



Administrative Report

N.5., File # 23-7302

Meeting Date: 12/5/2023

To: MAYOR AND CITY COUNCIL

From: SEAN SCULLY, ACTING COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL OF A TWELFTH EXTENSION TO THE EMERGENCY COASTAL DEVELOPMENT PERMIT ISSUED FOR THE TEMPORARY CLOSURE OF THE LOS ANGELES COUNTY BEACH ACCESS RAMP AT ESPLANADE AND AVENUE A TO PROTECT PUBLIC SAFETY

RECEIVE AND FILE THE TWELFTH EXTENSION OF THE EMERGENCY COASTAL DEVELOPMENT PERMIT FOR THE TEMPORARY CLOSURE OF THE BEACH ACCESS RAMP AT ESPLANADE AND AVENUE A TO PROTECT PUBLIC SAFETY

EXECUTIVE SUMMARY

The Community Development Department received an application from the Los Angeles County Department of Beaches and Harbors (LACDBH) for a twelfth extension of the Emergency Coastal Development Permit temporarily closing the beach access ramp at Esplanade and Avenue A. The emergency closure is needed to address public safety concerns associated with the ramp's degraded condition.

The Community Development Director issued the original emergency permit on November 30, 2021, for a period of 60 days, subject to Redondo Beach Municipal Code (RBMC) Section 10-5.2228. The Code allows the Director to approve extensions to the permit if a subsequent application is filed. The Acting Community Development Director approved the LACDBH's twelfth extension application on November 16, 2023. The Municipal Code requires the Director to provide a written and oral report to the City Council on the action at the next City Council meeting.

On October 25, 2023, LACDBH and staff from the City's Community Development and Public Works Departments met to review LACDBH's 90% project design plans and discuss the requirements and process for the pending Coastal Development Permit application needed for installation of the new ramp.

BACKGROUND

In November 2021, the LACDBH applied to the Planning Division of the Community Development Department for an Emergency Coastal Development Permit to temporarily close the beach access ramp at Esplanade and Avenue A due to public safety concerns. The County completed an engineering study that found the existing path, railing, landings and wall that compose the ramp to be in very poor condition. The study recommended closure of the ramp to protect public safety. Based

on the engineering report, the County submitted an application to the City for an Emergency Coastal Development Permit for temporary closure of the ramp, which impacts beach access at the location.

Subject to RBMC Section 10-5.2228 Emergency Coastal Development Permit, the Community Development Director may grant an emergency permit if an emergency exists that requires action more quickly than permitted by the procedures for a traditional Coastal Development Permit. Although this action will temporarily affect beach access at this location, it is needed to protect public safety. The emergency permit may be granted for up to 60 days, and requires that the applicant submit for a full Coastal Development Permit (CDP) for the corrective work which is expected to take over a year to complete.

The Community Development Director issued the initial Emergency Coastal Development Permit on November 30, 2021 for a period of 60 days as allowed by code. A public notice of the emergency permit issuance was posted at the location, and the initial report (written and oral) was made to the City Council on December 7, 2021.

Since the initial 60-day period, LACDBH has submitted applications for twelve extensions, as allowed by the Coastal Land Use Plan Implementing Ordinance, RBMC Section 10-5.2228. During this extended time, engineering consultant work was initiated on the scope and design of the repair project, and LACDBH began analyzing estimated project costs and potential sources of funding. The eleventh extension was scheduled to expire on November 19, 2023.

On November 15, 2023, LACDBH submitted an application to the City for the twelfth, 60-day extension to the Emergency Coastal Development Permit to allow time to complete additional engineering design work and to appropriate funding. The Acting Community Development Director approved the twelfth extension on November 16, 2023.

Per the Emergency Coastal Development Permit procedures, Section 10-5.2228(a)(7) of the RBMC, "The Community Development Director shall report in writing and orally, the granting of an Emergency Permit to the City Council at its next scheduled meeting,...". The report is to include a description of the nature of the emergency, the development involved and the person or entity undertaking the development. This Administrative Report serves as that notice.

Below is an updated timeline for the proposed project:

- Winter 2022-23
 - Notice to Proceed (NTP) by LACDBH was issued to an engineering consultant for design development, permitting etc. through construction completion
- Summer/Fall 2023 - Complete 50% of project design
- Fall/Winter 2023 - Complete 90% of project design
- Fall/Winter 2023-24 - Obtain a 3rd party cost estimate
 - Submit CDP application to Redondo Beach
- Winter 2023-24

- Complete 100% project design
 - Initiate County Building & Safety plan check
- Summer 2024
 - Obtain Plan check approval
 - Submit Capital Project Board Letter
- Fall 2024 - Project Groundbreaking

LACDBH has been in communication with the Planning Division as they prepare their Coastal Development Permit application for the permanent installation. As recently as October 25, 2023, LACDBH and staff from the City's Community Development and Public Works Departments met to review LACDBH's 90% project design plans and discuss the requirements and process for the pending Coastal Development Permit application for installation of the new ramp. An exact date for submittal of the required Coastal Development Permit is still pending. Until the CDP for the permanent improvements is issued, LACDBH will submit extension applications for the Emergency Coastal Development Permit to continue closure of the existing access ramp.

COORDINATION

The issuance of the extension to the Emergency Coastal Development Permit falls under the authority of the Community Development Director, per RBMC Section 10-5.2228(a).

FISCAL IMPACT

The processing of Coastal Development Permit applications is part of the Community Development Department's annual budget and work plan.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- 12th Extension to Emergency Coastal Development Permit
- 11th Extension to Emergency Coastal Development Permit
- 10th Extension to Emergency Coastal Development Permit
- 9th Extension to Emergency Coastal Development Permit
- 8th Extension to Emergency Coastal Development Permit
- 7th Extension to Emergency Coastal Development Permit
- 6th Extension to Emergency Coastal Development Permit
- 5th Extension to Emergency Coastal Development Permit
- 4th Extension to Emergency Coastal Development Permit
- 3rd Extension to Emergency Coastal Development Permit
- 2nd Extension to Emergency Coastal Development Permit
- 1st Extension to Emergency Coastal Development Permit
- Emergency Coastal Development Permit
- Application for 12th Extension to Emergency Coastal Development Permit
- City Council Administrative Report October 3, 2023 11th Extension

- City Council Administrative Report August 1, 2023 10th Extension
- City Council Administrative Report June 20, 2023 9th Extension
- City Council Administrative Report April 4, 2023 8th Extension
- City Council Administrative Report February 7, 2023, 7th Extension
- City Council Administrative Report December 6, 2022, 6th Extension
- City Council Administrative Report October 4, 2022, 5th Extension
- City Council Administrative Report August 2, 2022, 4th Extension
- City Council Administrative Report June 14, 2022, 3rd Extension
- City Council Administrative Report April 12, 2022, 2nd Extension
- City Council Administrative Report February 8, 2022, 1st Extension
- City Council Administrative Report December 7, 2021, Original Emergency Permit
- RBMC Section 10-5.2228