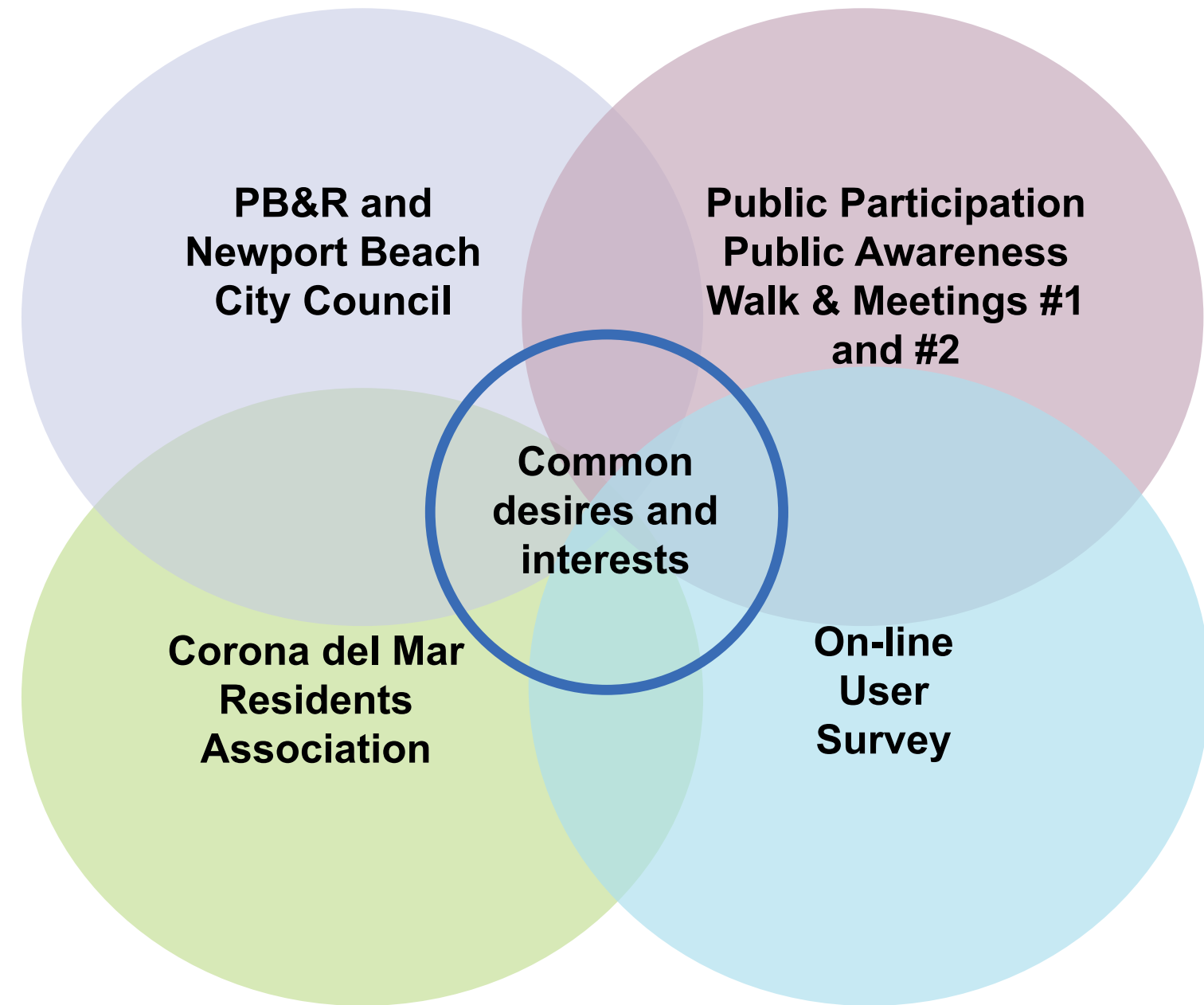


The development of the Ocean Blvd. Bluff Top Park Master Plan began as a grass-roots efforts of several members of the Corona del Mar Residents Association (CdMRA). They prepared a "Vision Plan" illustrating potential improvements to the public spaces along Ocean Blvd. The CdMRA suggested revisions to this plan and then conducted Awareness Walks with City Staff and City Council Members. This led to the Parks, Beaches and Recreation Commission and staff (PB&R) recommending specific improvements as well as the preparation of a Master Plan for the public spaces.

