

RESOLUTION NO. 2026-03-PCR-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING A COASTAL DEVELOPMENT PERMIT BASED UPON A DETERMINATION THAT THE REDONDO BEACH AVENUE A ACCESS RAMP PROJECT, CONSISTING OF DEMOLITION OF AN EXISTING DETERIORATED PUBLIC BEACH ACCESS RAMP AND THE CONSTRUCTION OF A NEW ADA-ACCESSIBLE CONCRETE ACCESS PATH WITH SWITCHBACKS, A CONCRETE STAIRCASE, RETAINING WALLS, DRAINAGE IMPROVEMENTS, LIGHTING, BICYCLE PARKING, SEATING, RAILINGS, IRRIGATION, LANDSCAPING, AND COASTAL BLUFF RESTORATION IMPROVEMENTS AT 811 AND 1109 ESPLANADE (CASE NO. 2025-0072), IS CONSISTENT WITH THE APPLICABLE PROVISIONS OF THE CITY'S CERTIFIED LOCAL COASTAL PROGRAM

WHEREAS, the County of Los Angeles Department of Beaches and Harbors, as property manager, applicant, and project sponsor, submitted an application for a Coastal Development Permit for the Redondo Beach Avenue A Access Ramp Project at 811 and 1109 Esplanade, Redondo Beach, California; and

WHEREAS, the Project site is located at the western terminus of Avenue A, consists of approximately 1.64 acres identified by APNs 7509-001-900 and 7509-005-900, and is improved with an existing public beach access facility within the City's Coastal Zone along the bluff and beach interface; and

WHEREAS, the existing Avenue A access ramp was closed in 2021 after an engineering evaluation found the access path, railings, landings, and retaining wall to be in very poor condition, and the City approved an emergency coastal development permit authorizing closure of the facility; and

WHEREAS, the proposed Project would replace the deteriorated and closed public beach access facility with a new ADA-accessible concrete access path with two switchbacks, a concrete staircase, retaining walls, drainage improvements, lighting, bicycle parking, seating, railings, irrigation, landscaping, and bluff restoration improvements intended to restore safe public access to the beach and improve the long-term functionality of the site; and

WHEREAS, the Project also includes restoration of the bluff area with native coastal bluff and dune species in accordance with the Beach Bluffs Restoration Project Master Plan (2005) and recommendations from California Coastal Commission staff; and

WHEREAS, because the site is located within the Coastal Zone, a Coastal

Development Permit is required and is the discretionary entitlement before the Planning Commission; and

WHEREAS, the City of Redondo Beach, as Lead Agency under the California Environmental Quality Act (“CEQA”), prepared an Initial Study/Mitigated Negative Declaration (“IS/MND”) for the Project, and the County of Los Angeles Department of Beaches and Harbors is identified in the IS/MND as a Responsible Agency and project sponsor; and

WHEREAS, the Draft IS/MND was circulated for a 30-day public review period from February 5, 2026 through March 6, 2026; and

WHEREAS, the IS/MND concludes that, although the Project could result in potentially significant environmental effects, revisions in the project and mitigation measures incorporated into the project would reduce those impacts to a less-than-significant level, and therefore preparation of an Environmental Impact Report is not required; and

WHEREAS, the City also completed tribal consultation outreach pursuant to Assembly Bill 52, request-for-consultation letters were sent to eight Native American tribes on September 5, 2025, no responses were received, and the IS/MND concludes that no impacts to tribal cultural resources are expected; and

WHEREAS, notice of the time and place of the public hearing at which the Initial Study/Mitigated Negative Declaration and application would be considered was given pursuant to local ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 100 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach conducted a duly noticed public hearing on March 19, 2026, and considered the staff report, the Coastal Development Permit, the IS/MND, the Mitigation Monitoring and Reporting Program, the Project plans, public testimony, and the entire administrative record.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AND RESOLVE:

SECTION 1. The Planning Commission finds that the City of Redondo Beach, as Lead Agency under the California Environmental Quality Act (CEQA), prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Redondo Beach Avenue A Access Ramp Project in accordance with CEQA and the State CEQA Guidelines, and further finds that the IS/MND reflects the independent judgment and analysis of the City. The Planning Commission further finds that, although the Project could have a significant effect on the environment, revisions in the Project and mitigation measures incorporated into the Project would reduce those impacts to a less-than-significant level, and therefore an Environmental

Impact Report is not required. The Planning Commission hereby adopts the IS/MND and the associated Mitigation Monitoring and Reporting Program for the Project.

