

**PLANNING COMMISSION**  
**STAFF REPORT**

**MEETING DATE: October 4, 2010**

**ITEM FOR CONSIDERATION**

Request to consider allowing the California Coastal Commission to act as the decisionmaker for a Consolidated Coastal Development Permit per §30601.3 of the California Coastal Act to allow reconstruction of the restrooms and day use area and minor improvements at the Santa Rosa and San Miguel Campgrounds at Carpinteria State Beach.

**Report prepared by: Jackie Campbell, Director**  
Community Development Department

*Jackie Campbell*  
SIGNATURE

**Owner:** California Department of Parks and Recreation  
**Applicant:** Richard Burg, Senior Environmental Scientist  
**Project Location:** Carpinteria State Beach, 5361 Sixth Street  
**APNs:** 003-501-001, 003-510-001, 003-520-003 and 003-530-007  
**Zoning:** Recreation (REC)



**I. RECOMMENDATION**

Allow the California Coastal Commission to act as the decisionmaker for a Consolidated Coastal Development Permit per §30601.3 of the California Coastal Act to allow comprehensive review of the reconstruction of the day use area and reconstruction of the restrooms and minor improvements at the Santa Rosa and San Miguel Campgrounds at Carpinteria State Beach. Consent to the Consolidated Coastal Development Permit process is contingent upon notice of any public hearing to property owners within 300 feet and occupants within 100 feet of the State Park and review through the City Architectural Review Board process.

## **II. PROPOSED PROJECT DESCRIPTION**

The project would provide improved public accessibility in compliance with the Americans with Disabilities Act (ADA) to upgrade and remodel existing facilities at three locations within Carpinteria State Beach (i.e., Day Use Area, Santa Rosa Campground and San Miguel Campground). Two restrooms and ramada in the Day Use Area would undergo demolition and replacement. A single restroom with showers and two shade-sail ramadas would then be built in closer proximity to the existing day use parking lot. To ensure connectivity, a compliant route of travel would be established between the new facilities, the upgraded picnic sites and existing access routes. The parking lot would also be restriped to provide several accessible parking spaces. At the Santa Rosa and San Miguel Campgrounds, an existing restroom at each site would similarly be removed and rebuilt with a slightly larger structure in relatively the same location. At each campground, three recreational vehicle (RV) sites would be modified (e.g., widen parking spaces, upgrade camping pads) and pathways from the new restroom buildings to the accessible camping areas would be repaved to meet ADA standards. Plans are attached as Exhibit 1.

## **III. BACKGROUND**

Several years ago, the State Parks Department committed to upgrade ADA access at various parks throughout California. Carpinteria State Beach was chosen as one of the parks that would receive upgrades to make the park more accessible for all. Recently, new all-access paths have been installed around the outdoor amphitheater near the ranger station where evening talks are conducted. A plan has also been developed to reconfigure the entrance to the park to better accommodate visitors and to connect to the pedestrian trail from Palm Avenue to Linden Avenue. The subject project is a continuation of those efforts to upgrade other amenities throughout the park. The State Parks and Recreation Department plans to begin construction at the Day Use Area in June 2011. Allowing for a Consolidated Coastal Development Permit process will expedite the permit review process so that the improvements can be made within the projected timeline. Improvements at the two campgrounds would be completed once funding is obtained.

### **Consolidated Coastal Development Permit Process**

When a proposed project is located partially within the Coastal Commission Permit Jurisdiction and a local jurisdiction's permitting jurisdiction, the local jurisdiction may choose to allow the Coastal Commission to process a Consolidated Coastal Development Permit (CDP) rather than requiring that each agency review only a portion of a project. This procedure is set forth in §30601.3 of the Public Resources Code (Division 20, California Coastal Act). The pertinent parts of this section are as follows.

**Section 30601.3 Coastal development permit application; processing criteria; standard of review**

*(a) Notwithstanding Section 30519, the commission may process and act upon a consolidated coastal development permit application if both of the following criteria are satisfied:*

*(1) A proposed project requires a coastal development permit from both a local government with a certified local coastal program and the commission.*

*(2) The applicant, the appropriate local government, and the commission, which may agree through its executive director, consent to consolidate the permit action, provided that public participation is not substantially impaired by that review consolidation.*

*(b) The standard of review for a consolidated coastal development permit application submitted pursuant to subdivision (a) shall follow Chapter 3 (commencing with Section 30200), with the appropriate local coastal program used as guidance.*

For the proposed project, the restroom buildings and RV parking spaces at Santa Rosa and San Miguel Campgrounds are in the City's permitting jurisdiction. The improvements at the Day Use Area are within the Coastal Commission's Permit Jurisdiction (see Exhibit 2). Without the opportunity for a Consolidated CDP wherein the project can be reviewed comprehensively, each agency would issue a separate permit for the portion of the project that is located within its jurisdiction.

In this case, the applicant has requested that the local government consent to consolidate the permit action while maintaining the opportunity for public participation. This option has also been discussed with Coastal Commission staff from the Ventura Regional Office. Prior to approval of any CDP, public mailed noticing is completed for owners and occupants in the project vicinity. The Coastal Commission also requires that a notice be posted onsite advising that an application for development has been submitted for its review.

According to the regulation, the standard of review for the consolidated permit is Chapter 3 of the Coastal Act, with the Local Coastal Program used as guidance. Chapter 3 contains all of the resource protection policies of the Coastal Act and is the standard of review used by the Commission when it is the permitting agency or when it hears an item on appeal from a local government decision. The policies and implementing regulations of the City's Local Coastal Program are derived from and consistent with the resource protection policies contained in Chapter 3 of the Act. Therefore, consistency in these regulations has been achieved through certification of the City's LCP. And, according to the statute, the City's LCP is also to be used for guidance in the Coastal Commission's review of the CDP. This allows for consideration of any site specific policies from our local Coastal Land Use Plan that are applicable to a certain project. These policies are referenced below in the Analysis section of this staff report.

## **Architectural Review Board (ARB)**

If the Planning Commission chooses to allow the Coastal Commission to process the Consolidated CDP, staff recommends that the City's Architectural Review Board still be involved in the process and have the opportunity to review the project locally to allow for public input regarding the design and aesthetics of the proposed facilities. This point has been discussed with and agreed to by State Parks and Recreation Department staff (personal communication with Rich Rozelle, District Superintendent, September 14, 2010).

