

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
300 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

Th5a



Staff: E.Stevens - LB
Date: October 2, 2019

ADMINISTRATIVE PERMIT

Application No. **5-19-0182**

Applicant: **County of Los Angeles, Department of Beaches and Harbors**

Project

Description: Substantial demolition of the existing one-story, 1,210 sq. ft., 12 ft. high office building and construction of a one-story 2,600 sq. ft., 19.5 ft. high office building and installation of a temporary office trailer during construction activities.

Project

Location: Dockweiler State Beach RV Park, 12001 Vista Del Mar, Playa Del Rey, City of Los Angeles (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:

Chula Vista City Council Chambers
276 Fourth Avenue
Chula Vista, CA 91910
9:00 AM

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.

JOHN AINSWORTH
Executive Director

By: Eric Stevens
Title: Coastal Program Analyst

STANDARD CONDITIONS

This permit is granted subject to the following 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 the Commission voted on the application. 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 PAGES 6 THROUGH 9.

EXECUTIVE DIRECTOR'S DETERMINATION:

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 proposed project involves the substantial demolition of the existing one-story, 1,210 sq. ft., 12 ft. high office building and construction of a one-story 2,600 sq. ft., 19.5 ft. high office building at Dockweiler State Beach Recreation Vehicle Park ("RV Park") ([Exhibits 1 and 2](#)). In addition, the expansion of greater than 50% of the sq. ft. of the existing office building, the applicant proposes to demolish greater than 50% of the existing roof structure, exterior walls, and foundation. A slab foundation is proposed for the retained, modified, and expanded portions of the new structure. The new building will include a large accessible lobby, office space with an accessible kitchen for employees, vehicle storage garage (RV park sweeper and electric vehicle), non-vehicle storage areas, and ADA compliant public restrooms and showers. The expanded structure will be located entirely on existing developed area and will not impact any sandy beach area ([Exhibit 3](#)). The expanded structure will, in part, support the increased usage of the Park resulting from the 19 new campervan spaces approved by the Commission in August 2019 (Ref: 5-19-0122). **Special Condition 1** requires that the permittee undertake and maintain the development in conformance with the special conditions of the permit and the final plans. **Special Condition 5** requires the permittee to provide the Executive Director with copies of any local permits required for the project and with a letter of permission from the California Department of Parks and Recreation, or evidence that no permission is required.

As proposed, the work will take approximately six to nine months. Installation of a temporary office trailer during construction activities is proposed. The construction trailer will displace six existing parking spaces to the north of the existing building which are primarily used for staff parking. During construction, staff will park along the inland perimeter of the park. A maximum of two existing RV spaces directly adjacent to the south of the building will be displaced for placement of a portable toilet, a concrete truck wash out area, and dumpsters. Additionally, a six ft. high chain link fence will be installed around the project site during construction. Following completion of construction, ten staff parking spaces (including one ADU space) will be located adjacent to the north side of the building and the affected RV spaces will be opened to the public again. The proposed office building expansion will not permanently displace any existing RV spaces.

The project site is located within Dockweiler State Beach, along the base of the seaward embankment of Vista Del Mar (public right-of-way) in the Playa del Rey and El Segundo Dunes planning area of the City of Los Angeles, just southwest of the Los Angeles Hyperion Water Reclamation Plant. Specifically, the project site is located directly adjacent to the northernmost RV spaces. Dockweiler State Beach is bordered to the north by Ballona Creek and Venice, to the

south by El Segundo and Manhattan Beach, to the east by Los Angeles International Airport (LAX), and to the west by the Pacific Ocean. The beach lies directly under the flight path of LAX. The Vista Del Mar public right-of-way is approximately 50 to 55 feet above mean sea level and supported by a sandy bluff which rises approximately 25 feet above the beach. Southern foredune habitat areas exist along the base of the bluff and along the perimeter of the RV Park. An approximately 600-foot wide sandy beach and a meandering public bicycle pathway exist seaward of the southern foredunes.

