

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Long Beach, CA 90802-4302  
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Filed: 9/14/2006  
49th Day: 11/2/2006  
180th Day: 3/13/2007  
Staff: CP-LB  
Staff Report: 9/21/2006  
Hearing Date: October 12, 2006  
Commission Action:

# Th5d

## STAFF REPORT: CONSENT CALENDAR

**APPLICATION NUMBER:** 5-06-318

**APPLICANT:** City of Long Beach Marine Bureau

**AGENT:** Mark Sandoval, Marine Bureau Manager

**PROJECT LOCATION:** 5489 E. Ocean Boulevard, Alamitos Bay Marina Basin Seven, City of Long Beach, County of Los Angeles.

**PROJECT DESCRIPTION:** Fence-in a portion of the paved marina parking area (until Memorial Day weekend 2007) for temporary dry-boat storage.

### **SUBSTANTIVE FILE DOCUMENTS:**

1. City of Long Beach certified Local Coastal Program (LCP), July 22, 1980.
2. Coastal Development Permit 5-93-353 (City of Long Beach, United States Sailing Center).

## SUMMARY OF STAFF RECOMMENDATION

The proposed temporary boat storage area would be utilized by sailors who have been invited to use the facilities at the United States Sailing Center (located at Marina Basin Seven) to train for the 2008 Olympic trials (See Exhibits). Five of the fifteen parking stalls that are reserved for slip-renters in Marina Basin Seven would be temporarily occupied by the proposed development. The proposed development is temporary, and will be removed before Memorial Day weekend 2007.

Staff is recommending that the Commission **APPROVE** a coastal development permit for the proposed development with special conditions that protect public access and require the restoration of project site to its pre-existing condition as a vehicle parking area prior to May 25, 2007 (the start of Memorial Day weekend). The City agrees with the recommendation. **See Page Two for the Motion.**

**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 the coastal development permit applications included on the consent calendar in accordance with the staff recommendations."*

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

**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 of the Coastal Act. 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. Removal of Development and Restoration of Marina Vehicle Parking**

Coastal Development Permit 5-06-318 permits the construction of a temporary fenced enclosure within a limited portion of the Marina Basin Seven vehicle parking area for temporary boat storage. The fence, storage container and temporary boat storage use permitted by Coastal Development Permit 5-06-318 shall be removed from the project site, and the site restored to its pre-existing condition as a vehicle parking area, prior to May 25, 2007 (the start of Memorial Day weekend).

#### **2. Public Access To and Along the Waterway**

The applicant and the approved temporary development shall not interfere with use of the public sidewalks or interfere with public access along the shoreline in the project area.

### **IV. Findings and Declarations**

The Commission hereby finds and declares:

#### **A. Project Description**

The City of Long Beach is requesting Commission authorization to use part of the Marina Basin Seven parking lot as a temporary dry-boat storage area (See Exhibits). The proposed temporary boat storage would be utilized by about twenty sailors who have been invited to utilize the facilities at the United States Sailing Center (located at Marina Basin Seven) to train for the 2008 Olympic trials (Exhibit #5). The proposed development includes the erection of a six-to-seven-foot tall chain-link fence to enclose a 54'x 26' portion (five parking stalls) of the Marina Basin Seven paved parking area (Exhibit #4). The enclosed area would be used to store about ten fifteen-foot long Olympic sailboats (which are not supposed to be stored in the water) and an 8'x'20' metal storage container that will be painted with an aquatic/waterfront and sailing theme. The City has agreed to remove the proposed enclosure and storage container from the parking lot, and restore the site to its pre-existing condition, prior to Friday, May 25, 2007 (the start of the Memorial Day weekend).

