

## **CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CA 90802-4830  
(562) 590-5071



# **Th6e**

**5-22-0483 (Hermosa Beach Public Works Department)**

**August 11, 2022**

## **EXHIBITS**

### **Table of Contents**

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Photos of Pier Bents and Pile Cap

Exhibit 3 –Project Plans

Exhibit 4 – Construction Staging and Pier Access Plan



**Project Location**

**Hermosa Beach**

**Redondo Beach**

California Coastal Commission

5-22-0483

Exhibit 1

Page 1 of 2

An aerial photograph of a coastal area. On the left, dark blue ocean waves with white foam break onto a wide, light-colored sandy beach. A long, narrow pier extends from the beach into the water. To the right of the beach is a row of buildings, including a large white building and several smaller structures. A large orange rectangle is drawn over the pier and the buildings, with the text "Project Site" written in orange with a black outline across it.

**Project Site**

# Photo of Pier Bents



# Photo of Pier Pile Cap



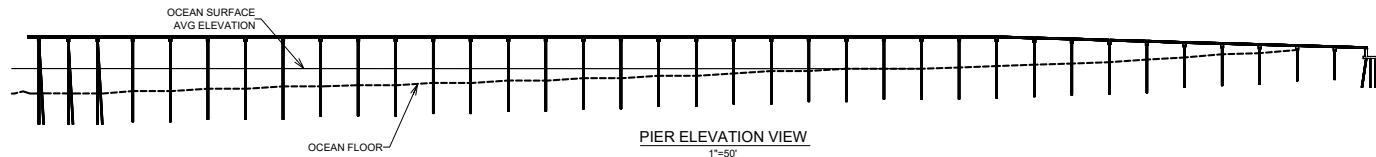
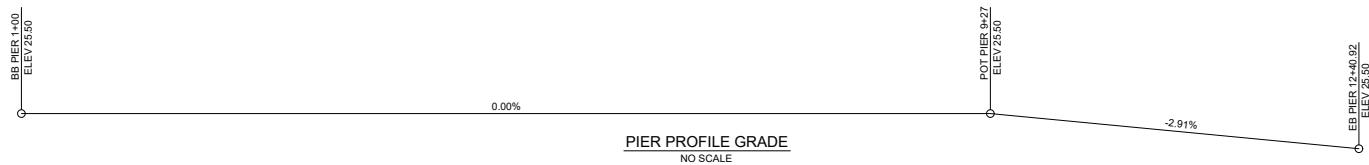
California Coastal Commission

5-22-0483

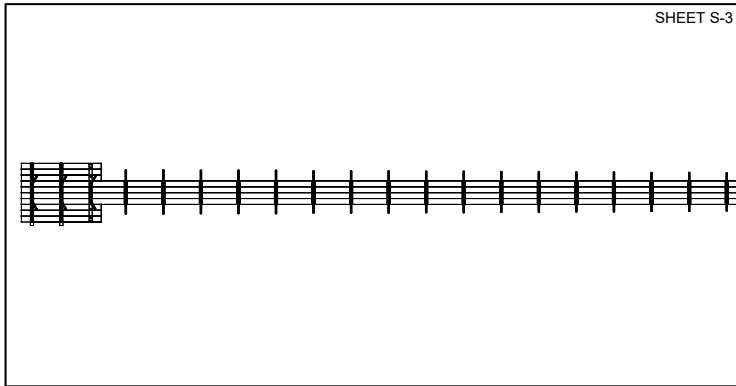
Exhibit 2

Page 2 of 2

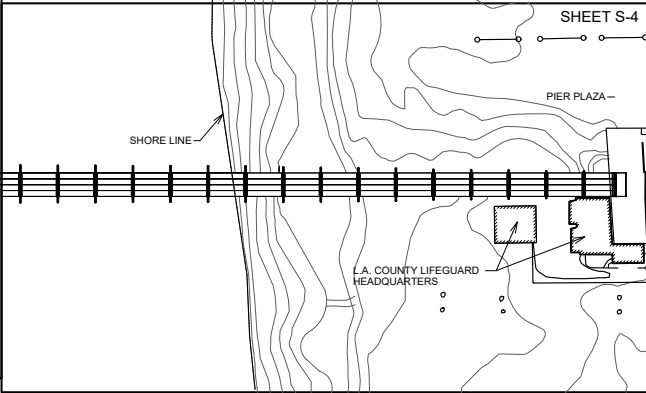
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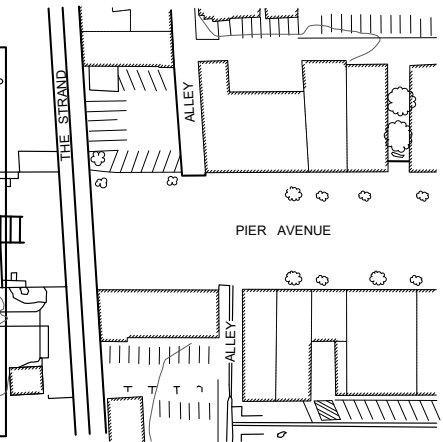
STRUCTURE PLAN 1



STRUCTURE PLAN 2



PIER PLAN VIEW  
1"=50'



PROJECT NO.	20220000.00	NO.	REVISIONS	BY:	DATE
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DATE:	6/1/22				
DESIGNED BY:	VML				
DRAWN BY:	VML				
CHECKED BY:	JMC				

