

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

Permit Application No. **5-05-224**

July 21, 2005

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RECORD PACKET COPY

**ADMINISTRATIVE PERMIT****APPLICANT:** City of Long Beach**PROJECT DESCRIPTION:** Install an eight-foot high, 320 square foot (8'x 40') "Welcome Information Center" (with snacks, beverages, ATM & bike rentals) on the Belmont Veterans Memorial Pier.**LOCATION:** 35 39<sup>th</sup> Place (Belmont Veterans Memorial Pier), Belmont Shore, City of Long Beach, Los Angeles County.**EXECUTIVE DIRECTOR'S DETERMINATION:** The findings for this determination, and for any special conditions, appear on subsequent pages.

**NOTE:** P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:


**Tuesday, August 9, 2005, 10:00 a.m.**  
**The Westin South Coast Plaza**  
**686 Anton Blvd.**  
**Costa Mesa, CA 92109**

**IMPORTANT** - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

**BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.**

PETER DOUGLAS  
Executive Director

By:   
Title: Coastal Program Analyst

**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 term or 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.

**SPECIAL CONDITIONS:** See Page Four.

**EXECUTIVE DIRECTOR'S DETERMINATION (continued):**

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

**FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:**

**A. Project Description**

The City of Long Beach proposes to install an eight-foot high, 320 square foot (8'x 40') "Welcome Information Center" on the Belmont Veterans Memorial Pier (Exhibit #2). The project site (and the entire pier) is situated on State Tidelands within the City of Long Beach. The proposed prefabricated building, which would be placed near the entrance to the pier, would provide visitor services (ATM, equipment rentals, maps, and other information) and snacks and beverages for purchase (Exhibits #3&4). The City states that the proposed development is an interim facility that would be removed from the pier in about five years when the City completes its permanent pier improvements that the Commission approved as part of Coastal Development Permit 5-97-291 (City of Long Beach).

The proposed project will support lower-cost visitor recreation uses and activities like fishing, sightseeing and cycling. The proposed project will not interfere with public access to or along the pier or shoreline. The pier is wide enough to accommodate the proposed eight-foot wide building while maintaining a sufficiently wide accessway for visitors and emergency vehicles. Although the proposed building will be highly visible, it will not completely obstruct any significant public views. No existing uses will be displaced by the proposed building.

**B. Water Quality**

The proposed work will be occurring in a location where there is a potential for a discharge of polluted runoff from the project site into coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be carried into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction and post-construction related impacts on water quality, the Commission imposes special conditions requiring, but not limited to, the appropriate storage and handling of construction equipment and materials to minimize the potential of pollutants to enter coastal waters. As conditioned, the Commission finds that the development conforms with Sections 30230 and 32031 of the Coastal Act.

**C. Recreational Marine Resources**

The proposed development, as conditioned, does not interfere with public recreational use of coastal resources. The proposed development, as conditioned, protects coastal areas suited for recreational activities. Therefore, the Commission finds that the proposed development, as conditioned, is in conformity with Sections 30210 through 30214 and Sections 30220 through 30223 of the Coastal Act regarding the promotion of public recreational opportunities.

**D. Public Access**

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, Sections 30220 through 30224, and 30252 of the Coastal Act.

**E. Local Coastal Program**

A coastal development permit is required from the Commission for the proposed development because it is located within the Commission's area of original jurisdiction. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The City of Long Beach certified LCP is advisory in nature and may provide guidance. The Commission certified the City of Long Beach LCP on July 22, 1980. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified LCP for the area.

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

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned

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

**SPECIAL CONDITIONS:**

**1. Permit Compliance**

All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions. Any deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required.

**2. Construction Responsibilities (BMPs)**

- a) No construction materials, equipment, debris, or waste will be placed or stored where it may be subject to wind, or rain erosion and dispersion.
- b) Place sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system.
- c) Construction debris and sediment shall be properly contained and secured on site with BMPs or removed from construction areas each day that construction occurs to prevent the accumulation and/or unintended transport of sediment and other debris by wind, rain or tracking.

**3. Concession Responsibilities (BMPs)**

- a) If located outdoors, wash down areas for equipment and accessories shall be covered, paved, have primary containment, and be connected to the sanitary sewer.
- b) The applicant shall use trash and recycling containers that, if they are to be located outside or apart from the principal structure, are fully enclosed and watertight in order to prevent storm water contact with waste matter, which can be a potential source of bacteria, grease, and other pollutants in runoff.
- c) The use of **Styrofoam** containers for food and drinks sales shall be minimized, and if feasible, completely avoided.
- d) When feasible, the above restriction on the concession shall be incorporated into a lease agreement with the concessionaire or operator of such facilities so that such requirements are binding upon them.

