

CALIFORNIA COASTAL COMMISSION

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



Filed: 3/21/06
49th Day: 5/09/06
180th Day: 9/17/06
Staff: Al Padilla-LB
Staff Report: 4/18/06
Hearing Date: 5/10-12/06
Commission Action:

W 5h

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-06-041

APPLICANT: California Department of Parks and Recreation

PROJECT LOCATION: Los Lions Drive, Pacific Palisades

PROJECT DESCRIPTION: Replace existing monument sign near entrance with two new monument signs on either side of entrance road, restroom facility, shunt (12 inch reinforced concrete pipe to divert storm runoff from an existing storm drain line to an existing reconstructed drainage course), native demonstration garden, interpretive signs, and landscaping with native vegetation.

Lot Area:	35 acres
Zoning:	Open space
Ht above final grade:	14 feet

SUBSTANTIVE FILE DOCUMENTS: Final Initial Study Mitigated negative Declaration, Topanga State Park Public Use Improvements.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed development with no special conditions.

I. STAFF RECOMMENDATION:

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

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

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

RESOLUTION TO APPROVE THE PERMIT:

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

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS: None

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

Replace existing monument sign near entrance with two new monument sign on either side of entrance road, restroom facility, shunt (12 inch reinforced concrete pipe to divert storm runoff from an existing storm drain line to an existing reconstructed drainage course), interpretive signs, native demonstration garden, and landscaping disturbed areas with native vegetation, at Los Liones Canyon within Topanga State Park.

Two new monument signs, with side stone column and wooden display, measuring approximately 6 and 8 feet in height, will be located along Los Liones Drive, approximately 450 feet from Sunset Boulevard. The existing 4½ foot high monument sign, located in approximately the same location, will be removed.

The new restroom will be Americans with Disabilities Act (ADA) compliant and match the existing restrooms in design. The restroom will be located near the existing trailhead and parking lot located in the western portion of the canyon.

The shunt will redirect a portion of the water from an existing storm drain to a previously constructed dry creek bed, that was constructed as part of park improvements approved by the Commission in 1997 (CDP No. 5-97-401). The shunt will be located near the trail entrance in the western portion of the canyon. Construction will include trenching for the pipe to connect to the existing storm drain and to the existing drainage course, a distance of approximately 140 feet. The trench will be backfilled and planted with native vegetation. The purpose of the shunt is to divert water from the storm drain system into the constructed creek bed during high water flows to minimize irrigation of the replanted native vegetation along the creek bed, and recharge the aquifer.

The demonstration garden will consist of native plants that have historically populated the canyon and surrounding area. The garden will be located adjacent to the park's amphitheater and will have access from existing trails.

Los Liones Canyon is located just off of Sunset Boulevard, approximately 1/3 mile from Will Rogers State Beach. The 35 acre parcel is an entrance way to the 7,830 acre Topanga State Park.

In 1997, the Commission approved a coastal development permit (No. 5-97-401) for the construction of an entranceway, reconstruction of a drainage course, hiking trails, amphitheater, two trailer pads, a monument sign, restrooms, interpretive panels, shade ramadas picnic tables, landscaping with native plants, and parking. The improvement plan was designed to develop an unused and degraded portion of Topanga State Park into an urban recreational use area for day use picnicking, hiking, and instructional school programs. The proposed improvements are consistent with the existing use of the park.

B. Access

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. Recreation

The proposed development, as submitted, does not interfere with public recreational use of coastal resources and conforms with Sections 30210 through 30214 and Sections 30220 through 30223 of the Coastal Act regarding the promotion of public recreational opportunities.

D. Habitat

The proposed development will have no significant adverse impact on adjacent habitat, recreation areas, or parks. Therefore, the Commission finds that the project conforms with Section 30240(b) of the Coastal Act.

E. 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 Pacific Palisades area of the City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. As proposed the development will be consistent with Chapter 3 of the Coastal Act. The proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project 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 of the Coastal Act.