### **IV. ENVIRONMENTAL**

Based on site assessments and a search of database records, no impacts to listed or sensitive biological resources would result from construction. Whether the City or the Coastal Commission processes the Coastal Development Permit, the Department of Parks and Recreation would be the lead agency under the California Environmental Quality Act (CEQA) and would be responsible for conducting environmental review for the project. However, given the small scale of the project and its design to improve coastal access, it is likely that the project could be found to be categorically exempt from CEQA.

### **V. Coastal Land Use Plan**

The project site has a General Plan/Coastal Plan designation of Open Space/Recreation. The project site is in Design Sub-area 1 (Downtown Beach Neighborhood) in the Community Design Element of the City's General Plan/Coastal Plan and is subject to the following policies. These are the policies that will guide the Coastal Commission's review process for the Consolidated Coastal Development Permit and apply specifically to the proposed project.

#### ***LAND USE ELEMENT***

**Objective LU-1:** *Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreation opportunities for the public.*

**Policy LU-1a.** *The policies of the Coastal Act (Public Resources Code Section 30210 through 30263 are hereby incorporated by reference (and shall be effective as if included in full herein) as the guiding policies of the land use plan.*

**Policy LU-1d.** *Ensure that the type, location and intensity of land uses planned adjacent to any parcel designated open space/recreation or agriculture are compatible with these public resources and will not be detrimental to the resource.*

**Objective LU-3:** *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the City's edge.*

**Policy LU-3i.** *Ensure the provision of adequate services and resources, including parking, public transit and recreational facilities, to serve proposed development.*

### **COMMUNITY DESIGN OBJECTIVES**

**Objective CD-11:** *Existing public spaces should be maintained, and new public spaces should be incorporated into neighborhoods and districts as an important aspect of their design.*

**Policy 11b.** *Public spaces should be located and designed to encourage their use during the day and in the evening. The time and type of use for each space should be planned to be compatible with adjacent land uses, and with any existing flora and fauna that are to be preserved.*

**Policy CD-11c.** *All public spaces and facilities should reflect quality design.*

**Policy CD-11f.** *Landscape design guidelines should emphasize the use of native drought tolerant plant materials, and the importance of trees as the primary elements of the town landscape. All landscaping shall utilize only non-invasive plant types.*

**Objective CD-13.** *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

**Policy CD-13a.** *Lighting for development adjacent to an ESHA shall be designed to further minimize potential impacts to habitat.*

**Policy CD-13b.** *Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

**Objective CDS1-1.** *Preserve and strengthen the visual and physical connections between the neighborhood, beach, the salt marsh, State Beach Park, and the Downtown District.*

### **CIRCULATION ELEMENT**

**Policy C-7c.** *Provide safe mobility for the physically handicapped through the design of street improvements and public facilities.*

**Policy C-7e:** *Provide continuous sidewalks, where appropriate, for safe pedestrian circulation and consider creative alternatives for such issues.*

**Policy C-9o.** *Require well-designed walkways as a condition to new development approval.*

## **VI. ACTION OPTIONS**

1. Allow the California Coastal Commission to act as the decisionmaker for a Consolidated Coastal Development Permit per §30601.3 of the California Coastal Act to allow comprehensive review of the reconstruction of the Day Use Area and reconstruction of the restrooms and minor improvements at the Santa Rosa and San Miguel Campgrounds at Carpinteria State Beach. (staff's recommendation)
2. Choose not to allow the Coastal Commission to process a Consolidated Coastal Development Permit and direct the applicant to submit a CDP application to the City Community Development Department for the Santa Rosa and San Miguel Campgrounds improvements.

## **VII. ATTACHMENTS**

- Exhibit 1 Site Plan, Floor Plans and Elevations  
Exhibit 2 Permit Jurisdiction Boundary Map