The project site, next to Marina Basin Seven, is located on the bay side of the Alamitos Bay Peninsula near 55th Place on the north side of Ocean Boulevard (Exhibit #2). Marina Basin Seven is a City-owned marina that contains 28 boat slips, twelve of which are leased to private recreational boat owners. The United States Sailing Center, which occupies most of the land area at Marina Basin Seven, utilizes the rest of boat slips in the basin (Exhibit #5). The United States Sailing Center at Marina Basin Seven was approved by the Commission on May 12, 1994 (See Coastal Development Permit 5-93-353). The United States Sailing Center is operated by a non-profit organization (Pacific Coast Sailing Foundation) and provides training facilities for High School, Collegiate, and Olympic sailors, as well as recreational programs for disabled sailors and at-risk youths. The City leases the waterfront site at Marina Basin Seven to the Pacific Coast Sailing Foundation at the rate of one dollar per year.

The fifteen-stall marina parking area reserved for slip-renters at Marina Basin Seven, where the fenced enclosure is proposed, is immediately west of the marina and the United States Sailing Center (Exhibit #5). The marina parking area abuts the sandy beach of Alamitos Bay, and is at the eastern end of a larger public beach parking lot (Bayshore Lot) that contains approximately fifty metered public parking spaces. The Leeway Sailing Center, a City-run training facility for beginning and intermediate sailors, is located approximately one thousand feet west of the site. Free on-street public parking is provided along both sides of Ocean Boulevard in this area.

The primary issue raised by the proposed project is the temporary displacement of five of the fifteen parking stalls that are reserved for the slip-renters in Marina Basin Seven. The City does not anticipate any problems with the proposed temporary use of part of the marina parking lot for boat storage (instead of vehicle parking) for the following reasons:

- The proposed project does not coincide with the peak summer season and all fifteen slip-renter parking stalls would be restored for vehicle parking prior to May 25, 2007 (the start of Memorial Day weekend).
- Except during the peak summer beach use periods, there is an abundance of free public parking along both sides of Ocean Boulevard in the immediate area of Marina Basin Seven.
- Only twelve of the 28 slips in Marina Basin Seven are leased to recreational boaters, so the remaining ten slip-renter parking stalls will be adequate meet the parking demands of the small marina until Memorial Day weekend 2007.
- The U.S. Sailing Center has agreed not to occupy the ten remaining parking stalls while the proposed temporary dry-boat storage area occupies part of the Marina Basin Seven parking area.

Therefore, as conditioned, the proposed project will have no negative effects on coastal access or other coastal resources. The proposed project, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act.

#### **B. Public Access & Recreation**

The public currently has access along the shoreline at the project site. The proposed project will not interfere with public access along the shoreline. 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.

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.

