



City of Redondo Beach  
Community Development Department  
415 Diamond Street, Redondo Beach, CA 90277  
(310) 318-0637

**July 27, 2022**

**EMERGENCY COASTAL DEVELOPMENT PERMIT**

Please note the following City of Redondo Beach action on an extension to an emergency coastal permit was rendered on July 27, 2022 by the Redondo Beach Community Development Director.

Coastal Development Permit No.: **CDP-2021-12**

Applicant: County of Los Angeles / Department of Beaches and Harbors  
13837 Fiji Way  
Marina Del Rey, CA 90292

Applicant's Representative: Porsche White  
County of Los Angeles / Department of Beaches and Harbors  
13837 Fiji Way  
Marina Del Rey, CA 90292

Location: **Esplanade at Avenue A, Redondo Beach**

Original Date of Permit Issuance: November 30, 2021  
Original Permit Expiration Date: January 28, 2022 (60 days)  
Extension Expiration Date: March 29, 2022 (60 days)  
2<sup>nd</sup> Extension Expiration Date: May 27, 2022 (60 days)  
3<sup>rd</sup> Extension Expiration Date: July 25, 2022 (60 days)  
4<sup>th</sup> Extension Expiration Date: September 22, 2022 (60 days)

**Description of Request/Nature of Emergency:**

The County of Los Angeles Department of Beaches and Harbors (DBH) requests the emergency closure of the Avenue A access ramp located at the intersection of Avenue A and Esplanade. The County recently completed an engineering study that found the existing path, railing, top and bottom landings, and the concrete masonry unit (CMU) wall that compose the ramp to be in very poor condition and recommended closure for public safety.

The Avenue A beach access ramp extends 267 feet from the upper level at the western terminus of Avenue A to the beach level and exits adjacent to the beach bike path. The elevation of the upper landing is approximately 70 feet, and the elevation of the lower landing is approximately 14 feet, with a bluff height of 56 feet. The width of the concrete access path is 4.5 feet with 4 feet clearance between the railing post and the CMU wall. A 34" high, by 2" diameter anodized aluminum railing extends the length of the access path on the west, or downhill side. A concrete masonry unit (CMU) retaining wall extends the length of the access path. The CMU wall is constructed of 4" x 6" x 12" open cell block, grouted with #4 vertical rebar at 12" on-center. The height of the wall varies from 36" to 60". Please see the attached parcel profile reports for legal descriptions of the property.

DBH has begun the preparation of construction drawings for the repair project, and requests an additional extension of the emergency permit to allow further time for development of the plans and to secure project funding through the County's annual budget process.

**Cause of the Emergency:**

Deterioration of access ramp, creating a public safety hazard. Extension is granted for additional time to prepare the construction drawings that will be submitted with a full Coastal Development Permit application.

**Remedial, protective, or preventative work required to deal with the emergency:**

The emergency condition requires that the access ramp be temporarily closed for public safety, which will temporarily affect public access to the beach at this location.

Los Angeles County Department of Beaches and Harbors will apply for a Coastal Development Permit to repair the damaged ramp.

**Findings:**

The Community Development Director hereby finds as follows:

1. An emergency exists within an area of the Coastal Zone, as defined in Section 10-5.2204 of the Redondo Beach Municipal Code.
2. The emergency requires action more quickly than allowed by the procedures for obtaining a Coastal Development Permit. A formal application for a Coastal Development Permit shall be submitted for repair work.
3. Notice of issuance of this Emergency Coastal Development Permit will be posted at the location on July 27, 2022.
4. Public comment on the emergency action will be reviewed, to the extent possible in the time available.
5. The action proposed is consistent with the requirements of the Certified Local Coastal Program. Although the request will temporarily reduce public access to the beach at the location, the action is necessary to ensure public safety.
6. The action proposed is the minimum necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency.

**Emergency Permit Extension Conditions:**

1. The applicant is hereby authorized to temporarily close the access ramp located on Esplanade at Avenue A.
2. Within sixty (60) days of the issuance of this extension, or subsequent extension thereof, to an Emergency Coastal Development Permit, an application for a regular Coastal

Development Permit shall be submitted to and properly filed with the City of Redondo Beach Planning Division.

3. Any development or structures constructed pursuant to this Emergency Coastal Development Permit shall be considered temporary until authorized by a follow-up regular Coastal Development Permit and that issuance of this Emergency Coastal Development Permit shall not constitute an entitlement to the erection of permanent development or structures.
4. Any installations authorized in this Emergency Coastal Development Permit must be removed unless a complete application for a regular Coastal Development Permit is filed within sixty (60) days of approval of this extension to an Emergency Permit and said regular permit is approved. If a regular Coastal Development Permit authorizing permanent retention of the development is denied, then the development that was authorized in the Emergency Permit, or the denied portion of the development, must be removed. Such removal, however, shall be pursuant to a separate permit.
5. This additional extension to an Emergency Coastal Development Permit shall be valid for sixty (60) days from the date of previous expiration, unless extended by submittal of a follow up application. Within sixty (60) days of issuance of an extension to the Emergency Permit, the permittee must submit a follow-up regular Coastal Development Permit application for the development even if only to remove the development undertaken pursuant to the Emergency Permit and restore the site to its previous condition.

**Issued By:**



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Brandy Forbes, AICP  
Community Development Director