



COMMUNITY COUNTERPART SERVICES
Supporting Your Community's Needs

Title: Redondo Beach On-Call Planning Services

Submitted to: City of Redondo Beach

Prepared by: Community Counterpart Services

Date: September 2, 2025

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Marc Wiener, AICP
Community Development Director
City of Redondo Beach
415 Diamond St.
Redondo Beach, CA 90277

Dear Mr. Wiener,

On behalf of Community Counterpart Services (CCS), I am pleased to submit this proposal to provide contract planning and staff augmentation services to the City of Redondo Beach.

As founder of CCS, I bring nearly two decades of municipal planning experience, including serving as Planning Manager in Dana Point and as Historic Preservation Officer for San Clemente. My expertise is focused on coastal planning, advanced planning projects, historic preservation, Zoning Code Amendments, Local Coastal Program Amendments, and sea level rise planning and adaptation strategies.

I have managed several California Coastal Commission (CCC) grant-funded projects, including San Clemente's comprehensive Coastal Land Use Plan update and Dana Point's Sea Level Rise Vulnerability Assessment and LCPA. My background includes direct collaboration with CCC staff, City Councils, and community stakeholders to advance projects that balance community vision, legal mandates, and climate resiliency.

CCS has supported San Clemente, Laguna Beach, Newport Beach, Dana Point, and the Town of Hillsborough, consistently delivering results-driven planning support, advanced policy work, and entitlement processing. Our approach emphasizes timeliness, regulatory accuracy, and customer service.

I would be honored to support the City of Redondo Beach Planning Division.

Sincerely,

John Ciampa
CEO, Community Counterpart Services



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City of Redondo Beach Contract Planning Services Proposal

Community Counterpart Services (CCS) is pleased to present this proposal for contract planning services to the City of Redondo Beach. CCS brings a proven record of delivering high-quality services to other California coastal cities, in Zoning Code Amendments, coastal development, historic preservation, and long-range planning with a commitment to efficiency, responsiveness, and excellence.

1. Introduction and Firm Background

CCS was established with the mission of delivering high-quality, results-driven planning support to communities in southern California. Mr. Ciampa brings nearly two decades of municipal planning experience, including extensive work in advanced planning, coastal development, Zoning Code Amendments, and historic preservation with a proven track record of guiding cities through complex and politically sensitive planning challenges.

CCS has built a reputation for providing efficient, effective, and responsive services that allow cities to meet their planning objectives while maintaining high standards of customer service and regulatory compliance. Mr. Ciampa has supported multiple coastal jurisdictions, including San Clemente, Dana Point, Laguna Beach, and Newport Beach, where he has managed long-range planning projects, Local Coastal Program Amendments, large-scale development applications, and historic preservation initiatives. Mr. Ciampa's extensive background allows him to integrate smoothly with City staff and collaborate in advancing Redondo Beach's planning priorities.

Mr. Ciampa's approach emphasizes:

- Immediate capacity for staff augmentation and entitlement processing to relieve workload pressures on City staff.
- Principal-level expertise in advanced planning and coastal policy to guide Zoning Code Amendments, Local Coastal Program Amendments, Historic Preservation, and sea level rise policy and regulations.
- High-quality deliverables that meet state and local regulatory standards, ensuring defensible and timely outcomes.
- Commitment to customer service and responsiveness, providing applicants, residents, and stakeholders with clear communication and professional guidance.

2. Scope of Services

CCS proposes to provide the City of Redondo Beach with staff augmentation and project management support in the following areas:

Advanced Planning

- Zoning Code Amendments
- General Plan Amendments
- Local Coastal Program Amendments (LCPAs)

Coastal Planning

- Support the City with its CCC Grant to conduct a Sea Level Rise Vulnerability Assessment and Local Coastal Program Amendment
- Coastal development review

Historic Preservation

- Implementation and Amendments to the Historic Preservation Ordinance
- Mills Act Program administration
- Project review for historic resources and compliance with CEQA/Secretary of the Interior Standards
- Annual submittal and compliance with the City' Certified Local Government Program with the State Office of Historic Preservation

Current Planning & Entitlements

- Hotels, mixed-use, and large multifamily projects
- Process entitlements

3. Relevant Experience

Zoning Code Amendments

Mr. Ciampa has extensive experience drafting and managing Zoning Code Amendments to address both state mandates and local priorities. At the City of Dana Point, he processed multiple Zoning Code Amendments for modernization and efficiency, accessory dwelling units (ADUs), and SB 9 implementation, ensuring consistency with the Coastal Act and CEQA. This background equips him to assist Redondo Beach in amending its Zoning Code while improving usability and compliance.