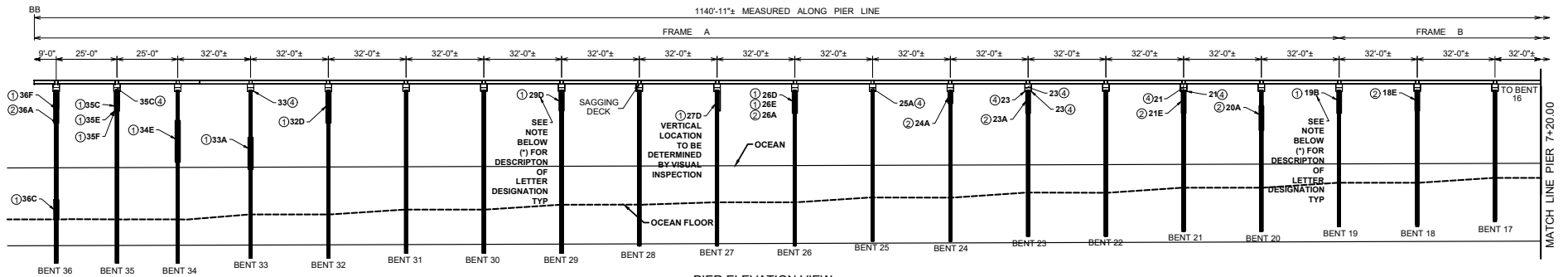
CITY OF HERMOSA PUBLIC WORKS DEPARTMENT	
RECOMMENDED FOR APPROVAL BY:	APPROVED BY:
<i>Lucia Rodriguez</i> June 2, 2022	<i>Joe S. S. S.</i> June 6, 2022
DATE	DATE

CAPITAL IMPROVEMENT PLANS
PROJECT PLANS - PHASE III CITY OF HERMOSA BEACH, CIP NO. 629 MUNICIPAL PIER STRUCTURAL REPAIRS GENERAL PLAN

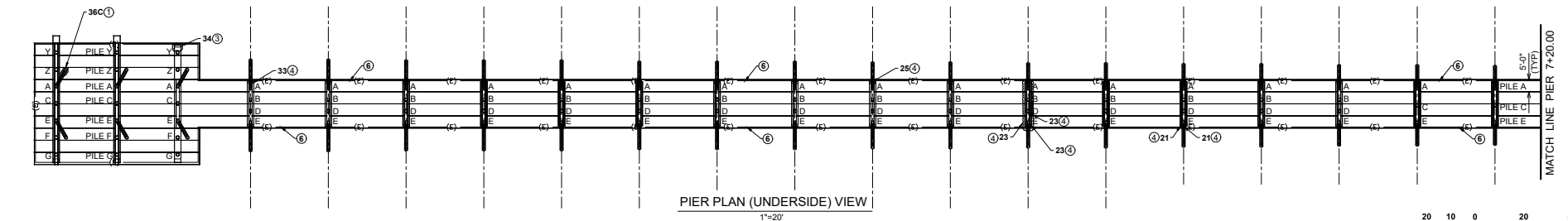
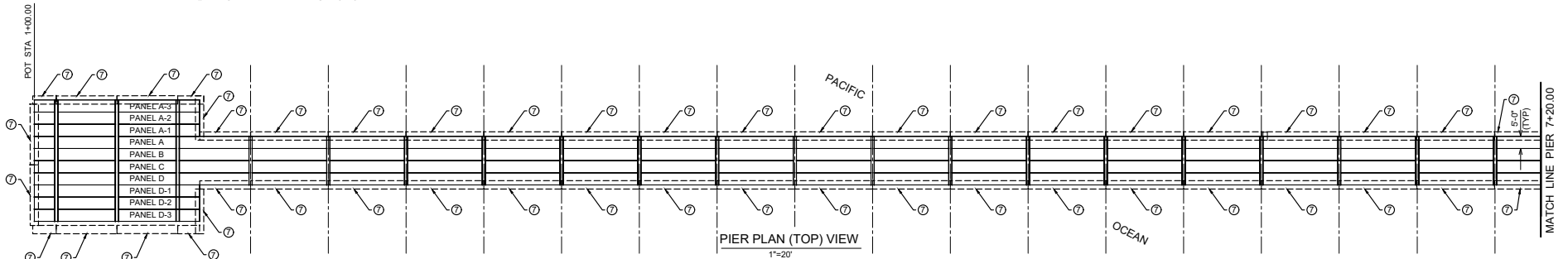
FILE NUMBER
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S-2
SHEET 12 OF 18

# CONSTRUCTION NOTES

- SEE SHEET S-5, REPAIR SCHEDULE, SECTION "PILE REPAIR SCHEDULE", TABLE, "HIGH PRIORITY REPAIRS" AND CONSTRUCTION NOTE ⑤ AND ⑧.
- SEE SHEET S-5, REPAIR SCHEDULE, SECTION "PILE REPAIR SCHEDULE", TABLE, "MEDIUM PRIORITY REPAIRS (BID OPTION 1)" AND CONSTRUCTION NOTE ⑤ AND ⑧.
- SEE SHEET S-5, REPAIR SCHEDULE, SECTION "PILE CAP REPAIR SCHEDULE", TABLE, "HIGH PRIORITY REPAIRS".
- SEE SHEET S-5, REPAIR SCHEDULE, SECTION "PILE CAP REPAIR SCHEDULE", TABLE, "MEDIUM PRIORITY REPAIRS (BID OPTION 1)".
- CONTRACTOR SHALL VERIFY ALL CONTROLLING FIELD DIMENSIONS BEFORE ORDERING OR FABRICATING ANY MATERIAL.
- EXISTING ELECTRICAL CONDUIT LINE. PROTECT IN PLACE.
- REPLACE FULL LENGTH OF TOP RAILS BETWEEN BENTS. SEE SEE S-3 & S-4, FOR LOCATION OF TOP RAIL REPLACEMENT.
- REPAIR SPALLED PORTION IN PILES USING THE FIBERGLASS JACKET AS SPECIFIED IN "PILINGS SPALL REPAIR DETAILS" PER BENT DETAIL ON SHEETS S-6. (L = LENGTH OF CASING)