# EXHIBIT 1

## Carpinteria State Beach Park Site Plans, Floor Plans and Elevations

Planning Commission Hearing  
October 4, 2010



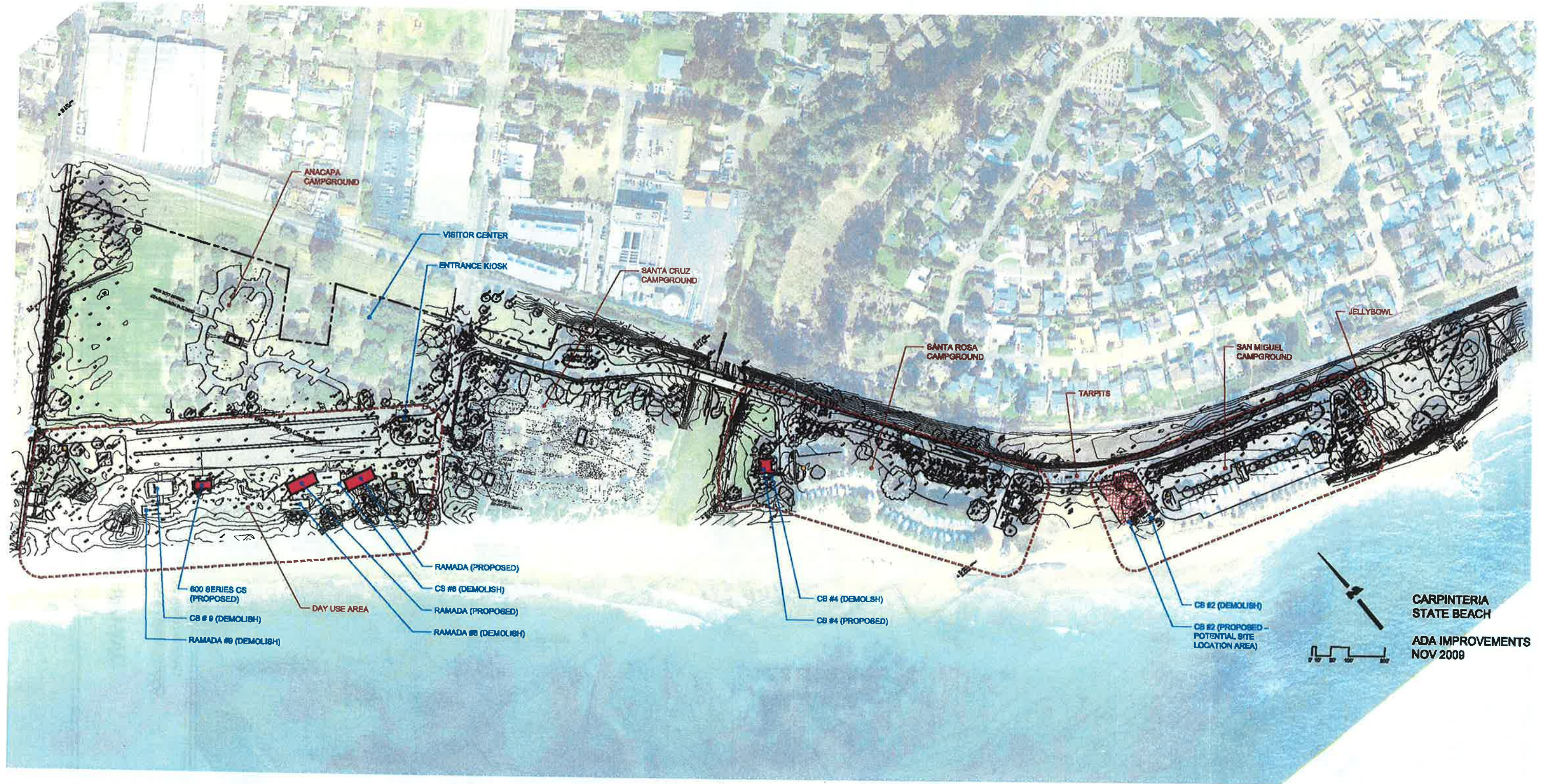


