

CITY OF REDONDO BEACH

PLANNING DIVISION

**APPLICATION FOR COASTAL DEVELOPMENT PERMIT
(or application for exemption or categorical exclusion)**

RECEIVED BY:

LP

DATE RECEIVED:

1/27/2022

APPLICATION NO:

CDP-2021-12

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: Avenue A and Esplanade, Redondo Beach, CA 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: Please see project description LOT: BLOCK: TRACT:	ZONING: Government Parcel / Beach
	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)	
	☐ Exempt ☐ Categorical Exclusion ☐ Coastal Development Permit public hearing waiver ☐ Coastal Development Permit public hearing required ☒ Emergency Coastal Development Permit (Emergency Permit Extension)	

C	PROJECT DESCRIPTION. (Provide a detailed description of the project.)
	On November 30, 2021, the City of Redondo Beach approved emergency coastal development permit (eCDP) No. CDP-2021-12 authorizing the closure of the Avenue A access ramp located at the intersection of Avenue A and Esplanade in Redondo Beach, California. The County of Los Angeles Department of Beaches and Harbors (DBH) 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 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 is requesting an extension of eCDP No. CDP-2021-12 to allow for additional time to complete construction drawings for the ramp repair project. A subsequent coastal development permit will be submitted for the replacement of the access ramp. If you have any questions, please feel free to contact Porsche White at PWhite@bh.lacounty.gov or (424) 526-7745.
D	PROJECT INFORMATION: (Note: Please provide a detailed project description on a separate page.)
	Where questions do not apply to your project, indicate "NOT APPLICABLE" or N.A. 1. TYPE OF PROJECT N/A ☐ New _____ Sq. Ft. ☐ Addition _____ Sq. Ft. ☐ Demolition _____ Sq. Ft. ☐ Change of use from _____ to _____ ☐ Grading _____ Cu. Yds. ☐ Fence _____ Height _____ Length _____ ☐ Paving _____ Amount _____ ☐ Other _____

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.
	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. Not Applicable.
	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. The proposed development is located between the sea and the first public road. Section 30604(c) of the Coastal Act requires that every coastal development permit issued for any development between the nearest public road and the sea include a specific finding that the development is in conformance with the public access and recreation policies of Chapter 3 of the Coastal Act. As proposed, the closure of the Avenue A access ramp will temporarily reduce pedestrian beach access from Avenue A. However, immediate closure of the ramp is required due to concerns with public safety. Alternate accessways are available at Knob Hill, 0.1 mile to the north, and Avenue C, 0.15 mile to the south.

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.

The proposed closure will temporarily reduce access to the beach from Avenue A. However, alternate accessways are available at Knob Hill, 0.1 mile to the north, and Avenue C, 0.15 mile to the south.

OWNER'S AFFIDAVIT

Project address: Avenue A and Esplanade, Redondo Beach, CA 90277

Project description: Closure of Avenue A and Esplanade Access Ramp

I (We) Porsche White On behalf of County of Los Angeles
Department of Beaches and Harbors, 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): *Porsche White* On behalf of County of Los Angeles
Department of Beaches and Harbors

Address: 13837 Fiji Way, Marina del Rey, CA 90292

Phone No. (Res.)

(Bus.) 424-526-7755

Subscribed and sworn to (or affirmed) before me this 27th day of January, 2022 by Porsche White, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Lina Portolese
FILING CLERK ~~OR~~ NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

When Recorded Mail To:

County of Los Angeles
Dept. of Public Works
550 South Vermont Avenue, 12th Fl.
Los Angeles, CA 90020
Attn: Crystal Sy, Escrow Unit

COPY of Document Recorded
SEP 19 1995

Has not been compared with original.

Original will be returned when

processing has been completed.

LOS ANGELES COUNTY REGISTRAR RECORDER/COUNTY CLERK

A08700 OFFICIAL STATE BUSINESS - EXEMPT FROM RECORDING FEES PURSUANT TO GOVT CODE SECTION 6103

Redondo State Beach

STATE OF CALIFORNIA

GRANT DEED

Pursuant to the provisions of Section 5002.6 of the Public Resources Code, the STATE OF CALIFORNIA, through its duly appointed, qualified and acting Director of the Department of Parks and Recreation, hereby grants to the County of Los Angeles, a body corporate and politic, in trust for the people of the State of California, the following described real property in the County of Los Angeles, State of California:

As shown on the attached Exhibit "A", consisting of eight (8) pages, and by this reference made a part hereof.

EXCEPTING AND RESERVING to the State of California all mineral deposits, not previously reserved in other documents of record, as defined in Section 6407 of the Public Resources Code below a depth of 500 feet, without surface rights of entry.

