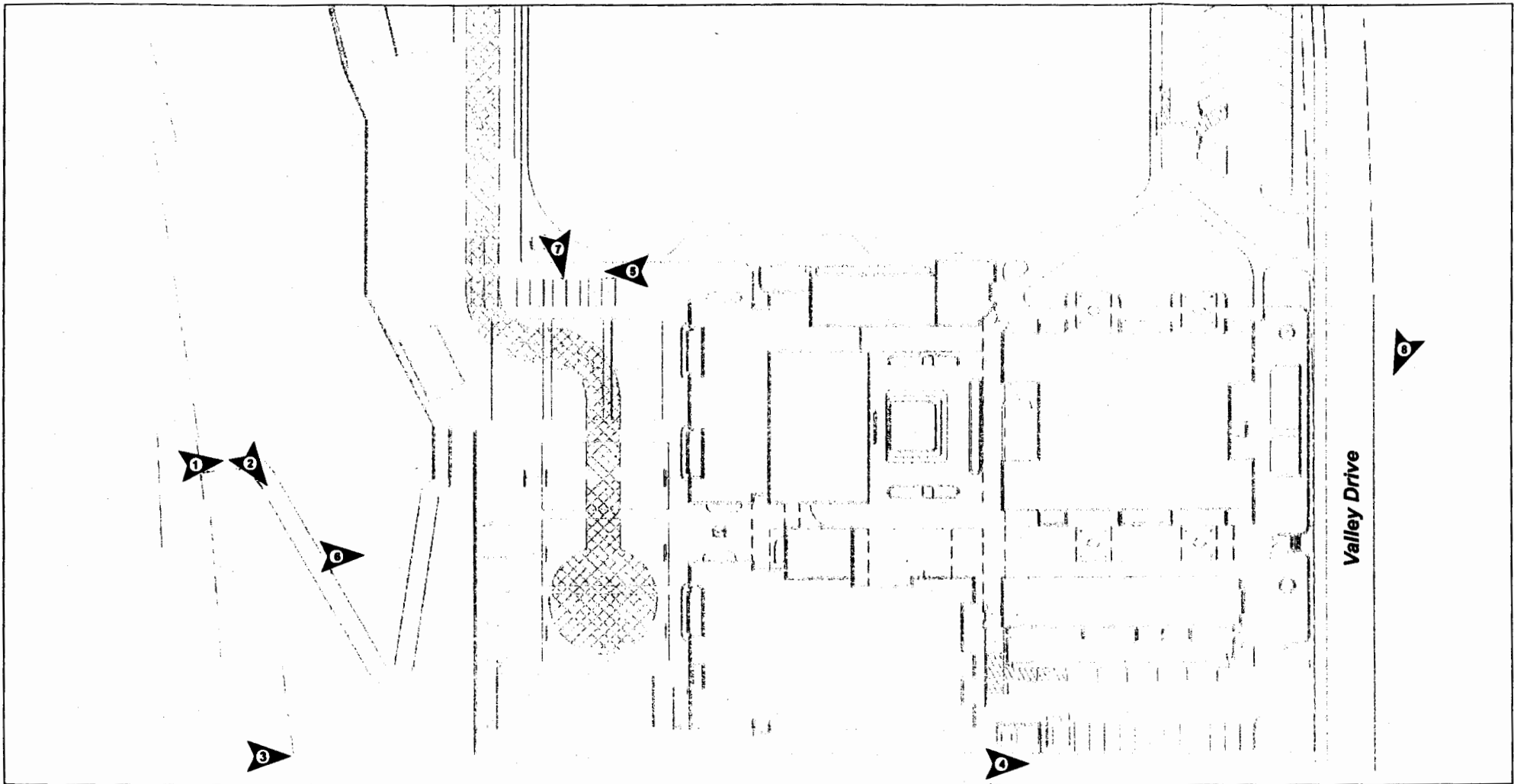
*Hermosa Valley School
Gymnasium and Classrooms Project
Aerial with Proposed Building*

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EXHIBIT # 3

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LEGEND
▲ - Photo Location & Direction