**C. Development**

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

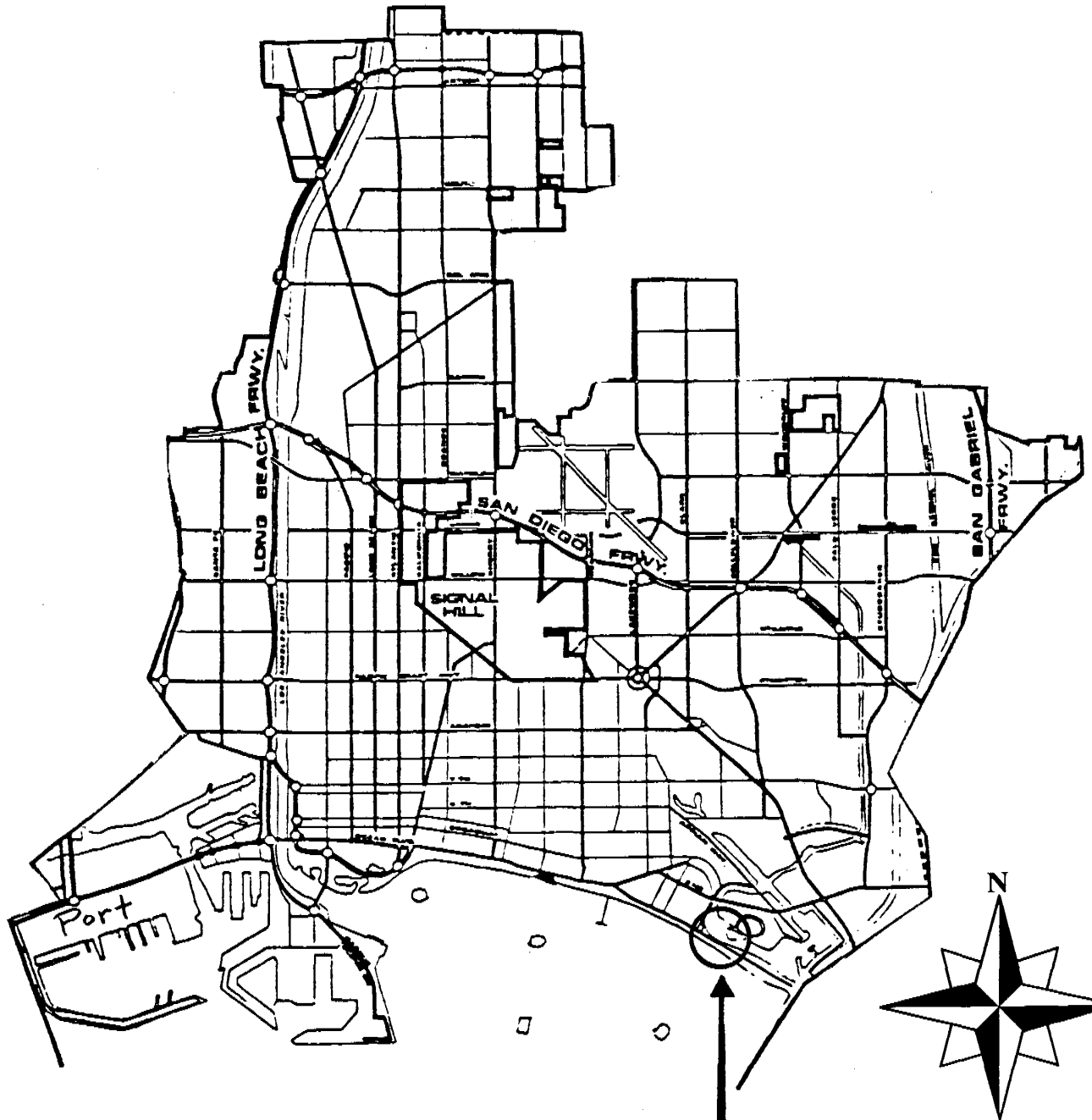
**D. Local Coastal Program**

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.

