



Administrative Report

N.2., File # 22-4381

Meeting Date: 8/2/2022

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL OF A FOURTH 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 FOURTH 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 (DBH) for a fourth 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 Municipal Code requires that the Community Development Director provide a written and verbal report on the action to the City Council at the next City Council meeting.

BACKGROUND

In November 2021, the Los Angeles County Department of Beaches and Harbors (DBH) submitted an application to the Planning Division of the City's 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 for the corrective work which is expected to take over a year to complete.

The Community Development Director issued the emergency 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 a report was made to the City Council on December 7, 2021.

Since the initial 60-day period, DBH has submitted applications for three extensions, as allowed by the Coastal Land Use Plan Implementing Ordinance, RBMC Section 10-5.2228. During the extended time, engineering consultant work was initiated on the scope and design of the repair project, and DBH began analyzing estimated project costs and potential sources of funding. The third extension was scheduled to expire on July 25, 2022.

On July 22, 2022, DBH submitted an application to the City for a fourth 60-day extension to the emergency closure permit to allow time to complete additional engineering design work and to appropriate funding. DBH has obtained a cost estimate of \$2.5 million for the project. DBH is seeking approval to utilize \$2.5 million of the Department's operating budget to complete the capital project. The Community Development Director approved the fourth extension on July 27, 2022.

Per the Emergency Coastal Development Permit procedures, Section 10-5.2228(a)(7) of the Redondo Beach Municipal Code, "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, and to the Coastal Commission Executive Director." 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.

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

- 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 4th extension to Emergency Coastal Development Permit

- 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



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)
2nd Extension Expiration Date: May 27, 2022 (60 days)
3rd Extension Expiration Date: July 25, 2022 (60 days)
4th 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:

A handwritten signature in dark ink, appearing to read 'Brandy Forbes', is written over a horizontal line.

Brandy Forbes, AICP
Community Development Director



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

May 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 May 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)
2nd Extension Expiration Date: May 27, 2022 (60 days)
3rd Extension Expiration Date: July 25, 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 May 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:



Brandy Forbes, AICP
Community Development Director



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

April 7, 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 April 1, 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)

2nd Extension Expiration Date: May 27, 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 April 7, 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:



Brandy Forbes, AICP
Community Development Director



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

January 31, 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 January 31, 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)

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 extension of the original emergency permit to allow additional time for development of the plans. The plans will be included with an application for a full Coastal Development Permit for the rehabilitation project.

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 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. An application for Coastal Development Permit shall be submitted for repair work within sixty (60) days.
3. Notice of issuance of this Emergency Coastal Development Permit will be posted at the location on February 1, 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. Within sixty (60) days of the issuance of this extension 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.
2. 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.
3. 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.
4. This extension to an Emergency Coastal Development Permit shall be valid for sixty (60) days from the date of issuance by the Community Development Director 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.
5. The applicant is hereby authorized to temporarily close the access ramp located on Esplanade at Avenue A.
6. Within 60 days, the applicant shall submit an application for a Coastal Development Permit for repair work to the access ramp located on Esplanade at Avenue A.

Issued By:



Brandy Forbes, AICP
Community Development Director



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

November 30, 2021

EMERGENCY COASTAL DEVELOPMENT PERMIT

Please note the following City of Redondo Beach action on an emergency coastal permit was rendered on November 30, 2021 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: **Eplanade at Avenue A, Redondo Beach**

Date of Permit Issuance: November 30, 2021

Permit Expiration Date: January 28, 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.

Cause of the Emergency:

Deterioration of access ramp, creating a public safety hazard.

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 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. An application for Coastal Development Permit shall be submitted for repair work within sixty (60) days.
3. Notice of issuance of this Emergency Coastal Development Permit will be posted at the location on December 1, 2021.
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 Conditions:

1. Within sixty (60) days of the issuance of this Emergency Permit, an application for a regular Coastal Development Permit shall be submitted to and properly filed with the City of Redondo Beach Planning Division.
2. Any development or structures constructed pursuant to this Emergency 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.

3. Any installations authorized in this Emergency permit must be removed unless a complete application for a regular Coastal Development Permit is filed within sixty (60) days of approval of this 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.
4. This Emergency Permit shall be valid for sixty (60) days from the date of issuance by the Community Development Director unless extended by submittal of a follow up application. Within sixty (60) days of issuance of an 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.
5. The applicant is hereby authorized to temporarily close the access ramp located on Esplanade at Avenue A.
6. Within 60 days, the applicant shall submit an application for a Coastal Development Permit for repair work to the access ramp located on Esplanade at Avenue A.

The Community Development Director shall report in writing and orally, the granting of this Emergency Permit to the City Council at its next scheduled meeting, and to the Coastal Commission Executive Director. The report shall include a description of the nature of the emergency, the development involved and the person or entity undertaking the development. Copies of the report shall be available at the meeting and shall be mailed to the Coastal Commission and to all persons requesting such notification of local coastal development decisions.

Issued By:



Brandy Forbes, AICP
Community Development Director

Attachments:

- Application for Emergency Coastal Development Permit with attachments.

CITY OF REDONDO BEACH**PLANNING DIVISION****APPLICATION FOR COASTAL DEVELOPMENT PERMIT
(or application for exemption or categorical exclusion)**

RECEIVED BY:

DATE RECEIVED:

APPLICATION NO:

PLEASE NOTE: Within 30 days of receipt of an application, the Planning Division will inform the applicant in writing if the application is incomplete, and what items must be submitted to complete the application. Processing of the application will not begin until it is complete, pursuant to Section 10-5.2210 of the Municipal Code.

Application is hereby made to the City of Redondo Beach, for a Coastal Development Permit, pursuant to Article 10 of Chapter 5, Title 10 of the Redondo Beach Municipal Code.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY:	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:	ZONING:
	LOT:	BLOCK:
	TRACT:	
	RECORDED OWNER'S NAME: County of Los Angeles, Department of Beaches and Harbors MAILING ADDRESS: 13837 Fiji Way, Marina del Rey, CA 90292 TELEPHONE: 424-526-7755	AUTHORIZED AGENT'S NAME: Porsche White (County of Los Angeles Department of Beaches and Harbors) MAILING ADDRESS: 13837 Fiji Way, Marina del Rey, CA 90292 TELEPHONE: 424-526-7755
	PROJECT DEVELOPER: n/a MAILING ADDRESS: TELEPHONE:	PROJECT ARCHITECT/FIRM/PRINCIPAL: n/a MAILING ADDRESS: TELEPHONE: LICENSE NO.
B	TYPE OF APPLICATION (Consult with Planning Division staff)	
	<input type="checkbox"/> Exempt <input type="checkbox"/> Categorical Exclusion <input type="checkbox"/> Coastal Development Permit public hearing waiver <input type="checkbox"/> Coastal Development Permit public hearing required	

C	PROJECT DESCRIPTION. (Provide a detailed description of the project.)
D	PROJECT INFORMATION: (Note: Please provide a detailed project description on a separate page.)
	<p>Where questions do not apply to your project, indicate “NOT APPLICABLE” or N.A.</p> <p>1. TYPE OF PROJECT</p> <p> <input type="checkbox"/> New _____ Sq. Ft. <input type="checkbox"/> Addition _____ Sq. Ft. <input type="checkbox"/> Demolition _____ Sq. Ft. <input type="checkbox"/> Change of use from _____ to _____ <input type="checkbox"/> Grading _____ Cu. Yds. <input type="checkbox"/> Fence _____ Height _____ Length <input type="checkbox"/> Paving _____ Amount <input type="checkbox"/> Other _____ </p>

2. ADDITIONAL INFORMATION

Note: If yes to any of the items b through h, please explain on a separate sheet.

- a. Has any application for development on this site been submitted previously to the California Coastal Zone Conservation Commission or Coastal Commission? ☐ YES ☐ NO
If yes, state previous Application Number:
- b. Are any utility extensions necessary to serve the project? If yes, explain. ☐ YES ☒ NO
- c. Does the development involve diking, filling, dredging or placing structures in open coastal waters? If yes, explain and indicate whether the U.S. Army Corps of Engineers Permit has been applied for.
☐ YES ☒ NO
- d. Will the development extend into or adjoin any beach, tidelands, submerged lands or public trust lands?
☒ YES ☐ NO
- e. Is the development in or near:
- Sensitive habitat areas? ☐ YES ☒ NO
 - 100 year floodplain? ☐ YES ☒ NO
 - Park or recreation area? ☒ YES ☐ NO
- f. Will the development harm existing lower-cost visitor and recreational facilities? ☐ YES ☒ NO
Will the development provide public or private recreational opportunities? ☐ YES ☒ NO
- g. Does the site contain any:
- Historic resources? ☐ YES ☒ NO
 - Archaeological Resources? ☐ YES ☒ NO
- h. Will the proposed development be visible from:
- Park, beach or recreation areas? ☒ YES ☐ NO
 - Harbor area? ☐ YES ☒ NO
- i. Is the project a "**Priority Project**" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? ☐ YES ☒ NO
- If yes, are copies (2 or 25 copies, as applicable) of the *Low Impact Development (LID)* report attached?
☐ YES ☐ NO
- j. Is the a project with "**Planning priority project characteristics**" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? ☐ YES ☒ NO
- If yes, are copies (2 or 25 copies, as applicable) of the *Low Impact Development (LID)* report attached?
☐ YES ☐ NO