**4. Public Access**

The proposed project shall not interfere with public access and use of the Belmont Veterans Memorial Pier.

**ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:**

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

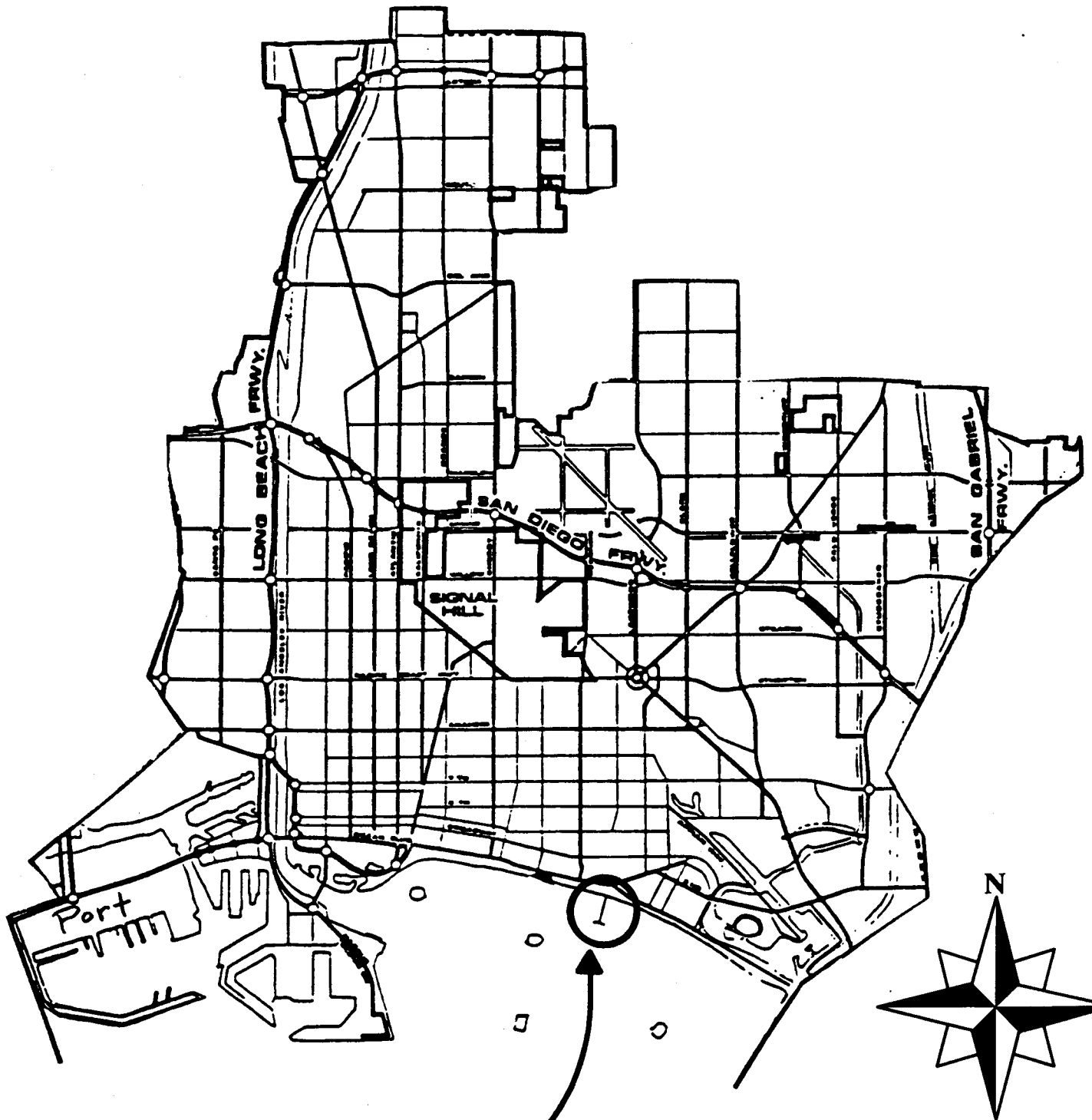
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Applicant's Signature

