

Appendix B

Visual Corridor Assessment





PLANNING DIVISION

MEMORANDUM

DATE: September 18, 2018

TO: Coast Highway Corridor Study (Project File)

FROM: Russ Cunningham, Principal Planner

SUBJECT: Coastal View Corridor Assessment for the Coast Highway Corridor Study Environmental Impact Report

On October 5, 2017, the California Coastal Commission (CCC) submitted formal comment on the Draft EIR for the Coast Highway Corridor Study that calls out potential impacts to coastal view corridors occasioned by intersection improvements on Coast Highway. Specifically, the CCC correspondence expresses concern that above-grade improvements associated with new traffic roundabouts at 12 Coast Highway intersections could impede existing public views of the ocean and coastline.

Most of the City's designated coastal view corridors lie within local roadways that run perpendicular to the coastline and extend to the beach. Identified in the mid-1980s as part of the development of the City's initial Local Coastal Program (LCP), these view corridors are shown in an exhibit appended to this memorandum as Attachment 1. While most of these corridors continue to provide visual access to the ocean from the public right of way, the extent and quality of visual access varies considerable from corridor to corridor.

To illustrate for CCC staff and other interested parties the current status of each of the designated coastal view corridors, City staff has prepared an analysis of the visual quality of each corridor. The analysis ranks the quality of visual access in each view corridor, based on the openness of the view and the degree to which it is compromised by features like buildings, signage, landscape, railroad improvements, etc. Based on these criteria, visual access in each corridor is ranked as minimal, limited, good, or exceptional. The

analysis includes photographs taken at each Coast Highway intersection identified as having the potential to accommodate a roundabout. These photographs show visual access from the cross-street pedestrian crossings on the inland side of Coast Highway.

The view corridor analysis and associated photographs support the City's position that intersection improvements under 36 inches in height will not impede existing public views of the ocean within the designated coastal view corridors. The analysis also supports further assessment of those intersections where taller installations may be appropriate, given the absence of a coastal view or the possibility of framing a coastal view with landscape or other decorative features. Should the proposed Coast Highway right-of-way improvements be approved, the analysis will provide a starting point for determining how to design and locate these improvements to avoid impacts to both existing and potentially restored coastal views within the Coast Highway Corridor.

Coast Highway
Ocean View Corridor Analysis
January 2, 2018

City of Oceanside Local Coastal Program (LCP)
(View Corridor Exhibit)

View Quality Categories

- Minimal
 - Ocean not immediately discernible
 - View does not fully extend laterally across the entire corridor (i.e., public right-of-way)
 - Public right-of-way does not extend through to the ocean
- Limited
 - View significantly impeded by structures and/or other improvements
 - View does not fully extend laterally across the entire corridor (i.e., public right-of-way)
- Good
 - View largely extends across the entire corridor (i.e., public right-of-way)
 - Few impediments within the corridor
- Exceptional
 - Panoramic views
 - Elevated vantage points



Buena Vista Lagoon

Ocean View: None

Impediments: Vegetation; railroad trestle; residential uses

Roundabout: No



Cassidy Street

Ocean View: Limited

Impediments: Pedestrian bridge; railroad signals; street signage

Roundabout: Yes



Loma Alta Creek

Ocean View: Minimal

Impediments: Landscape; railroad trestle

Roundabout: No



Oceanside Boulevard

Ocean View: Limited

Impediments: Train signals; traffic signal; parked cars; vegetation; commercial uses

Roundabout: Yes



Eucalyptus Street

Ocean View: Minimal

Impediments: Industrial uses; vegetation; power lines

Roundabout: Yes



West Street

Ocean View: Limited

Impediments: Residential uses; power lines

Roundabout: Yes



Leonard Street

Ocean View: Limited

Impediments: Residential uses; vegetation; power lines

Roundabout: Yes



Wisconsin Avenue

Ocean View: Limited

Impediments: Roadway orientation; commercial and residential uses; railroad signals; vegetation; parked cars

Roundabout: Yes



Minnesota Street

Ocean View: Minimal

Impediments: Residential uses; vegetation; power lines

Roundabout: Yes



Washington Street

Ocean View: Minimal

Impediments: Residential uses; vegetation; power lines

Roundabout: Yes



Missouri Street

Ocean View: Minimal

Impediments: Residential uses; bicycle facilities; railroad improvements; street lighting; power lines; street signage

Roundabout: Yes



Michigan Street

Ocean View: Limited

Impediments: Residential uses; vegetation

Roundabout: Yes



Topeka Street

Ocean View: Minimal

Impediments: Residential uses; vegetation

Roundabout: Yes



Seagaze Street

Ocean View: Good

Impediments: Public parking; vegetation; street lighting; street signage

Roundabout: No

Notes:

- a) Ocean views in this corridor are currently impacted by temporary construction trailers, fencing, and heavy-duty vehicles.
- b) Some of the view corridor will be compromised by approved development (e.g., Lot 21 mixed-use, pier resort hotel).



Mission Avenue

Ocean View: Good

Impediments: Traffic signal; street signs; railroad signals; street lights; vegetation

Roundabout: No



Pier View Way

Ocean View: Good

Impediments: Traffic signal; street signs; railroad signals; street lights; vegetation

Roundabout: No



Civic Center Drive

Ocean View: Minimal

Impediments: Residential uses; vegetation

Roundabout: Yes



Sportfisher Drive

Ocean View: Minimal

Impediments: Residential uses; vegetation

Roundabout: Yes



Surfrider Way

Ocean View: Good

Impediments: Vegetation; street signs

Roundabout: Yes



Windward Way

Ocean View: Minimal

Impediments: Residential uses; vegetation

Roundabout: Yes



Neptune Street

Ocean View: Limited

Impediments: Vegetation; street signage; power lines

Roundabout: Yes



Costa Pacific

Ocean View: Good

Impediments: Residential uses; railroad trestle; street median

Roundabout: No



Coast Hwy @ SLR River (South)

Ocean View: Exceptional

Impediments: Residential and public uses; vegetation

Roundabout: No



Coast Hwy @ SLR River (North)

Ocean View: Exceptional

Impediments: Residential and public uses; vegetation

Roundabout: No