

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
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WWW.COASTAL.CA.GOV



SEE PERMIT CONDITIONS ON PAGE 6-7

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July 12, 2019

Permit Application No.: 5-18-0767

NOTICE OF INTENT TO ISSUE PERMIT

(Upon satisfaction of special conditions)

THE SOLE PURPOSE OF THIS NOTICE IS TO INFORM THE APPLICANT OF THE STEPS NECESSARY TO OBTAIN A VALID AND EFFECTIVE COASTAL DEVELOPMENT PERMIT ("CDP"). A Coastal Development Permit for the development described below has been approved but is not yet effective. Development on the site cannot commence until the CDP is effective. In order for the CDP to be effective, Commission staff must issue the CDP to the applicant, and the applicant must sign and return the CDP. **Commission staff cannot issue the CDP until the applicant has fulfilled each of the "prior to issuance" Special Conditions.** A list of all the Special Conditions for this permit is attached.

The Commission's approval of the CDP is valid for two years from the date of approval. To prevent expiration of the CDP, you must fulfill the "prior to issuance" Special Conditions, obtain and sign the CDP, and commence development within two years of the approval date specified below. You may apply for an extension of the permit pursuant to the Commission's regulations at Cal. Code Regs. title 14, section 13169.

On March 6, 2019, the California Coastal Commission approved Coastal Development Permit No. 5-18-0767 requested by **City of Santa Monica** subject to the attached conditions, for development consisting of: **Replacement of 644 parking spaces in the Civic Center surface public parking lot with: an approx. 105,933 sq. ft. multi-purpose sports field synthetic turf; an approx. 515 sq. ft., 12.33-ft. high modular restroom building; new curb cut along 4th Street; 14 bicycle stalls; and landscaping and pedestrian improvements.** The propose project also includes the removal of an additional 52 parking spaces to accommodate a fire lane, more specifically described in the application filed in the Commission offices. **Commission staff will not issue the CDP until the "prior to issuance" special conditions have been satisfied.**

The development is within the coastal zone at **1840 4th Street, Santa Monica (Los Angeles County) (APN(s): 4290013901, 4290013902)**

If you have any questions regarding how to fulfill the "prior to issuance" Special Conditions for CDP No. 5-18-0767, please contact the Coastal Program Analyst identified below.

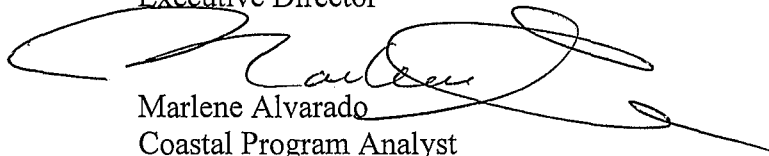
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Sincerely,

John Ainsworth
Executive Director



Marlene Alvarado
Coastal Program Analyst

ACKNOWLEDGMENT

The undersigned permittee acknowledges receipt of this Notice and fully understands its contents, including all conditions imposed.

Date _____ Permittee _____

Please sign and return one copy of this form to the Commission office at the above address.

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, then 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. **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 and 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.

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SPECIAL CONDITIONS:**1. Transportation and Parking Demand Management and Monitoring Program**

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and written approval by the Executive Director, a Transportation and Parking Demand Management Program and Monitoring Program, which shall incorporate transportation and parking demand management measures to reduce the parking demand of the current Civic Center Lot and Parking Garage, which shall include, but not be limited to, recommendations included in the *Analysis and Recommendations for Parking Management* dated May 31, 2018 and *Coastal Access Analysis* dated July 31, 2018 prepared by Walker Consultants.
- B. Monitoring. After construction of the approved development subject to this Coastal Development Permit No. 5-18-0767, the permittee shall implement a parking monitoring program to regularly monitor occupancy of the Civic Center Lot and Parking Garage. The parking monitoring program shall utilize data available through the City of Santa Monica's parking structure technology and/or a survey of parking facility users for each day (including during daytime hours of peak usage) during a one-week period between June 1st and August 31st for a period of 5 years beginning from the date that the approved development is completed and shall be submitted annually with a summary to the Executive Director for review. If parking data during any year demonstrates that peak use parking occupancy exceeds 90% of total onsite parking spaces for more than two hours on any given day, the permittee shall obtain an amendment to this coastal development permit to implement additional alternative transportation demand management measures to reduce peak usage.