Figure 3. Design Layout for the Proposed ADA Improvements at the Day Use Area, Carpinteria State Beach.

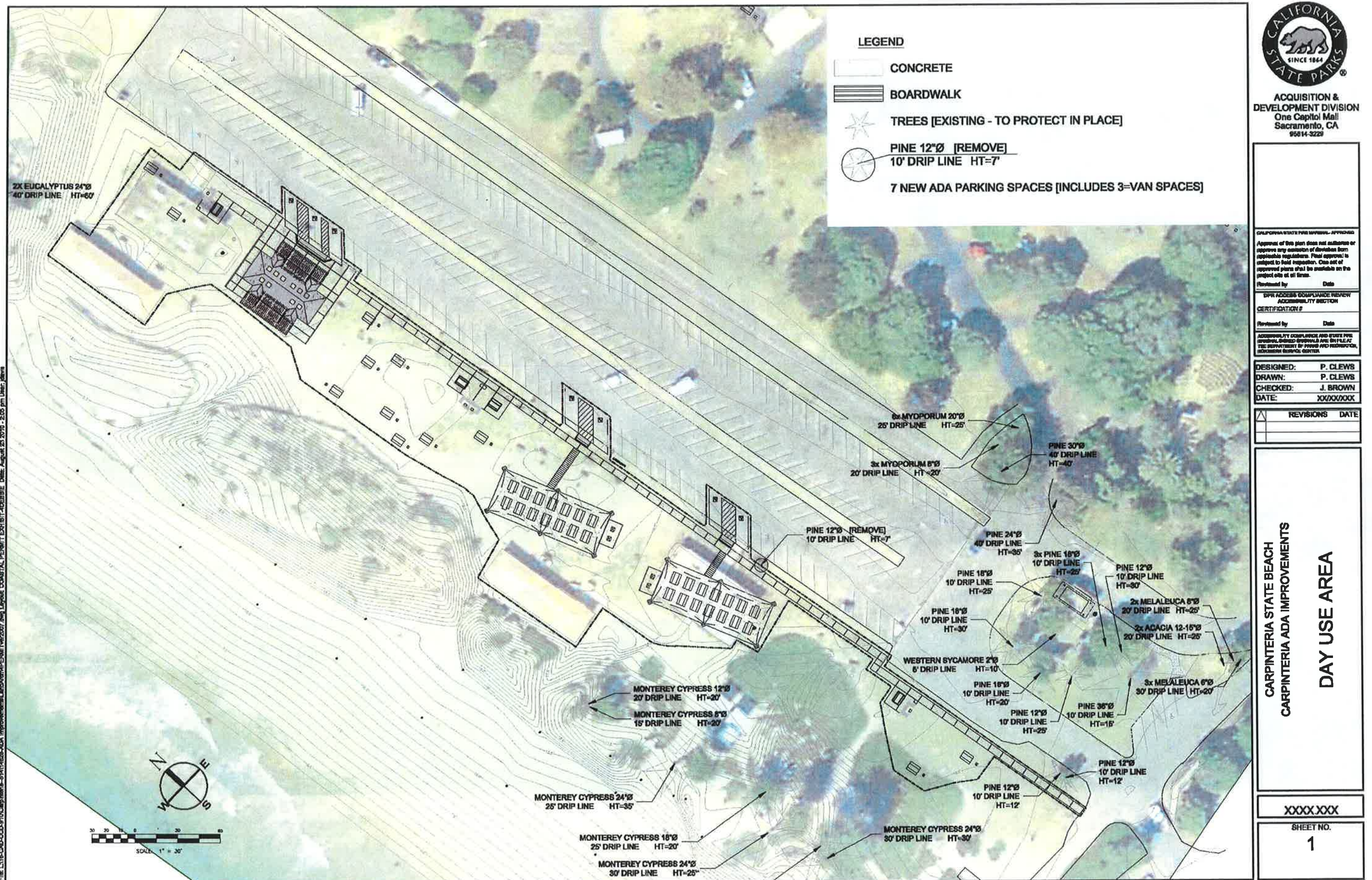
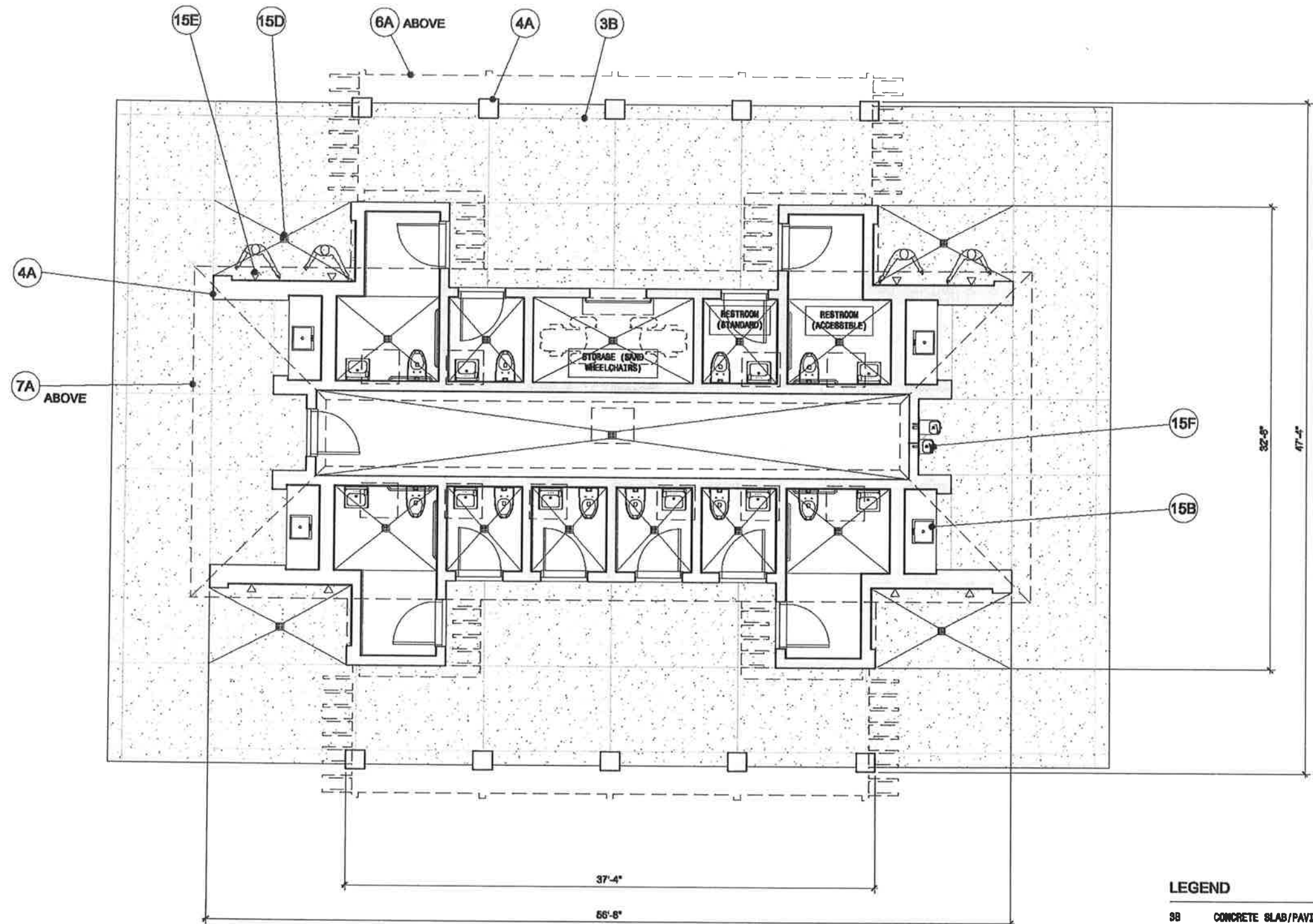