NO SCALE
 SOURCE: DOUGHERTY & DOUGHTERY
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FIGURE 3.3.A

Hermosa Valley School
Photo Locations

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Photo Location 6



Photo Location 7



Photo Location 8

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FIGURE 3.3.D

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Photo Location 3

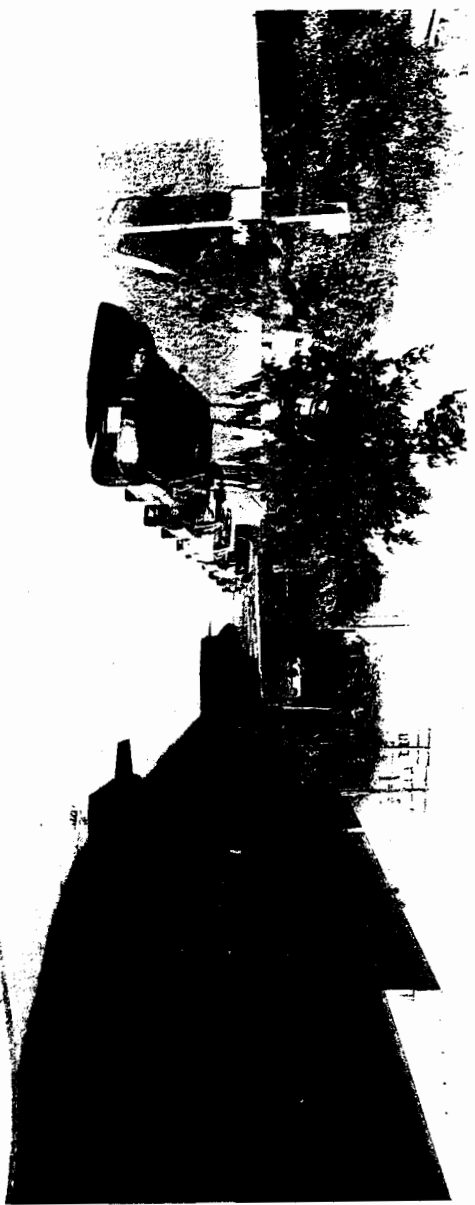