**E. 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.

# City of Long Beach



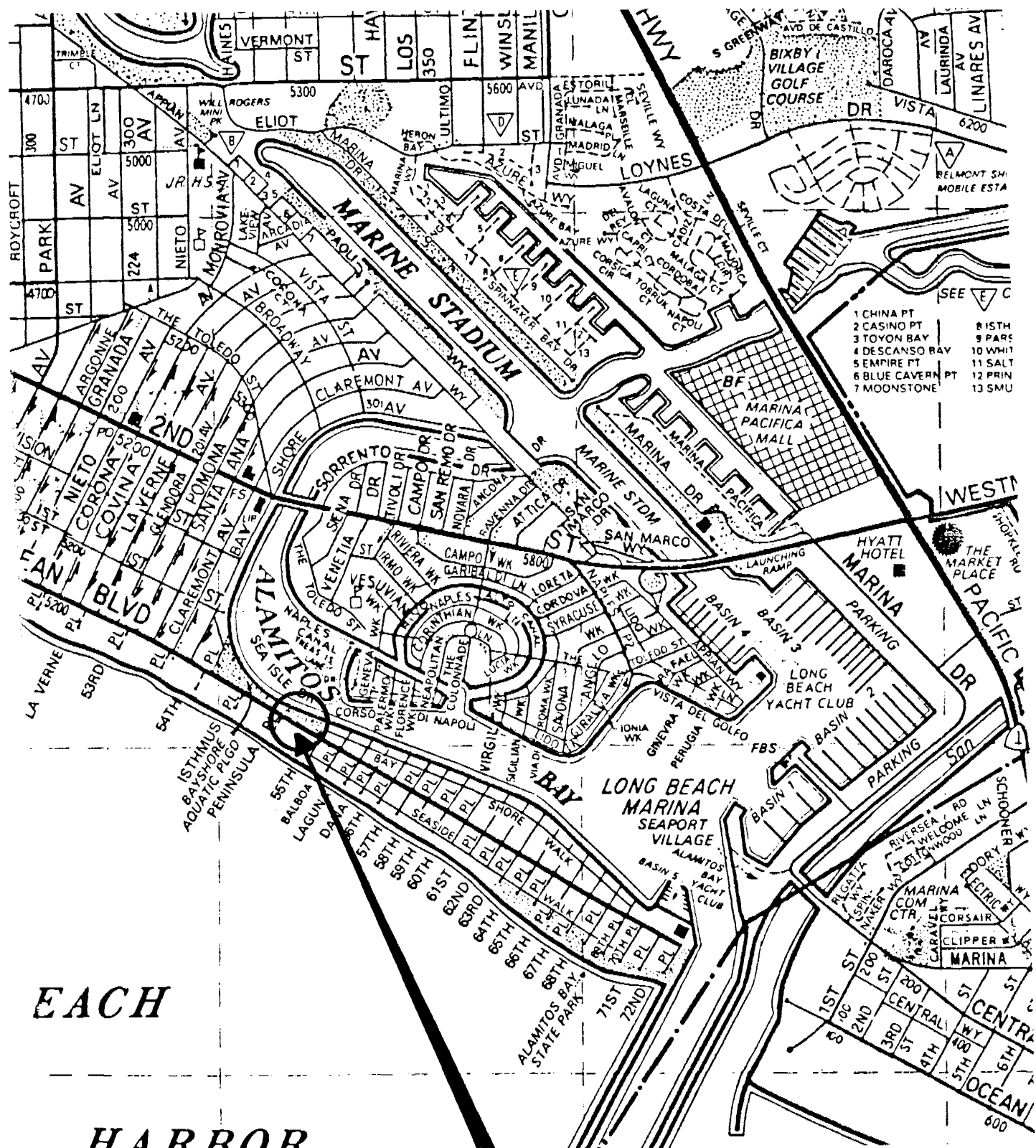
U.S. Sailing Center

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EXHIBIT # 1

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- 1 CHINA PT
- 2 CASINO PT
- 3 TOYON BAY
- 4 DESCANSO BAY
- 5 EMPIRE PT
- 6 BLUE CAVERN PT
- 7 MOONSTONE
- 8 5TH
- 9 PARS
- 10 WHIT
- 11 SALT
- 12 PRIN
- 13 SMU

