Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

April 23, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. 2017-005072-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2017007901
APPLICANT: LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
THE MALIBU ZONED DISTRICT
(THIRD SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The applicant, the Department of Public Works, requests a Minor Coastal Development Permit (Minor CDP) to authorize the implementation of a Parking Management Plan and the installation of associated regulatory signage. Signage will be installed on existing posts and poles along both the landward and seaward sides of Pacific Coast Highway (PCH) between Coastline Drive and Topanga Canyon Boulevard (Project Site). The Parking Management Plan will restrict parking on the landward side of PCH between 12:00 A.M. and 2:00 A.M., and will restrict parking on the seaward side of PCH between 2:00 A.M. and 4:00 A.M. (Parking Management Plan) (Project).

A public hearing on the Project was scheduled before the Hearing Officer on September 18, 2018. Without opening the public hearing, the Department of Regional Planning (Department) staff requested that the item be continued two weeks to October 2, 2018, because site posting requirements were not met. The Hearing Officer conducted a duly noticed public hearing on the Project on October 2, 2018. At the end of the public hearing, the Hearing Officer closed the public hearing and approved the Project.

The approval of the Project was appealed to the Regional Planning Commission (Commission) on October 15, 2018, by Pamela Gayle Johnson and on October 16, 2018, by Raven Nicole Williams, Project opponents.

The Commission held a public hearing on this matter on December 12, 2018, and January 30, 2019, and voted unanimously to deny the appeals and approve the Project. The Project was subsequently appealed to the Board of Supervisors (Board) on February 12, 2019, by Pamela Gayle Johnson and February 13, 2019, by Raven Nicole Williams, Project opponents.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Deny the appeal;

2. Indicate the Board's intent to find the Project categorically exempt pursuant to State and local California Environmental Quality Act (CEQA) Guidelines;

3. Indicate the Board's intent to approve Project No. 2017-005072-(3) including Minor CDP No. RPPL2017007901; and

4. Instruct County Counsel to prepare the necessary findings and conditions to affirm the Commission's approval of Project No. 2017-005072-(3) including Minor CDP No. RPPL2017007901.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The applicant proposes the implementation of a Parking Management Plan and the installation of associated regulatory signage along both sides of a 0.7-mile-long segment of PCH in the vicinity of Topanga Beach between Topanga Canyon Boulevard on the west and Coastline Drive on the east. The Parking Management Plan will restrict parking on the landward side of PCH between 12:00 A.M. and 2:00 A.M., and will restrict parking on the seaward side of PCH between 2:00 A.M. and 4:00 A.M. Existing posts and poles within the public right-of-way (ROW) will be used for the signage. No new posts or poles are proposed as part of this Project.

The proposed Parking Management Plan increases parking availability and therefore public access to Topanga Beach and other nearby open space areas by increasing parking turnover. Vehicles will be required to move daily, and people going to the beach will find more parking available within the Project Site. Furthermore, this ensures that street parking will be available on at least one side of PCH, if not both. Along the seaward side, signs currently indicate that there is no parking allowed "12:00 A.M. – 5:00 A.M." within the western third (approximately 1,400 feet of ROW) of the Project Site, and no parking "10:00 P.M. – 5:00 A.M." within the eastern two-thirds (approximately 2,250 feet of ROW) of the Project Site. Therefore, compared to the existing posted restrictions, the proposed Parking Management Plan would greatly increase the supply of street parking

within the Project Site, will ensure that street parking spaces are not monopolized for extended periods, and will help ensure street parking availability for beach visitors.

Implementation of Strategic Plan Goals

The Project promotes Goal 1: Make Investments that Transform Lives, of the Los Angeles County (County) Strategic Plan by increasing coastal access to Topanga Beach and other nearby open space areas for County residents by ensuring parking availability through increased parking turnover and by preventing existing parking from being monopolized by a few vehicles.

Further, the Project promotes Goal 2: Foster Vibrant and Resilient Communities of the County's Strategic Plan by ensuring and expanding access to coastal recreational and cultural opportunities, including Topanga Beach and other nearby public open space areas.

Finally, the Project promotes Goal 3: Realize Tomorrow's Government Today, of the County's Strategic Plan by managing access to public recreational coastal assets and maximizing the open space benefit to the County.

FISCAL IMPACT/FINANCING

The approval of the Project and related CDP should not result in any significant costs to the County as the applicant will not be requesting any funding allocation for the manufacturing and installation of the associated regulatory signage.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On September 5, 2017, the Hearing Officer approved a previous version of the Project with different parking restrictions and with different Project site boundaries. On October 10, 2017, the California Coastal Commission (CCC) appealed the County's approval. In response to the CCC's appeal, the applicant requested a continuance to allow time to collect additional data on the parking situation within the Project boundaries and to allow for discussions with CCC staff, local residents, and California Highway Patrol. These efforts lead the applicant to revise the Project description and Project Site boundaries.

On September 18, 2018, a public hearing was scheduled to take place to consider the amended Project description. The item was continued to October 2, 2018, because site posting requirements were not met.

On October 2, 2018, the Hearing Officer closed the public hearing, found the Project categorically exempt pursuant to state and local CEQA Guidelines, and approved the Minor CDP with findings and conditions. Following the approval of the Project, Pamela Gayle Johnson and Raven Nicole Williams appealed the Project approval to the Commission.

On December 12, 2018, the Commission conducted a duly noticed public hearing. The hearing was continued to January 30, 2019, to allow the applicant and the Department's staff adequate time to gather additional information. A continuation of the public hearing was held before the Commission on January 30, 2019, at which time, the Commission closed the public hearing, denied the appeal, and approved the Project. Following the approval of the Project, Pamela Gayle Johnson and Raven Nicole Williams appealed the Project approval to the Board.

A public hearing is required pursuant to Section 22.44.970 of the Los Angeles County Code (County Code). Notice of the hearing must be given pursuant to the procedures set forth in Sections 22.44.970 and 22.44.990 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061 and 65090 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

The Project qualifies for a Categorical Exemption pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities categorical exemption) and the County's environmental guidelines. The Project will implement a Parking Management Plan and will install associated signage only on existing posts and poles within the Project boundaries. No construction of any kind will occur.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed Minor CDP is not anticipated to have a negative impact on current services as existing services are adequate to implement and enforce the Parking Management Plan.

For further information, please contact Kevin Finkel, AICP at (213) 974-4854 or kfinkel@planning.lacounty.gov.

Respectfully submitted,

Amy J. Bodek, AICP
Director

AJB:MG:RG:KAF:lm

Attachments:
- Approval Letter
- Commission Staff Reports
- Memoranda, and Correspondence
- Hearing Officer Staff Reports

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

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