Photo Location 4

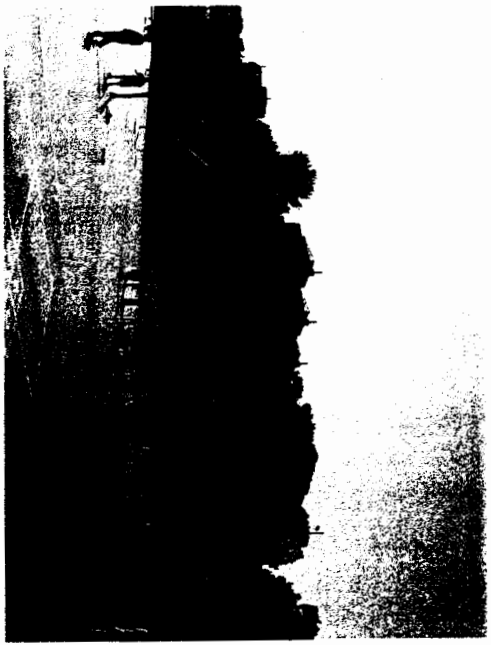


Photo Location 5

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FIGURE 3.3.G

Hermosa Valley School
Photo Locations 3-5



Photo Location 1



Photo Location 2

L S A

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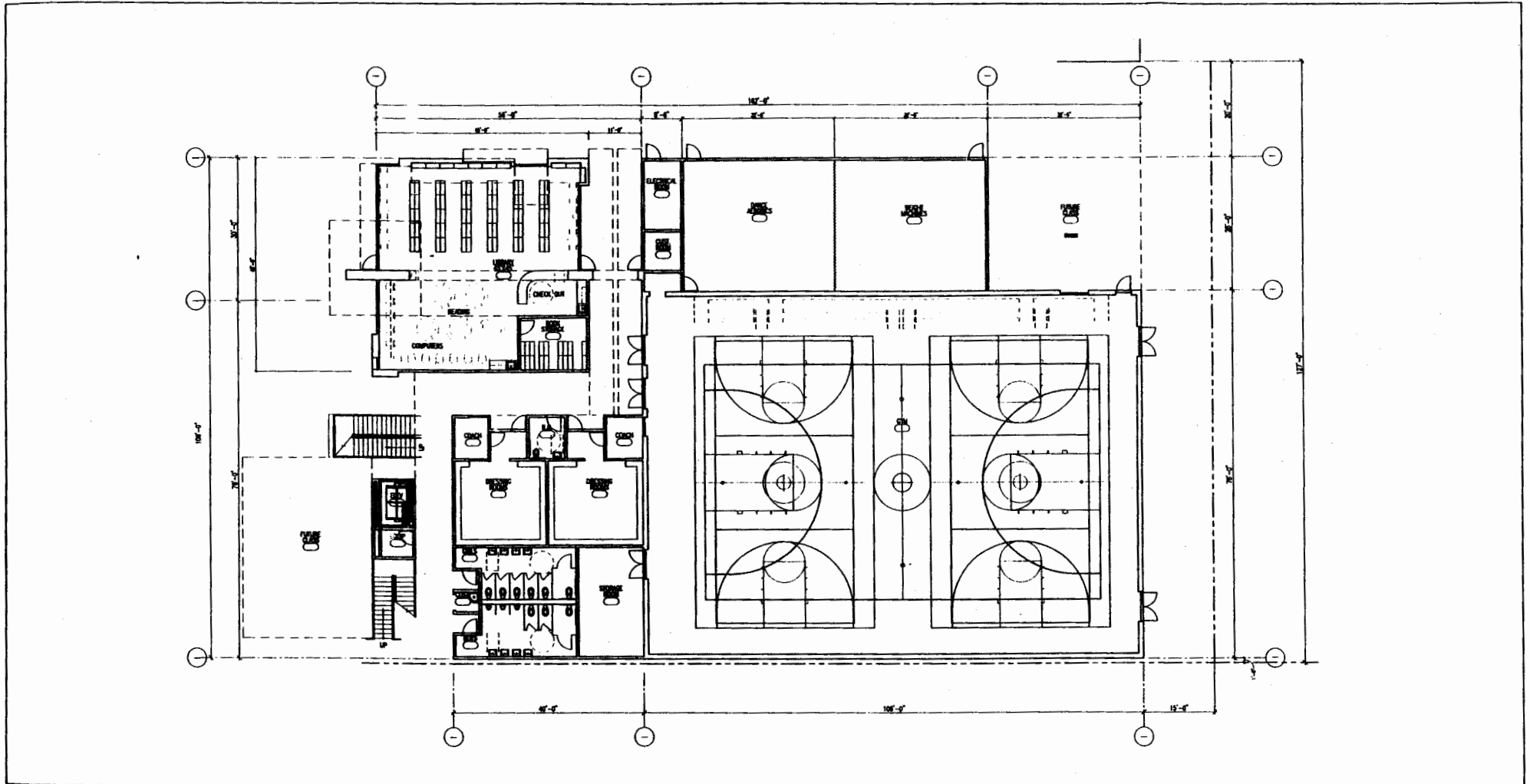
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FIGURE 3.3.B