Figure 4. Comfort Station Floor Plan for the Day Use Area, Carpinteria State Beach.



COMFORT STATION FLOOR PLAN



LEGEND

- 3B CONCRETE SLAB/PAVING
- 4A MASONRY WALL / COLUMN
- 6A WOOD TRELLIS
- 7A STANDING SEAM METAL ROOFING
- 15B LAVATORY / COUNTER
- 15D FLOOR DRAIN
- 15E RINSING SHOWER
- 15F DRINKING FOUNTAIN



CALIFORNIA STATE FIRE MARSHAL APPROVED  
 Approval of this plan does not authorize or approve any extension of deviation from applicable regulations. First approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.  
 Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
 SUPERVISOR COMPLIANCE REVIEW ACCOMMODATION SECTION  
 CERTIFICATION # \_\_\_\_\_  
 Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
 ACCOMMODATION COMPLIANCE AND STATE FIRE MARSHAL APPROVED REVIEW & USE OR FILE AT THE DEPARTMENT OF PARKS AND RECREATION ARCHITECTURAL SERVICES SECTION

DESIGNED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: 13 AUG 2009

REVISIONS	DATE

CARPINTERIA STATE BEACH  
 ADA IMPROVEMENTS  
**CS FLOOR PLAN**

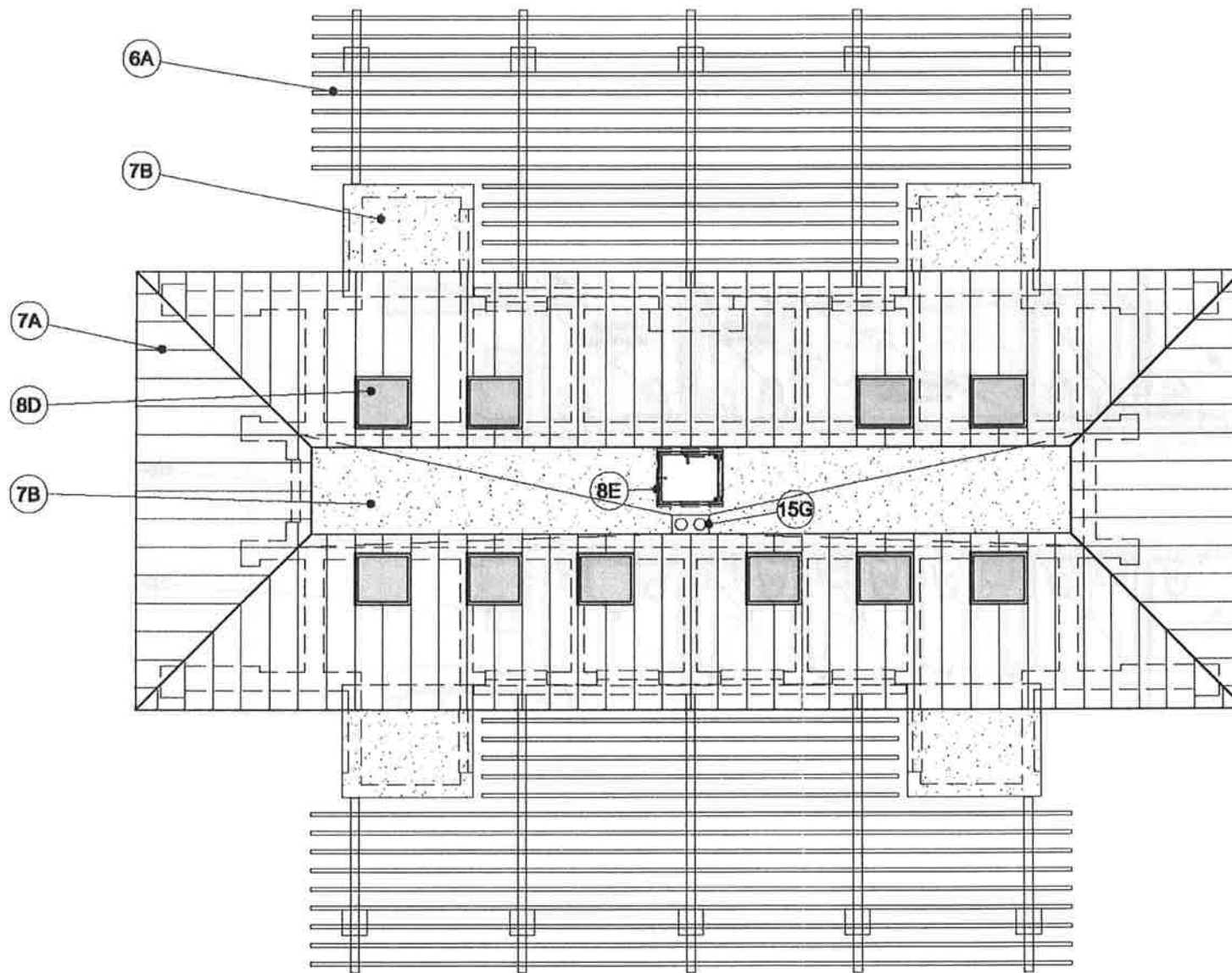
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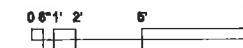
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Figure 5. Comfort Station Roof Plan at the Day Use Area, Carpinteria State Beach.



COMFORT STATION ROOF PLAN



**LEGEND**

- 6A WOOD TRELLIS
- 7A STANDING SEAM METAL ROOFING
- 7B MEMBRANE ROOFING (SINGLE-PLY)
- 8D UNIT SKYLIGHT
- 8E ROOF ACCESS HATCH
- 15G ROOF DRAIN



ACQUISITION &  
DEVELOPMENT DIVISION  
One Capitol Mall  
Sacramento, CA  
95814-3226

CALIFORNIA STATE FIRE MARSHAL - APPROVED  
Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

DPR ACCESS COMPLIANCE REVIEW  
ACCESSIBILITY SECTION  
CERTIFICATION # \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED DRAWINGS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER.

DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: 13 AUG 2009

REVISIONS	DATE

CARPINTERIA STATE BEACH  
ADA IMPROVEMENTS  
**CS ROOF PLAN**

DRAWING NO. \_\_\_\_\_

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**A3-2**

OF \_\_\_\_\_

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Figure 6. South-facing (back) side of one of two restrooms that would be replaced by a single, smaller combination building (102 m<sup>2</sup> [1,100 ft<sup>2</sup>]) in the Day Use Area at Carpinteria State Beach.



Figure 7. Existing ramada, lying south of the parking lot and adjacent to the dunes, which would be demolished and rebuilt as a new, shade sail structure.



Figure 8. Ramada Floor and Furnishing Plan for the Day Use Area, Carpinteria State Beach.



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CDPR ACCESS COMPLIANCE REVIEW  
ACCESSIBILITY SECTION  
CERTIFICATION # \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

ACCESSIBILITY COMPLIANCE REVIEW SHALL BE PERFORMED BY A QUALIFIED PERSONNEL FROM THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER.

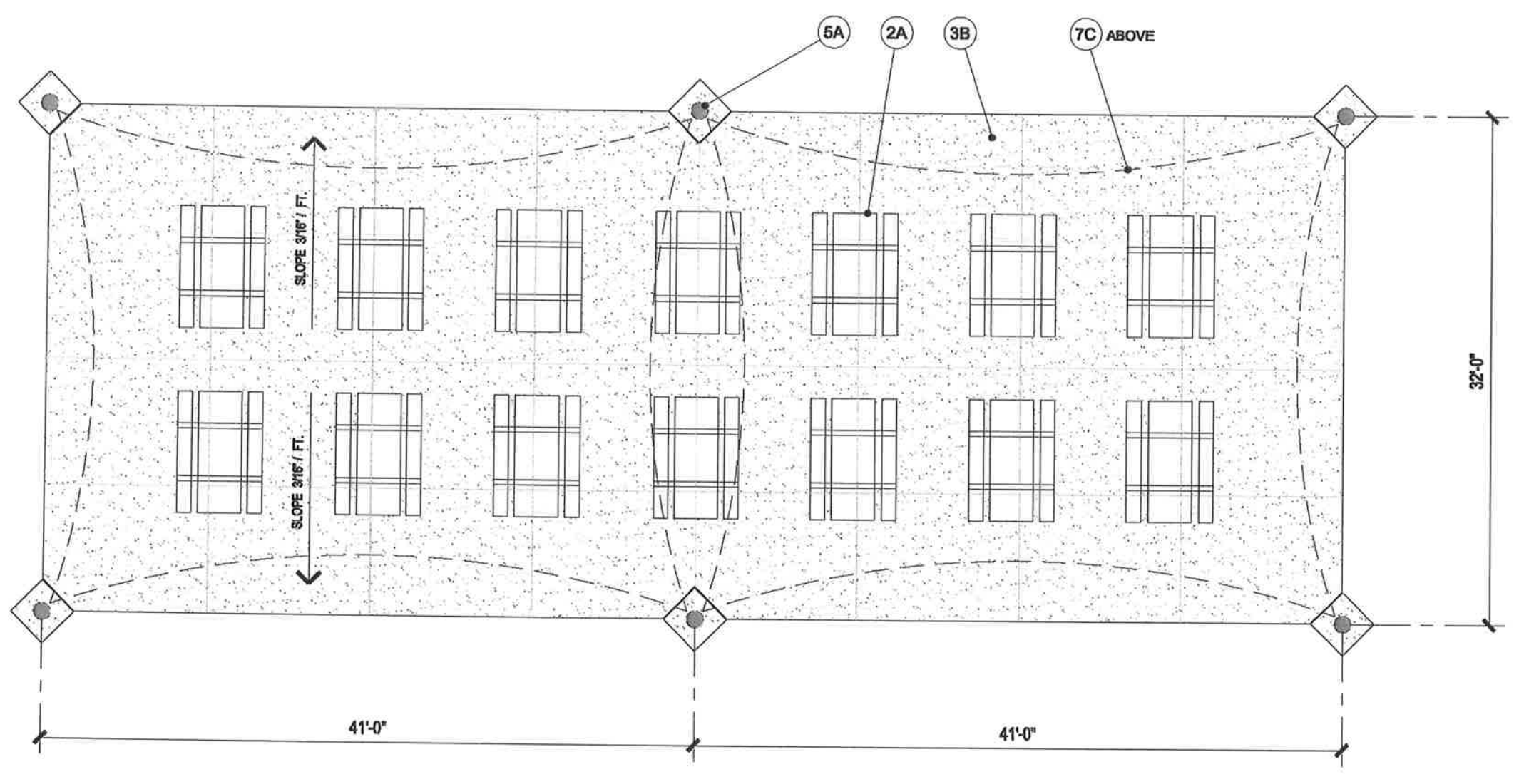
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REVISIONS	DATE