The City Council passed a resolution endorsing the PB&R proposals and authorized staff to prepare a Concept Master Plan. Rabben/Herman design office was contracted to prepare this plan and as part of the process conducted a series of public input events. These included an Awareness Walk to review the existing conditions and discuss possible improvements, the development of an on-line user survey and a Public Workshop which focused on the desires of the local residents.

All of these inputs were considered in the development of the proposed improvements. Some of the desires of each group conflicted with desires of the other groups so the goal was to find a consensus among the four different stakeholder inputs. The identification of proposed improvements balances the various inputs into a single vision of "common desires and interests" to guide the Master Plan.



Public Participation *Ocean Blvd. Bluff Top Park*



Corona del Mar Residents Association

May 2021

From: Glen Highland, Linda Rasner, Ron Yeo

Background

The public realm along Ocean Blvd. is tired and needs to be upgraded. Dan Herman, a local resident and renown Landscape Architect prepared a “vision of possibilities” and presented it via zoom at the February Board meeting. He related: “I walk every morning along Ocean Boulevard and the beach. The setting is quite extraordinary, but the public realm is clearly old and in need of help. Many of the walks are too narrow for two people to walk together, old railroad tie retaining walls are rotting away, benches with views to the Ocean that have views blocked by shrubs left to grow too high. Just a lot of little things. I wondered about the best way to spark interest in improving the public realm and talked with my friend and professional colleague Ron Yeo about the best way to begin. He and I shared our thinking about goals for the public realm and then I prepared some very preliminary thoughts visualizing what could be achieved. As I did research about bluff top parks in California and around the world, I came to feel quite strongly that Ocean Boulevard could be beautiful and provide much greater benefits to the residents of the Village and the City as a whole.

The Board of Directors appointed a committee to review the potential opportunities and constraints, to arrive at recommendations on items:

1. That are a “no-brainer” that everybody could support.
2. That may not have unanimous support, but that should be considered.
3. That would be great, but controversial, difficult to implement or gain Coastal approval.

Goal

The first goal would be to start a public participation process that leads to a Master Plan for implementation.

Starting point- Direction to the City General Plan Policies

Existing Elements

OCEAN BLVD.

This .8-mile-long scenic two-way travel road is concrete paved, with parking on both sides (except for red curb areas) and boarded by 100 single family multi-million-dollar homes, two vacant properties and two large condo structures.

BLUFF SIDE

(the following are close to accurate, but we may have double counted or missed some elements).

CONCRETE SIDEWALKS run along the length of the corridor (except from Fernleaf to Dahlia) and vary in width. They range from 75” to 83” including the curb. The walk narrows down to 54” @ 3631 Ocean. The walk along the China Cove bluff side is only 56” and narrows down to 32” & 46” @ driveway walls @ 2727 & 2723 Ocean.


LARGE LAWN AREAS:

There are 4 areas that are located @ Orchid to Narcissus, Magnolia to Jasmine, Iris to Heliotrope & @ “Lookout Point

VISTA POINTS There are Ocean views along most of the walkway, but the main vista points are at Little Corona, Inspiration Point and Lookout point. The Dahlia viewpoint improvements over China Cove is under consideration and there is a “peek-a-boo view from a new bench at Carnation.

BEACH ACCESS by pedestrians include a ramp at Little Corona Beach, the stairs & ramp @ Inspiration point, a sidewalk along the auto ramp @ Jasmine & stairs at Heliotrope.