E	SHOWINGS: Explain how the project is consistent with the Certified Local Coastal Program.
	<p>1. Is the project designed in full accordance with the development standards and other provisions of the Zoning Ordinance for the Coastal Zone? If not, explain.</p>
	<p>2. If the proposed development is located between the sea and the first public road paralleling the sea, indicate how it is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code.</p>

3. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g. removing parking used for access to the beach)? If yes, describe the effect.

OWNER'S AFFIDAVIT

Project address: _____

Project description: _____

I (We) _____, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): *Paul Vely* _____

Address: _____

Phone No. (Res.) _____
(Bus.) _____

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20____ by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal



Administrative Report

N.1., File # 22-4261

Meeting Date: 6/14/2022

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL OF A THIRD 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 THIRD 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 (DBH) for a third extension of the Emergency Coastal Development Permit temporarily closing the beach access ramp at Esplanade and Avenue A. The emergency closure is needed to temporarily 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 Municipal Code requires that the Community Development Director provide a written and verbal report on the action to the City Council at the next City Council meeting.

BACKGROUND

In November 2021, The Los Angeles County Department of Beaches and Harbors (DBH) submitted an application to the Planning Division of the City's 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 for the corrective work which is expected to take over a year to complete.

The Community Development Director issued the emergency 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 a report was made to the City Council on December 7, 2021. The emergency permit would have expired on January 28, 2022, if not extended.

Since the initial 60-day period, DBH has submitted applications for two extensions, as allowed by the Coastal Land Use Plan Implementing Ordinance, RBMC Section 10-5.2228. During the extended time, engineering consultant work was initiated on the scope and design of the repair project, and DBH began analyzing project costs and funding. The second extension was set to expire May 27, 2022.

On May 26, 2022, DBH submitted an application to the City for a third 60-day extension to the emergency closure permit to allow time to complete additional engineering design work and appropriate funding. DBH has obtained a cost estimate of \$2.5 million for the project. DBH is seeking approval to utilize \$2.5 million of the Department's operating budget to complete the capital project.

Per the Emergency Coastal Development Permit procedures, Section 10-5.2228(a)(7) of the Redondo Beach Municipal Code, "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, and to the Coastal Commission Executive Director." 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.

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

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

Public Notice of 3rd Extension of Emergency Coastal Development Permit

Application for 3rd extension to Emergency Coastal Development Permit

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



Administrative Report

N.4., File # 22-3974

Meeting Date: 4/12/2022

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE COMMUNITY DEVELOPMENT DIRECTOR'S ISSUANCE OF A SECOND 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 SECOND 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 (DBH) for a second extension of the Emergency Coastal Development Permit temporarily closing the beach access ramp at Esplanade and Avenue A. The emergency closure is needed to temporarily 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 Municipal Code requires that the Community Development Director provide a written and verbal report on the action to the City Council at the next City Council meeting.

BACKGROUND

In November 2021, The Los Angeles County Department of Beaches and Harbors (DBH) submitted an application to the Planning Division of the City's Community Development Department for an Emergency Coastal Development Permit to temporarily close the beach access ramp on at Esplanade and Avenue A due to public safety concerns. The County had 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 for the corrective work which is expected to take over a year to complete.

The Community Development Director issued the emergency 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 a report was made to the City Council on December 7, 2021. The emergency permit would have expired on January 28, 2022, if not extended.

On January 27, 2022, DBH submitted an application to extend the emergency permit, noting that additional time was needed to complete the full construction drawings for the rehabilitation project. The Zoning Code allows the Community Development Director to extend the emergency permit if a subsequent application is filed. On January 31, 2022 a 60-day extension was approved to allow DBH additional time to complete the construction drawings for improvements to the access ramp. The new expiration date of the emergency permit was March 29, 2022.