**RAMADA FLOOR AND FURNISHING PLAN**

- LEGEND**
- 2A PICNIC TABLE (PRECAST CONCRETE)
  - 3B CONCRETE SLAB/PAVING
  - 5A STEEL COLUMN W/ WOOD CLADDING
  - 7C TENSIONED FABRIC (SHADE SAIL)

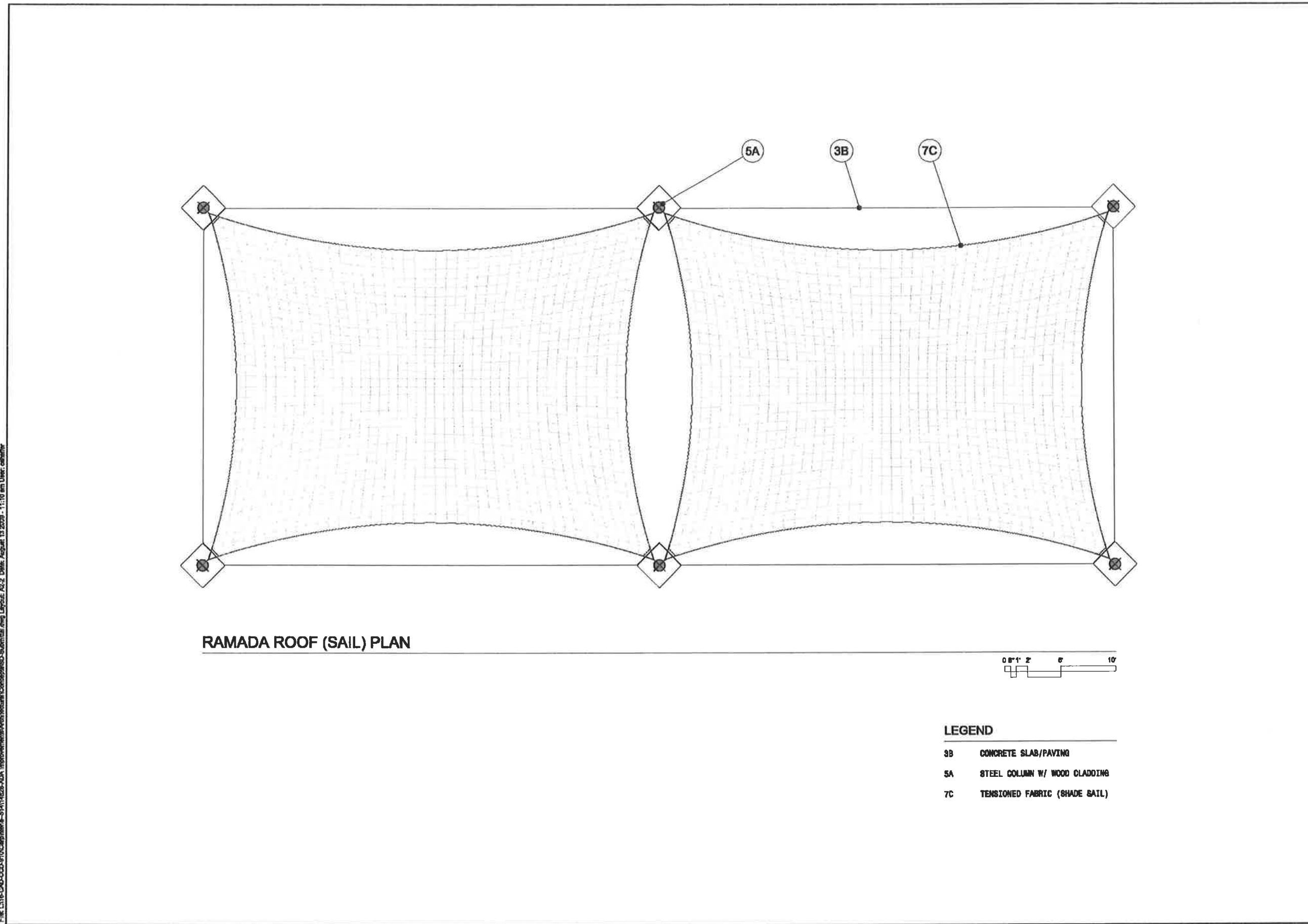
CARPINTERIA STATE BEACH  
ADA IMPROVEMENTS  
**RAMADA FLR & FURN PLAN**

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**A2-1**  
OF \_\_\_\_\_

SCHEMATIC DESIGN SUBMITTAL

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Figure 9. Ramada Roof (Sail) Plan for the Day Use Area, Carpinteria State Beach.



