



PLANNING COMMISSION

MONTEREY AVENUE SKATE PARK

**700 Monterey Avenue –
Application # 15-068**

March 31, 2016



MONTEREY AVENUE SKATE PARK

Project Overview

Private Proposal for ~6,000 SF Skate Park in Monterey Park located at 700 Monterey Avenue

Planning Commission

Conditional Use Permit

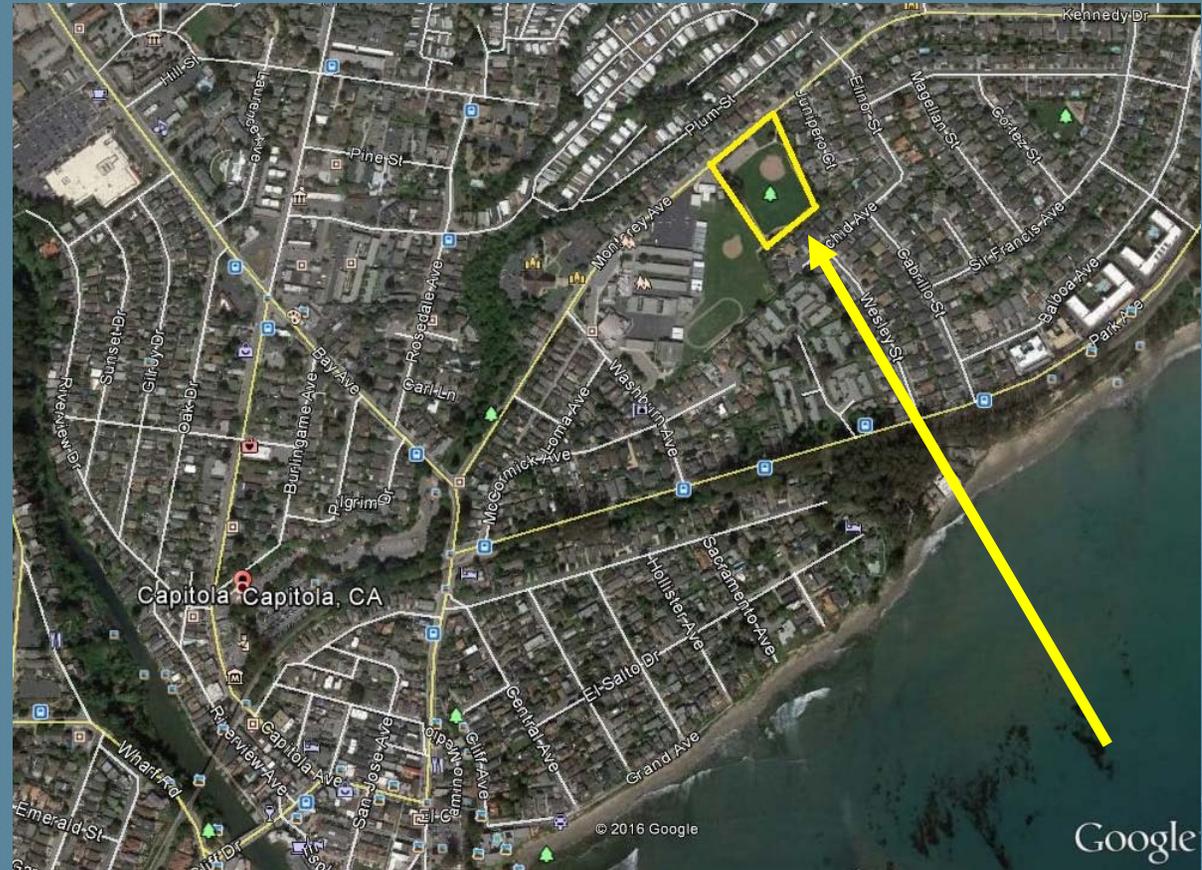
Design Permit

Coastal Development Permit (non-appealable)

EIR Certification

City Council

Right-of-Entry Permit





MONTEREY AVENUE SKATE PARK

Project Location

Monterey Park

- ~4-acre public park
- Baseball Diamond
- ~6-8' - foot walking path
- 26-space parking lot
- Benches
- Water Fountain
- Fencing and Landscaping





MONTEREY AVENUE SKATE PARK

Monterey Park Activities

Recreation Dept. Leagues & Rentals

New Brighton Middle School:

- Sept – May - various school sports
- PE programs (daily intermittent)

Mid-County Pony Baseball League:

- Feb – March (Mon-Sat)
- April – May (Mon-Sat)

Mid-County Youth Soccer Leagues:

- Aug 31 – Nov (Mon & Wed)