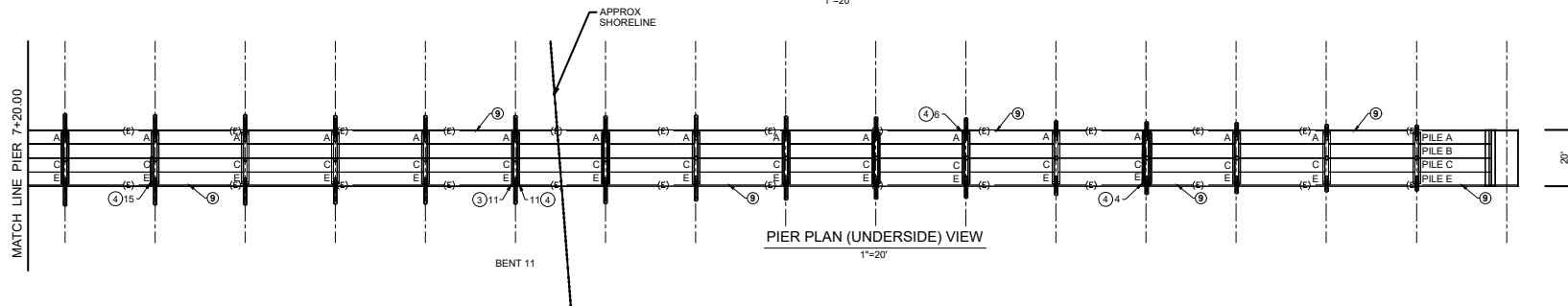


\* LETTER AFTER THE BENT # DESIGNATES THE IDENTIFICATION OF THE PANEL.





 <b>JMC<sup>2</sup></b> CIVIL & STRUCTURAL ENGINEERING 14400 CANTERBURY DRIVE, SUITE 201 HERMOSA BEACH, CA 90701 P: (949) 341-4833 WWW.JMC2.COM	PROJECT NO. 20220000.00 SCALE: AS SHOWN DATE: 6/1/22 DESIGNED BY: VML DRAWN BY: VML CHECKED BY: JMC	REVISIONS NO. DESCRIPTION BY: DATE	CITY OF HERMOSA PUBLIC WORKS DEPARTMENT RECOMMENDED FOR APPROVAL BY: <i>Lucia Rodriguez</i> June 2, 2022 APPROVED BY: <i>Joe San Clemente</i> June 6, 2022	CAPITAL IMPROVEMENT PLANS PROJECT PLANS - PHASE III CITY OF HERMOSA BEACH, CIP NO. 629 MUNICIPAL PIER STRUCTURAL REPAIRS STRUCTURAL PLAN 1 California Coastal Commission	FILE NUMBER --- S-3 SHEET 3 OF 8
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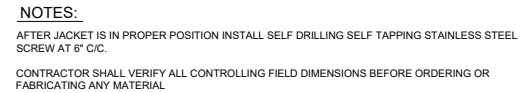
1	SEE SHEET S-5, REPAIR SCHEDULE, SECTION "PILE REPAIR SCHEDULE", TABLE, "HIGH PRIORITY REPAIRS" AND CONSTRUCTION NOTE ⑤ AND ⑧.	⑥	EXISTING ELECTRICAL CONDUIT LINE. PROTECT IN PLACE.
2	SEE SHEET S-5, REPAIR SCHEDULE, SECTION "PILE REPAIR SCHEDULE", TABLE, "MEDIUM PRIORITY REPAIRS (BID OPTION 1)" AND CONSTRUCTION NOTE ⑤ AND ⑧.	7	REPLACE FULL LENGTH OF TOP RAILS BETWEEN BENTS. SEE SEE S-3 & S-4, FOR LOCATION OF TOP RAIL REPLACEMENT.
3	SEE SHEET S-5, REPAIR SCHEDULE, SECTION "PILE CAP REPAIR SCHEDULE", TABLE, "HIGH PRIORITY REPAIRS".	8	REPAIR SPALLED PORTION IN PILES USING THE FIBERGLASS JACKET AS SPECIFIED IN "PILINGS SPALL REPAIR DETAILS" PER BENT DETAIL ON SHEETS S-6. (L = LENGTH OF CASING)
4	SEE SHEET S-5, REPAIR SCHEDULE, SECTION "PILE CAP REPAIR SCHEDULE", TABLE, "MEDIUM PRIORITY REPAIRS (BID OPTION 1)".		
5	CONTRACTOR SHALL VERIFY ALL CONTROLLING FIELD DIMENSIONS BEFORE ORDERING OR FABRICATING ANY MATERIAL.		



PROJECT NO:	20220000.00	REVISIONS		BY:	DATE
SCALE:	AS SHOWN	NO.	DESCRIPTION		
DATE:	6/1/22				
DESIGNED BY:	VML				
DRAWN BY:	VML				
CHECKED BY:	JMC				

CITY OF HERMOSA PUBLIC WORKS DEPARTMENT	
RECOMMENDED FOR APPROVAL BY:	APPROVED BY:
	
June 2, 2022	June 6, 2022
DATE	DATE

<div style="text-align: center;"> <b>CAPITAL IMPROVEMENT PLANS</b>           PROJECT PLANS - PHASE III          CITY OF HERMOSA BEACH,          CIP NO. 629 MUNICIPAL PIER STRUCTURAL REPAIRS   <b>STRUCTURAL PLAN 2</b> </div>	FILE NUMBER ----
	<div style="text-align: center;"> <b>S-4</b>          SHEET 14 OF 18       </div>



THE SPALLED PORTIONS OF ALL PILES ARE IN NEED OF IMMEDIATE REPAIR WITH FIBERGLASS JACKET FORM AND SIMPSON STRONG - TIE FX 70 SYSTEM, QUAKEWRAPI SYSTEM, OR APPROVED EQUAL. IT IS RECOMMENDED THAT QUALIFIED, CONCRETE REPAIR CONTRACTORS PERFORM THE FOLLOWING WORK: NOTES ARE FOR SIMPSON SYSTEM, SUBSTITUTE QUAKEWRAPI PRODUCTS AS APPROPRIATE FOR THAT SYSTEM.

