

Ocean Boulevard Vision Plan Study Session



City Council
February 14, 2023



Background

- June 8, 2021 – Councilmember Brenner requested City Council direct the PB&R Commission to agendize an Ocean Boulevard Bluff Walk presentation from the resident’s community group (CDMRA) and forward a recommendation to the City Council for an action plan for their consideration.
- September 7, 2021 – At the PB&R Commission the CDMRA presented a preliminary concept for Ocean Blvd. The Commission requested a “Field Walk” to review the site.
- September 22, 2021 – Held a “Field Walk” on Ocean Blvd which was attended by PB&R Commissioners, the public and City staff.
- December 7, 2021 – PB&R created a 3-member Ad-Hoc Committee to further explore improvement recommendations. They held two Ad Hoc meetings, January 12, 2022 and February 24, 2022 and prepared recommendations for consideration.
- April 5, 2022 – PB&R voted unanimously to approved the Ad-Hoc Committee recommendations for City Council consideration.

PB&R Recommendations

- A. City Council authorize the formation of a 3-member Ad Hoc Committee by and from the PB&R Commission to guide the concept development and final Plans, Specifications and Estimates (PS&E) for landscape and park improvements for the public areas along Ocean Boulevard in Corona del Mar between Poppy Ave. and Carnation Ave (Vision Plan).
- B. City Council allocate \$60,000 for the preparation of Ocean Boulevard Vision Plan PS&E.
- C. City Staff secure a Design Consult to conduct public workshops, develop concepts, prioritize improvements and prepare PS&E for construction. Design and Construction may be in phases.
- D. City Council approval of Improvement Recommendations as provided in Attachment A.

Attachment A

Ocean Boulevard PB&R Commission - Improvement Recommendations

1. Name the entire chain of “Scenic Points” along Ocean Boulevard from Poppy to Carnation as the **“Ocean Boulevard Bluff Park”**.



Attachment A

Ocean Boulevard PB&R Commission - Improvement Recommendations *(Continued)*

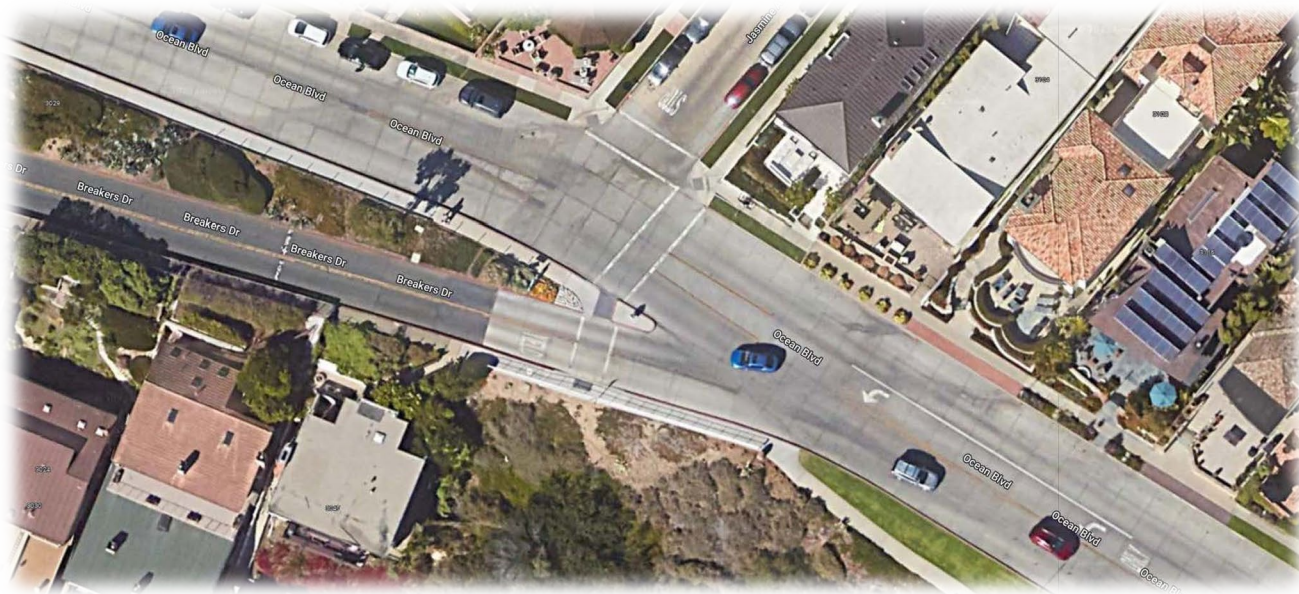
2. Link the existing scenic points by providing wider sidewalks wherever feasible.
 - A. Enlarge the walkway to 8' wide along the flat lawn areas and replace the RR ties walls and edges.
 - B. Expand the walkway to 8' from Poppy to Marguerite seaward by removing the hedges & coordinating with the residences that have Encroachment Agreements.
 - C. Expand the walkway from Lookout Point to Fernleaf by extending both within the interior R/W & the street while removing sidewalk obstructions.
 - D. Study potential park expansion areas where the curb could be extended into the street, specifically existing red curb areas.



Attachment A

Ocean Boulevard PB&R Commission - Improvement Recommendations *(Continued)*

3. Address public safety of pedestrian/auto conflicts, including at the top of the CDM Beach Access Ramp by providing slope stabilizing & new overlook scenic point.
4. Continue to monitor, trim and remove existing hedges that restrict the ocean views.



Attachment A

Ocean Boulevard PB&R Commission - Improvement Recommendations *(Continued)*

5. Create an overall landscape palate of plants that will unify the walkway.
6. PB&R Commission shall review all new encroachment permits on Ocean Boulevard, and provide recommendations for Planning Commission consideration, to ensure that the public benefit is not lost within the Right of Way.



Attachment A

Ocean Boulevard PB&R Commission - Improvement Recommendations *(Continued)*

7. Rehabilitate & enhance the existing scenic points by providing more formal and informal seating while expanding the softscape areas including incorporating a consistent pallet of quality materials that reflects the oceanside environment.
 - A. Little Corona
 - a. Modify & enhance the drop off area
 - b. Upgrade the seating area @ the scenic point & along the path to the beach
 - B. Inspiration Point
 - a. Replace existing paving, rail and curb in the upper terrace point.
 - b. Expand the seating areas, replace benches.
 - c. Regrade and expand lawn areas to accommodate the demand for picnicking and sunset viewing.
 - d. Provide terrace seating in the area adjacent steps
 - e. Study expanding greenspace into street parking area.

Attachment A

Ocean Boulevard PB&R Commission - Improvement Recommendations *(Continued)*

C. Larkspur Scenic

- a. Provide additional seating “pop outs” adjacent to the walkway.
- b. Replace RR ties and regrade the upper area for better views.
- c. Lower the existing planting 3215 Ocean so as not to block out views

D. Iris Scenic

- a. Preserve existing open lawn area forever.

E. Lookout Point

- a. Enlarge lawn area to accommodate the demand for picnicking, exercising and sunset viewing.
- b. Redesign paving to create distinct scenic/seating areas.

F. Dahlia Scenic Point

- a. Widen and enhance the walkway from Dahlia to Carnation
- b. Study improvement options of landscape and/or additional parking from Dahlia to Carnation.

Attachment A

Ocean Boulevard PB&R Commission - Improvement Recommendations *(Continued)*

G. Carnation Scenic Point

a. Maximize the viewing potential by reviewing the current construction plans & encroachment permit.

8. Address environmental issues including bluff erosion & storm runoff.
9. Implement an updated signage program to identify scenic points and direct visitors to beach access.



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Questions & Comments



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