Misc. Rentals

- June - July





MONTEREY AVENUE SKATE PARK

General Plan and Zoning

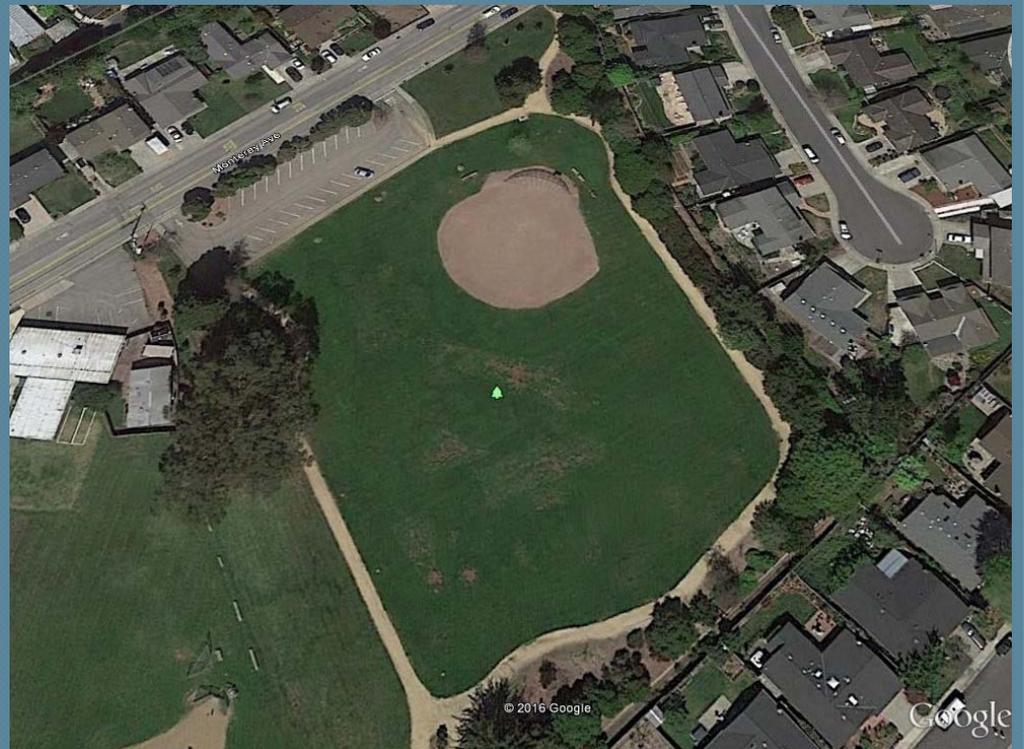
Zoning

- Public Facility – Park (PF-P)
- No Development Standards

General Plan

- Parks/Open Space (P/OS)
- Active Park Designation
1989 and Current GP
- Policy LU-13.13:

“Develop Monterey Park as an active park site with neighborhood serving recreational facilities and amenities”



