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# Administrative Report

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Action Date: July 15, 2014

**To: MAYOR AND CITY COUNCIL**

**From: TIM SHEA, INTERIM PUBLIC WORKS DIRECTOR  
AARON JONES, COMMUNITY DEVELOPMENT DIRECTOR**

**Subject: PUBLIC HEARING FOR CONSIDERATION OF APPROVAL OF AN EXEMPTION DECLARATION, COASTAL DEVELOPMENT PERMIT FOR THE HERONDO STREET/HARBOR DRIVE GATEWAY IMPROVEMENT PROJECT AND APPROVAL OF PROJECT PLANS AND SPECIFICATIONS**

## **RECOMMENDATION**

1. Conduct a Public Hearing regarding an Exemption Declaration, Coastal Development Permit for the Herondo Street/Harbor Drive Gateway Improvement Project;
2. Approve the plans and specifications for the Herondo Street/Harbor Drive Gateway Improvement Project, Job No. 40900, and authorize the City Clerk to advertise the Project for competitive bids.
3. Adopt the following resolution, by title only, waiving further reading:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING AN EXEMPTION DECLARATION AND APPROVING A COASTAL DEVELOPMENT PERMIT FOR RECONSTRUCTION AND MODERNIZATION OF BIKE PATHS, PARKING AND RIGHT-OF-WAY IMPROVEMENTS FOR N. HARBOR DRIVE BETWEEN PACIFIC AVENUE AND HERONDO STREET AND HERONDO STREET BETWEEN PARKING LOT 13 (N. HARBOR DRIVE) AND N. PACIFIC COAST HIGHWAY**

## **EXECUTIVE SUMMARY**

On April 16, 2013, the City Council approved the design for the Herondo Street/Harbor Drive Gateway Improvement project. The approved design includes a number of Living Streets elements and was developed through an extensive community outreach effort that included multiple public meetings, direct stakeholder input, and review by the Harbor, Planning, and Public Works Commissions. The Project includes the following key elements: 1) reconstruction of Parking Lot 13 into a welcome park/plaza space with

a public art feature; 2) installation of a bi-directional bike path that will connect the Hermosa Beach Strand to the Redondo Beach Pier; 3) a complete resurfacing of Herondo St. and Harbor Dr.; 4) the installation of new street medians and landscaping along Herondo St. and Harbor Dr.; 5) improved pedestrian crossings at the Herondo St. and Harbor Dr. intersection; 6) reconfiguration of Herondo St. right of way to allow for the installation of bike lanes and reverse angle parking; and 7) relocation/installation of new streetlights on the west side of Harbor Drive to improve pedestrian path of travel.

The plans and specifications are now complete and ready for competitive bidding. Prior to the start of construction a Local Coastal Development Permit must be issued by the City. The project meets or exceeds all coastal development requirements and is strongly supported by Coastal Commission staff. The project plans and specifications and proposed permit are available for review at the planning and engineering counters at City Hall. The engineering estimate for construction of the Project is roughly \$3,780,000. The Project is funded by transportation restricted sources and is expected to be complete by May of 2015.

## **BACKGROUND**

On November 20, 2012, the City Council approved a design and engineering services contract with Stantec Consulting Services, Inc. for the execution of a comprehensive community outreach design process and the preparation of plans and specifications for the Herondo Street/Harbor Drive Gateway Improvement Project. The input gathered during the public outreach process was used to shape the design concept that was ultimately approved by the City Council on April 16, 2013.

The approved design includes the following project features:

- Reconstruction of Parking Lot 13 to become a signature City entry point with a welcoming park/plaza atmosphere. This includes removal of the wall that separates the City parking lot from Hermosa Beach; installation of new landscaping and more attractive pedestrian pathways; up-lighting for new signature trees; a bi-directional bike path s-curve that connects the Hermosa Beach strand to the cycle track on Harbor Drive; a bicycle themed public art feature donated by Leadership Redondo, and construction of a new smaller parking lot with improved security lighting.
- Construction of a bi-directional cycle track on the west side of Harbor Drive separated from vehicular parking and travel lanes by a five-foot wide landscaped median buffer which will effectively extend the Strand from Hermosa Beach to the Redondo Beach Pier.

- Reconfiguration of the Herondo Street right of way to allow for the installation of dedicated east and west bound bicycle lanes and reverse angle (head-out) parking. The reconfiguration will be accomplished within existing street curb space and by eliminating one vehicle travel lane in each direction. Traffic analysis for Herondo St. recommends the installation of only one vehicle lane in each direction under both current traffic conditions and future traffic projections assuming complete zoning build-out. The reverse angle parking configuration allows for the installation of an increased number of parking spaces to offset spaces lost by the downsizing of Parking Lot 13. Reverse angle parking also improves safety for bicyclists, as drivers now have a clear view of oncoming traffic, better protects pedestrian ingress and egress from sidewalk to car, and enhances access to trunk space for easier vehicle loading and unloading.
- Installation of new more attractive landscaping in the Herondo Street Median to better welcome visitors traveling along one of the City’s key Harbor gateway corridors. The new landscaped medians will also include up-lighting for signature trees.
- Construction of a dedicated southbound right turn lane from North Harbor Drive to Yacht Club Way to improve traffic flow and reduce conflicts with cyclists.
- Modification of the intersection at Herondo Street and Harbor Drive to add a crosswalk to the north side of the intersection and improve the flow and safety of pedestrian crossings.
- Widening and landscaping of the median on Herondo Street at Harbor Drive to remove the unused westbound left turn lane and improve the intersection’s appearance.
- The installation of new traffic signals along Harbor Drive to synchronize and more safely direct pedestrian, bicycle and vehicle movements.
- The relocation and purchase of new street lights from the sidewalk along the west side of Harbor Drive to the landscape median to reduce sidewalk obstructions and enhance pedestrian path of travel along Harbor Drive.
- The identification of landscape spaces for future public art opportunities.