ENCROACHMENT PERMITS within the 50’ bluff side R/W for driveway access vary in design type. Most use up the entire R/W area with the driveway, stairs and landscape.



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3601, 3611 & 3619 take access from a lower road @ Inspiration Point. Six homes access from the Narcissus loop with a landscape slope adjacent to the walkway.

The homes above Breakers Drive @ 3207, 3215 & 3235 allow for lawn area & a walk back away from the curb. The homes @ 2901 & 2919 have driveways, but allow lawn area for full use of the public.

BENCHES: There are 23 concrete benches along the parkway & 6 composite wood/steel at the lower inspiration view point.

TRASH RECEPTACLES: There are 31 new receptacles along the parkway & 2 at the lower inspiration view point. The City contracts with "Mariposa Landscapes inc." to empty & remove the trash"

GUARD RAILS vary from cable, pipe to chain link.

RR TIES @ RETAINING WALLS & CURBS are installed along the corridor.

BIKE RACKS: There are 3

TELESCOPES: There is one at Lookout Point

DOG POOP BAG DISPENSERS: There are 2.

HISTORICAL PLAQUES: There are 5

SIGNS: There are 21 or more

FIRE HYDRANTS: There are 3

STORM INLETS: There are 4

WILDLIFE consist of rabbits and a variety of birds.

Uses and Activities

This scenic bluff corridor has a wide range of activities enjoyed all year long by residences and visitors alike. It can be quiet and peaceful but hectic & crowded at times. Once the parking lot fills up and there are no more curbside stalls available, visitors start parking into the interior residential streets.

According to the Marine Operations of the Fire Dept. the attendance at Corona's Beaches are about 1,800,000 per year. (or 18% of the 10 million City wide)

Ocean Blvd. is used as a scenic drive as well as a bicycle path, jogging and pedestrian walking in the street due to lack of room on the narrow sidewalks,

The bluff path is very popular with dog walkers as well as casual walkers.


The Vista points are enjoyed by many for the sunrise and sunset views.

The lawn areas usage range from quiet reading and relaxing in beach chairs to group picnics. People love to exercise on the lawn as well as going up and down the stairs and ramps. It is a great place for photographing as well as plein-air painting. All of the benches are used and appreciated.

Opportunities for Potential Improvements

Items that are a public safety or maintenance issue. That should be addressed ASAP.

1. Trim all hedges down to conform to the 3' above the curb

A light green circle containing the text "Corona del Mar Residents Association" in bold black font.

Corona del Mar Residents Association

maximum height limit. Some landscape areas are over 6' in height and others just block the view from existing benches like the ones at the Little Corona Overlook.

2. Correct the poor design and conflicts between pedestrians and cars at the top of the parking lot ramp & crosswalk at Ocean & Jasmine.
3. Remove the obstructions to the sidewalk @ 2727 & 2723 Ocean before someone trips and falls.
4. Provide a sidewalk between Fernleaf & Dahlia (note - this improvement was completed in 2022).

Items that are a "no-brainer" that everybody could support.


1. High on the list is to replace all RR ties at curbs and walls with theme sloped concrete to match the ones at Little Corona Vista Point & the Inspiration Point ramp. Although this should not occur until Design Guidelines have been adopted for all of the hardscape & street furniture.
2. Analyze the street furniture to make them the best quality and standard design. (guard-rails, benches, etc.)
3. Analyze & update shrub and ground cover plantings to reflect the oceanside site environment.
4. Review the City encroachment agreements and analyze areas within the 50' R/W that could be re-configured to provide more public benefit, while still providing access and security to the bluff residences. 3317 Ocean would be a prime example, just by removing one hedge.
5. Replace some of the hedges that are along the sidewalk for a more open feeling.
6. Standardize signage and provide "Historical" information via "MyNB" app.
7. Create bio-retention areas at each storm drain to clean water prior to being piped to the ocean.
8. Enhance the three existing Vista Points for a better viewer experience. Provide more formal and informal seating and expand the softscape areas.

