

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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October 28, 2002

William Meeker, Planning Director  
City of Redondo Beach  
415 Diamond Street, P.O. Box 270  
Redondo Beach, CA 90277

Re: RDB-MAJ-1-02, Redondo Beach Local Coastal Program

Dear Mr. Meeker:

On April 11, 2002, the City of Redondo Beach Department of Planning submitted a request to amend the City of Redondo Beach certified Land Use Plan (LUP) and to establish an implementing ordinance for the Coastal Land Use Plan and amend the zoning ordinance and zoning map in conjunction with the adoption of the Heart of the City Specific Plan. The Proposed Local Coastal Program (LCP) elements contained in City Council Ordinances No. 2883-02 and 2884-02 would establish implementing ordinances for the Coastal LUP. Included in the LCP submittal to the Coastal Commission, were the newly adopted Heart of the City Specific Plan and corresponding General Plan amendments, which were simultaneously adopted with the Land Use Plan amendment on March 19, 2002.

On April 25, 2002, the Redondo Beach Local Coastal Program submittal (RDB-MAJ-1-02) was deemed complete by Commission staff pursuant to the requirements of Section 30510(b) of the Coastal Act. On June 6, 2002, the Coastal Commission approved a Commission staff request for a time extension of the ninety-day time limit established in Sections 30512 of the Coastal Act and Section 13522 of the Commission's regulations, for a period not to exceed one year (from the 90<sup>th</sup> day). Accordingly, the Commission must act on the LCP submittal by July 24, 2003. The Commission practice is to hold LCP hearings in a location that is as close as possible to the jurisdiction that submitted the LCP. It is also our practice to allow for at least two hearings for any major permit or LCP. Under this practice, the Redondo Beach LUPA and implementation ordinances would need to be scheduled for the meeting in Los Angeles in January, with a follow-up meeting, if necessary, to be held in Long Beach in June.

On July 9, 2002, the Commission's Long Beach office received a letter from the Planning Department of the City of Redondo Beach stating that the City Council formally adopted resolutions repealing the Heart of the City Specific Plan and associated General Plan amendments. The letter emphasized that the Land Use Plan Amendment and LUP implementing ordinances that were also submitted to the Coastal Commission had not been repealed. Therefore review of these two remaining documents is still pending. In a phone conversation with Randy Berler he stated that the City plans to take a revised Heart of the City Specific Plan to the Redondo Beach City Council in the near future.

One of our difficulties in reviewing the LUP Amendment and implementing ordinances would be to analyze the submittal without the additional material that is found in the now repealed General Plan Amendment and the Specific Plan to which the implementing ordinances make various references (see, e.g., Ordinance 2883-02, Exhibit A, Article 12, section 10-5.25(a)(7); 10-5.2502(a)(7); Attachment A, I(F); III(A)(3a); and Ordinance 2884-02, section 4). It is further our impression that the urban design elements and many standards in the proposed LUP amendment

and implementing ordinances are integrally related to and somewhat dependent upon the Heart of the City Specific Plan as well as the associated General Plan amendment.

Two of the four actions by the City Council that were submitted to the Coastal Commission in the LCP submittal were rescinded by the local government and are no longer before the Commission. We must review the submitted documents that were not rescinded and any references that were made to the Specific Plan and General Plan Amendment would have to be ignored. Based on this, we assume that numerous internal inconsistencies would result. We understand that the City fully intends to adopt a Specific Plan and General Plan Amendment for the Redondo Beach Harbor/Pier area as necessary. However, changes that are made to the Specific Plan and General Plan Amendment may require changes to the still pending LUP Amendment and the zoning ordinances for the Heart of the City area.

Given the potential for changes in the rescinded documents because of the ongoing local process, in our opinion, it would be to the City's advantage to withdraw the remaining submittal now and resubmit after the City Council has acted on the Specific Plan and General Plan Amendment for the Redondo Beach Harbor/Pier Area to assure internal consistency among all four documents. Alternatively, if the City chooses to proceed with the processing of its submittal, our staff will ask the Commission to segment out the Heart of the City, AES power plant and Catalina Avenue areas and consider the implementing ordinance as it applies to the remaining coastal zone. As we discussed above, the LCP will most likely be scheduled for action of the Commission in January 2003.

If you have any questions please contact Melissa Stickney or myself at 562-590-5071.

Thank you,



Pam Emerson,  
Los Angeles County Supervisor