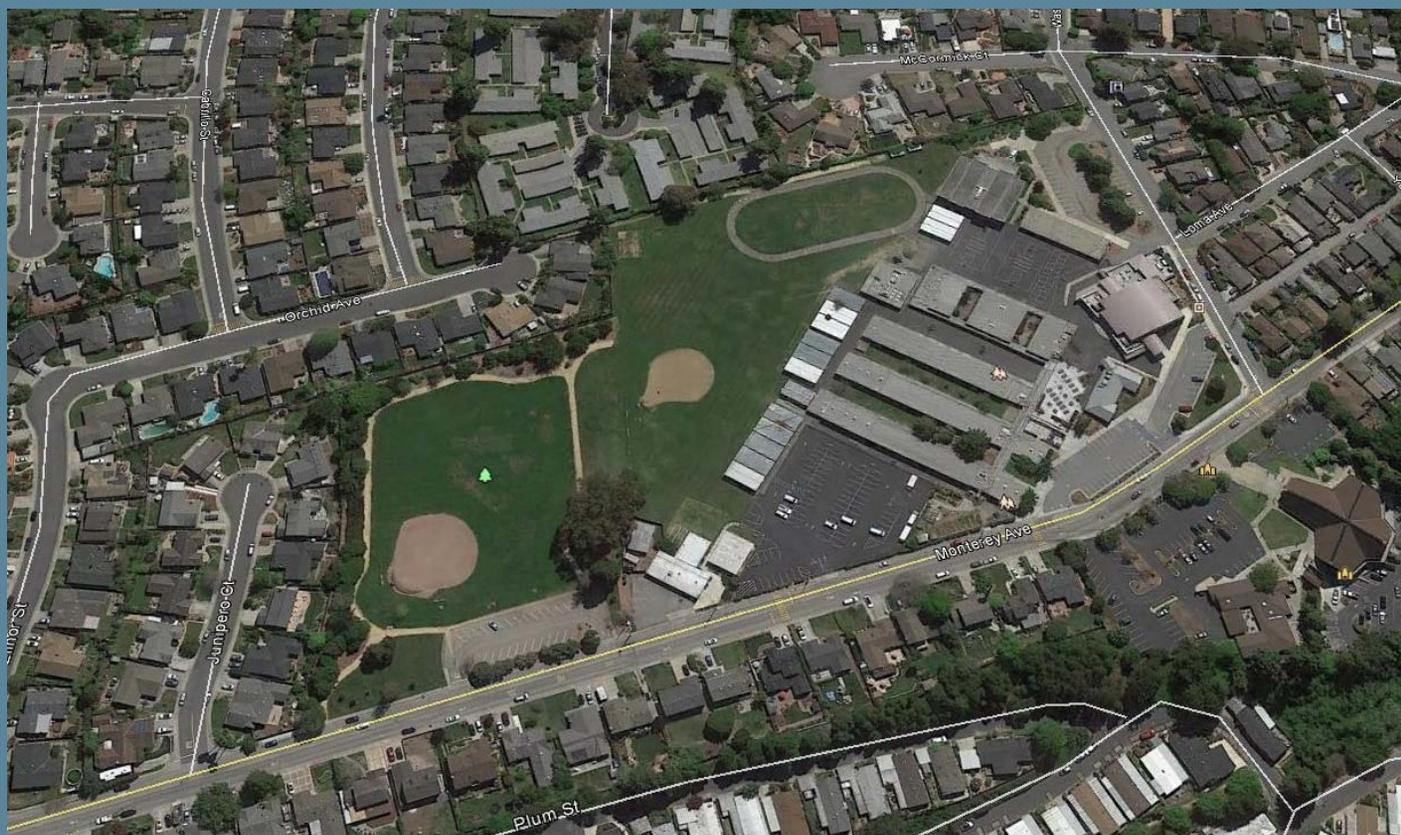


MONTEREY AVENUE SKATE PARK

Neighboring Land Uses

Single-Family Residences
New Brighton Middle School

St. Joseph's Catholic Church
Multi-Family and Mobile Home Park





MONTEREY AVENUE SKATE PARK

Project Location

Proposed Skate Park Location

- Southwest Park Boundary
- North-South Orientation
- Adjacent to Middle School Campus





MONTEREY AVENUE SKATE PARK

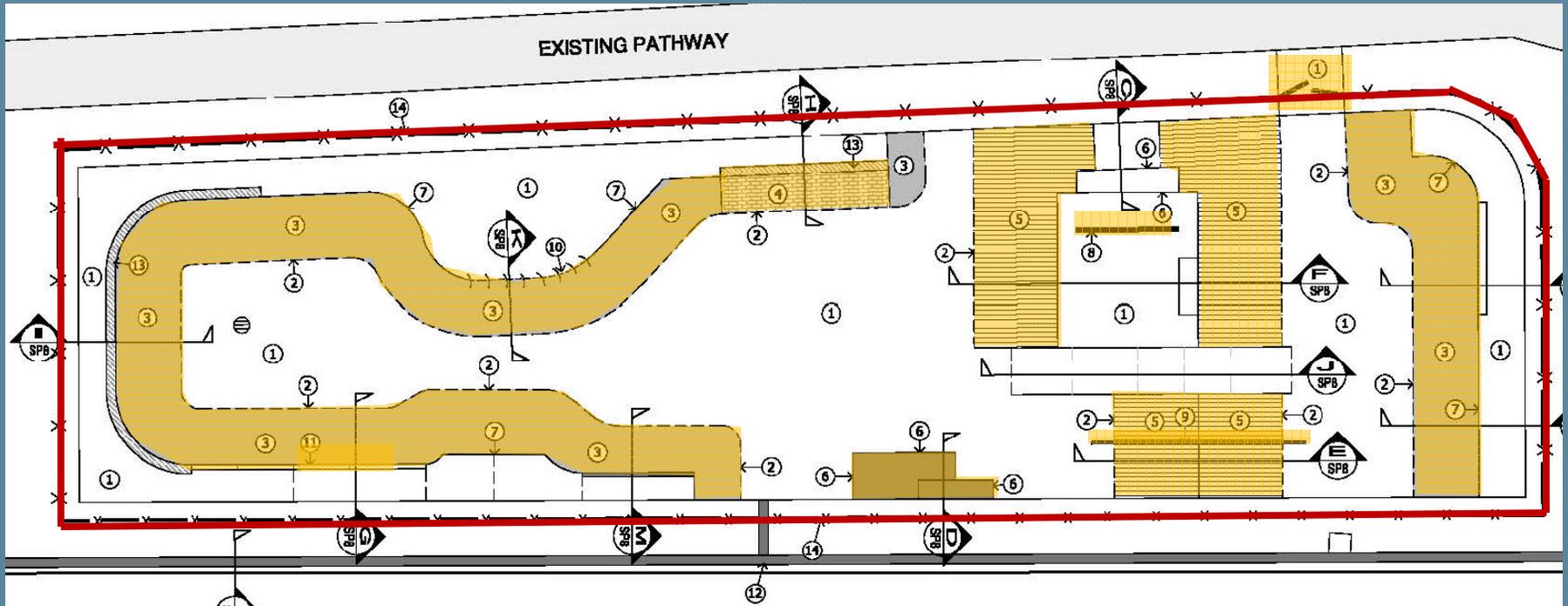
Project Description

- 6,811 SF Development Footprint (Fenced Area)
- 6,028 SF Skate Park Facility
 - Concrete Bowl with undulating slopes & trick elements
 - Enclosed by 6-foot wrought iron fence
 - Designed to serve beginner to intermediate skaters
 - Accommodate up to 25 skaters at any one time
 - No Special Events/Competitions proposed
 - Facility would be subject to existing Muni Code rules and regulations: public parks, skate parks, and noise