F. California Environmental Quality Act.

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

630

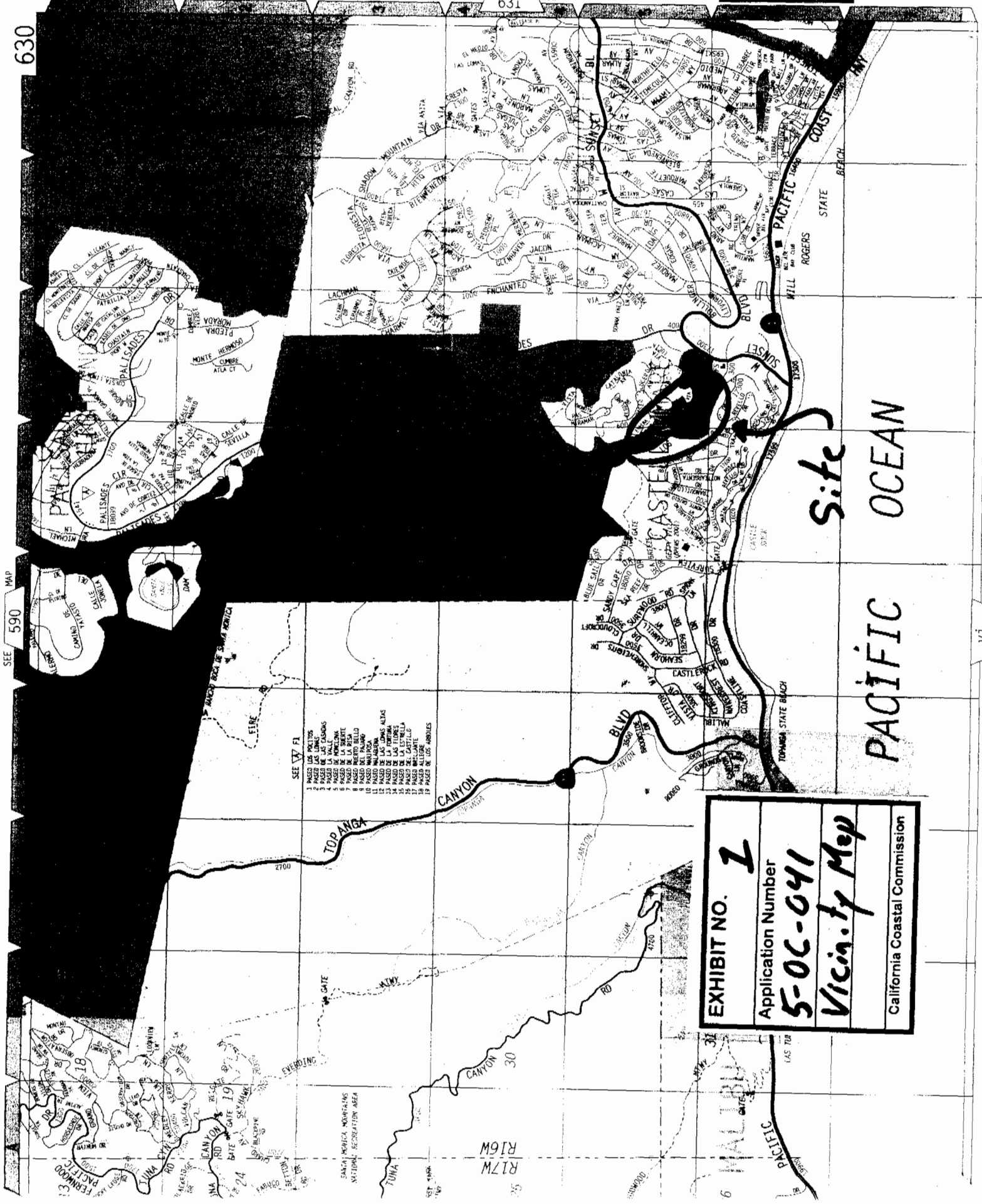
SEE 631 MAP

SEE 590 MAP

- SEE V F1
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EXHIBIT NO. 1
Application Number 5-OC-641
Vicinity Map
California Coastal Commission