The Project will result in a net increase of 9 parking spaces and modify the parking supply in the project area as follows:

<b>Location</b>	<b>Current Parking</b>	<b>Proposed Parking Added/Removed</b>	<b>Net Parking</b>
Parking Lot 13	73	-46	27
North Harbor Drive	96	-21	75
Herondo Street (Redondo Beach Side)	99	+67	166
Herondo Street (Hermosa Beach Side)	30	+9	39
<b>Total</b>	<b>298</b>	<b>+9</b>	<b>307</b>

**Project Schedule**

The project plans and specifications are now complete and ready for City Council approval and authorization for competitive bidding. The bidding process and construction contract award are anticipated to be complete in September. Project construction is expected to begin in October, and should be complete in one hundred and eighty (180) calendar days. The Project schedule is as follows:

- Bid Advertisement – July 2014
- Bid Opening – August 2014
- Award of Construction Contract – September 2014
- Start Construction – October 2014
- Complete Construction – April/May 2015

**Community Outreach Summary**

The Project's design development was the result of a combination of community outreach and individual stakeholder meetings. The City's outreach effort, which culminated with the City Council's project design approval on April 16, 2013, included the following:

- 1<sup>st</sup> Stakeholder Meeting – December 19, 2012
- 2<sup>nd</sup> Stakeholder Meeting – January 30, 2013
- 3<sup>rd</sup> Stakeholder Meeting – February 13, 2013
- Joint Harbor and Planning Commission Meeting – February 21, 2013
- Public Works Commission Meeting – February 28, 2013
- City of Hermosa Beach Public Works Commission Meeting – March 20, 2013

In addition to the public meetings, staff made direct contact with a number of key stakeholders (see below), all of whom provided support for the Project's final design:

- California Coastal Commission Staff
- AES
- Sea Lab
- CenterCal
- Beach Cities Health District

**Coastal Development Permit**

The issuance of a Local Coastal Development Permit is required for this project pursuant to Section 10-5.2200 of the Coastal Zoning Ordinance. The Coastal Development Permit procedure ensures that projects within the Coastal Zone conform

to the policies and procedures of the California Coastal Act, the implementing regulations, and the City of Redondo Beach Certified Land Use Plan.

This project has been determined to be fully consistent with all criteria for issuance of a Local Coastal Development Permit, and staff recommends that the City Council make the findings pursuant to Section 10-5.2218(c) of the Redondo Beach Municipal Code as listed below and contained in the attached Resolution, and grant the Local Coastal Development Permit.

**Permit Findings:**

1. In accordance with Section 10-5.2218(c) of the Redondo Beach Municipal Code, the request for a Coastal Development Permit is consistent with the findings set forth therein for the following reasons:
  - a) The proposed parking and Right-of-way improvements are in conformity with the Certified Local Coastal Program because the improvements will preserve and enhance public-serving amenities and improve public recreational access to coastal areas.
  - b) That the proposed parking and Right-of-way improvements which affect areas located between the sea and the first public road paralleling the sea, are in conformity with the public access and public recreation policies of Chapter 3, Division 20 of the Public Resources Code.
  - c) Pursuant to the requirements of the California Environmental Quality Act (CEQA), the parking and Right-of-way improvements are categorically exempt from environmental review pursuant to Sections 15282(j), 15304(h), and 15311. An Exemption Declaration stating that the project does not require additional environmental review has been prepared.

**Environmental Analysis**

Under the California Environmental Quality Act, the project is categorically exempt from the preparation of environmental analyses pursuant to Section 15282(j) *Restriping streets or highways to relieve congestion*; Section 15304(h) *Creation of bicycle lanes on existing rights of way*; and Section 15311 *Small parking lots*. An Exemption Declaration stating that the project does not require additional environmental review has been prepared and is attached to this report.

**COORDINATION**

The Herondo Street/Harbor Drive Gateway Improvement Project has been coordinated with the Community Development and Waterfront and Economic Development

**Administrative Report**

**July 15, 2014**

Herondo Street/Harbor Drive Gateway Improvement Project

Page 6

Departments, City of Hermosa Beach Public Works Department personnel, and a number of community stakeholders.

**FISCAL IMPACT**

Funding for the design of the Herondo/Harbor Gateway Improvement Project was provided through Chevron reimbursement fees as part of their Coker Unit Transport Project. The engineer’s cost estimate for construction of the Project is \$3,781,668. Funding for construction is included in the 2014-15 Fiscal Year CIP Budget as follows.

<u>Funding:</u>		<u>Expenditures:</u>	
State Gas Tax Funds	\$1,566,717	Construction	\$ 3,781,668
Proposition C Funds	\$1,183,147	Contingency	<u>\$ 152,933</u>
Measure R Funds	\$ 225,000		
CA Bicycle Transportation Grant	\$ 535,135		
Miscellaneous CIP Funds	\$ 165,102		
Solid Waste Road Impact Fees	<u>\$ 259,500</u>		
<b>Total</b>	<b>\$3,934,601</b>	<b>Total</b>	<b>\$3,934,601</b>

Submitted by:  
*Tim Shea, Interim Public Works Director*  
*Aaron Jones, Community Development Director*

Approved for forwarding by:  
*Joe Hoefgen, Interim City Manager*

Attachments:

- Exemption Declaration
- Resolution