MONTEREY AVENUE SKATE PARK

Project Details

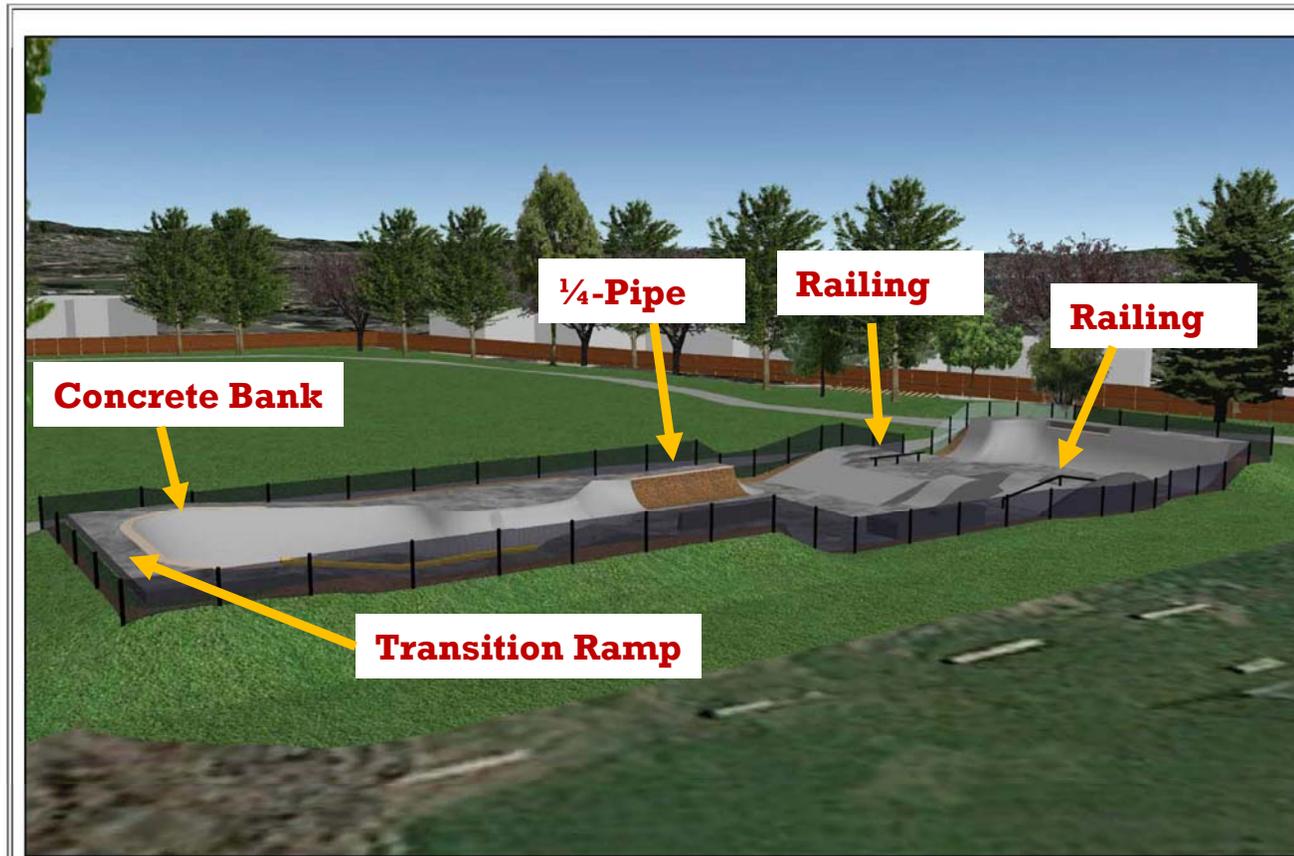


1. Entrance Gate
2. 6-ft Wrought Iron Fence
3. Brick Stamped Quarter Pipe
4. (2) 16" Railing
5. "Hell Curb"
6. Manual Pads
7. (2) Transition Ramp
8. (3) Concrete Bank



MONTEREY AVENUE SKATE PARK

3D Model



SHEET:
E

DRAWN:	TAM
CHECKED:	TAM
DATE:	6/2/2015
JOB NO.:	1522

MONTEREY AVENUE SKATEPARK
3D MODEL VIEWS
MONTEREY PARK
CAPITOLA, CALIFORNIA

V4: 3D VIEW #4

- VIEW LOOKING EAST TOWARD PROPOSED SKATE PARK.

MEARS
DESIGN+GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO Box 23338 | PORTLAND, OREGON | 97281
PHONE: 503.601.4515 | FAX: 503.924.4686



MONTEREY AVENUE SKATE PARK

3D Model



SHEET:
D

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MONTEREY AVENUE SKATEPARK
3D MODEL VIEWS
MONTEREY PARK
CAPITOLA, CALIFORNIA

V3: 3D VIEW #3

- VIEW LOOKING WEST TOWARD PROPOSED SKATE PARK.