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DEVELOPMENT DIVISION  
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95814-9229

CALIFORNIA STATE FIRE MARSHAL - APPROVED  
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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_  
CPR ACCESS COMPLIANCE REVIEW  
ACCESSIBILITY SECTION  
CERTIFICATION # \_\_\_\_\_  
Reviewed by \_\_\_\_\_ Date \_\_\_\_\_  
ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL REVIEW APPROVAL ARE ON FILE AT THE DEPARTMENT OF PWSR AND RECREATION, NORTHERN SERVICE CENTER.

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DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: 13 AUG 2009

REVISIONS	DATE

CARPINTERIA STATE BEACH  
ADA IMPROVEMENTS  
**RAMADA ROOF (SAIL) PLAN**

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OF \_\_\_\_\_

SCHEMATIC DESIGN SUBMITTAL

Figure 10. Comfort Station Roof Plan at the Day Use Area, Carpinteria State Beach.



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One Capitol Mall  
Sacramento, CA  
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DATE: \_\_\_\_\_

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SPR ACCESS COMPLIANCE REVIEW ACCESSIBILITY SECTION

CERTIFICATION # \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL (BASED ON CALIF. FIRE BY-LAWS) THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN REGION CENTER

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DATE: 19 AUG 2009

REVISIONS	DATE

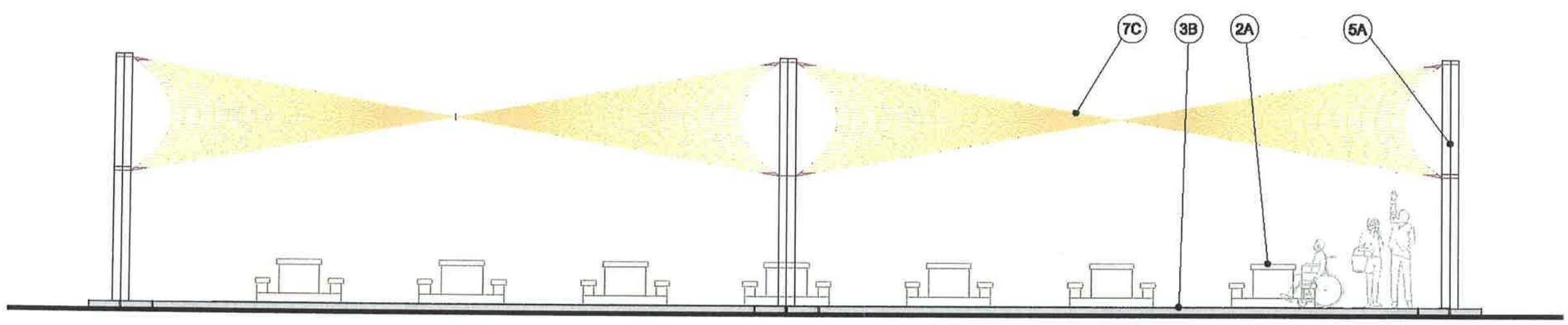
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CARPINTERIA STATE BEACH  
ADA IMPROVEMENTS  
**RAMADA ELEVATIONS**

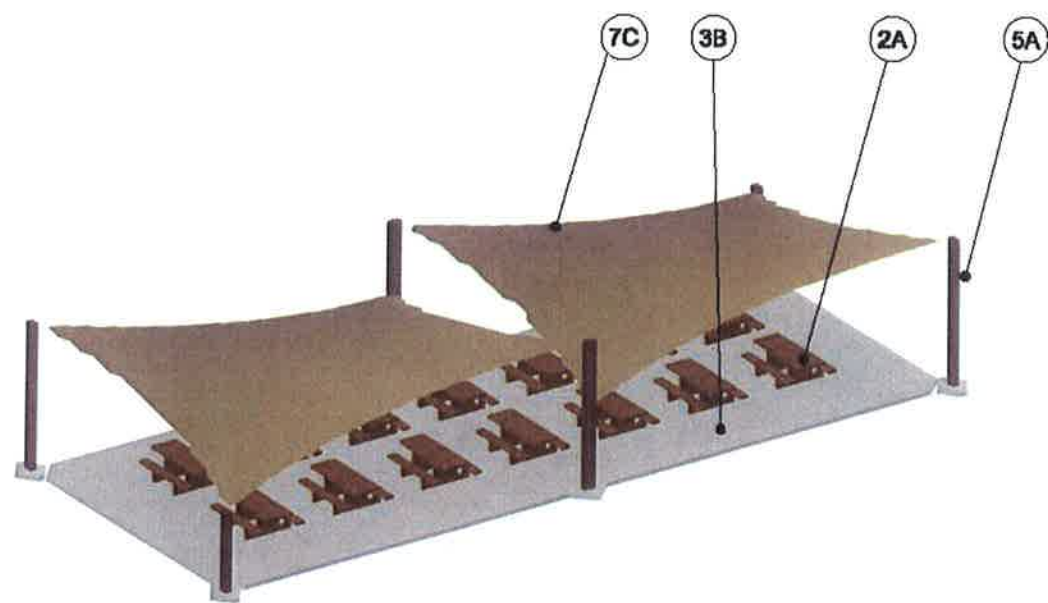
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SCHEMATIC DESIGN SUBMITTAL