Hermosa Valley School
Photo Locations 1-2



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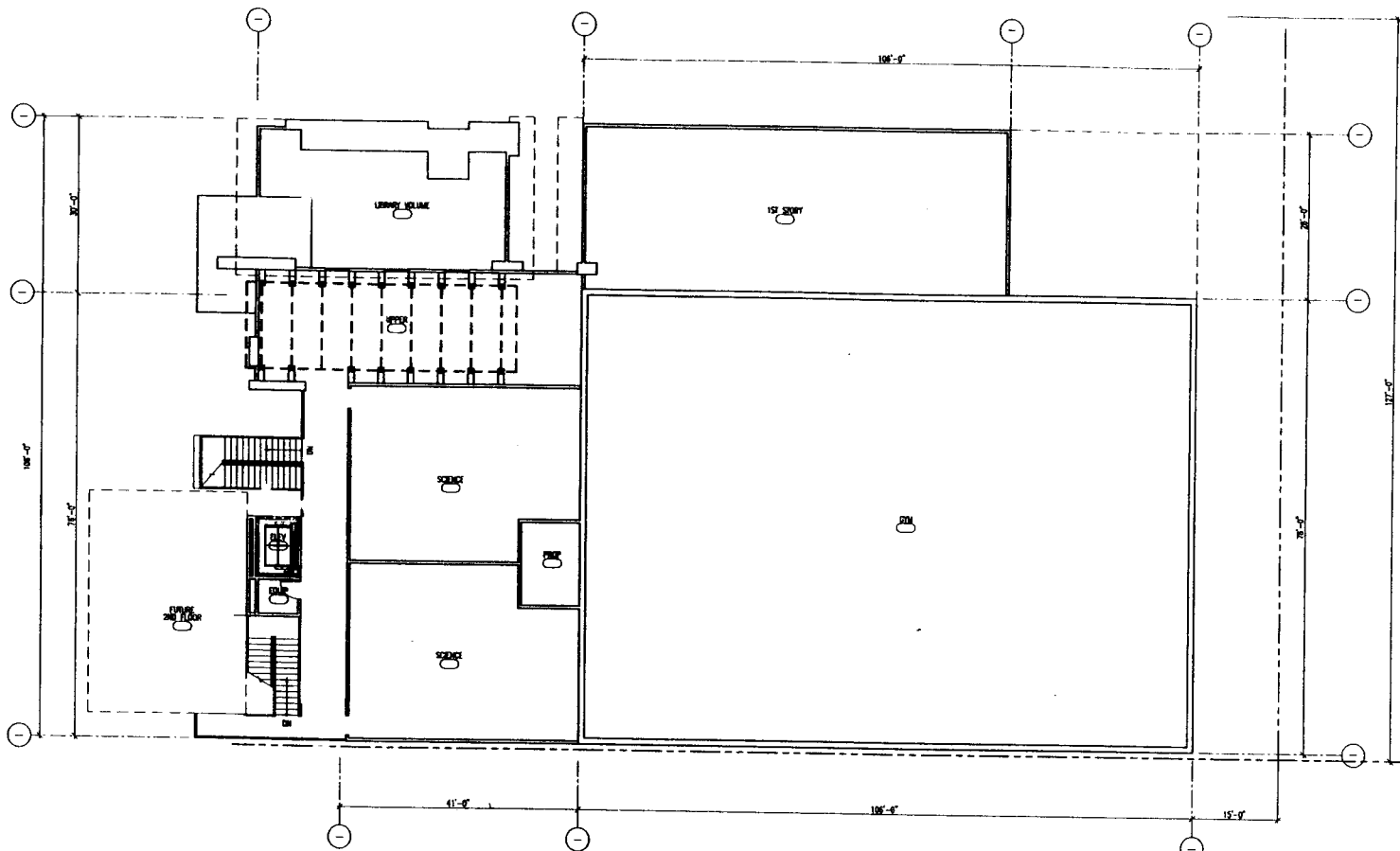
FIGURE 3.4.A



NO SCALE

SOURCE: DOUGHERTY & DOUGHTERY

1:HRM3300Site Plan-1st Floor.cdr (11/9/04)



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FIGURE 3.4.B

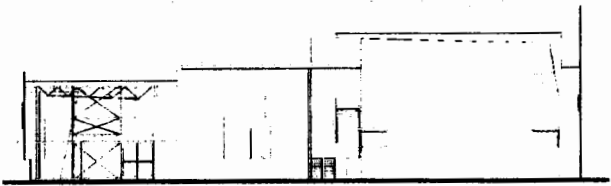


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F:\HRM330\GIS\Site Plan-2nd Floor.cdr (11/9/04)

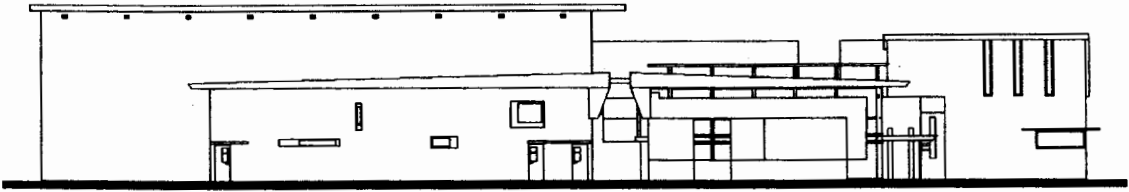
Hermosa Valley School
Gymnasium and Classrooms Project
Conceptual Site Plan - Second Floor