Site
PACIFIC OCEAN



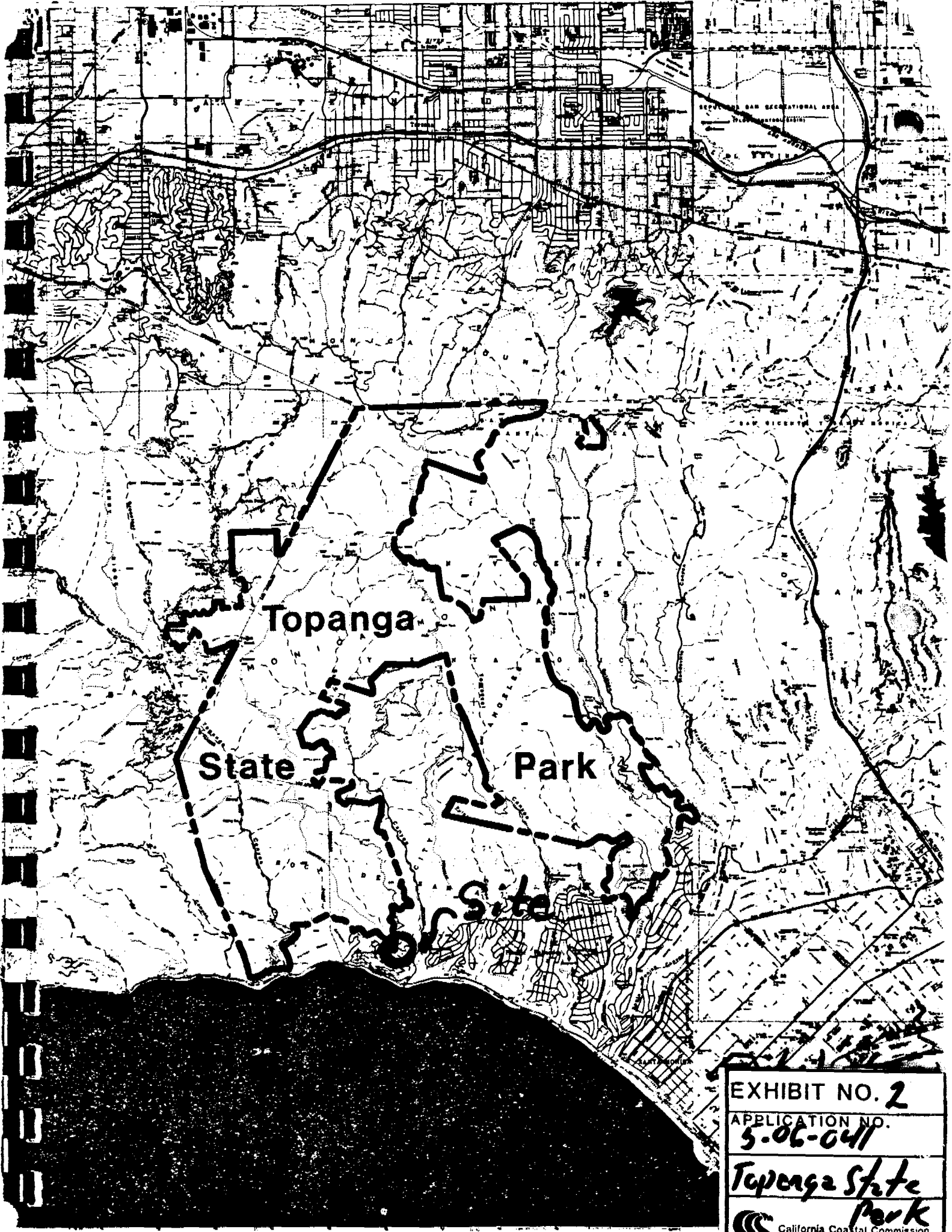



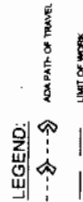
EXHIBIT NO. 2
APPLICATION NO. 5-06-041
Topanga State Park
 California Coastal Commission