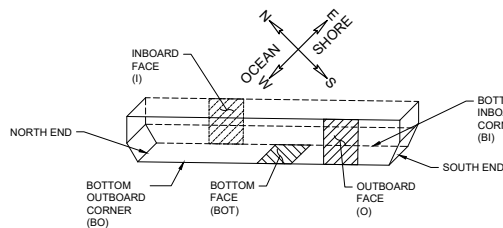
- NOTES:

1. PLACE FX-763 TROWEL GRADE EPOXY INTO INTERLOCKING JOINT IMMEDIATELY PRIOR TO INSTALLING JACKET.
2. JACKETS ARE TO BE INSTALLED WITHIN 24 HRS OF HYDROBLAST CLEANING AND GROUT SHALL BE PLACED WITHIN 72 HRS OF JACKET INSTALLATION.
3. INSPECTIONS ARE REQUIRED BEFORE SCAFFOLD IS REMOVED TO CHECK FOR VOIDS.
4. JACKETS ARE TO EXTEND 2' ABOVE AND BELOW THE OPEN SPALL AREA "REPAIR LENGTH".

ALL PILE CAP REPAIRS SHALL BE MADE IN ACCORDANCE WITH PROCEDURES OUTLINED IN DETAILS SHOWN ON SHEETS 5-8, PATCH REPAIR AND FORM AND POUR, AS APPLICABLE TO THE SIZE AND TYPE OF REPAIR REQUIRED.

QUAKE WRAP SYSTEM: **QUAKEWRAP, INC.**  
P.O. BOX 64757  
TUCSON, AZ 85728  
(520) 791-7000

SIMPSON STRONG-TIE FX70 SYSTEM: SIMPSON STRONG-TIE COMPANY, INC.  
PLEASANTON, CA 94588  
(925) 560-9000



PROJECT NO:	20220000.00	REVISIONS		BY:	DATE
SCALE:	AS SHOWN	NO.	DESCRIPTION		
DATE:	6/1/22				
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CHECKED BY:	JMC				

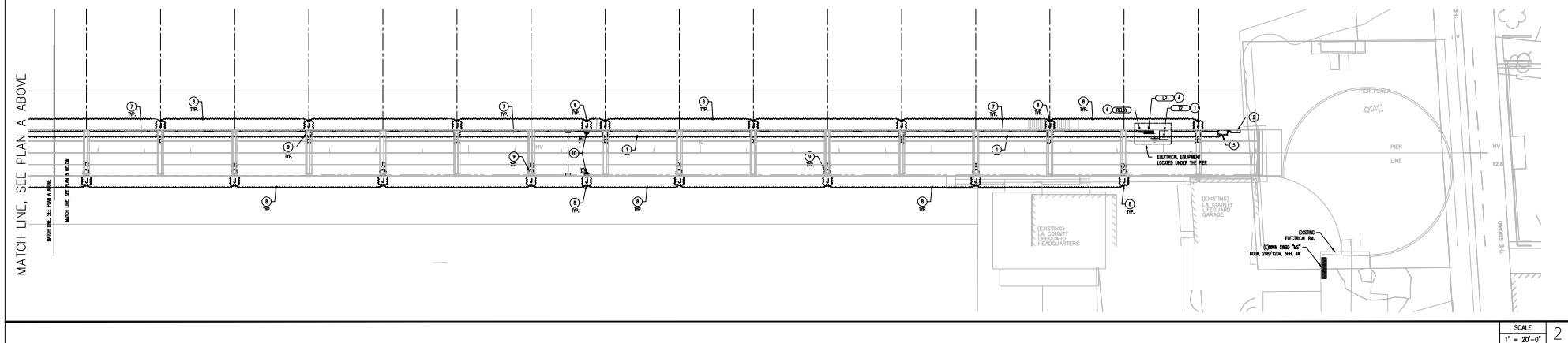
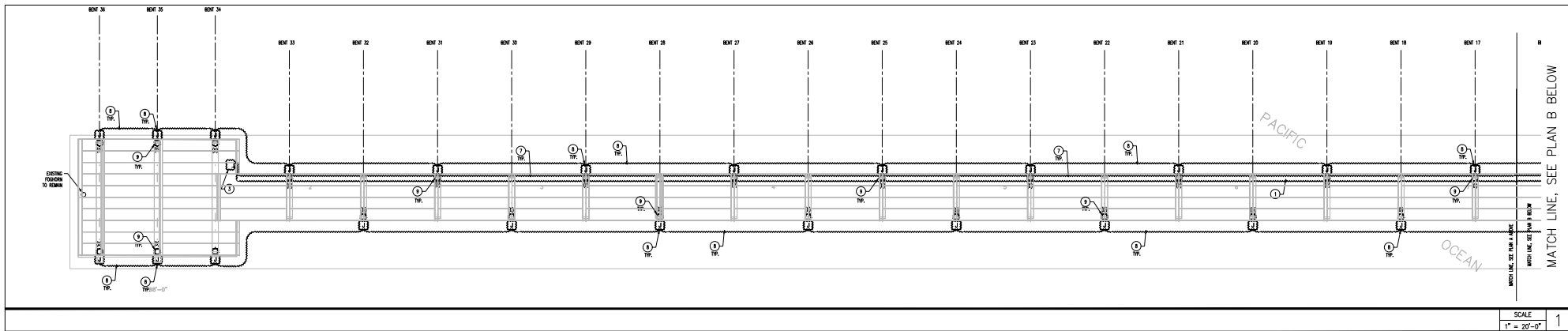
<b>CITY OF HERMOSA PUBLIC WORKS DEPARTMENT</b>	
RECOMMENDED FOR APPROVAL BY:  <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border-bottom: 1px solid black; width: 80%;"><i>Linda Rodriguez</i></div> <div>June 2, 2022</div> </div>	APPROVED BY:  <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border-bottom: 1px solid black; width: 80%;"><i>Joe Sosa Clemente</i></div> <div>June 6, 2022</div> </div>
DATE	DATE