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Date of Signing

# City of Long Beach

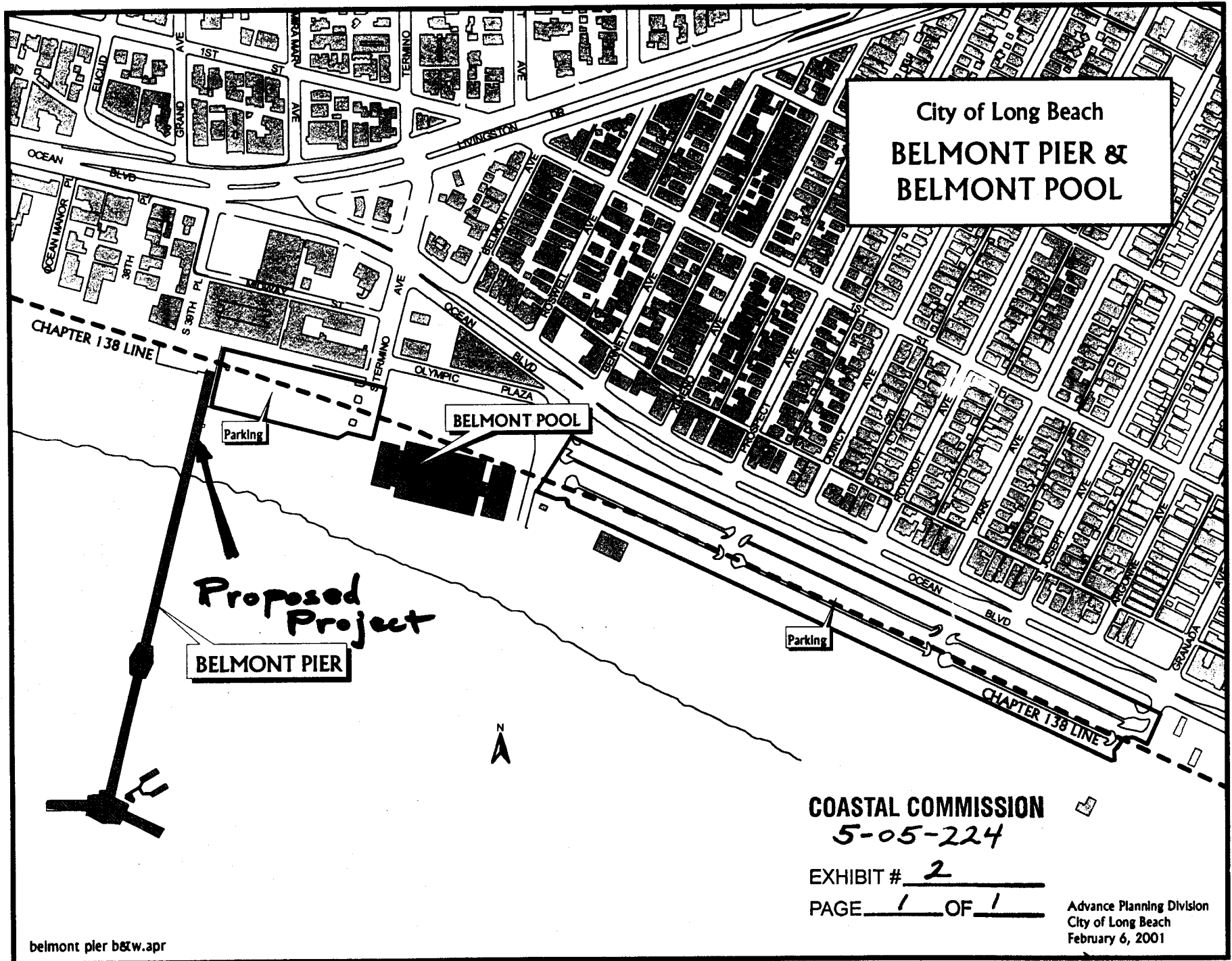


Site

COASTAL COMMISSION  
5-05-224

EXHIBIT # 1  
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City of Long Beach  
**BELMONT PIER &  
BELMONT POOL**