MEARS
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MONTEREY AVENUE SKATE PARK

Example Skate Park Features



Stamped Brick Bank



Railing



Quarter Pipe





MONTEREY AVENUE SKATE PARK

Fencing

Proposed



Alternative Design





MONTEREY AVENUE SKATE PARK

California Environmental Quality Act (CEQA)

Environmental Impact Report (EIR)

- Public Scoping meeting June 30, 2015
- Draft EIR circulated: 11/18/15 – 1/08/16 (52-days)
- EIR found significant impacts to/from:
 - Noise
 - Hazards/Hazardous Materials (contaminated soils)
 - Biological Resources
- All identified environmental impacts can be mitigated
- All public comments received + staff responses in Final EIR
- Final EIR Released March 17, 2016



MONTEREY AVENUE SKATE PARK

Project Issues

- Noise
- Traffic and Parking
- Design and Public Safety
- Community Character/Land Use Compatibility
- Soil Contamination
- Biological Resources
- Operating Rules and Regulations
- Park and Recreation Facility Issues



MONTEREY AVENUE SKATE PARK

Project Issues

Noise

Skate Park would introduce new noise source

- Skaters arriving/departing skate park
- Skateboards slapping & grinding on hard surfaces
- Skaters talking/occasionally shouting

Proposed Skate Park is located near noise sensitive uses

- Neighboring residences
- Middle school campus
- Church



MONTEREY AVENUE SKATE PARK

Project Issues

Noise

Evaluation criteria

- General Plan Safety and Noise Element
- Municipal Code - Noise Ordinance
- CEQA

Noise study (Illingworth & Rodkin, Inc.)

- Measurements of existing ambient noise
- Review & Analysis of actual noise generated by other skate parks
- Modeling to predict skate park noise levels
- Findings and Recommendations included in Noise Study and EIR



MONTEREY AVENUE SKATE PARK

Project Issues

Noise

Noise Study Assumptions

- Conservative assumptions to ensure noise not understated
- Worst-case scenario: skate park at full capacity for an entire day
- Modeling relied on actual noise data from larger skate parks
- Applied additional, noise measurement standard to account for brief, instantaneous noise events



MONTEREY AVENUE SKATE PARK

Project Issues

Noise Measurement Standards

- CNEI/L_{dn} Standards (24 hour average – Noise Element)
- L_{eq} Standards (Average noise levels)
- L_{max} Standards (Maximum noise levels)

NOISE MEASUREMENT STANDARD	DESCRIPTION
CNEL (Community Noise Equivalent Level)	Average noise level during a 24-hour day, including a 5 decibel addition for evening hours (7-10 pm) and 10 decibel addition for night hours (10 pm – 7 am)
L_{dn} (Day/Night Noise Level)	Same as CNEI, except evening hour decibel addition not applied. Includes night addition of 10 decibels
L_{eq} (Equivalent Noise Level)	Average noise levels during a measurement period
L_{max} (Maximum Noise Level)	Maximum noise levels during a measurement period



MONTEREY AVENUE SKATE PARK

Project Issues

Noise Study Conclusions

Noise Element standards

- 60 dBA CNEL/Ldn for residential areas
- 70 dBA CNEL/Ldn for schools and parks
- Noise with Skate Park: 47 – 52 dBA Ldn and 48-53 dBA CNEL
 - **Below most restrictive Noise Element standard (60 dBA)**

Noise Ordinance standards

- Does not include quantitative noise standards
- Regulates types of noise (leaf blowers, amplified music, etc.)
- Allowable hours of construction
 - **Consistent with Noise Ordinance**



MONTEREY AVENUE SKATE PARK

Project Issues

CEQA

- Impacts must be identified, avoided, and/or mitigated
- CEQA does not establish quantitative standards

EIR Significance Criteria

- Noise Element and Noise Ordinance consistency
- If project would result in 5 dBA increase