PROJECT PLANS - PHASE III  
CITY OF HERMOSA BEACH,  
CIP NO. 629 MUNICIPAL PIER STRUCTURAL REPAIRS  
PILES AND CAPS REPAIR DETAILS 1

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S-6

Page 6 of 8



- ## REFERENCE NOTES

- [illegible]

GENERAL NOTES

- [illegible]

BENCH MARK:

No. \_\_\_\_\_, ELEV. \_\_\_\_\_

DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_

REVISIONS		
No.	DESCRIPTION	DATE
1	100% CD	6/4/21
2	PC RESUBMITTAL	9/24/21



801 S. Figueroa St., Suite 300  
Los Angeles, CA 90017  
Tel. (213) 955-9775  
[www.stanfec.com](http://www.stanfec.com)

PLANS PREPARED BY:	
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CITY OF HERMOSA BEACH, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY CITY OF HERMOSA BEACH

Joe San Clemente June 6, 2022

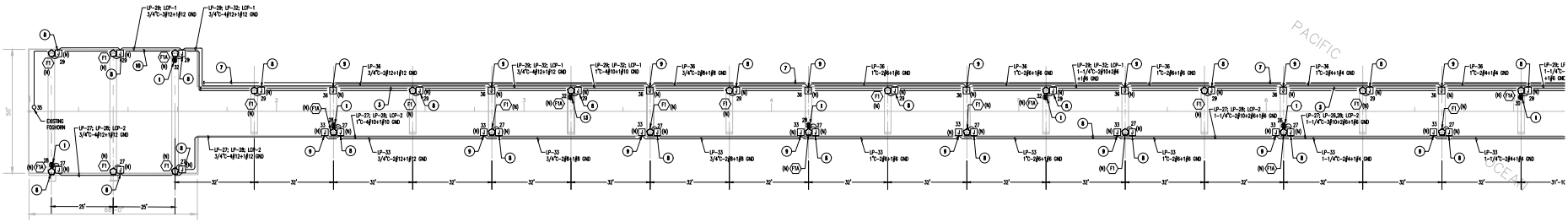
## Municipal Pier Electrical Upgrades

DEMOLITION-PIER  
LIGHTING AND POWER PLAN

FILE NUMBER  
IPNo.15-660

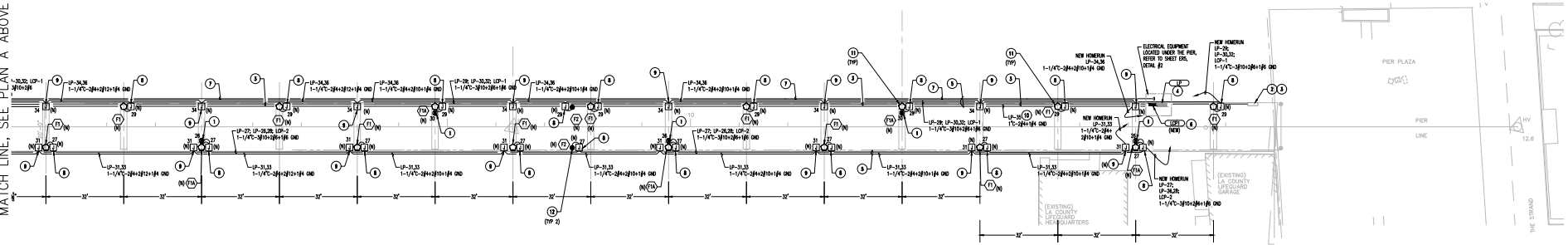
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MATCH LINE, SEE PLAN B BELOW






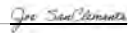
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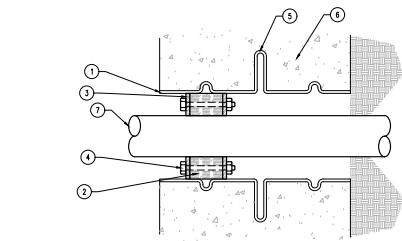
MATCH LINE, SEE PLAN A ABOVE