Items that may not have unanimous support, but that should be considered.

1. Move the curb out into the street along the red curb area from Larkspur to Iris.
2. Improve the walkway links between the vista points by placing a higher emphasis on the pedestrian environment than on the vehicle and the street.
3. Provide 8' wide walkways where possible in order to allow two-way pedestrian movement.
4. Develop new seating areas to take advantage of the Ocean views.
5. Expand & re-sculpt the lawn areas for better views.
6. Provide a new overlook & "mini-Historical Plaza" at Dahlia / China Cove
7. Reduce the width of roadway between Dahlia & Carnation providing a pleasant walkway.

Items that would be great, but controversial, difficult to implement or gain approval.

1. Create additional Vista Points extending over the bluff, especially @ Jasmine where many now pause at the railing for the beach view, thereby blocking pedestrian travel making them enter the auto ramp.
2. Create locations for Public ART.
3. Create "bulb outs" at all cross-street intersections to make pedestrian crossing Ocean Blvd. more people friendly and to slow down traffic.
4. Introduce trees for shade in strategic locations to make sure that they frame, but not block views.
5. Eliminate street parking on the bluff side to expand the park and provide "traffic calming".



**Corona del Mar
Residents
Association**

Constraints

Lack of funds, resist changes, attracting more visitors, homeless, traffic, graffiti, noise & trash.

Next Steps

The Ocean Blvd. Bluff Park & Walk is a unique resource shared by those who live on the street, the Village residents and the many visitors that come to enjoy the beach. It is a place to walk, reflect, exercise and enjoy the wonderful ocean, harbor and sunset views, but it can be so much more...

To find out what can be accomplished:
Request the City Council to budget funding in order to start a public participation process that will lead to a Master Plan for enhancement and implementation of the Ocean Bluff corridor.



Background

June 8, 2021 – Council-member Brenner requested City Council direct the PB&R Commission to agendize an Ocean Boulevard Bluff Walk presentation from the CdMRA and forward a recommendation to the City Council for an action plan for their consideration.

Sept 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.

Sept 22, 2021 – “Field Walk” on Ocean Blvd was attended by PB&R Commissioners, the public and City staff.

Dec 7, 2021 – PB&R created a 3-member Ad-Hoc Committee to further explore Improvement recommendations. They held two Ad-Hoc meeting, Jan 12, 2022, and Feb 24, 2022, and prepared recommendations for consideration.

April 5, 2022 – PB&R voted unanimously to approve 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 to guide the concept development and final Plans, Specification and Estimates (PS&E) for landscape and park improvements along Ocean Blvd in CDM between Poppy Ave and Carnation Ave. Ave (Vision Plan).

B. City Council allocate \$60,000 for the preparation of Ocean Blvd 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/ons as provided below:

1. Name the entire chain of “Scenic Points” along Ocean Blvd from Poppy to Carnation Ave. as “Ocean Blvd Bluff Park.”
2. Link the existing scenic points by providing wider sidewalks wherever feasible.
 - *Enlarge the walkway to 8’ wide along the flat lawn areas & replace RR retaining walls.
 - *Expand the walkway to 8’ from Poppy to Marguerite seaward by removing the hedges and coordinating with residences that have encroachment agreements.
 - *Expand the walkway from Lookout Point to Fernleaf Ave. by extending both within the interior R/W and the street while removing sidewalk obstructions.
 - *Study potential park expansion areas where the curb could be extended into the street, specifically existing red curb areas.
3. Address public safety of pedestrian/auto conflicts, including top of CDM Beach Access Ramp by providing slope stabilizing and new overlook scenic point.
4. Continue to monitor, trim and remove existing hedges that restrict the ocean views.
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 Blvd, and provide recommendations for Planning Commission consideration, to ensure that the public benefit is not lost within the Right of Way.
7. Rehabilitate and enhance the existing scenic points by providing more formal and informal seating while expanding the seating areas including incorporating a consistent pallet of quality materials that reflects the oceanside environment.

