

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 WEST BROADWAY, SUITE 380  
LONG BEACH, CA 90802  
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*J.H. G.K.*

*encl 11-0, 02/23/88, m.c.R*

REGULAR CALENDARSTAFF REPORT AND RECOMMENDATION

Application: 5-87-761

Applicant: City of Los Angeles  
Department of Recreation  
and Parks

Description: Public beach recreational improvements to include replacement of two basketball courts with three new regulation courts, replacement of the children's play equipment, replacement of four handball courts with four new regulation courts, construction of four sand volleyball courts, expansion and improvement of the Muscle Beach Venice weightlifting and support facilities, construction of three additional paddle tennis courts, development of a 48-space parking area to mitigate the loss of 45 parking spaces resulting from the paddle tennis courts, expansion, realignment of the Venice Beach bikepath and landscaping and irrigation improvements.

Site: 1531 Ocean Front Walk  
Venice (4.5 Acres on Venice Beach)

## Substantive File Documents:

1. City of Los Angeles Coastal Development Permit Case No. CDP 87-021
2. Negative Declaration No. RP 554-87

SUMMARY

Staff is recommending approval of the proposed public beach recreational improvements with no Special Conditions

STAFF RECOMMENDATION

I. Staff recommends approval with conditions.

Approval

The Commission hereby grants a permit for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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, is located between the sea and the first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

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 on which 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. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. 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.

7. 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 finds and declares as follows:

A. Project Description and Location

The applicant proposes public beach recreation improvements to include replacement of two basketball courts with three new regulation courts, replacement of the children's play equipment, replacement of four handball courts with four new regulation courts, construction of four sand volleyball courts, expansion and improvement of the Muscle Beach Venice weightlifting and support facilities, construction of three additional paddle tennis courts, development of a 48-space parking area to mitigate the loss of 45 parking spaces resulting from the paddle tennis court expansion, realignment of the Venice Beach bikepath and landscaping and irrigation improvements. The subject 4.5 acre site is located on the Venice Beach.

The existing beach front recreational facilities are situated on a trapezoidal shaped parcel which extends out on the beach a distance varying from approximately 200' on the southerly end of the parcel to approximately 320' on the northerly end (see Exhibit D). In order to construct four new sand volleyball courts, a portion of an existing bikepath will be relocated approximately 60' seaward of the existing facilities which will include an additional 0.41 acre of beach. However, the additional seaward encroachment will be no further seaward than presently exists at the northerly end of the site. The proposed minimum seaward extension will have no significant adverse impacts on public lateral access along the shoreline of the beach.

Following is a brief project description as submitted by the applicant.

....The area of the Venice Beach Recreation Center (VBRC) lying southerly of the Pavilion complex contains several outdoor

recreational facilities for the public's use and enjoyment: a children's playground, paddle tennis courts and other game courts, a gymnastic arena, and Muscle Beach Venice a(weightlifting). Many of these facilities have deteriorated considerably from the combined effects of age (20+ years) and the constant wear and tear of intensive public use.

The Department, with the use of Quinby funds, is proposing to improve the quality and availability of recreational facilities in this area. The project proposal calls for the following redevelopment actions: replacement of the children's play equipment; replacement of the two (2) existing basketball courts with three (3) new regulation courts; replacement of four (4) existing handball courts with for (4) new regulation courts; development of a sand volleyball court area; construction of three (3) additional paddle tennis courts; expansion and improvement of the Muscle Beach Venice weightlifting and support facilities; development of a 48-space parking area to mitigate the loss of 45 parking spaces resulting from the paddle tennis court expansion; landscaping and irrigation improvements; and realignment of the Venice Beach Bikepath....

The project site is located in the "dual permit" area of the coastal zone and requires a coastal development permit from both the City of Los Angeles and the Coastal Commission. Staff has attached copies of the City of Los Angeles coastal permit and the Negative Declaration for the project labeled as Exhibits B and C respectively.

#### B. Public Access and Public Recreation

This project is located between the first public road and the sea, requiring the Commission to evaluate the project in terms of the public access and public recreation policies of the Coastal Act. The following Sections of the Coastal Act are relevant:

##### Section 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

##### Section 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative