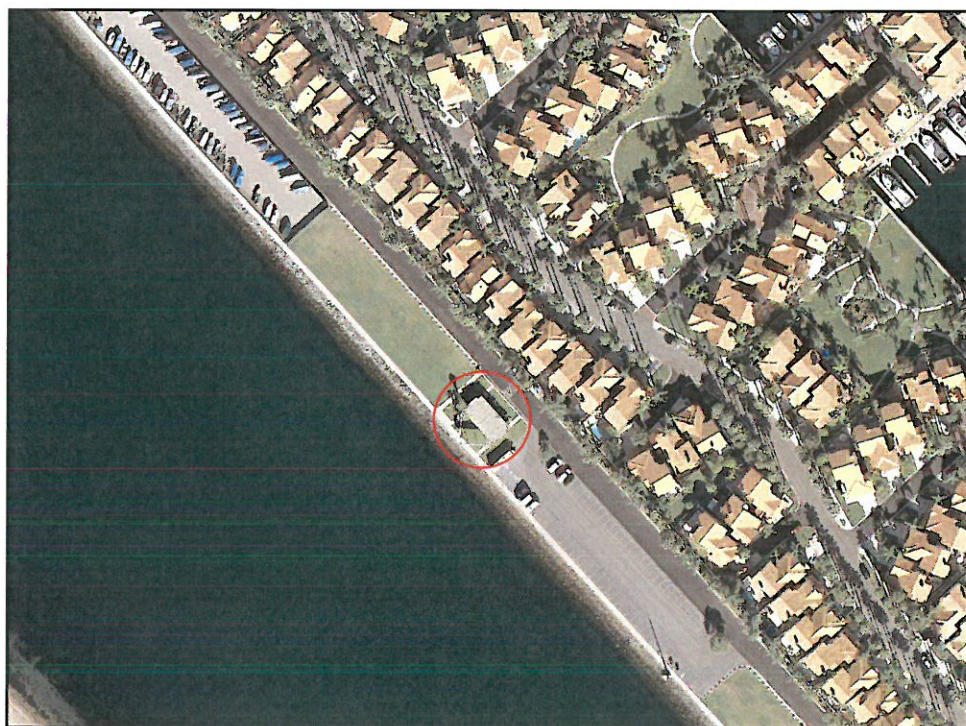


Appeal of Local Coastal Development Permit
May 19, 2016

Planning Commission

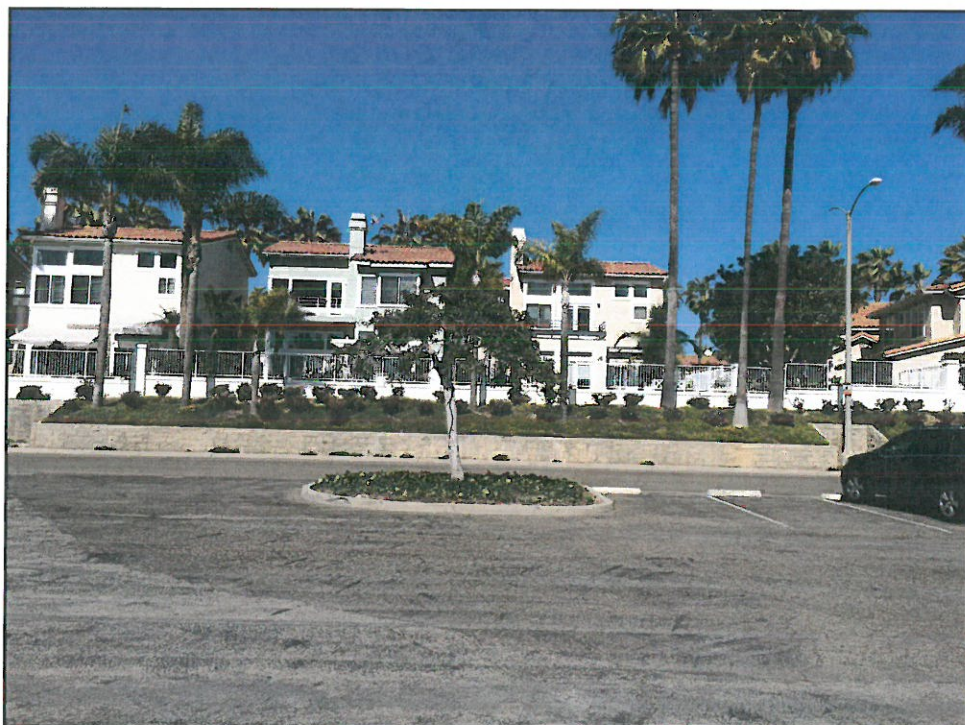
Marine Stadium Restroom 8N

- Demolition of Restroom 8N
 - Replace with turf to match the existing landscaping
 - State of Disrepair / Inoperable
 - Closed for over 20 years
 - 1,100 square feet
 - Insufficient for special events
 - City's Jurisdiction of the Coastal Zone
 - Local Coastal Development Permit for demolition
-











Local Coastal Development Permit

- March 28th Zoning Administrator Public Hearing
 - Public Testimony in Favor:
 - Restroom is a source for nuisance activity
 - Public Testimony in Opposition:
 - Demolition of Restroom 8N would violate the McGrath-Macco Agreement
 - Restroom 8N should be preserved and converted to storage
-

LCDP Findings

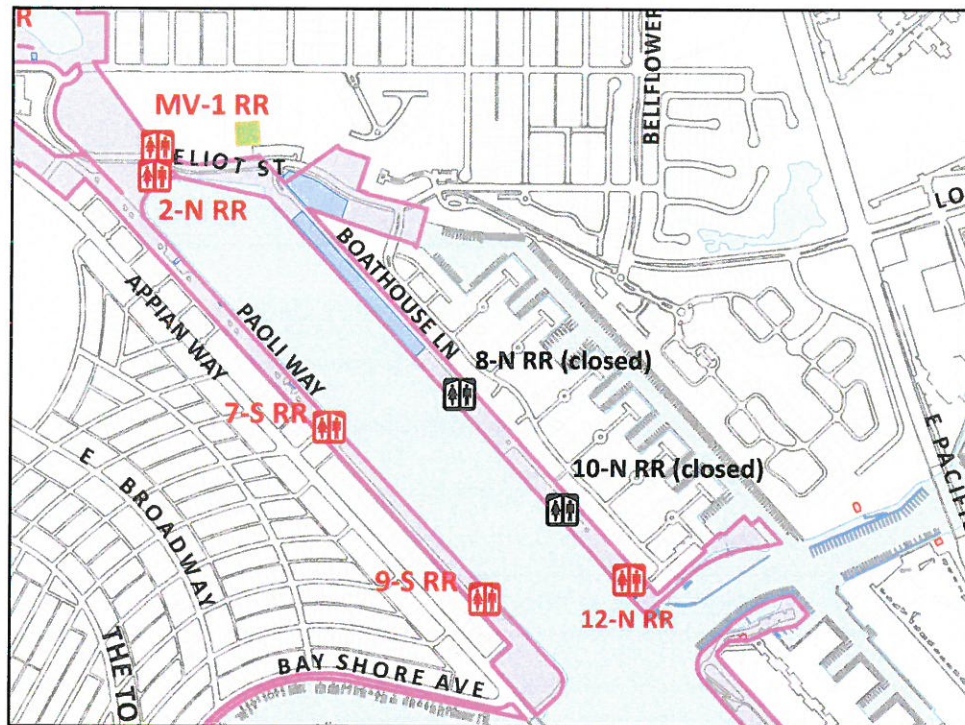
- Consistency with Local Coastal Program
 - Consistency with Recreational and Visitor Serving Facilities Policies in Chapter 3 of the Coastal Act
-

Local Coastal Program Findings

- Marine Stadium is designated as a Special Use park for general use boating activities
- No impact on usage and quality of Marine Stadium for active and passive recreational activities because of the proximity of other public restrooms

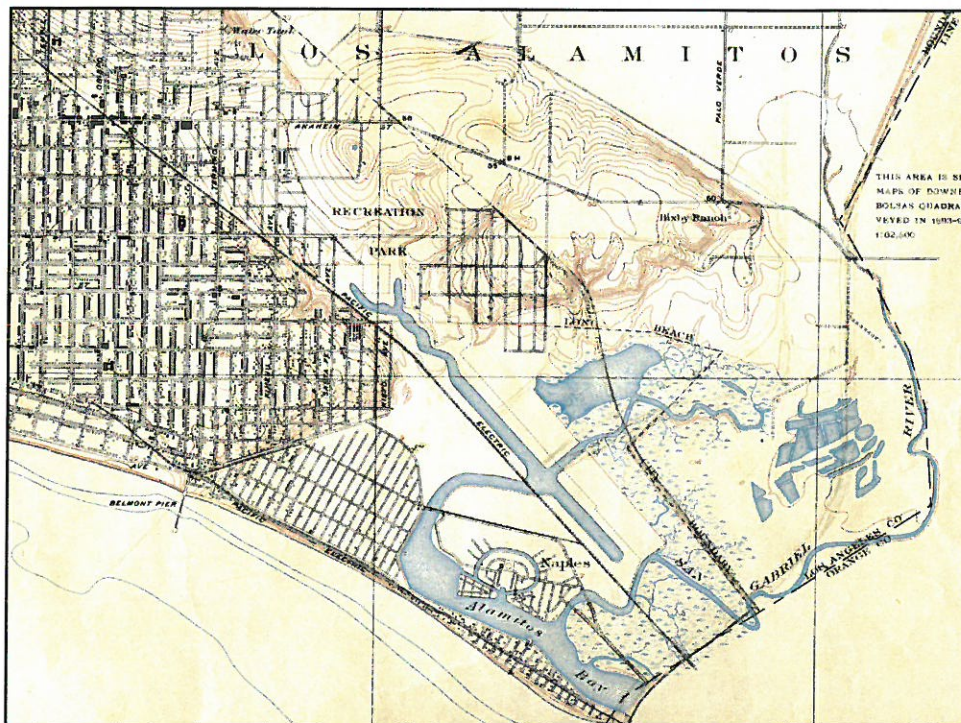
Chapter 3 of the Coastal Act Policy Findings