SCALE 1\"/>

- REFERENCE NOTES:
1. CONNECT RESPONSE WITH WEATHERPROOF, WARE-IN-USE COVER INTEGRATED INTO NEW REBAR. PROVIDE TO INDICATED CONDUIT. PROVIDE SEE CONDUIT AT EACH END OF THE PIER.
  2. EXISTING TELEPHONE BOX TO BE PROTECTED IN PLACE.
  3. PROVIDE NEW CONDUIT CONNECTIONS FOR PIER FROM EXISTING TELEPHONE BOX WITH ALL WIRE, CONDUIT, POWER, SIGNAL, AND OTHER WIRING AND ACCESSORIES REQUIRED FOR FULLY FUNCTIONAL FOR PIER SYSTEM.
  4. EXISTING ELECTRICAL PANEL, 1P TO REMAIN AND BE RE-USED FOR CONNECTION OF ALL NEW LOADS. USE THE EXISTING PANEL FOR PIER SYSTEM.
  5. ALL NEW CONDUIT TO BE INSTALLED TO THE UNDERSIDE OF THE PIER. PROVIDE EXISTING SUPPORT BRACKETS IN SUFFICIENT CONDITION, AND PROVIDE NEW REPLACEMENT OR SUPPLEMENTARY SUPPORT BRACKETS AS REQUIRED TO SUPPORT ALL NEW CONDUITS. PROVIDE NEW CONDUIT CLAMPS THROUGHOUT TO ATTACH CONDUITS TO EXISTING OR NEW SUPPORT BRACKETS. PROVIDE CONDUIT BRACKETS AND CONDUIT/BRACKET FITTING AS REQUIRED. ALL NEW CONDUITS TO BE RUN PARALLEL TO THE PIER AND EACH OTHER, ALONG THE OUTSIDE EDGES OF THE PIER AS REQUIRED TO STAY LEVEL ON ALONG EACH EDGE. COORDINATE EXACT LOCATION ON THE PIER TO PIER-40.
  6. NEW RELAY PANEL, 1P/4P AS REQUIRED. PROVIDE NEW 1P/4P RELAY PANEL, 1P/4P OR EQUIVALENT WITH 4 RELAY INTERIOR, DIGITAL, AUTOMATIC, THE CLOCK, 120V.
  7. INSTALL NEW ELECTRICAL 2-1/2\"/>
  8. INSTALL NEW WIRE AND CONDUIT AS INDICATED TO PROVIDE POWER CONNECTION TO NEW REBAR. PROVIDE AND POLE MOUNTED LIGHTS. PROVIDE SEE CONDUIT AT EACH END OF THE PIER. PROVIDE SEE CONDUIT AT EACH END OF THE PIER.
  9. INSTALL NEW WIRE AND CONDUIT AS INDICATED TO PROVIDE POWER CONNECTION FOR EXISTING TELEPHONE BOX. PROVIDE SEE CONDUIT AT EACH END OF THE PIER. PROVIDE SEE CONDUIT AT EACH END OF THE PIER.
  10. NEW REBAR. PROVIDE TO BE INSTALLED ON EXISTING CONCRETE BASE FOR DISCONNECTED AND REBARRED REBAR. PROVIDE ALL NEW WIRING AND ACCESSORIES REQUIRED TO MATCH NEW REBAR. PROVIDE ALL NEW WIRING AND ACCESSORIES REQUIRED TO MATCH NEW REBAR. PROVIDE ALL NEW WIRING AND ACCESSORIES REQUIRED TO MATCH NEW REBAR.
  11. NEW PIER. PROVIDE TO BE INSTALLED ON EXISTING POLE FOR DISCONNECTED AND REBARRED REBAR. PROVIDE ALL NEW WIRING AND ACCESSORIES REQUIRED TO MATCH NEW PIER. PROVIDE ALL NEW WIRING AND ACCESSORIES REQUIRED TO MATCH NEW PIER.

BENCH MARK:  No. _____, ELEV. _____  DATE ADJ. _____, QUAD. _____	<table border="1"><thead><tr><th colspan="3">REVISIONS</th></tr><tr><th>No.</th><th>DESCRIPTION</th><th>DATE</th></tr></thead><tbody><tr><td>1</td><td>100% CD</td><td>6/4/21</td></tr><tr><td>2</td><td>PC RESUBMITTAL</td><td>9/24/21</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	REVISIONS			No.	DESCRIPTION	DATE	1	100% CD	6/4/21	2	PC RESUBMITTAL	9/24/21													 801 S. Figueroa St., Suite 300 Los Angeles, CA 90017 Tel. (213) 555-9775 www.stantec.com	PLANS PREPARED BY:  	CITY OF HERMOSA BEACH, CALIFORNIA PUBLIC WORKS DEPARTMENT  APPROVED BY CITY OF HERMOSA BEACH   DATE: June 6, 2022	<b>Municipal Pier Electrical Upgrades</b>  <b>RENOVATION-PIER LIGHTING AND POWER PLAN</b>	FILE NUMBER CIPNo.15-660
		REVISIONS																												
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2	PC RESUBMITTAL	9/24/21																												
ER1 SHT. 6 of 10																														



#### REFERENCED NOTES:

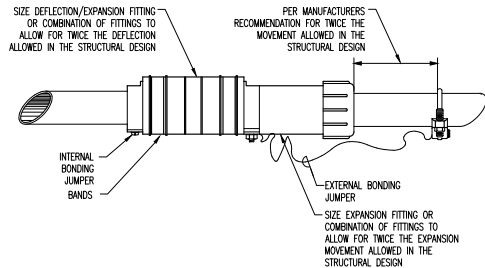
1. MOULDED HIGH DENSITY POLYETHYLENE SLEEVE SIZED PER MANUFACTURER'S RECOMMENDATIONS FOR CONDUIT OUTSIDE DIAMETER.
2. SLEEVE RATED FOR MINIMUM 20 PSIG.
3. ELASTIC SEAL.
4. PRESSURE PLATE.
5. BOLT.
6. ANCHOR COLLAR / WATER STOP.
7. CAST IN PLACE ON EXTERIOR WALL. REFER TO CONSTRUCTION DOCUMENTS FOR TYPE AND THICKNESS OF WALL.
8. ELECTRICAL SYSTEM CONDUIT. REFER TO CONSTRUCTION DOCUMENTS FOR SIZE, TYPE, LOCATION AND QUANTITY.

#### GENERAL NOTES:

- A. MANUFACTURER - LINK-SEAL CAST-IN-PLACE CENTURY LINE SEAL OR EQUAL.
- B. REFER TO CONSTRUCTION DOCUMENTS FOR ELECTRICAL POWER AND LOW VOLTAGE SYSTEMS TO DETERMINE QUANTITY AND SIZE OF LOW VOLTAGE AND POWER RACINGS.
- C. COORDINATE PENETRATION LOCATIONS WITH ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO ROUGH-IN.

### 03 | BELOW GRADE CONDUIT PENETRATION

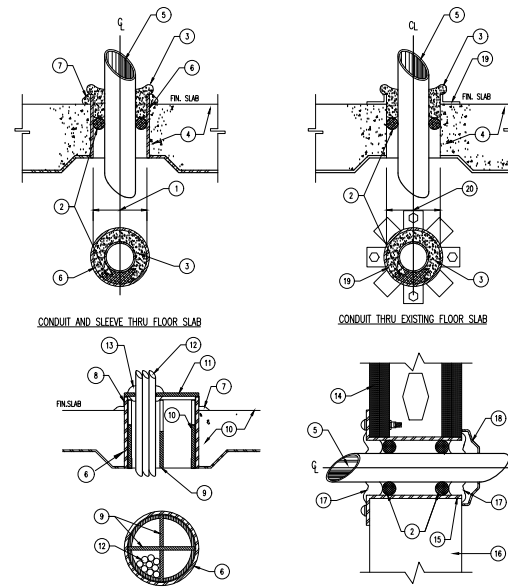
SCALE: 0



#### COMBINATION EXPANSION/DEFLECTION FITTING

### 04 | COMBINATION EXPANSION/DEFLECTION FITTING

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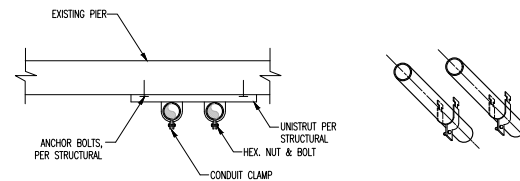


#### CABLE & SLEEVE THRU FLOOR SLAB

#### CONDUIT & SLEEVE THRU WALL

### 02 | CONDUIT AND CABLE PENETRATION DETAIL

SCALE: 0



TOTAL CONDUIT WEIGHT  
NOT TO EXCEED 150  
LB/FT

### 01 | FIBERGLASS CONDUIT SUPPORT ON PIER DETAIL

SCALE: NTS

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DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_

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www.stantec.com

#### PLANS PREPARED BY:



#### CITY OF HERMOSA BEACH, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY CITY OF HERMOSA BEACH

*Joe San Clemente* June 6, 2022  
DATE

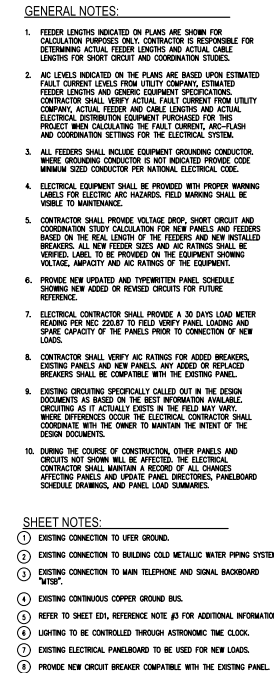
#### Municipal Pier Electrical Upgrades




### ELECTRICAL DETAILS

FILE NUMBER  
CIPNo.15-660

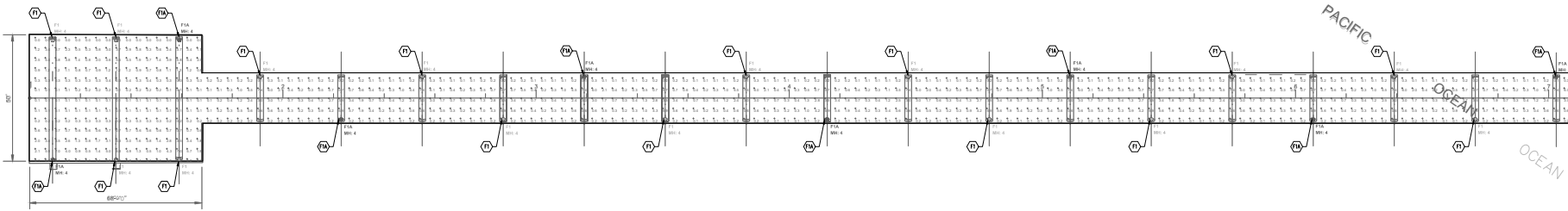
ER5

SHT. 7 of 10



BENCH MARK:	REVISIONS		 801 S. Figueroa St., Suite 300 Los Angeles, CA 90017 Tel.: (213) 955-9775 www.stantec.com	PLANS PREPARED BY: 		CITY OF HERMOSA BEACH, CALIFORNIA PUBLIC WORKS DEPARTMENT	Municipal Pier Electrical Upgrades	FILE NUMBER CIPNo.15-660			
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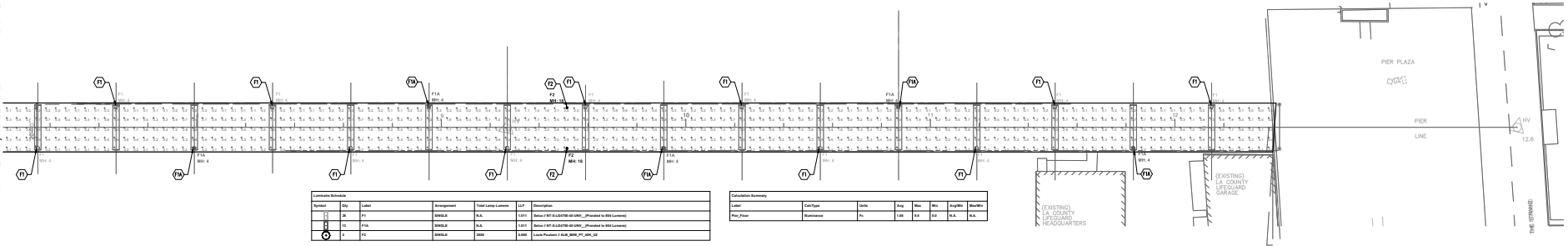
MATCH LINE, SEE PLAN B BELOW



SCALE  
1" = 20'-0"

1

MATCH LINE, SEE PLAN A ABOVE



Legend		Label	Assignment	Notes	Comments
1	SW	SW	SW	SW	SW
2	SW	SW	SW	SW	SW
3	SW	SW	SW	SW	SW

Location	Category	Area	Qty	Max	Min	Notes
SW	SW	SW	SW	SW	SW	SW

SCALE  
1" = 20'-0"

2

BENCH MARK:

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**Stantec**

801 S. Figueroa St., Suite 300  
Los Angeles, CA 90017  
Tel.: (213) 555-9775  
www.stantec.com

PLANS PREPARED BY:

**PROF. K. E. EATON**  
No. 11219  
exp. 06/30/2023  
ELECTRIC  
STATE OF CALIFORNIA

**CITY OF HERMOSA BEACH, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**

APPROVED BY CITY OF HERMOSA BEACH

*Joe Santillana*  
June 6, 2022  
DATE

**Municipal Pier**  
**Electrical Upgrades**

**HERMOSA PIER**  
**PHOTOMETRIC**  
**CALCULATIONS**

FILE NUMBER  
CIPNo.15-660

**ER7**  
SHT. 10 OF 10

## **CONSTRUCTION AND PUBLIC ACCESS PLAN**

We are submitting for your review a plan overlaid on an aerial view of the southern part of the Pier Plaza. It shows the following:

### **Storage Area**

The contractor is to store their equipment and materials either at the City Yard located at 555 6<sup>th</sup> Street in Hermosa Beach (Storage Area Option A), or to occupy an area of 2 parking stalls (approximately 20 ft. x 25ft.) at the City Parking Lot A (as shown in blue on the enclosed construction staging, storage, and access plan). Materials can be transported to the staging area following the access path. Access routes to the proposed staging areas are shown in the enclosed plan.

### **Construction Staging**

The contractor can fence the area on the sand below the Pier between Bent 2 and 4 to use as a construction staging area (Staging Area Below Pier; Approximately 100 ft. x 20 ft.). The contractor can also use the area on top of the Pier between Bent 4 and 7 (Staging Area Above Pier; Approximately 100 ft. x 10 ft.) Please see the enclosed plan.

### **Access**

In order to access the Pier from the top, the contractor can use 11<sup>th</sup> Street, turn right on The Strand and then left on to the Pier (as indicated in green in on the enclosed plan). To access the Pier from below, the contractor will need to go on the sandy area south of the Pier.

These 2 paths are used by City maintenance vehicles as well as Police and Fire vehicles. They will not impact public access or mobility on the beach as it is expected that the contractor will use these paths 2 to 4 times a day during the heavy construction period.

### **Construction and Public Access Plan Summary**

The proposed Project is located over the Pacific Ocean and on Hermosa Beach between the water and Pier Plaza in the City of Hermosa Beach, California. The first public road is Pier Avenue, which is located approximately 1 block inland of the Pier.

One of the basic goals stated in the Coastal Act is to maximize public access and recreation along the coast. The proposed Project must conform to the public access and recreation policies contained in Chapter 3 of the Coastal Act. The proposed development will temporarily impact public access to the Pier through the use of a storage area above the Pier; however, public access will be maintained as the storage area above the Pier will only occupy 10 ft of the 20 ft width of the Pier, allowing public access around the staging area. Public access beneath the Pier will be restricted from Bent 2 to Bent 4, which is where the storage area below the Pier will be located. There will be instances where the Pier will require full or partial closures due to the nature of the construction activity. Please see below for details on full and partial Pier closures.

In order to ensure that public access is maximized to the greatest extent feasible during the construction work, the City of Hermosa Beach has developed this Construction and

Public Access Plan. Public access above and beneath the Pier will be maintained throughout construction, except for periodic Pier closures.

Implementation of the proposed repairs will be completed in phases over the course of an approximate 4-month time frame. Phase 1 of construction is expected to occur after Labor Day 2019 for an approximate duration of 3 months. Phase 2 of the proposed Project will have a duration of approximately 1 month. A summary of Pier repairs and closure requirements are outlined below.

**Phase 1 (approximate 3-month duration)**

- **Under Deck Repairs** – *Partial Pier closure; 10 ft wide access (along the north side of the staging area above the Pier) to remain open to the public while repairs to the deck are being conducted.*
- **Pile and Pile Caps (Bents) Repairs** – *Partial Pier closure; 10 ft wide access (along the north side of the staging area above the Pier) to remain open to the public while repairs to the piles and pile caps (bents) are being conducted.*

**Phase 2 (approximate 1-month duration)**

- **Pier Guard Rail Replacement** – *Full closure required for safety of the public.*
- **Lifeguard Storage Area Repairs** – *No Pier closure required. Lifeguard Storage Area is located below the Pier and repairs to this area will not impeded public access.*

The contractor will undertake repairs incrementally along the length of the Pier over the duration of the two construction phases. Once Phase 1 repairs are complete, Phase 2 repairs will commence, and the entirety of the Pier will be completely closed to public access for approximately 1 month to complete the proposed guard rail replacement. The repairs to the Lifeguard Storage Area will not require Pier closure as this area is located beneath the Pier. Following completion of the proposed repairs, the Project will be closed out and the Pier will be reopened to the public (anticipated January/February 2023 timeframe).

Partial and complete closure of the Pier is necessary to perform necessary structural repairs and allow staging of equipment and materials at the Pier. Partial and full Pier closures are required to allow for a safe work area and the safety of the public. Signage will be posted at all work and staging areas to notify the public of the portions of the Pier currently open to public access.

The completion of the proposed Project would allow for continued public access and increased safety of the Pier. Thus, the public access benefits of the Project mitigate the temporary adverse impacts to public access. Furthermore, the proposed Project conforms to the public access and recreation policies of the Coastal Act.



# CONSTRUCTION STAGING, STORAGE & ACCESS PLAN



1:1,575



0.0 0 0.02 0.0 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

The map generated is for reference only. Data layers that appear on this map do not have survey grade accuracy but represent close approximation.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



## Legend

- City Boundary
- Pier Access to the top
- Pier access to the bottom
- Staging area above pier
- Staging area below pier
- Storage area Option B
- Storage area Option A at City Yard ( 555 6th St)

## Notes

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Figure 4 - Construction  
Staging, Storage, and  
Access Plan Exhibit 4