Noise Study Conclusions

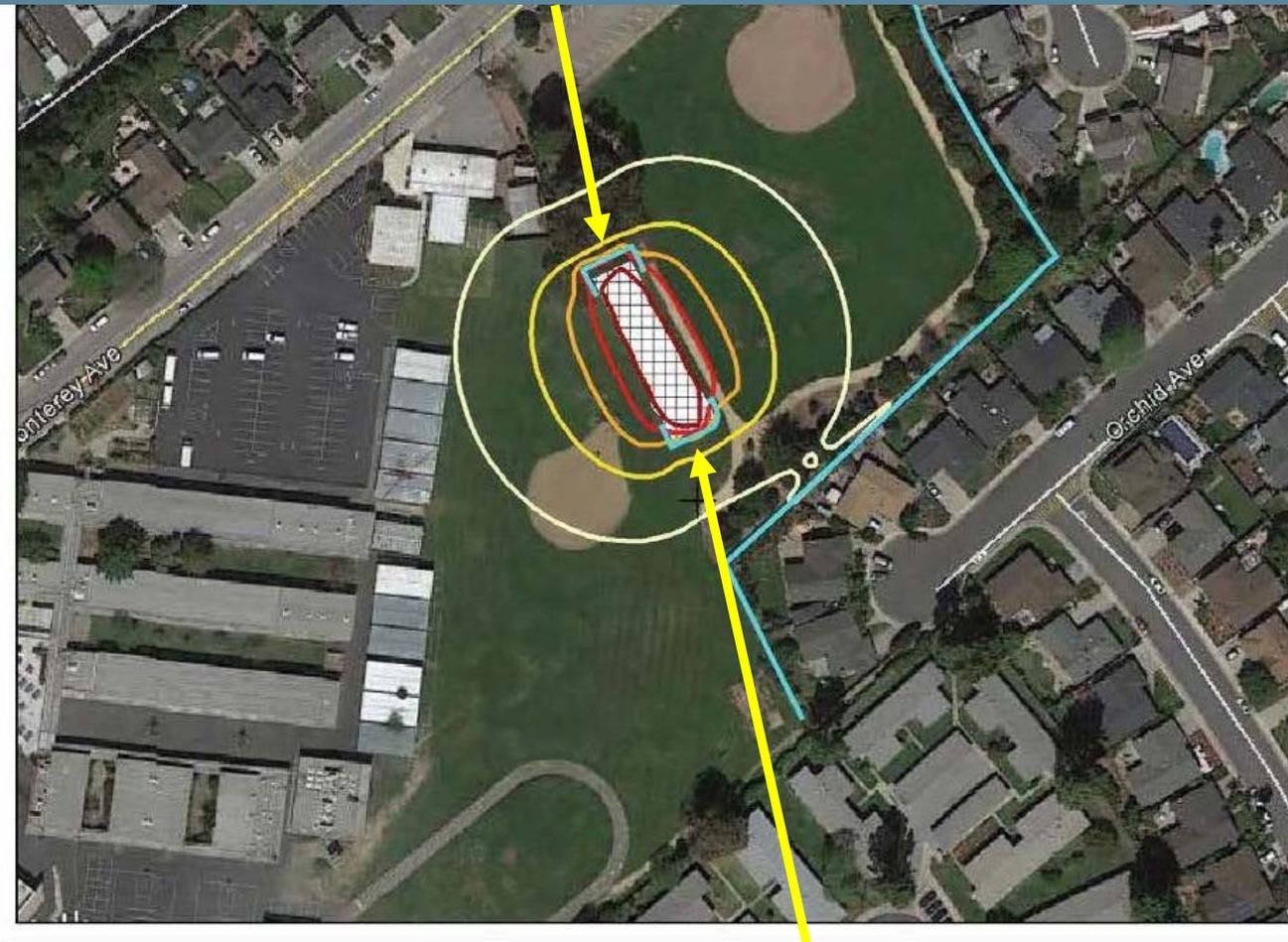
- Exceed arithmetic average L_{eq} by up to 7 dBA
- Exceed arithmetic average L_{max} by up to 5 dBA
- **Significant Noise Impacts**
- **Mitigation: 6-foot noise walls to protect Orchid Ave residents & School District offices and staff residence**



MONTEREY AVENUE SKATE PARK

Project Issues

North Noise Wall

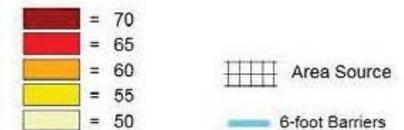


**Average Noise Generated Throughout
Proposed Monterey Avenue Skate Park
With two 6-foot Barriers**

Calculated at 5 feet above ground

Project engineer: Jordan L. Roberts
Created: 8/20/2015
Processed with SoundPLAN 7.3, Update 2/26/2014

**Skate Park Noise
in dB(A) Leq**



South Noise Wall



MONTEREY AVENUE SKATE PARK

Project Issues

Traffic and Parking

Zoning Code

- Does not set traffic/parking standards for park facilities

Traffic/Parking Study (Kimley-Horn and Associates)

- Evaluated current traffic conditions on Monterey Ave and surrounding road network
- Developed trip generation rates based on available info from similar skate parks and engineer's professional judgment
- Findings and recommendations in traffic study and EIR



MONTEREY AVENUE SKATE PARK

Project Issues

Traffic Findings

8 new weekday PM peak hour trips

11 new weekend peak hour trips

- No noticeable change to existing traffic volumes or decreased LOS
- Would contribute to a failing intersection at Kennedy/Park
- Project conditioned to make Fair share contribution to future traffic signal pursuant to GP EIR





MONTEREY AVENUE SKATE PARK

Project Issues

Parking

- Parking provided through 26-space parking lot + on-street spaces
- School District: impacts to parents who use Monterey Park parking lot

Parking Findings

- Skate Park would create demand for 6 spaces during peak usage
- Parking lot is primarily intended to serve park users
 - Parking is adequate to accommodate skate park users + 20 softball players/park users if each drove separately





MONTEREY AVENUE SKATE PARK

Project Issues

Community Character/Land Use Compatibility

Zoning and General Plan Designation

- Monterey Park zoned and designated as an Active Public Park
- Skate Park is an active use consistent with Active Park designation