	DATE	TIME	BY	REASON FOR ACCESSION COMPLIANCE REVIEW	DATE	TIME	BY	REASON FOR	DESIGNED BY	VCD	DRAWN BY	VCD	CHECKED BY	VCD	DATE	7/17/97
										REVISIONS						
										A DATE						

PROJECT NUMBER
915-572-7840

SHEET NO
SP-1.0
8 OF 38



NOTES:

1. PROTECT IN PLACE ALL EXISTING SITE ELEMENTS UNLESS DIRECTED OTHERWISE
2. ENTRY TO SITE IS FROM LOS ANGELES DRIVE. ALL CONSTRUCTION VEHICLES SHALL BE PARKED IN DESIGNATED PARKING AREA UNLESS USED IN A CONSTRUCTION RELATED TASK. SECURITY AND SAFETY OF STAGING AREA SHALL BE CONTRACTORS RESPONSIBILITY.

FUNCTIONS SHALL BE MAINTAINED 100% OPERABLE DURING CONSTRUCTION, WITH THE EXCEPTION BARRING OFF ACCESS TO A



SCALE (11 X 17): 1"=200'-0"
SCALE (22 X 34): 1"=100'-0"

KNES CANYON: SITE PLAN

EXHIBIT NO. 3

Application Number

5-06-041
Site Plan

California Coastal Commission



SOUTHERN SERVICE
CENTER
8885 RIO SAN DIEGO DR,
SUITE # 270
SAN DIEGO, CA 92108
PHONE: 619 220-5300
FAX: 619 220-5400

DSA/DPR MOU - 8.01
ACCESSIBILITY REVIEW

CERTIFICATION #

Reviewed by Date

CALIFORNIA STATE FIRE
MARSHAL APPROVED:
Approval of this plan does not
authorize or approve any omission
of deviation from applicable
regulations. Final approval is
subject to field inspection. One set
of approved plans shall be available
on the project site at all times.

Reviewed by Date

REVISIONS

△ DATE

TOPANGA SP
PUBLIC USE IMPROVEMENTS
ACCESSIBLE COMFORT
STATION

DESIGNED:

DRAWN:

REVIEWED BY:

DATE:

PROJECT NUMBER

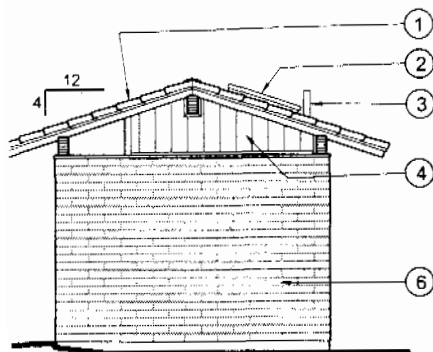
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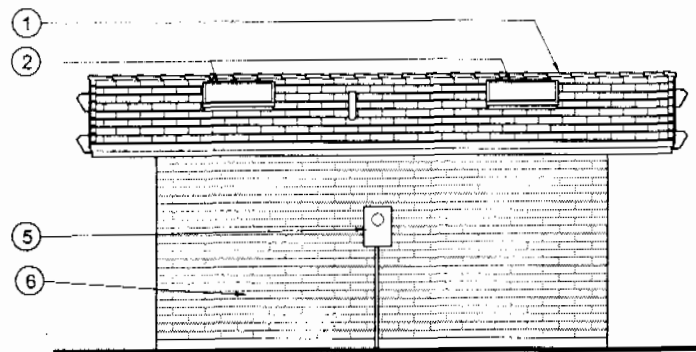
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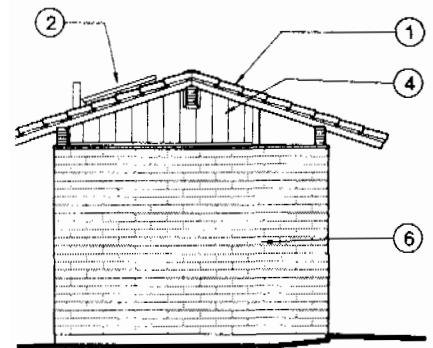
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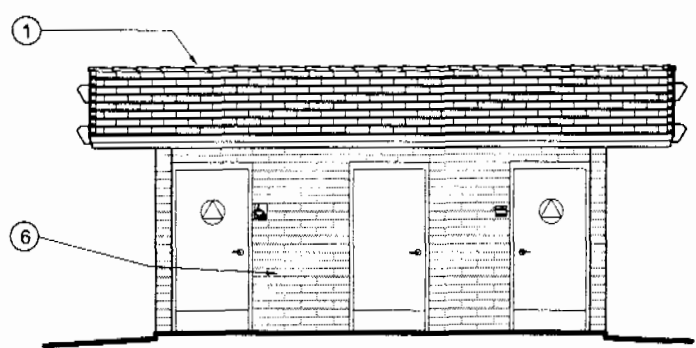
RIGHT SIDE ELEVATION



