



# Administrative Report

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N.6., File # 23-5455

Meeting Date: 2/7/2023

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**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 SEVENTH 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 SEVENTH 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 seventh 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 Community Development Director approved the seventh extension on January 20, 2023. The Municipal Code requires the Community Development Director to provide a written and verbal report to the City Council on the action at the next City Council meeting.

## **BACKGROUND**

In November 2021, the Los Angeles County 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 seven 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 sixth extension was scheduled to expire on January 20, 2023.

On January 12, 2023, DBH submitted an application to the City for the seventh 60-day extension to the emergency closure permit to allow time to complete additional engineering design work and to appropriate funding. The Community Development Director approved the seventh extension on January 20, 2023.

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.

The Los Angeles County DBH has submitted the following expected timeline for the proposed project:

- Winter 2022-23
  - Notice to Proceed (NTP) to be issued to the engineering consultant for design development, permitting etc.
  - Submit the Coastal Development Permit (CDP) application to Redondo Beach for consideration of approval
- Spring 2023 - Complete 50% of project design
- Summer 2023 - Complete 90% of project design
- Fall 2023 - Obtain a 3rd party cost estimate for project construction
- 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

**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**

- 7<sup>th</sup> Extension to Emergency Coastal Development Permit
- 6<sup>th</sup> Extension to Emergency Coastal Development Permit
- 5<sup>th</sup> Extension to Emergency Coastal Development Permit
- 4<sup>th</sup> Extension to Emergency Coastal Development Permit
- 3<sup>rd</sup> Extension to Emergency Coastal Development Permit
- 2<sup>nd</sup> Extension to Emergency Coastal Development Permit
- 1<sup>st</sup> Extension to Emergency Coastal Development Permit
- Emergency Coastal Development Permit
- Application for 7<sup>th</sup> extension to Emergency Coastal Development Permit
- City Council Administrative Report December 6, 2022 6<sup>th</sup> Extension
- City Council Administrative Report October 4, 2022 5<sup>th</sup> Extension
- City Council Administrative Report August 2, 2022 4<sup>th</sup> Extension
- City Council Administrative Report June 14, 2022 3<sup>rd</sup> Extension
- City Council Administrative Report April 12, 2022 2<sup>nd</sup> Extension
- City Council Administrative Report February 8, 2022 1<sup>st</sup> Extension
- City Council Administrative Report December 7, 2021 Original Emergency Permit
- RBMC Section 10-5.2228