Historic Preservation

As Historic Preservation Officer in both San Clemente and Dana Point, Mr. Ciampa oversaw a wide range of historic resource projects, Mills Act Agreements, and sensitive rehabilitation efforts. He successfully updated San Clemente's preservation policies, managed 75 Mills Act properties, and completed annual Certified Local Government (CLG) Program reporting to the State Office of Historic Preservation. He also supported property owners with historic resources to ensure their project complied with the Secretary of the Interior's Standards and provided historic preservation training to the Planning Commission. His ability to balance preservation with ongoing development will support Redondo Beach in protecting its cultural and architectural heritage.

Coastal Development Applications

Mr. Ciampa has extensive coastal planning experience, having managed some of the most complex coastal development applications in Dana Point and San Clemente. His work experience includes hotels, bluff-top and beach front residential projects, mixed-use developments, and sensitive shoreline improvements. He regularly coordinated with California Coastal Commission staff on projects requiring hazard analyses, view preservation studies, and sea level rise adaptation measures. Notably, he processed entitlements for projects such as the Hanson Hotel (61 keys with a restaurant and cafe) and Hotel Clemente (28 keys with a restaurant) in San Clemente, balancing public access, coastal views, historic preservation, and coastal zone regulations.

General Plan Amendments

Throughout his career, Mr. Ciampa has directed advanced planning efforts including General Plan Amendments. In San Clemente, he managed the City's comprehensive Coastal Land Use Plan update, integrating community input, state requirements, and Coastal Commission feedback into a Council-adopted plan. At Dana Point, he led policy development tied to sea level rise adaptation, coastal hazards, and short-term rentals, ensuring alignment with both the City's General Plan and the Coastal Act. He also oversaw specific plan updates and community-wide surveys to support General Plan implementation.

Large Development Applications

Mr. Ciampa has processed and managed entitlement applications for large-scale, politically sensitive development projects including mixed-use developments, hotels, and multi-family housing. In Dana Point, he managed a 306-unit residential development that required a Zoning Code Amendment, General Plan Amendment, Specific Plan, Development Agreement, and a Local Coastal Program Amendment. Mr. Ciampa has also managed large hotel and bluff development projects requiring coordination with multiple agencies, CEQA review.

Attachment 2 is a copy of John Ciampa's Resume that identifies his full range of experience.

4. References

San Clemente

City Planner, Jonathan Lightfoot, phone: 949-361-8254, email: lightfootj@san-clemente.org. The City is located at 910 Calle Negocio San Clemente, CA 92672.

Laguna Beach

Director of Community Development, Matt Schneider, City of Laguna Beach, Phone: (949) 497-0318, Email: mschneider@lagunabeachcity.net, The City is located at 505 Forest Ave, Laguna Beach, CA 92651.

Newport Beach

Deputy Community Development Director, Jaime Murillo, phone: 949-644-3209 | email: jmurillo@newportbeachca.gov, Address: 100 Civic Center Drive, Newport Beach, CA 92660.

5. Conclusion

CCS is committed to supporting the City of Redondo Beach with high-quality planning services that balance efficiency, responsiveness, and technical expertise. With nearly two decades of municipal planning experience, including leadership on zoning code updates, historic preservation, coastal development, and long-range planning initiatives, Mr. Ciampa offers the principal-level support needed to address both immediate staffing demands and complex policy projects.

Thank you for considering my proposal.