THIS DEED IS MADE SUBJECT TO THE FOLLOWING EXPRESS CONDITIONS
SUBSEQUENT:

- (1) The real property and improvements herein conveyed shall be used, operated and maintained by the County for public recreation and beach purposes in perpetuity.
- (2) No new or expanded commercial development shall be allowed on the granted real property.
- (3) Any project for new or expanded noncommercial development on the granted real property shall not exceed an estimated cost limitation for each project of two hundred fifty thousand dollars (\$250,000), as adjusted annually to reflect the California Construction Index utilized by the State of California, Department of General Services. Any authorization for new and expanded noncommercial development shall be limited to

projects that provide for the safety and convenience of the general public in the use and enjoyment of, and enhancement of, recreational and educational experiences, and shall be consistent with the use, operation, and maintenance of the granted lands and improvements herein granted in trust. The per-project limitation in this paragraph shall apply in the aggregate, so that not more than the amount specified herein may be expended for the project as a whole, regardless of any division of the project into phases or parts. "Project" means the whole of an action that constitutes the entirety of the particular type of new construction, alteration, or extension or betterment of existing structure.

- (4) The granted lands and improvements may not be subsequently sold, transferred, or encumbered. "Encumber" includes, but is not limited to, mortgaging the property, pledging the property as collateral, or any other transaction under which the property would serve as security for borrowed funds. Any lease of the granted lands or improvements shall only be consistent with the public recreation and beach purposes as herein conveyed.

Upon an intentional material breach of any condition, the State will terminate the County's interest in the real property conveyed hereunder pursuant to Civil Code Section 885.010 et sequitur.

Each of the foregoing express conditions subsequent shall also be covenants by the Grantee for use and development of the granted real property, and equitable servitudes upon the interests granted herein, which may be enforced through injunction for specific performance or preventive relief.

THIS DEED IS ALSO MADE SUBJECT TO all valid existing contracts, leases, encumbrances and claims of title which may affect said parcels.

IN WITNESS WHEREOF, the State has caused this Grant Deed to be executed this
15 day of September, 1995.

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

Donald W. Murphy, Director

By B. J. [Signature]
Deputy Director

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the County of Los Angeles, a governmental agency, is hereby accepted under authority of a resolution adopted by the Board of Supervisors of said County on March 13, 1979, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated September 15, 1995

By John E. Anderson

John E. Anderson

Mapping & Property Management

County of Los Angeles Department of Public Works

State of California

County of SACRAMENTO

On 9-15-95 before me, MARY E. COTA
personally appeared KENNETH B. JONES,
personally known to me (or proved on the basis of satisfactory evidence) to be
the person(s) whose name(s) is/are subscribed in the within instrument and
acknowledged to me that he/she/they executed the same in his/her/ their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

WITNESS my hand and official seal.



Mary E. Cota
Notary public in and for said State.

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act as a substitute for the advice of an attorney. The printer does not make any warranty, either expressed or implied, as to the legal validity of any provision or the suitability of these forms in any specific transaction.

EXHIBIT "A"

All that real property in the County of Los Angeles, State of California conveyed to the State of California by the following cited two deeds recorded in the Official Records of said County as referenced:

PARCEL ONE:

Document/Grantor: Grant Deed/COUNTY OF LOS ANGELES
Recorded: March 10, 1948, Document No. 2947, Book 26654
Page 421 Official Records of Los Angeles County.

PARCEL TWO:

Document/Grantor: Grant Deed/L & M INVESTMENT CORP.
Recorded: May 12, 1948, Document No. 1178, Book 27159
Page 264 Official Records of Los Angeles County.

SUBJECT TO the effect of that certain Boundary Agreement between the State Lands Commission, the City of Redondo Beach and L & M Investment Co. recorded May 9, 1967, Document No. 1921, Book M2550 Page 385 Official Records of Los Angeles County.

EXCEPTING from the above cited PARCELS ONE and TWO the following cited eleven parcels conveyed by the State of California to the parties as noted, by deeds recorded in the Official Records of Los Angeles County as referenced:

1. Document/Grantee: Grant Deed/CITY OF REDONDO BEACH
Recorded: March 13, 1970, Document No. 2373, Book D4657
Page 330 Official Records of Los Angeles County.
2. Parcel : SSL 399-M
Document/Grantee: Quitclaim Deed/JEANNE H. MARINEAU
Recorded: August 22, 1991, Document No. 91-1321343
Official Records of Los Angeles County.
3. Parcel : SSL 399-N
Document/Grantee: Quitclaim Deed/OCEANIA HOMEOWNERS ASSOCIATION
Recorded: September 5, 1991, Document No. 91-1390073
Official Records of Los Angeles County.