REAR ELEVATION

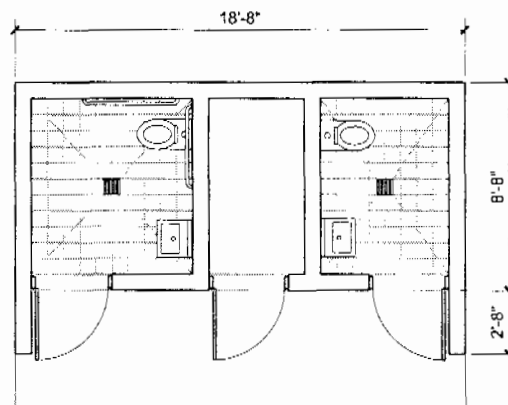


LEFT SIDE ELEVATION



FRONT ELEVATION

- ① CONCRETE TILE ROOF
- ② SKYLIGHTS
- ③ VENT
- ④ PLYWOOD SIDING
- ⑤ ELECTRIC METER
- ⑥ SPLIT FACE CONCRETE MASONRY UNITS



FLOOR PLAN

EXHIBIT NO. 4

Application Number

5-06-0411

Comfort
Station

ATION - LOS LIONES CANYON

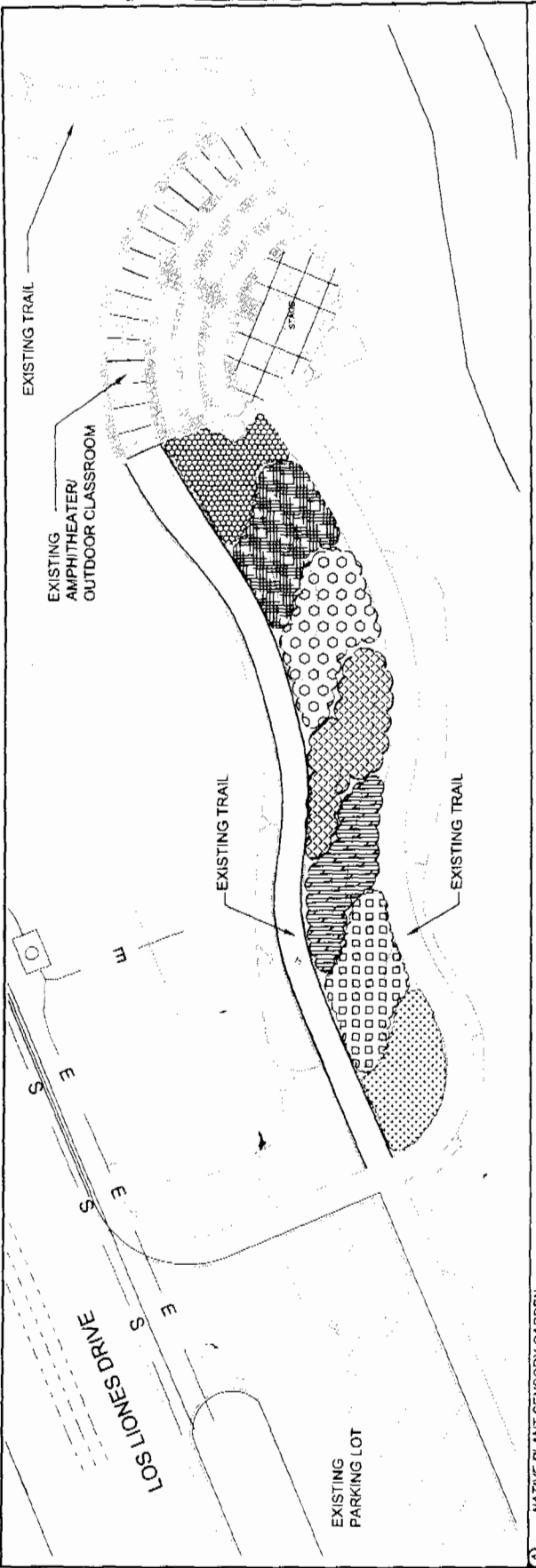
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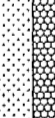
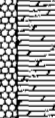