- Findings:
 - The demand for public restrooms is minimal because the predominate uses on the east flank of Marine Stadium are a surface parking lot, dry boat storage and the Peter Archer Rowing Center, which has a public restroom.
 - The existing public restrooms are located near areas of high recreational activity including Marina Vista Park, Peter Archer Rowing Center and Marine Stadium sandy beach area.
 - No adverse impact on visual resources.



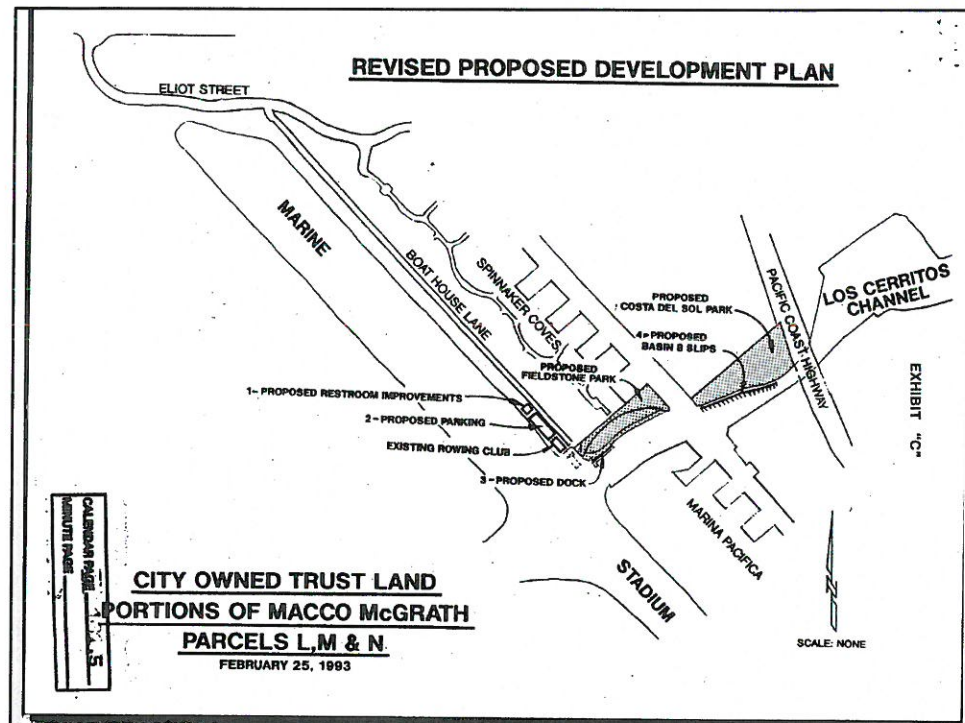
McGrath-Macco Agreement

- Resolve title and boundary problems in Alhambra Bay related to fill while dredging Marine Stadium (1968).
- Key outcomes
 - Boundaries set to a 1966 State survey
 - Five (5) acres of State Land exchanged for eight and a half (8.5) acres of Los Cerritos Channel abutting lands
 - City to develop a new park and marina
 - Assessment road for Los Angeles County Flood Control



Marine Stadium Master Plan

- Three new parks: End Beach, Fieldstone and Costa del Sol Parks.
- Restroom relocated from Fieldstone Park to Marine Stadium Structure 10N adjacent to Peter Archer Row Center.
- Approved by:
 - City Council: November 17, 1992
 - State Lands Commission: February 25, 1993
 - California Coastal Commission: January 1997



Rowing Equipment Storage

- Structure 10N
- Peter Archer Rowing Center
- Marine Stadium Dry Boat Storage



Recommendation

Accept Categorical Exemption 15-033 and deny the appeal of the Zoning Administrator's decision to approve a Local Coastal Development Permit to demolish Marine Stadium Restroom 8N at 5605 Boathouse Lane.