The Playa del Rey south area of the City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. The standard of review for development within the Commission's original permit jurisdiction is Chapter 3 of the Coastal Act.

B. WATER QUALITY

The proposed work will be occurring adjacent to coastal waters and the public beach. The storage or placement of construction material, debris, or waste in a location where it could be discharged into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction related impacts on water quality, the Commission imposes **Special Condition 2** 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 to Sections 30230 and 30231 of the Coastal Act.

C. PUBLIC ACCESS

Dockweiler State Beach is one of the most visited State Beaches in California. Major transportation corridors or regional connections including the 105 Freeway/Imperial Highway, Culver Boulevard, Manchester Avenue, and the coastal route, Vista Del Mar, link inland areas directly to the State Beach. The beach contains restroom and concession facilities, playground areas, volleyball courts, fire rings, regional bicycle path, and RV campground facilities. The regional bike path, the Marvin Braude Bicycle Trail, connects Torrance Beach to the Pacific Palisades, crossing every coastal city/town in Santa Monica Bay. 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.

D. HAZARDS

The proposed project site is located within an existing developed area/parking lot adjacent to Dockweiler State Beach. Due to its beachfront location, the project site must be examined for the potential for erosion, flooding, wave attack and wave runup hazards, including consideration of potential impacts due to severe storm events. Moreover, these hazards may be exacerbated by expected future sea level rise, which must also be considered. Using the methodology recommended by the 2018 update of the Ocean Protection Council (OPC) SLR Guidance, the projected SLR ranges for the proposed project are tailored to the nearest NOAA tide gauge, projected lifespan of the project, and risk aversion scenario. The applicant estimates that the lifespan of the proposed office building is fifty years. The nearest NOAA tide gauge to Playa Del Rey is located in Santa Monica. For this area, the expected medium-high risk SLR projection for year 2070 is 3.3 ft. In this case, the

beach area abutting the project site is a broad breach, approximately 300- to 600- feet in width. The wide sandy beach seaward of the project site will offer some protection against wave uprush and flooding hazards. According to CoSMoS projections of flooding due to 3.3 ft. of SLR and a 100-year storm, the subject site is not expected to be impacted ([Exhibit 4](#)). In addition, the county has obtained Commission approval to construct seasonal sand berms on Dockweiler State Beach to prevent flooding from winter storm events, which will provide further protection for the proposed structure (Ref: CDP No. 5-14-1345).

Given the proposed development is being sited on an oceanfront area, there is a potential that it may be affected by coastal hazards at some point in the future due to sea level rise as discussed above. To ensure that the proposed project is consistent with Sections 30235 and 30253 of the Coastal Act, and to ensure that the proposed project does not result in future adverse effects to coastal processes, the Commission imposes **Special Condition 3**, which requires the applicant to waive any rights that it may have to construct such a device, excluding temporary sand berms approved pursuant to a valid CDP. This condition is necessary because it is difficult to completely predict with certainty what conditions the proposed development may be subject to in the future, and if the site does become vulnerable to wave attack or flooding, a shoreline protective device may not be the appropriate response to such hazards. The Commission also requires that the applicant remove the development approved in this coastal development permit if any government agency has ordered that the development be removed due to wave uprush and flooding hazards. In addition, in the event that portions of the development are destroyed on the beach before they are removed, the applicant shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit. **Special Condition 4** ensures that the risks to life and property from constructing the development in an area potentially subject to coastal hazards will be minimized, as required by Section 30253 of the Coastal Act.

Therefore, as proposed and conditioned, the development conforms to Sections 30235 and 30253 of the Coastal Act.