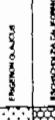


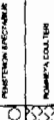

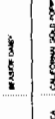


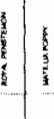
1. The Contractor shall submit the following information to the Engineer at the time the bid is submitted: a. A list of all the work items to be included in the bid. b. A list of all the work items to be excluded from the bid. c. A list of all the work items to be included in the bid, but for which the Contractor is not responsible. d. A list of all the work items to be included in the bid, but for which the Contractor is not responsible, and for which the Contractor is not responsible.	Approved by _____ Date _____
	Approved by _____ Date _____
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TOPANGA STATE PARK
PUBLIC USE IMPROVEMENTS
LOS LIONES CANYON:
NATIVE PLANT SENSORY GARDEN PLAN,
NOTES AND DETAILS

PROJECT NUMBER
915-572-7840

SHEET NO.
L-1.0
19 OF 39



PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	DETAIL
	CONIOPELUS AGRIARIA	SANT CORONADO	1 GALLON	10' ON CENTRE	SEE DETAIL A & B
	FRAXINUS OXYCORYS	BUR OAK	4" POT	10' ON CENTRE	SEE DETAIL A & B
	ESCHERICHIA CALIFORNICA	CALIFORNIA GOLD POPPY	4" POT	10' ON CENTRE	SEE DETAIL A & B
	LUPINUS ALBIFLORA	EVERGREEN LUPINE	1 GALLON	10' ON CENTRE	SEE DETAIL A & B
	MAKALIA PUNICELLA	COAST RED POMEANITA OAK	30" ON CENTRE	10' ON CENTRE	SEE DETAIL A & B
	FRAXINUS OXYCORYS	BUR OAK	1 GALLON	10' ON CENTRE	SEE DETAIL A & B
	MAKALIA PUNICELLA	COAST RED POMEANITA OAK	30" ON CENTRE	10' ON CENTRE	SEE DETAIL A & B
	FRAXINUS OXYCORYS	BUR OAK	1 GALLON	10' ON CENTRE	SEE DETAIL A & B
	MAKALIA PUNICELLA	COAST RED POMEANITA OAK	30" ON CENTRE	10' ON CENTRE	SEE DETAIL A & B
	FRAXINUS OXYCORYS	BUR OAK	1 GALLON	10' ON CENTRE	SEE DETAIL A & B
	MAKALIA PUNICELLA	COAST RED POMEANITA OAK	30" ON CENTRE	10' ON CENTRE	SEE DETAIL A & B
	FRAXINUS OXYCORYS	BUR OAK	1 GALLON	10' ON CENTRE	SEE DETAIL A & B
	MAKALIA PUNICELLA	COAST RED POMEANITA OAK	30" ON CENTRE	10' ON CENTRE	SEE DETAIL A & B
	FRAXINUS OXYCORYS	BUR OAK	1 GALLON	10' ON CENTRE	SEE DETAIL A & B
	MAKALIA PUNICELLA	COAST RED POMEANITA OAK	30" ON CENTRE	10' ON CENTRE	SEE DETAIL A & B