John Ciampa

CEO, Community Counterpart Services

Attachments

1. CCS Rate Sheet
2. John Ciampa Resume



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CCS Billing Rate

Classification	Name	Hourly Rate
Principal Planner	John Ciampa	\$150.00

Notes:

1. The hourly rate includes all overhead, benefits, and administrative costs.
2. Billing is on a time-and-materials basis, with invoices submitted monthly.
3. Additional staff resources from CCS (Associate Planner, Senior Planner, etc.) can be made available upon request under separate agreement.

John M. Ciampa

Community Counterpart Services – CEO
313 Zorro Vista, San Clemente, CA 94372 | (949) 246-5913 |
john@communitycounterpartservices.com

Objective

Results-driven planning professional with 19 years of experience in land use policy, regulatory compliance, and project management. Skilled in advanced planning, coastal development, zoning administration, and historic preservation, with a proven record of guiding complex projects to successful outcomes. Seeking to apply expertise to support cities and counties in achieving long-range planning objectives, efficient entitlement processing, and sustainable community development.

Professional Experience**July 2021 – Present | Contract Planner | Community Counterpart Services Inc.**

- Provide contract planning services to the Cities of San Clemente, Laguna Beach, Newport Beach, Jurupa Valley, and Town of Hillsborough.
- Manage politically sensitive, multi-disciplinary planning projects requiring coordination with city departments, state agencies, and stakeholders.
- Process multi-disciplinary development projects requiring technical studies, design review, and approvals from the Planning Commission, and City Council.
- Review state regulations, General Plans, Housing Elements, and Zoning Codes for Amendments and compliance.

Oct 2024 – July 2025 | Planning Manager | City of Dana Point

- Conducted Administrative and Planning Commission Hearings, reviewed staff reports, resolutions, and meeting agendas.
- Managed a team of six planners overseeing current and long-range planning projects.
- Served as the City Liaison to the California Coastal Commission for large and unique projects.
- Oversaw the implementation of an electronic plan review system to improve operational efficiencies.
- Developed staff programs to foster a positive workplace culture, professional growth, and mentorship.
- Project Manager for the City's Short-Term Rental Program, overseeing its development, implementation, permitting, and enforcement.

Nov 2016 – Sep 2024 | Senior Planner / Principal Planner | City of Dana Point

- Managed large, multi-disciplinary, and politically sensitive discretionary and long-range planning projects including housing developments, hotels, parking studies, beach front and bluff development, and historic rehabilitation projects.
- Served as City authority on coastal development and historic preservation projects.
- Processed Zoning Code Amendments related to general updates, accessory dwelling units (ADUs), Senate Bill 9, and coastal hazards.
- Managed the City's Sea Level Rise Vulnerability Assessment and Sand Monitoring Study to evaluate impacts to the coastline and adjacent infrastructure.
- Developed streamlined permitting processes for businesses operating under COVID-19 restrictions, in collaboration with the local Chamber of Commerce.

Oct 2007 – Oct 2016 | Assistant Planner / Associate Planner | City of San Clemente

- Managed discretionary applications for compliance with the General Plan, Zoning Code, Coastal Act, and CEQA.
- Served as the City's Historic Preservation Officer, overseeing all projects associated with historic resources.
- Managed the comprehensive update to the City's Coastal Land Use Plan, coordinating extensively with California Coastal Commission staff.
- Developed a citywide land use database to support the General Plan EIR analysis and GIS implementation.
- Facilitated training sessions on CEQA, architectural design review, and historic preservation for the Planning Commission and Historical Society.

July 2006 – Dec 2007 | Contract Planner | Civic Solutions, City of Irvine

- Processed discretionary projects including Tentative Parcel Maps, Conditional Use Permits, and mixed-use developments.
- Reviewed building and grading plans for compliance with EIR mitigation measures and conditions of approval.
- Developed a vehicle trip tracking database system and procedural manual for implementation to ensure compliance with the General Plan EIR.
- Provided public counter assistance for land use inquiries and minor permit issuance.

Education

- Bachelor of Science in Public Policy, Management, and Planning (2002 – 2006)
University of Southern California – Los Angeles, CA