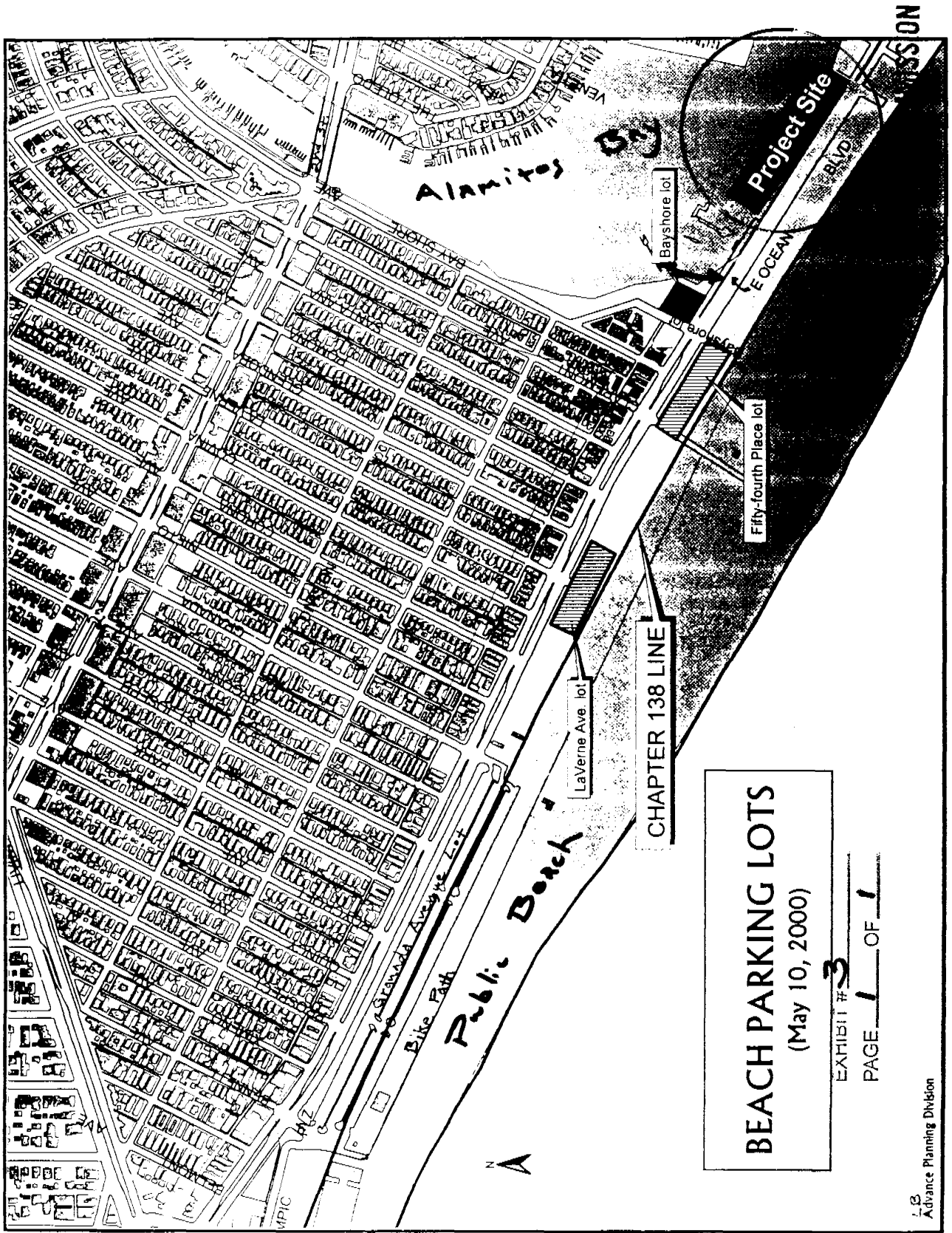
EACH

HARBOR

Site  
U.S. Sailing Center



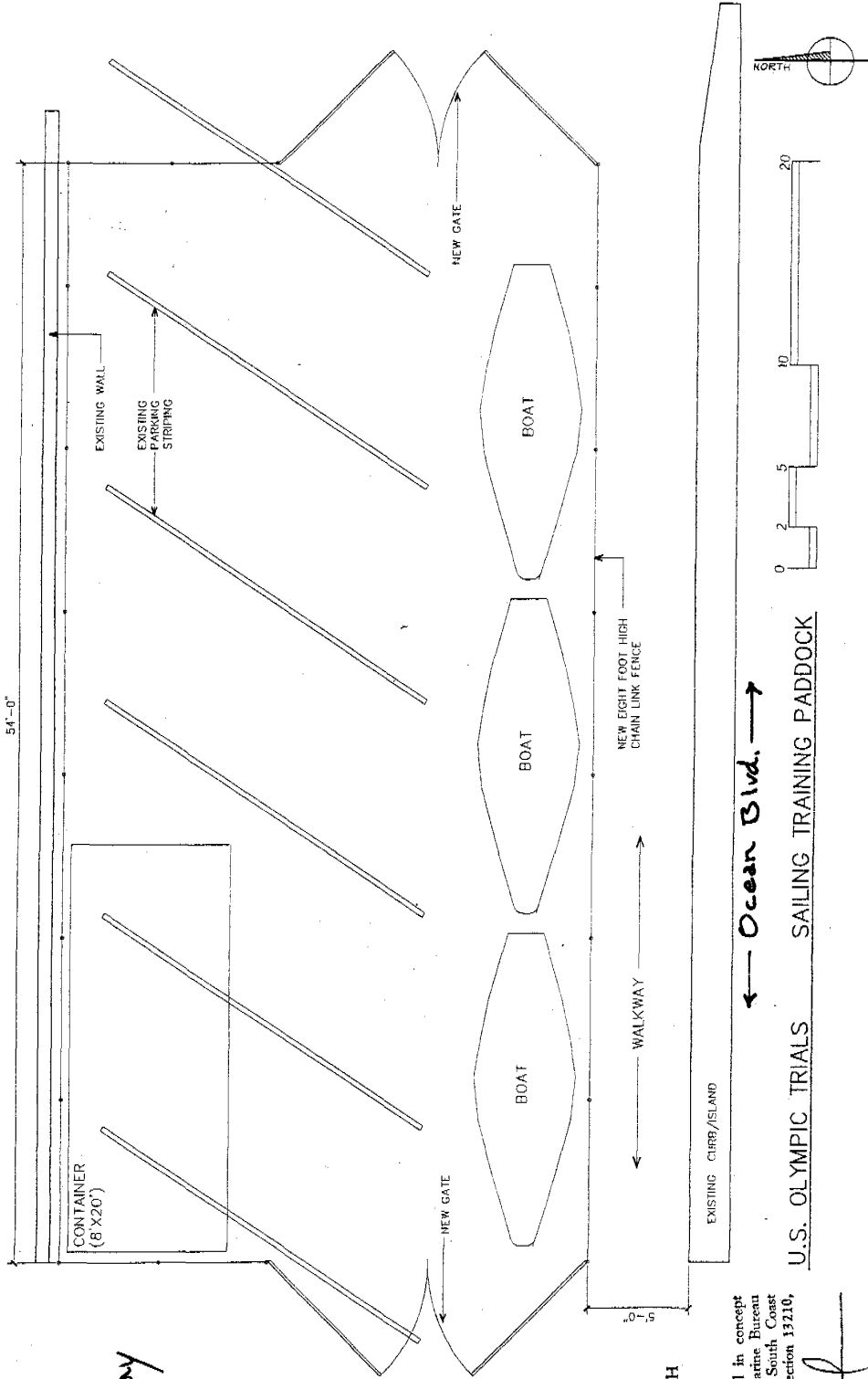
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 EXHIBIT # 2  
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**BEACH PARKING LOTS**  
 (May 10, 2000)

EXHIBIT # 3  
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54'-0"

CONTAINER  
(8 X 20)

EXISTING WALL

EXISTING  
PARKING  
STRIPING

NEW GATE

NEW GATE

BOAT

BOAT

BOAT

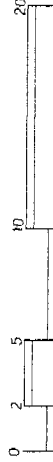
WALKWAY

NEW EIGHT FOOT HIGH  
CHAIN LINK FENCE

EXISTING CURB/ISLAND

← Ocean Blvd. →

SAILING TRAINING PADDOCK



T<sub>2</sub>  
Beach & Bay

CITY OF LONG BEACH  
MARINE BUREAU

Approval in Concept

These plans have received approval in concept only by the city of Long Beach Marine Bureau as required for application to the South Coast Regional Commission, pursuant to Section 13210, Public Resources Code.

Date: 7/11/11 By: *[Signature]*

CITY OF LONG BEACH  
DEPARTMENT OF PLANNING AND BUILDING

APPROVAL IN CONCEPT

These plans have received approval in concept only by the city of Long Beach as required for application to the South Coast Regional Commission, pursuant to Section 13210, Public Resources Code.