SECTION 2. Based upon the adoption of the IS/MND and Mitigation Monitoring and Reporting Program in SECTION 1, and with the conditions identified in SECTION 4 of this Resolution, the Planning Commission does hereby determine and find that the Redondo Beach Avenue A Access Ramp Project, consisting of improvements and modernization to the existing access ramp and associated infrastructure, including removal of the existing access path, retaining wall, and pedestrian railing, construction of a new ADA-accessible concrete path and concrete staircase, and installation of drainage, lighting, site furnishings, irrigation, landscaping, and dune/bluff restoration improvements at 1109 Esplanade and 811 Esplanade, Redondo Beach, California, is consistent with the applicable provisions of the City's Certified Local Coastal Program and approves Coastal Development Permit No. 2025-0072, pursuant to the plans, specifications, drawings, and application considered by the Planning Commission at its meeting on March 19, 2026.

SECTION 3. The Planning Commission further finds that the proposed development, as conditioned, conforms to the Coastal Development Permit findings contained in the City's Local Coastal Program and complies with public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code, in that the Project replaces and improves an existing public beach access facility, restores safe public access to the beach, and does not diminish or restrict public coastal access.

SECTION 4. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. That the approval granted herein is for the demolition of an existing deteriorated public beach access ramp and the construction of a new ADA-accessible concrete access path with switchbacks, a concrete staircase, retaining walls, drainage improvements, lighting, bicycle parking, seating, railings, irrigation, landscaping, and coastal bluff restoration improvements at 811 and 1109 Esplanade, and shall be in substantial compliance with the site plan, access improvements, landscape plans, and related application materials, except as otherwise modified by these conditions or required by the Certified Local Coastal Program and approved by the Planning Commission on March 19, 2026. Existing public sidewalks and pedestrian routes along Pacific Coast Highway and Pearl Street shall be maintained or reconstructed to City standards. No encroachment or obstruction of public access shall occur except as allowed by City encroachment permits and temporary construction traffic control plans.
2. That public beach access and public access along the Esplanade and adjacent bicycle and pedestrian routes shall be maintained to the maximum extent feasible during construction. When temporary closures are unavoidable, alternative pedestrian and bicycle routes shall be clearly signed and provided in accordance with City standards and approved traffic control requirements.

3. That the Project shall not block, gate, or otherwise restrict any existing public access route, easement, or right-of-way to the shoreline or coastal recreational areas, except as may be temporarily necessary during construction and specifically authorized by the City. Any such temporary closure shall be minimized in duration and accompanied by clearly identified detour routing.
4. That the Project shall comply with all applicable codes, local ordinances, regulations, and requirements, and the applicant shall obtain all necessary permits and approvals from the Building Department, Public Works Department, Engineering Department, Fire Department, and any other agency with jurisdiction over the Project.
5. That the Project shall adhere to all adopted state codes and local ordinances regarding accessibility requirements.
6. That all mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program shall be implemented as conditions of Project approval, including but not limited to measures relating to biological resources, bluff restoration, nesting birds, western snowy plover protection, archaeological resources, tribal cultural resources, and human remains.
7. That bluff restoration and landscaping shall be installed in substantial compliance with the approved landscape and irrigation plans, the adopted mitigation measures, and the Beach Bluffs Restoration Project Master Plan (2005), including use of native coastal bluff and dune species and related restoration guidance identified in the environmental document and approved plans.
8. That the applicant and/or its successors shall maintain the subject property in a clean, safe, and attractive condition until construction commences. Failure to maintain the property may result in reconsideration of this approval by the Planning Commission.
9. That the site shall be appropriately fenced prior to the start of construction, and all on-site litter and debris shall be collected daily during construction. During the demolition and construction process, the applicant shall not place any portable toilets within 15 feet of a property line that is adjacent to residential uses.
10. That construction work shall occur only during approved construction hours and in accordance with all applicable City requirements and mitigation measures governing construction activity, noise, and public safety.
11. That in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to issuance of a building permit, and the decision of the Planning Commission shall be final. Conduct a focused acoustical analysis of the subject

property for noise impacts from the ambient traffic noise exceeding State Exterior Noise Guidelines prior to submittal of final architectural drawings. Provide sound attenuation and other measures as determined necessary by the acoustical analysis prior to issuance of building permits.

12. That the Planning Division shall be authorized to approve minor changes to the Project that do not result in a substantial change to the approved development and remain consistent with this Resolution, the Coastal Development Permit, and the Certified Local Coastal Program.
13. The site shall be fully fenced prior to the start of construction.
14. All on-site litter and debris shall be collected daily during construction.
15. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and no work shall occur on Sunday and holidays.
16. The Planning Division shall be authorized to approve minor changes.
17. That the Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials from and against any claims, damages, actions, causes of action, lawsuits, suits, proceedings, losses, judgments, costs, and expenses, including attorneys' fees and court costs, in any manner arising out of or incident to the Planning Commission's actions, this approval, related entitlements, or the City's environmental review thereof, in the same manner and form required by the City's standard Planning Commission conditions of approval.

SECTION 5. That the approved Coastal Development Permit shall become null and void if not vested within 36 months after the Planning Commission's approval of the Project.

SECTION 6. That prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 19th day of March, 2026

Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-03-PCR-XX was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 19th day of March, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office