*Proposed Project*  
**BELMONT PIER**

**BELMONT POOL**

Parking

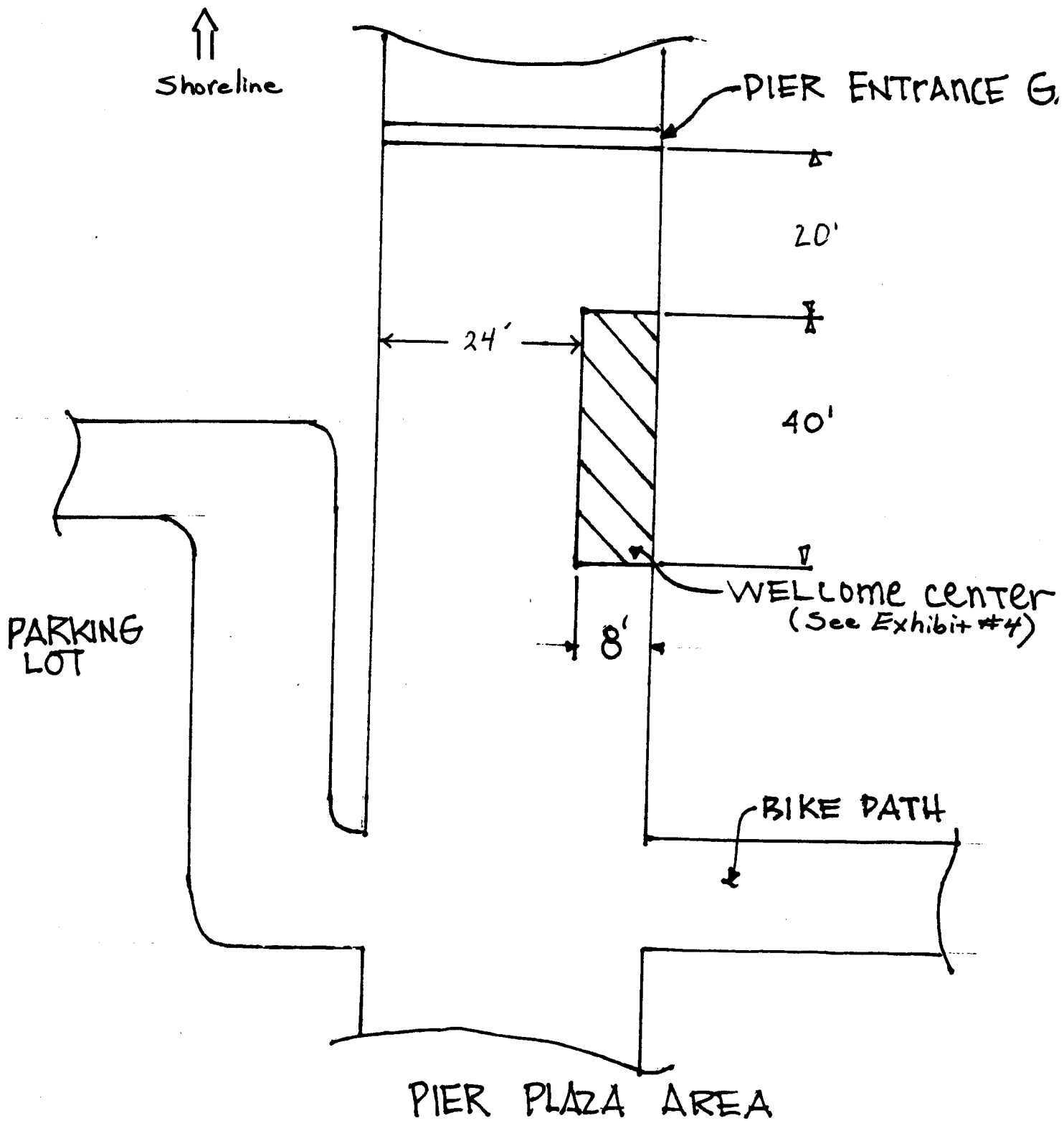
Parking

**COASTAL COMMISSION**  
*5-05-224*

EXHIBIT # 2  
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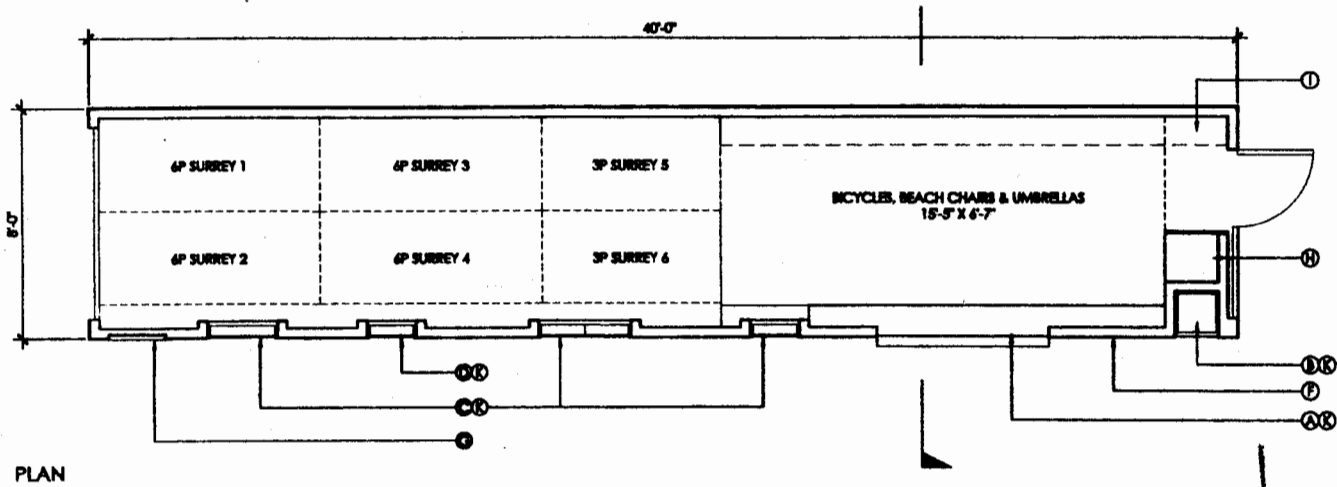
Advance Planning Division  
City of Long Beach  
February 6, 2001

# LOCATION OF BELMONT PIER WELCOME-INFO CENTER



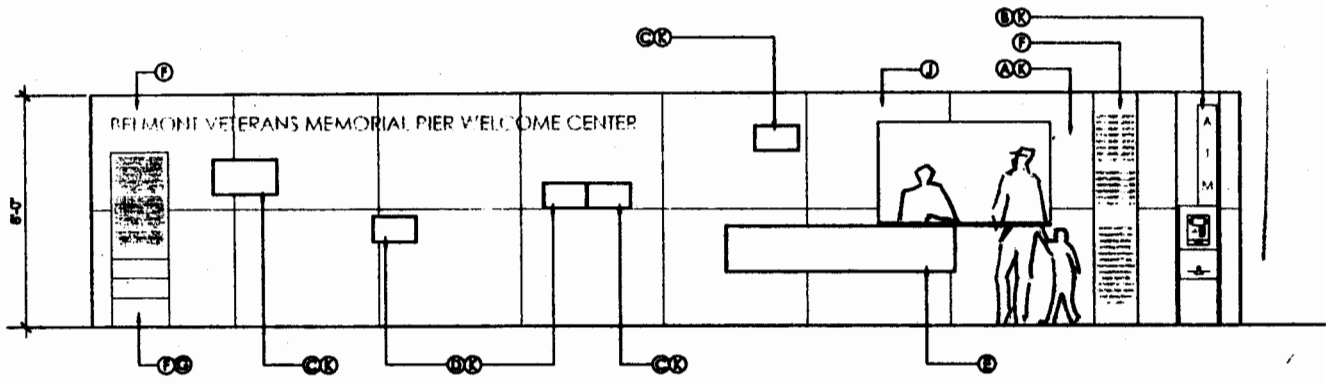
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North

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EXHIBIT # 3  