E. VISUAL RESOURCES

The proposed development will be located within Dockweiler State Beach. The scenic and visual qualities that must be protected in this area consist of: the views to and along the beach; the public views from Vista Del Mar (the major coastal route directly above and parallel to this stretch of beach) to the beach and ocean; and the views across the beach to the ocean of headlands, dunes, and Vista Del Mar bluffs. Vista Del Mar is approximately 25 ft. above Dockweiler State beach. Because of the limited development and location of Vista Del Mar above the beach, the area along the roadway offers uninterrupted ocean views along most of its length. The increased height of the office building will result in minor impacts to public views of the beach and potentially the ocean while driving on Vista Del Mar. However, there is no area to stop on Vista Del Mar to observe views and there is no pedestrian route on Vista Del Mar. Therefore, the proposed development does not present a significant visual impact to the scenic resources. As proposed, the development conforms to Section 30251 of the Coastal Act.

F. LOCAL COASTAL PROGRAM (LCP)

The Playa del Rey south area of the City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. The standard of review for development on the site is Chapter 3 of the Coastal Act. As conditioned, the proposed development is consistent with the Chapter 3 policies of the Coastal Act.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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.

SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Permit Compliance.** The permittees shall undertake and maintain the development in conformance with the special conditions of the permit and the final plans, dated June 10, 2019, approved by the Executive Director. Any proposed changes to the approved plans shall be reported 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. No changes to the approved plans shall occur without a Commission-approved permit amendment unless the Executive Director determines that no permit amendment is required.
2. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris**

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

- A. No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- B. No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- C. Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.

- D. Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
 - E. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
 - F. The permittee(s) shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
 - G. Debris shall be disposed of 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 legally required.
 - H. 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.
 - I. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
 - J. The discharge of any hazardous materials into any receiving waters shall be prohibited.
 - K. Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
 - L. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
 - M. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
3. **No Future Shoreline Protective Device.**
- A. By acceptance of this permit, the permittee(s) agrees, on behalf of itself and all other successors and assigns, that the project is new development for which there is no right to shoreline protection and hereby waives on behalf of itself, and all other successors and assigns, any rights that may exist under applicable law to construct a shoreline protective

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device, excluding temporary sand berms approved pursuant to a valid CDP, to protect the development approved pursuant to Coastal Development Permit No. 5-19-0182, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, flooding, sea level rise, or other natural hazards in the future.

- B. By acceptance of this permit, the applicant further agrees, on behalf of itself and all successors and assigns, that the County of Los Angeles is required to remove the development authorized by this permit, including the mixed use commercial/residential, garage, foundations, and hardscape if the any other government agency with legal jurisdiction has issued a final order, not overturned through any appeal or writ proceedings, determining that the structures are currently and permanently unsafe for occupancy or use due to coastal hazards and that there are no measures that could make the structures suitable for habitation or use without the use of bluff or shoreline protective devices.
- C. In the event that portions of the development fall to the beach before they are removed, the County of Los Angeles shall remove all recoverable debris associated with the development from the beach and/or ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit. Prior to removal, the permittee shall submit two copies of a Removal Plan to the Executive Director for review and written approval. The Removal Plan shall clearly describe the manner in which such development is to be removed and the affected area restored so as to best protect coastal resources, including the beach and Pacific Ocean.
- D. **WITHIN 30 DAYS OF COMMISSION ACTION ON THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

4. **Assumption of Risk, Waiver of Liability and Indemnity.**

- A. By acceptance of this permit, the permittee acknowledges and agrees (i) that the site may be subject to hazards from flooding, sea level rise, erosion and wave uprush; (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. **WITHIN 30 DAYS OF COMMISSION ACTION ON THE COASTAL DEVELOPMENT PERMIT**, the permittees shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.
5. **OTHER STATE OR LOCAL AGENCY PERMITS. PRIOR TO COMMENCEMENT OF CONSTRUCTION**, permittee shall provide to the Executive Director a copy of any additional local permits that are required and a letter of permission from the California Department of Parks and Recreation, or evidence that no permission is required. The permittee shall inform the Executive Director of any changes to the project required by the California Department of Parks and Recreation. Such changes shall not be incorporated into the project until the permittee obtains a Commission amendment to this coastal development permit, unless the Executive Director issues a written determination that no amendment is legally required.

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.

Applicant's Signature

Date of Signing