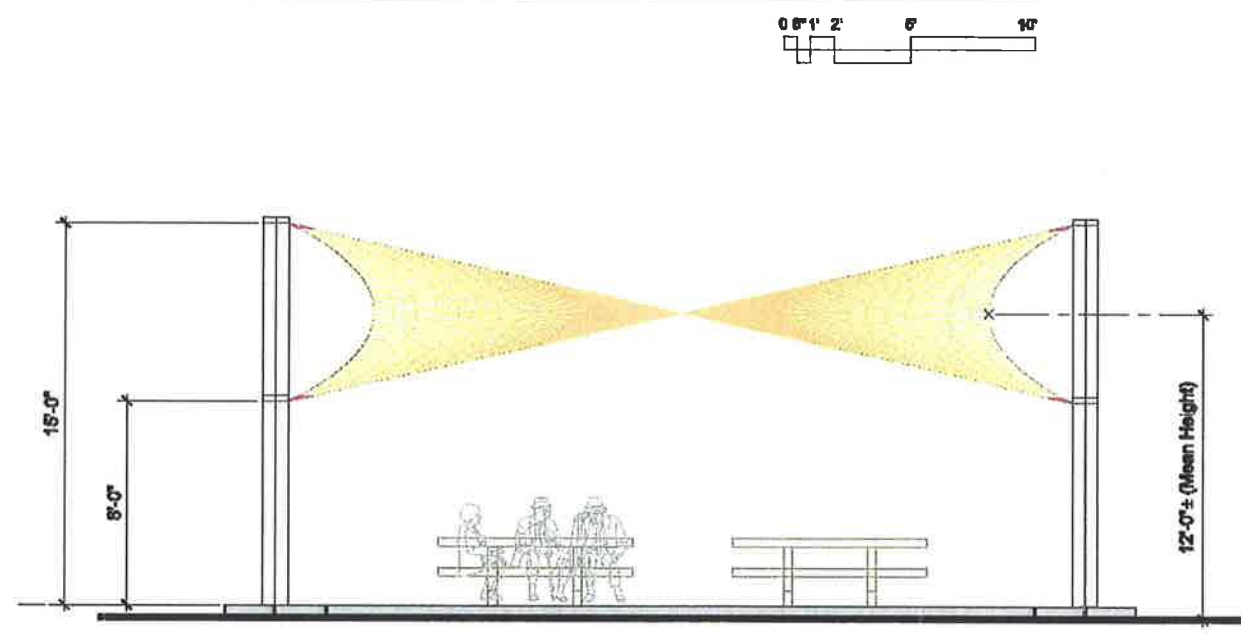
**RAMADA SIDE ELEVATION**



**RAMADA ISOMETRIC**

**LEGEND**

- 2A PICNIC TABLE (PRECAST CONCRETE)
- 3B CONCRETE SLAB/PAVING
- 5A STEEL COLUMN W/ WOOD CLADDING
- 7C TENSIONED FABRIC (SHADE SAIL)



**RAMADA END ELEVATION**

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Figure 11. Typical picnic facilities, located between the Day Use Area restrooms, that would be upgraded and connected to a new, accessible asphalt/decomposed granite pathway.

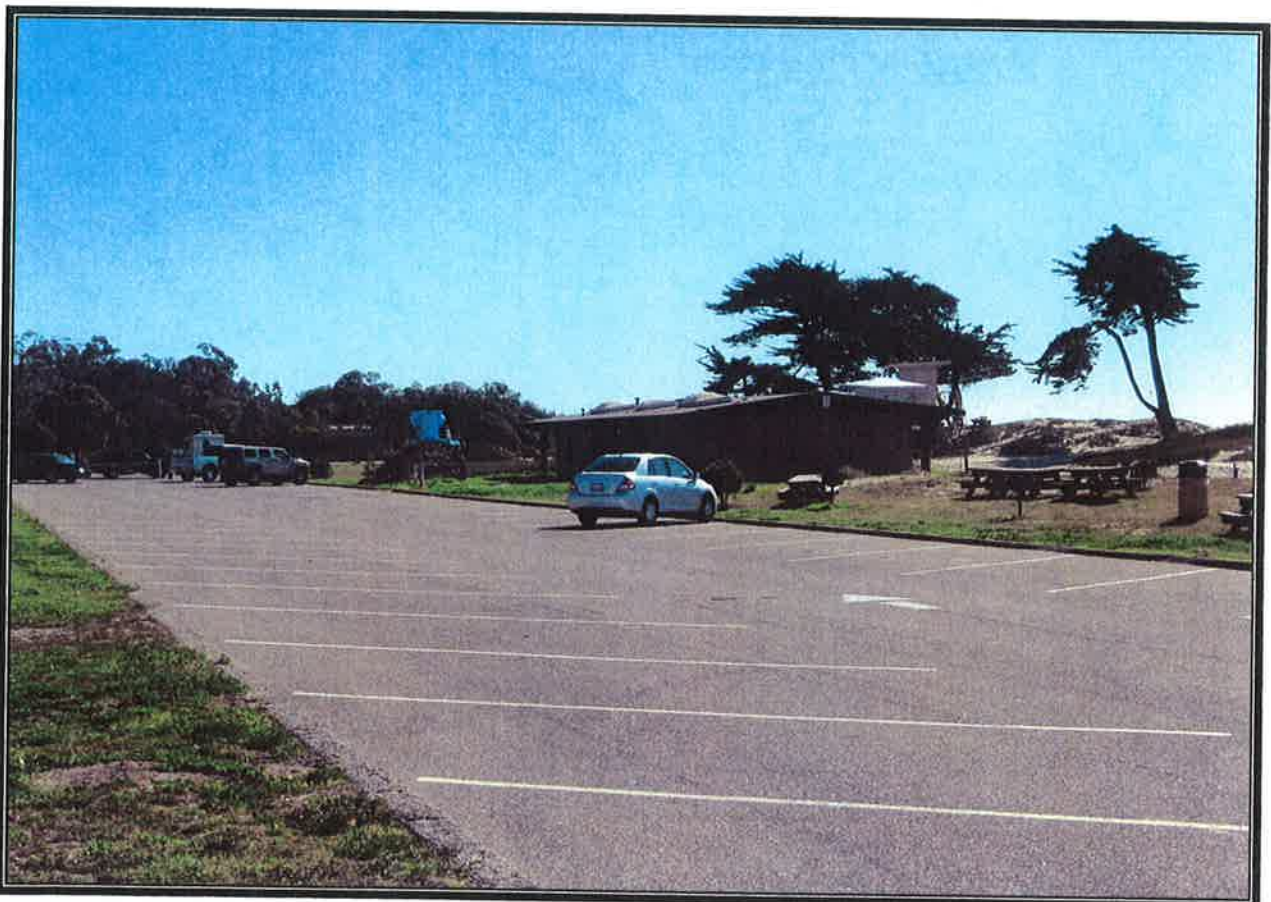


Figure 12. Existing parking lot at the Day Use Area that would be restriped to provide ADA-compliant parking spaces.