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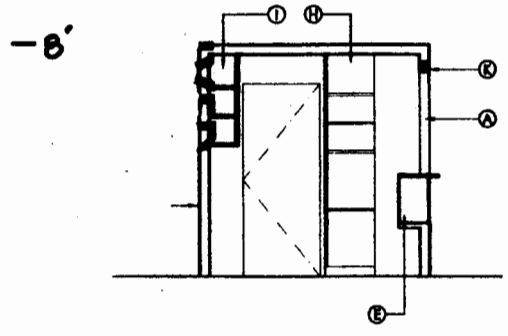


- Ⓐ INFORMATION / RETAIL WINDOW & COUNTER
- Ⓑ ATM
- Ⓒ FLAT PANEL VIDEO MONITORS
- Ⓓ FLAT PANEL INTERACTIVE TOUCHSCREEN MONITORS
- Ⓔ RETAIL DISPLAY CASE
- Ⓕ SIGNAGE
- Ⓖ LITERATURE HOLDER
- Ⓗ COMPUTER / VIDEO EQUIPMENT RACK
- Ⓘ OVERHEAD STORAGE CABINET
- Ⓝ 4' X 5' BRUSHED STAINLESS STEEL PANEL SHEATHING
- Ⓚ ROLLDOWN METAL SHUTTER

PLAN



ELEVATION



SECTION

**COASTAL COMMISSION**  
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EXHIBIT # 4  
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