Little Corona – Modify and enhance the drop-off area;



Parks, Parks,
Beaches & Recreation (PB&R)
Commission

upgrade the seating area at scenic point & along the path to the beach.

Inspiration Point – Replace existing paving, rail and curb in upper terrace point; expand the seating areas, replace benches; regrade & expand lawn areas to accommodate demand for picnicking and sunset viewing; provide terrace seating in the area adjacent steps; study expanding green space into street parking area.

Larkspur Scenic – Provide additional seating “pop outs” adjacent to the walkway; replace RR edging & regrade the upper area for better views; lower existing planting 3215 Ocean so as not to block views.

Iris Scenic – Preserve existing open lawn area forever.


Lookout Point – Enlarge lawn area to accommodate demand for picnicking, exercising and sunset viewing; redesign paving to create distinct scenic/seating areas.

Dahlia Scenic Point – Widen and enhance the walkway from Dahlia to Carnation Ave.; study improvement options of landscape and/or additional parking from Dahlia to Carnation Ave..

Carnation Ave. Scenic Point – Maximize the viewing potential by reviewing current construction plans and encroachment permit.

8. Address environmental issues including bluff erosion and storm runoff.

9. Implement an updated signage program to identify scenic points and direct visitor to beach access.



On-line User Survey

In order to gain community input a series of public meetings and a ten-question survey was distributed at the public workshops and on-line at the city's website (Refer to Appendix A to review the survey).


The public workshops included an "Awareness Walk" open to the public and advertised by direct mailing to all residents living within 500 feet of Ocean Blvd. and posting of notices on the city's and CdMRA websites. Sign in sheets for all workshops were distributed and names and emails were compiled to notice all upcoming meetings.

A total of 78 surveys were received as well as other documents identifying both individual and neighborhood interests. A summary of these responses includes:

1. 78 total responses, 96%, from the 92625 zip and the remainder from 90660 which is zip code immediately to the north.
2. **How many times a week or month do you visit Ocean Avenue.** Over half walked the entire length daily. Over 90% visited Ocean Blvd a minimum of 2 times per week. This told us the respondents held strong feelings of Ownership for Ocean Blvd.
3. **Area that you visit the most** – almost half walk the entire length as opposed to visiting specific areas. Surprisingly the most visited vista point is Lookout Point with twice as many as identified visiting Inspiration Point. The lawn areas at Larkspur were the third most area identified.
4. **What activities are most enjoyed** – walking at 88% of respondents and enjoying views at 60% of respondents.

Walking dog was the third most popular at 31%

5. **Any new activities?** None, led responses with just over 60%, 4 responses for wider sidewalks, 3 responses for more seating, 2 responses for a dog park and a range of single responses. These responses relate well to the City staff opinion that no new activities or uses should be planned.
6. **Change or improve one thing.** More seating was the single largest response with 10, but the combined response for police monitoring, enforcement of local laws including commercial activity with 26% of the respondents. Finally, 54% of the respondents suggested a specific improvement; more trash cans, shade, doggie bag stations, expand overlooks, more blooming plants.
7. **Enough seating areas** – 1/3 replied not enough – 2/3 enough
8. **Shade** – almost evenly split between wanting more shade and other indicating that the amount of shade was adequate or just right.
9. **Street Parking** – 50-50 with many respondents acknowledging that there was that there were not many options to add more and there would never be enough parking short of the construction of a parking structure on the lot at Main Beach.
10. **Other comments** – many respondents included "other comments", all of which can be found in the Appendix B of this document.



**Public Participation
Public Awareness Walk
& Public Meeting #1**

The first public workshop concluded with the identification of “must have” and “absolutely do not do” improvements. The interests and concerns of those attending the workshop in some cases contradicted the results from the broader community wide survey.

“Must Have” items that fall within the scope of this project.