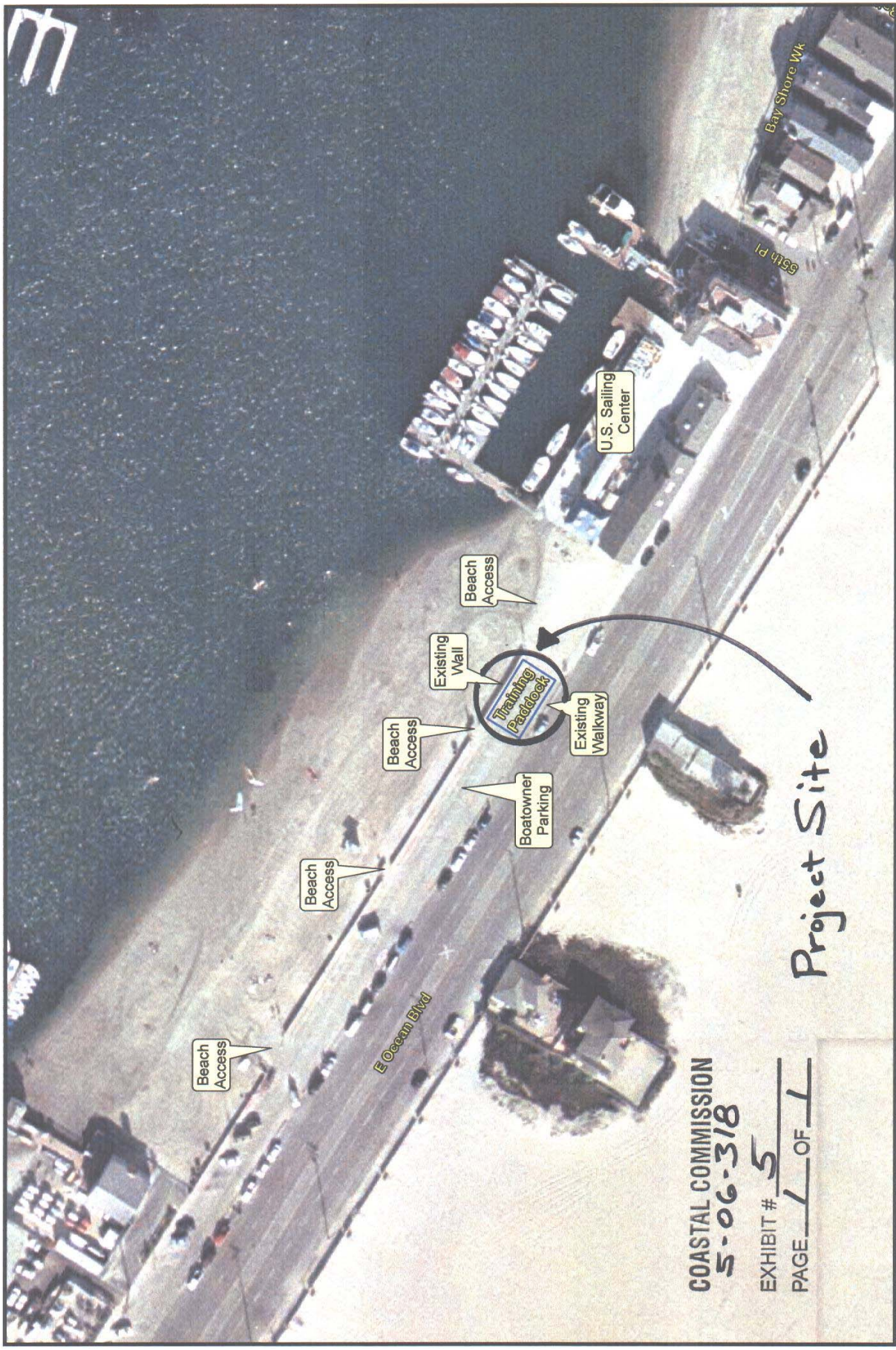
Date: 8/9/11 By: *[Signature]*

Proposed Plan

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EXHIBIT # 4

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Project Site



# U.S. Olympic Trials Sailing Training Paddock