PERSPECTIVE



NORTH ELEVATION



EAST ELEVATION

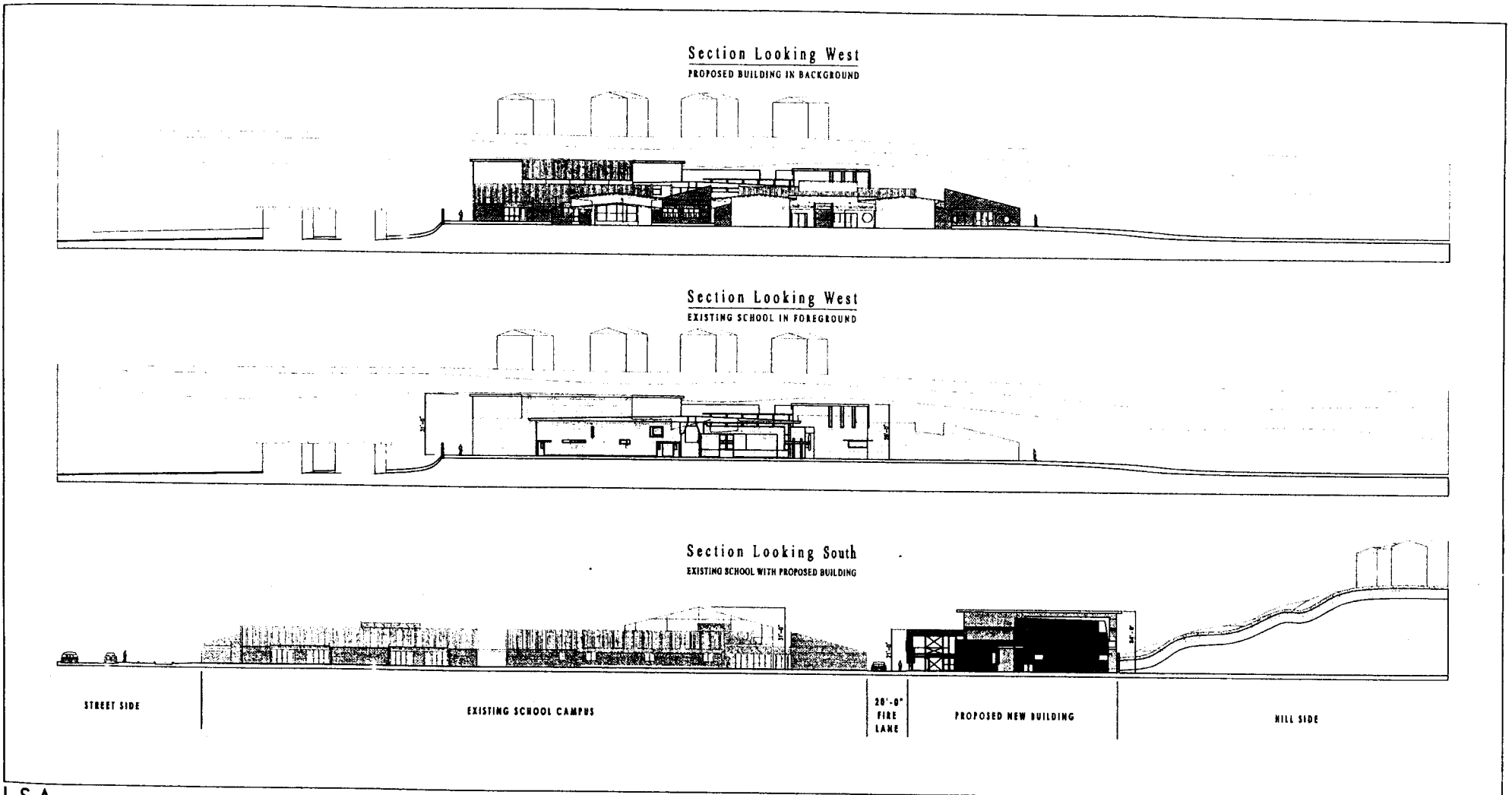
LSA

FIGURE 3.5



NO SCALE
SOURCE: DOUGHERTY & DOUGHTERY
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Hermosa Valley School
Gymnasium and Classrooms Project
Building Elevations



LSA

FIGURE 4.1.1