General Plan Goals/Policies

- Goals/policies to protect residential neighborhoods
- Goals/policies to provide expanded recreational opportunities



MONTEREY AVENUE SKATE PARK

Project Issues

Community Character/Land Use Compatibility

Zoning Code – Permit Considerations

- PC shall give due regard to the nature and condition of all adjacent uses
- PC may impose conditions in respect to location, design, siting, maintenance, and operation to protect adjacent properties and public interest



MONTEREY AVENUE SKATE PARK

Project Issues

Community Character/Land Use Compatibility

Active Park - Use Characteristics

- Active recreational uses often introduce nuisance impacts
- Proposed Skate Park would increase park activity and associated noise, traffic, parking demand, and new visual features
- Surrounding sensitive land uses including residences, middle school, and church
- **Question: Would increased activity from a new skate park be compatible with surrounding residences and middle school?**



MONTEREY AVENUE SKATE PARK

Project Issues

Community Character/Land Use Compatibility

Visual/Aesthetics

- Skate park would displace ~6,800 sf green space
- Potential loss of mature trees
- Skate Park is a low profile facility
- Visually compatible feature with an active park
- Skate park would not result in substantial degradation of existing visual character of Monterey Park or surrounding neighborhood



MONTEREY AVENUE SKATE PARK

Project Issues

Community Character/Land Use Compatibility

Traffic/Parking

- Skate park would generate minimal traffic
- Parking for skate park users can be met on-site
- Skate park is not expected to create a substantial traffic/parking impact to neighborhood



MONTEREY AVENUE SKATE PARK

Project Issues

Community Character/Land Use Compatibility

Noise

- Skate park would result in new source of noise
- Although not CEQA significant, skate park noise would be audible
- Nuisance noise can be reduced with noise barriers and enforcement
 - No after-hours skating, amplified music/boom boxes, etc.
- **Skate park noise is a valid community character issue which is highly subjective depending on an individual's sensitivity and tolerance**



MONTEREY AVENUE SKATE PARK

Project Issues

Design and Public Safety

Issues

- Proposed location is not adequately visible for neighbors and law enforcement
- Vandalism, unlawful activities, after-hours use
- Errant softballs/baseballs could create hazard for skaters

School District

- Police patrols and supervision during school hours to prevent conflicts with school activities



MONTEREY AVENUE SKATE PARK

Project Issues

Design and Public Safety

Crime Prevention through Environmental Design (CPTED)

- CPTED study prepared by MacAdam Protection Strategies
 - Recommendations for design modifications
 - Staff and Police Chief suggest design revisions



MONTEREY AVENUE SKATE PARK

Project Issues

Design and Public Safety

Recommended Design Modifications

Modified Location – Shift skate park location closer to parking lot

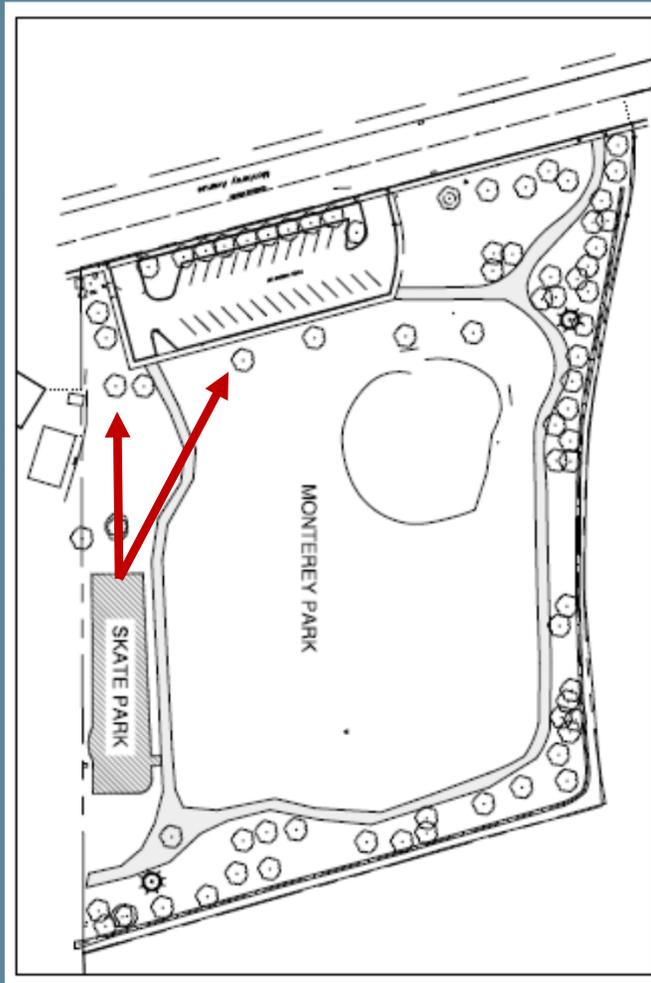
- Improves visibility and public safety
- Identified as Environmentally Superior Alternative in EIR
- Reduce noise impacts to Orchid Ave residents
- Removal of eucalyptus trees likely. Staff recommends avoiding redwoods