2. **Parking Permits/Passes.** By acceptance of this permit, the permittee agrees that City-issued parking permits, contracts, and passes for any of the City-owned and operated beach parking lots to support uses in the Civic Center Specific Plan area is prohibited.

3. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** By acceptance of this permit, the permittee agrees to 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.

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- (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 applicant(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.

4. Landscaping – Drought Tolerant, Non-Invasive Plants.

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) sets of

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revised landscaping plans, which shall include and be consistent with the following:

- i. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be utilized within the property. *All plants shall be low water use plants* as identified by California Department of Water Resources (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf> and <http://ucanr.edu/sites/WUCOLS/files/183488.pdf>).
 - ii. Use of reclaimed water for irrigation is encouraged. If using potable water for irrigation, only drip or microspray irrigation systems may be used. Other water conservation measures shall be considered, such as weather based irrigation controllers.
- B. The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. Permit Compliance. All development must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions imposed herein. Any deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this Coastal Development Permit No. 5-18-0767 is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations.

6. Informational/Educational/Interpretative Exhibit Plan and Program.

- A. PRIOR TO COMPLETION OF DEVELOPMENT or by MARCH 30, 2020, whichever occurs first, the permittee shall consult with historical experts and, after community and public engagement, shall submit, for review and approval by the Executive Director, an Informational/Educational/Interpretative Signage Plan, and an Informational/Educational Program regarding the historical and cultural significance of the project site, which shall include and be consistent with the following:
- i. **Informational/Educational/Interpretive Exhibit Plan.** The permittee shall submit an informational/educational/interpretive exhibit plan that shall at a minimum include signage, and may also include art installations. The plan shall also describes the location, number, size, content (wording and exhibits), and depictions of exhibits, signs, and art installations to be placed at throughout the project site and which meets, at minimum, the following requirements:
 - a. The plan should clearly indicate how many informational/educational exhibits, signs, and installations are proposed.

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- b. The signs shall be conspicuously placed where the text is legible from the public pedestrian pathways, public parking lot, and other access points to the project site.
 - c. The plan should clearly indicate the proposed text and sizing for the informational/educational exhibits, signs, and installations.
 - d. Signs shall describe the historical and cultural significance of the site in relation to the African American community that was displaced by Civic Center and other related uses.
 - e. The plan should clearly indicate how it will address language accessibility, including but not limited to whether any signs will be translated into languages other than English and if information on the signage will be accessible for individuals with a visual impairment.
 - f. Informational/educational exhibits, signs, and installations shall be maintained in good condition onsite for the life of the development. The educational signs shall be installed in a manner described in the approved signage plan within 90 days of completion of construction or prior to use, whichever comes sooner, or within such additional time as the Executive Director may grant for good cause.
- ii. **Informational/Educational Program.** The permittee shall submit an Informational/Educational and Community Outreach Program regarding the historical and cultural significance of the project site and the surrounding Civic Center area in the City of Santa Monica in relation to the African American community that was displaced by Civic Center and other related uses. The permittee shall submit the details of this program including the methods to achieve meaningful engagement with the community in the program's implementation as part of this project including but not limited to:
- a. The content or a summary of the information to be presented by the Program.
 - b. A program implementation plan that includes the timing of the proposed program, and, if necessary, resources required to implement the program.
 - c. The method of active community outreach (i.e. docent led tours; orientations of sports groups using the field; engaging events with the local schools and/or community members in the area, etc.).
 - d. Passive forms of outreach (i.e. an informational website; pamphlets, etc.).
 - e. The program shall highlight for the public any other ongoing efforts or plans or programs that the City is aware of or undertaking in order to address issues of environmental justice, equity and inclusion.
- B. The permittee shall undertake development in accordance with the approved program. Any proposed changes to the approved program shall be reported to the Executive Director. No changes to the approved program shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.