On March 24, 2022, DBH submitted an application for an additional 60-day extension, to continue work on the construction drawings. It is now anticipated that the project cost will exceed the current funding allocation. DBH will pursue additional funding through Los Angeles County's annual budget process, which will occur in Fall 2022. As well, DBH is finalizing the plans for submittal. The email explaining this status is included with the latest application for extension attached to this Administrative Report. The Community Development Director approved the second extension on April 7, 2022.

Per the Emergency Coastal Development Permit procedures, Section 10-5.2228(a)(7) of the Redondo Beach Municipal Code, "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, and to the Coastal Commission Executive Director." 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.

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

2nd Extension to Emergency Coastal Development Permit

1st Extension to Emergency Coastal Development Permit

Emergency Coastal Development Permit

Public Notice of Extension of Emergency Coastal Development Permit

Application for extension to Emergency Coastal Development Permit

City Council Administrative Report February 8, 2022 1st Extension

City Council Administrative Report December 7, 2021 Original Emergency Permit

RBMC Section 10-5.2228



Administrative Report

N.2., File # 22-3690

Meeting Date: 2/8/2022

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE COMMUNITY DEVELOPMENT DIRECTOR'S ISSUANCE OF AN 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 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 (DBH) to extend the Emergency Coastal Development Permit issued on November 30th, 2021, temporarily closing the beach access ramp at Esplanade and Avenue A. The emergency closure is a result of public safety concerns associated with the ramp's degraded condition.

The Community Development Director issued the original emergency permit 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. DBH filed an application to extend the permit on January 27, 2022. The Municipal Code requires that the Community Development Director provide a written and verbal report on the action to the City Council at the next City Council meeting.

BACKGROUND

In November 2021, The Los Angeles County Department of Beaches and Harbors (DBH) submitted an application to the Planning Division of the City's Community Development Department for an Emergency Coastal Development Permit to temporarily close the beach access ramp on at Esplanade and Avenue A due to public safety concerns. The County had 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 for the corrective work which is expected to take over a year to complete.

The Community Development Director issued the emergency 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 a report was made to the City Council on December 7, 2021. The emergency permit would have expired on January 28, 2022, if not extended.

On January 27, 2022, DBH submitted an application to extend the emergency permit, noting that additional time was needed to complete the full construction drawings for the rehabilitation project. The Zoning Code allows the Community Development Director to extend the emergency permit if a subsequent application is filed.

On January 31, 2022 the Community Development Director approved a 60-day extension to allow DBH additional time to complete the construction drawings for improvements to the access ramp. The new expiration date of the emergency permit is now March 29, 2022. It is anticipated that ahead of the new expiration date, DBH will submit a full application for a Coastal Development Permit for ramp improvements, including drawings for the complete rehabilitation project.

Per the Emergency Coastal Development Permit procedures, Section 10-5.2228(a)(7) of the Redondo Beach Municipal Code, "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, and to the Coastal Commission Executive Director." 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 and corresponding presentation at the February 8, 2022 City Council meeting serve as that notice.

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

Extension to Emergency Coastal Development Permit
Emergency Coastal Development Permit
Public Notice of Extension of Emergency Coastal Development Permit
Application for extension to Emergency Coastal Development Permit

City Council Administrative Report December 7, 2021
RBMC Section 10-5.2228



Administrative Report

N.5., File # 21-3409

Meeting Date: 12/7/2021

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE COMMUNITY DEVELOPMENT DIRECTOR'S ISSUANCE OF AN EMERGENCY COASTAL DEVELOPMENT PERMIT 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 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 for an Emergency Coastal Development Permit to temporarily close the beach access ramp at Esplanade and Avenue A due to public safety concerns associated with the ramp's degraded condition. The Community Development Director issued the emergency permit for a period of 60 days, subject to Redondo Beach Municipal Code (RBMC) Section 10-5.2228. The Municipal Code requires that the Community Development Director provide a written and verbal report on the action to the City Council at the next City Council meeting.

BACKGROUND

The Los Angeles County Department of Beaches and Harbors submitted an application to the Planning Division of the City's Community Development Department for an Emergency Coastal Development Permit to temporarily close the beach access ramp on at Esplanade and Avenue A due to public safety concerns. The County recently 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 permit for temporary closure of the ramp, which will impact 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 the requires action more quickly than permitted by the procedures for a 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 for the corrective work which is expected to take over a year to complete.