1. Upgrade existing improvements, remove obstructions from sidewalks, expand seating and viewing opportunities where possible – keep the existing lawn areas.
2. No new uses.
3. Add some additional benches, not too many and just in key locations.
4. Add shade but prefer trees over sail structures and do not block views from houses along ocean Blvd.
5. Slow down traffic and improve pedestrian safety.
6. Upgrade site furniture – benches, rails, signage. Add additional waste bag stations and drinking fountains.

Items that fall outside the scope of this project.

These last items are outside of the general scope of this study and we would need to work through the PB&R, Council and Police Department to address these concerns.

1. Overall Beautification including more green spaces with flowers, repair of existing handrails and benches, freshen up and consistent maintenance of landscape and hardscape, remove/replace RR tie curbs and walls and improve bench designs and locations.
2. Improved parking management – items discussed were limiting hours of on-street parking, tags for parking of residents, development of a signage/message board program to alert visitors that the Main Beach Parking area was full, and the development and promotion of an off-site parking program that included shuttles/buses to bring visitors to the beach. Note: this is not within the scope of this project but has been passed on to the appropriate City Department.

3. Additional police monitoring and code enforcement. Eliminate food trucks and other commercial activities. Note: this is not within the scope of this project but has been passed on to the appropriate City Department. Note: this is not within the scope of this project but has been passed on to the appropriate City Department.
4. Code enforcement and Management of visitors and associated issues including trash, loud music, bad behavior, over capacity projects and traffic. Note: this is not within the scope of this project but has been passed on to the appropriate City Department.

“Do Not Do” items.

1. Do not impact views. Do not add any additional trees or shade structures.
2. Do not widen sidewalks.
3. Do not encourage additional guests/activities.
4. No additional benches.

Summary

Based on the inputs from the Parks, Recreation and Beaches Commission, the City Council, City Staff, the on-line survey and public walks and meetings a list of common interests and desires were developed. The proposed improvements are presented in two broad groups; the overlooks and viewpoints, and a series of improvements related to safety, aesthetics, function and the environment.

The existing "Disappearing Path" design and the forms found in the movement of the waves provide design inspiration and a common design vocabulary for the proposed improvements. Using a common vocabulary will visually tie the all of the areas together to create a unified design.

Following the below narrative summary of these improvements the proposals are also presented in graphic form. An overall plan for the entire study area from Carnation Ave. to Poppy Ave. provides an overview of the almost mile long series of public spaces. In addition, a series of enlargement plans were prepared for key areas. These plans are supported by visualizations that provide an artistic interpretation of the proposals. These ideas are still conceptual and will undergo refinement as part of the public inputs, staff review and recommendations, PB&R review and inputs and ultimately the City Council. Supporting these plans are additional exhibits which identify the proposed materials, patterns and colors for the improvements.

Overlooks and Viewpoints

Little Corona - Proposed improvements include:

1. Enhanced drop off and vehicular paving including crosswalk treatment.
2. Introduce raised planter with built-in benches to keep people from cutting thru.
3. Install new rail, enhance existing landscape planting and introduce new Identification and regulatory signage.

Inspiration Point - Proposed improvements include:

1. New paving with new built-in benches, curbs, and railings.
2. Add additional mounding to improve informal viewing areas.
3. Remove on street parking to expand green area.
4. Construct new viewing area on sloped lawn area south of the main view area. This would include an upper terrace and stadium seating on the sloped areas.
4. Introduce new Identification and regulatory signage.

Larkspur Overlook - Proposed improvements include:

1. Expand lawn areas in areas of red curb and realign existing walkway.
2. Add mounding to elevate seating area to provide views over rooftops, add additional benches.
3. Add new benches in key view areas.
4. Create a wider viewing area and reconfigure crossing at Breakers Drive ramp to reduce congestion, make pedestrian crossing safer and resolve slope erosion problem.