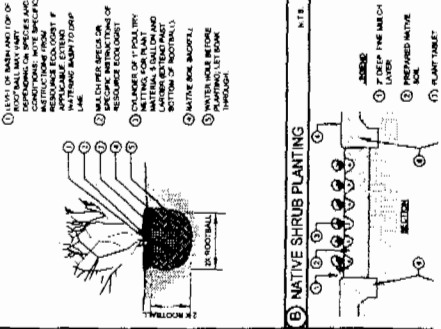
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EXHIBIT NO.	5
Application Number	5-06-041
Native Plant	
Restoration	
California Coastal Commission	



ACQUISITION AND
DEVELOPMENT DIVISION
SOUTHERN SERVICE CENTER
1000 S. MAIN STREET
SUITE 270
SAN ANTONIO, TEXAS 78205
PHONE 512 225-5300
FAX 512 225-5400

DESIGNED	VCD
DRAWN	VCD
CHECKED	VCD
DATE	7/22/27

REVISIONS	
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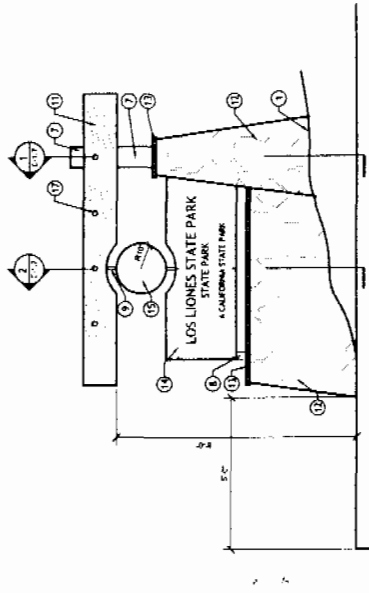
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PROJECT NUMBER	515-572-7840
SHEET NO.	C-1.5
14 OF 38	

TOPANGA STATE PARK
PUBLIC USE IMPROVEMENTS
LOS LIONES CANYON
ENTRANCE MONUMENT SIGNAGE
PLANS, SECTION/ELEVATION AND NOTES

KEYNOTES

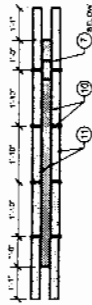
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ELEVATION - ENTRY

5

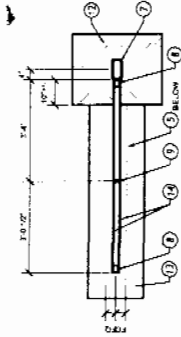
SCALE: 11x17 1/4" = 1'-0"
22x34 1/2" = 1'-0"



PLAN/SECTION - ENTRY

1

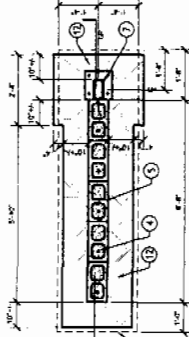
SCALE: 11x17 1/4" = 1'-0"
22x34 1/2" = 1'-0"



PLAN/SECTION - ENTRY

2

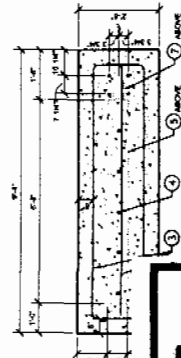
SCALE: 11x17 1/4" = 1'-0"
22x34 1/2" = 1'-0"



WALL PLAN - ENTRY

3

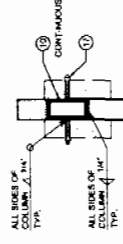
SCALE: 11x17 1/4" = 1'-0"
22x34 1/2" = 1'-0"



N PLAN - ENTRY

6

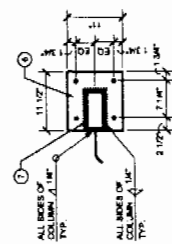
SCALE: 11x17 1/4" = 1'-0"
22x34 1/2" = 1'-0"



COLUMN SECTION

7

SCALE: 11x17 1/2" = 1'-0"
22x34 1/2" = 1'-0"



COLUMN SECTION

8

SCALE: 11x17 1/2" = 1'-0"
22x34 1/2" = 1'-0"

EXHIBIT NO. C

Application Number

5-06-041

Entry Sign

California Coastal Commission