A public notice of the emergency permit issuance has been posted at the location.

COORDINATION

The issuance of 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

Emergency Coastal Development Permit
Public Notice of Emergency Coastal Development Permit issuance
Application for Emergency Coastal Development Permit
RBMC Section 10-5.2228

Redondo Beach Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 10 PLANNING AND ZONING](#)[Chapter 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE](#)[Article 10. Coastal Development Permits](#)**10-5.2228 Emergency Coastal Development Permit.**

(a) In the event of an emergency as defined in Section 10-5.2204, temporary emergency authorization to proceed with remedial measures may be given by the Community Development Director until such time as a full Coastal Development Permit application shall be filed.

(1) **Application.** Application shall be made to the Community Development Director by letter if time allows, or in person or by telephone, if time does not allow. The information, to be reported at the time of the emergency or within three (3) days after the emergency, shall include the following:

- a. Nature of the emergency;
- b. Cause of the emergency, insofar as this can be established;
- c. Location of the emergency;
- d. The remedial, protective, or preventative work required to deal with the emergency;
- e. The circumstances during the emergency that appeared to justify the cause(s) of action taken, including the probable consequences of failing to take action.

(2) **Limitations.** The Community Development Director shall not grant an emergency Coastal Development Permit for any development that falls within an area in which the Coastal Commission retains direct permit review authority. In such areas and for such developments, a request for an emergency authorization must be made to the Coastal Commission.

a. In addition, a waiver from coastal development permit requirements may be obtained from the Coastal Commission Executive Director for development that is required to protect life or public property in accordance with Section 30611 of the Coastal Act.

(3) **Notice.** The Community Development Director shall provide notice of the proposed emergency action. The extent and type of the notice shall be determined on the basis of the nature of the emergency. If the nature of the emergency does not allow sufficient time for public notice to be given before the emergency work begins, the Community Development Director shall provide public notice of the action taken, or being taken, as soon as is practical. Public notice of the nature of the emergency and the remedial actions to be taken shall be posted on the site in a conspicuous place and mailed to all persons the Community Development Director has reason to know would be interested in such action and to the Coastal Commission.

(4) **Findings and conditions.** The Community Development Director may grant an emergency Coastal Development Permit upon reasonable terms and conditions, which shall include an expiration date, the necessity for a regular permit application later, and the requirement that the permittee apply for a Coastal Development Permit pursuant to Section 10-5.2210 for the removal of work authorized by the Emergency Permit if the retention of the work is denied in the follow-up regular permit application, if the Community Development Director finds that:

- a. An emergency exists that requires action more quickly than permitted by the procedures for a Coastal Development Permit and the work can and will be completed within thirty (30) days unless otherwise specified by the terms of the permit.
- b. Public comment on the proposed emergency action has been reviewed, if time allows.
- c. The work proposed is consistent with the requirements of the Certified Local Coastal Program.
- d. The work proposed is the minimum action necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency.

(5) **Contents of Emergency Permit.** The Emergency Permit shall be a written document that includes the following information:

- a. The date of issuance;
- b. An expiration date;
- c. The scope of work to be performed;
- d. Terms and conditions of the permit;
- e. A provision stating that within sixty (60) days of issuance of the Emergency Permit, a regular Coastal Development Permit application shall be submitted and properly filed consistent with the requirements of this chapter;
- f. A provision stating that any development or structures constructed pursuant to an Emergency Permit shall be considered temporary until authorized by a follow-up regular Coastal Development Permit and that issuance of an emergency Coastal Development Permit shall not constitute an entitlement to the erection of permanent development or structures;
- g. A provision that states that: The development authorized in the Emergency Permit must be removed unless a complete application for a regular Coastal Development Permit is filed within sixty (60) days of approval of the 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.

(6) **Expiration of the Emergency Permit.** An Emergency Permit shall be valid for sixty (60) days from the date of issuance by the Community Development Director unless extended by submittal of a follow up application. Within sixty (60) days of issuance of an 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.

(7) **Report to City Council and Coastal Commission.** 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, and to the Coastal Commission Executive Director. The report shall include a description of the nature of the emergency, the development involved and the person or entity undertaking the development. Copies of the report shall be available at the meeting and shall be mailed to the Coastal Commission and to all persons requesting such notification of local coastal development decisions.

(§ 1, Ord. 2905 c.s., eff. August 5, 2003, as amended by § 1, Ord. 3107 c.s., eff. February 8, 2013)

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