5. Add decorative crosswalks across Ocean Blvd. to improve pedestrian safety.
6. Introduce historical and interpretative signage in key areas.

Iris Overlook - Proposed improvements include:

1. Expand lawn areas in areas of red curb.
2. Add additional benches.
3. Add planting to separate park from street traffic.
4. Add crosswalks across Ocean Blvd. to improve pedestrian safety.
5. Introduce historical and interpretative signage in key areas.

Lookout Point - Proposed improvements include:

1. Expand lawn areas in areas of red curb.
2. Upgrade and realign walkways with new paving, two levels of built in benches, curbs and railings.
3. Create new seating top the north of the China Cove stairs, in order to provide an expanded viewing area.
4. Add new stairs connecting Lookout Point with Pirates Cove.
5. Upgrade rail, curb, benches and signage.

Bayview Overlook - Proposed improvements include:

1. Expand lawn areas in areas of red curb.
2. Add elevated deck seating area to provide views over rooftops, add additional benches.
3. Add decorative crosswalks across Ocean Blvd. to improve pedestrian safety.
4. Introduce historical and interpretative signage in key areas.
5. Add landscape islands at the Goldenrod/Ocean Blvd

Proposed Improvements
Ocean Blvd. Bluff Top Park

and Bayview Dr./Ocean Blvd. Intersections to reduce the large paved areas and improve the appearance of the area.

Dahlia Overlook - Proposed improvements include:

1. New painted crosswalks crossing Ocean Blvd and the China Cove ramp connecting the existing sidewalks and the new overlook.

Safety Improvements – defined as those improvements that protect the public.

1. Add center landscape island at entrance at Breakers Dr. ramp in order to prevent northbound “U”-turns from the ramp.
2. Add curb extensions and decorative crosswalks at Poppy, Orchid, Narcissus, Marguerite, Jasmine, Goldenrod and Fernleaf Avenues.
3. Add curb-extensions with zero curbs, bollard lights, decorative crosswalks, and decorative paving at Marguerite Avenue/Ocean Blvd. Intersection.
4. Replace deteriorating rail road tie edgers and retaining walls and upgrade barrier and landscape rails throughout.
5. Introduce coordinated identification, regulatory and directional signage at all vista points and overlooks.

Aesthetic Improvements – defined as those improvements that improve and upgrade the appearance of the existing viewpoints and green areas.

1. Add landscape islands at Poppy/Ocean Blvd., Goldenrod/Ocean Blvd. and Bayview/Ocean Blvd. to reduce the amount of paving and improve the appearance of the street.
2. Upgrade benches throughout.
3. Upgrade identification, way finding and regulatory sig-

nage throughout.

4. Replace Ocean Blvd. sign with more decorative version that still protects vehicles from jumping the curb.
5. Add markers in sidewalk to identify distance walked along entire length of Ocean Blvd.
6. Introduce signage that highlights environmental and historical events occurring in the area

Functional Improvements – defined as those improvements that improve the walking experience along Ocean Blvd. by removing obstructions or reducing conflicts between different user groups.

1. Widen sidewalk at top of stair landings at Inspiration Point, Breakers Dr. ramp, Main Beach/Heliotrope Ave. stairs, and China Cove Stairs. Delineate with decorative paving and add one bench at each in each area.
2. Relocate three fire hydrants currently located in sidewalks to adjacent landscape area.
3. Add parking in section of Ocean Blvd. between Carnation and Dahlia Avenues.
4. Shift centerline of street between Dahlia and Goldenrod Ave. in order to widen sidewalk to 6’6”.
5. Continue program to maintain shrub heights on both public and private property the required 36” above the curb.

Environmental Improvements – defined as those improvements that protect the ocean and bluff faces.

1. Add bio-filter planting areas at storm drains inlets.
2. Correct ongoing bluff erosion problems.
3. Provide barriers to prevent visitors from short cutting access to Pirates Cove through the seating overlook and steps at Lookout Point. Add new planting on bare areas.