



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