

## **LEVEL I COASTAL DEVELOPMENT PERMIT REPORT**

**DATE: FEBRUARY 22, 2024**

**TO: HONORABLE MEMBERS OF  
THE BOARD OF HARBOR COMMISSIONERS**

**ISSUED: LEVEL I COASTAL DEVELOPMENT PERMIT NO. 24-01 TO CITY OF  
LOS ANGELES DEPARTMENT OF RECREATION AND PARKS FOR  
THE CABRILLO BEACH LIFEGUARD HEADQUARTERS BUILDING  
REPLACEMENT PROJECT**

### **BACKGROUND**

In accordance with the approved Port of Los Angeles Master Plan (PMP), the Executive Director is designated with the authority to approve or deny applications for Level I Coastal Development Permits (CDP), but these CDPs only become effective when the permits are reported in writing to the Board of Harbor Commissioners (Board). No Board action is required. Additionally, the PMP provides that a Level I CDP that is being reported to the Board can be stayed if any two Board members so request. In this case, the CDP would be agenized for the next regular Board meeting and would require Board action to be approved or denied.

### **PERMIT ACTIONS**

The Executive Director issued Level I CDP No. 24-01 on December 14, 2023.

CDP No. 24-01 City of Los Angeles Department of Recreation and Parks -  
Cabrillo Beach Lifeguard Headquarters Building Replacement  
Project.

The project location for the approved CDP is identified on the attached map (Transmittal 1).

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Project Description – CDP No. 24-01 (Transmittal 2) allows the City of Los Angeles Department of Recreation and Parks (RAP) to demolish the existing two-story 800 square-foot prefabricated structure and construct a new two-story lifeguard headquarters about 100 feet away from the existing facility. The total building area of the new headquarters is 1,662 square feet with a site elevation of approximately 10 feet. The expected lifespan of the new building is 30 years. The existing lifeguard headquarters operates year-round from sun-up to sun-down, with approximately four RAP staff stationed within the facility at a time. The structure, built in the early 2000s, is a prefabricated building that was intended for temporary usage. It lacks proper utility connections, insulation, and foundation. The deterioration of the prefabricated facility is affecting the building's functionality and serviceability and is disrupting the workflow patterns of the users.

The new headquarters building will be placed about 100 feet southwest of the existing structure that would be demolished. The new building will consist of a one-car garage with storage, a locker area, restrooms with showers, a first aid room, an office with a break area, and an observation deck. The ground floor will be enclosed with concrete masonry unit walls securing the building. Access to the second floor is through a semi-enclosed staircase core that leads to a lifeguard tower with glazing on all four sides of the building providing a 360-degree view. The deck encircles the tower, providing RAP staff with additional visual access. The new facility will operate similarly to the existing facility with approximately four staff stationed within the headquarters at a time. RAP is entitled to the premises under Agreement 1516.

Coastal Development Permit Requirements – The proposed project is a Level I non-appealable project in accordance with Section 6.4 of the PMP. In order to be considered a Level I CDP, the project must conform to all three of the following: 1) minimal resources are involved; 2) only minimal change in land or water use and, in the density, or intensity of the use of land and water may occur; and 3) there are no significant adverse environmental impacts.

Coastal resources are generally understood to be the natural and manmade resources along the coast. They include the ocean, beaches, public access, and biology within the coastal zone. The proposed Cabrillo Beach Lifeguard Headquarters building has a ground-floor footprint of approximately 1,030 square feet, including the approximately 130 square-foot semi-enclosed staircase. The building it is replacing has a ground floor footprint of approximately 800 square feet, for a net total increase of use of approximately 230 square feet of beach area. The project does not include any removal of trees, vegetation, and no known bird nesting has occurred on the facility itself. The proposed

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project would not impact the Salinas de San Pedro Salt Marsh, which is approximately 240 feet north of any proposed construction. This relatively small net change, in combination with no disturbance to wetlands, biological sensitive areas, or other coastal resources, constitutes minimal resources involved.

The new Cabrillo Beach Lifeguard Headquarters would operate similarly to the existing facility with approximately four staff stationed within the headquarters at a time, with seven more employees in the summertime stationed at the other lifeguard towers, all of whom will use the lockers and restrooms facilities during work hours. Since there is no proposed change in operation, there is no change in the intensity of use of land and a minimal increase in the density of use associated with the slightly larger facility.

The Environmental Management Division has reviewed the proposed project and has determined that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Article II Section 2(i) of the Los Angeles City CEQA Guidelines. This project was previously evaluated and found to be categorically exempt from CEQA by the Board of Recreation and Park Commissioners on August 3, 2023 in accordance with Article III Section 1, Class 2(3), Class 3(5), and Class 3(6) of the Los Angeles City CEQA Guidelines. Categorical exemptions are classes of development for which the California Secretary for Resources has determined do not have a significant effect on the environment and which are therefore exempt from the provisions of CEQA. Therefore, no significant adverse environmental impacts were identified for this project.

The project is in Planning Area 1 and is consistent with the open space land use designation in the PMP. Open spaces are described in the PMP as reserved for the general public such as parks and beaches or open areas reserved for environmental protection. The proposed Cabrillo Beach Lifeguard Headquarters replacement building provides a lifeguard vantage point across the public beach and to view the smaller lifeguard outposts nearby. Lifeguards would use the headquarters and existing towers to watch and provide safety for beachgoers. Lifeguards, and the use of lifeguard facilities, are part of the public beach land use. The presence of lifeguards encourages the use of public beach areas. The proposed Cabrillo Beach Lifeguard Headquarters is consistent and enhances the public beach and is therefore consistent with the PMP Open Space land use designation.

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The estimated project cost for the project scope of work located within the California Coastal Zone is \$2.4 million and is to be paid by RAP. Construction of this project is anticipated to begin in September 2024.

TRANSMITTALS

1. Site Map
2. Coastal Development Permit No. 24-01

**CA Approval:** SO

*Michael DiBernardo*

*MK*

EDS:MD:MK/Planning & Strategy

APP 230816-156

*Marla Bleavins* For

EUGENE D. SEROKA  
Executive Director