MONTEREY AVENUE SKATE PARK

Project Issues

EIR Alternative 1 - Modified Skate Park Location





MONTEREY AVENUE SKATE PARK

Project Issues

Design and Public Safety

Recommended Design Modifications

Security Lighting

- Low pressure bulbs to softly illuminate skate park and path

Netting

- Prevent errant softballs from entering skate park

Noise Wall Design

- Solid material to reduce expected maintenance of plexiglass
- Incorporate earthen berms to reduce wall massing



MONTEREY AVENUE SKATE PARK

Project Issues

Design and Public Safety

Recommended Design Modifications

Double Pedestrian Gate

- Facilitate emergency and medical access

Benches or Cube Style Seating

- Comfortable seating area for parents/spectators

Emergency Phone

- Quick emergency communication access

Other Features

- Rules signage, skateboard & bicycle racks, wood bark ground cover, trash cans



MONTEREY AVENUE SKATE PARK

Project Issues

Soil Contamination

Phase I/II Environmental Site Assessment (Weber Hayes)

- Review of historic uses on property
- Soil testing
 - Elevated levels of naturally occurring arsenic
 - Trace amounts of Dieldrin, common pesticide 1950-70
 - Soil management plan reviewed/approved by County
 - All excavated materials must be capped or hauled off-site to an appropriate disposal facility



MONTEREY AVENUE SKATE PARK

Project Issues

Biological Resources

Non-native turf grass

Native and non-native trees

No federal, state, local listed species

Urban wildlife highly adaptive

Raptors forage over vast territories

2:1 tree replacement required if any trees removed/damaged

- Loss of ~6,800 sf of turf would not result in adverse impacts to any listed or sensitive plant or animal species





MONTEREY AVENUE SKATE PARK

Project Issues

Operating Rules and Regulations

Skate Park would be subject to existing City regulations

Municipal Code §12.54 – Skate Parks

- Skaters must wear helmets;
- Skaters under 10 accompanied by an adult;
- No devices other than a skateboard or skates;
- No food, beverages, glass, or other breakable items;
- No additional obstacles may be placed in the skate park;
- Reckless behavior is prohibited;
- Signage containing rules and regulations;
- Violators may be issued an infraction and fined;
- The City may immediately close the skate park in response to vandalism



MONTEREY AVENUE SKATE PARK

Project Issues

Operating Rules and Regulations

Municipal Code 9.12 – Noise Ordinance

- Loudspeakers, amplified music, PA systems prohibited;
- No loud, boisterous, irritating, or unusual noise between 8 am – 10 pm
- Construction hour limits

Municipal Code 12.40 – Public Parks

- Public parks closed from sunset – 6:00 am
 - Proposed skate park: 8:00 am – dusk (due to noise - §9.12)
- **Planning Commission may impose additional rules, regulations, restrictions to minimize impacts**



MONTEREY AVENUE SKATE PARK

Project Issues

Park and Recreation Facility Issues

- Need for two skate parks within 1-mile;
- Additional maintenance costs;
- Lack of restroom facilities;
- Lack of comprehensive park facilities master plan;
- Loss of passive green space;
- Potential impacts to future, expanded soccer field

School District

- Lack of bathroom – impacts to school facilities
- Impacts to PE classes in Monterey Park
- Loss of shade and green space for students



MONTEREY AVENUE SKATE PARK

Project Issues

Park and Recreation Facility Issues

- Primarily policy/budget issues under City Council purview
- City Council will consider these issues with Right-of-Entry permit
- Not addressed by General Plan, Zoning Code, or CEQA
- Planning Commission is not obligated to consider these policy/budget issues



MONTEREY AVENUE SKATE PARK

Findings

Staff Findings

1. The proposed skate park is an active recreational use consistent with the Public Facilities - Park zoning designation;
2. The project is consistent with the Parks/Open Space General Plan land use designation and applicable GP goals and policies;
3. All environmental impacts can be mitigated to below a level of significance in accordance with CEQA.



MONTEREY AVENUE SKATE PARK

Recommendation

Staff Recommendation:

1. Adopt the Resolution Certifying the Environmental Impact Report and Adopting the Mitigation, Monitoring, and Reporting Program;
2. Approve a Conditional Use Permit, Design Permit, and Coastal Development Permit to authorize a modified project as described in Alternative 1 of the EIR.
3. Add a Condition of Approval requiring the applicant to execute a Defense and Indemnity Agreement to the satisfaction of the City Attorney prior to the City Council considering a Right-of Entry Permit



MONTEREY AVENUE SKATE PARK

Staff and Consultants

Tony Condotti – City Attorney

Steve Jesberg – Public Works Director

Rudy Escalante – Police Chief

Stephanie Strelow – EIR Preparer

Frederik Venter – Traffic Engineer

Michael Thill – Noise Specialist

Wade MacAdam – Crime Prevention Specialist



PLANNING COMMISSION

MONTEREY AVENUE SKATE PARK

**700 Monterey Avenue
Application # 15-068**

March 31, 2016