4. Parcel : SSL 399-K
Document/Grantee: Quitclaim Deed/FREDERICK L. SPOONER AND HENRIETTA M. SPOONER TRUSTEE or (SUCCESSOR TRUSTEE) OF THE SPOONER FAMILY TRUST FOR THE BENEFIT OF FREDERICK L. SPOONER AND HENRIETTA M. SPOONER UNDER INSTRUMENT DATED JULY 21, 1989.
Recorded: September 30, 1991, Document No. 91-1539279 Official Records of Los Angeles County.
5. Parcel : SSL 399-H & I
Document/Grantee: Quitclaim Deed/TESSIE CARAS AND CHRIS W. CARAS, TRUSTEES OF THE GEORGE CARAS AND TESSIE CARAS TRUST, and CHRIS W. CARAS AND JOAN CARAS, TRUSTEES OF THE CHRIS W. AND JOAN CARAS TRUST.
Recorded: October 7, 1991, Document No. 91-1579925 Official Records of Los Angeles County.
6. Parcel : SSL 399-L
Document/Grantee: Quitclaim Deed/FELIX O'REILLY AND ELLEN O'REILLY, THE TRUSTEES FOR THE FELIX AND ELLEN O'REILLY TRUST OF JULY 25, 1986.
Recorded: November 7, 1991, Document No. 91-1768093 Official Records of Los Angeles County.
7. Parcel : SSL 399-C
Document/Grantee: Quitclaim Deed/531 ESPLANADE ASSOCIATION
Recorded: June 22, 1992, Document No. 92-1133756 Official Records of Los Angeles County.
8. Parcel : SSL 399-B
Document/Grantee: Quitclaim Deed/RAYMOND E. PARCELL, JR.
Recorded: November 10, 1992, Document No. 92-2089319 Official Records of Los Angeles County.
9. Parcel : SSL 399-0
Document/Grantee: Quitclaim Deed/RIVIERA SHORES CONDOMINIUM OWNERS' ASSOCIATION, Inc.
Recorded : June 13, 1994, Document No. 94-1128677 Official Records of Los Angeles County.
10. Parcel : SSL 399-P
Document/Grantee: Quitclaim Deed/RENE M. SCRIBE AND PHYLLIS J. SCRIBE TRUSTEES OF THE SCRIBE FAMILY TRUST AGREEMENT DATED JULY 10, 1991.
Recorded: July 21, 1994, Document No. 94-1357772 Official Records of Los Angeles County.

11. Parcel : SSL 399-J
Document/Grantee: Quitclaim Deed/ROBERT A. AND SHARON CHOULET TRS
CHOULET TRUST
Recorded: August 12, 1994, Document No. 94-1495216 Official
Records of Los Angeles County.

ALSO EXCEPTING from the above cited PARCEL ONE the following described portions thereof consisting of six parcels numbered 12 through 17:

12. Parcel SSL 399-A:

A portion of the lands conveyed to the State of California by Deed recorded March 10, 1948 in Book 26654 at Page 421 Official Records of the County of Los Angeles, State of California, lying within the Rancho San Pedro, City of Redondo Beach, said County and State, said portion being more particularly described as follows:

Beginning at the Northwesterly corner of the lands conveyed to H.B. Ainsworth by Deed recorded in Book 3026 of Deeds at Page 92, records of said County, said Northwesterly corner being marked with a 2 inch iron pipe set in concrete with a 2-1/2 inch brass cap stamped "County Surveyor's Monument", as shown on the Los Angeles County Surveyor's Map number CSB-532-1 on file in the County Surveyor's office; THENCE from said Point of Beginning South 35°29'03" West 19.97 feet to a nail with tag stamped "LS 4280";
thence South 19°46'46" West 41.62 feet to a nail with tag stamped "LS 4280";
thence South 13°55'39" West 39.11 feet to a nail with tag stamped "LS 4280";
thence South 04°09'00" West 19.82 feet to a 3/4" x 30" reinforcing bar with tag stamped "LS 4280";
thence South 01°07'13" West 61.6 feet, more or less, to a point on the Westerly prolongation of the southerly line of Lot 2, Block 215 of Redondo Beach Townsite as shown on the map recorded in Book 72, Page 70, Miscellaneous Records of said County;
thence Easterly along said Westerly prolongation 33.7 feet, more or less, to the line common to the Easterly line of said lands conveyed to the State of California and the Westerly line of said Block 215;
thence Northerly along said common line 166.0 feet, to the Northwesterly corner of Lot 1 of said Block 215, being also the Southwesterly corner of said lands conveyed to H.B. Ainsworth;
thence Northerly along the Westerly line of said lands conveyed to H.B. Ainsworth 10.26 feet to the Point of Beginning.

Containing approximately 4600 square feet.

The bearings and distances recited in the above description are based on the California Coordinate System, Zone 7.

13. Parcel SSL 339-D:

A portion of the lands conveyed to the State of California by Deed recorded March 10, 1948 in Book 26654 at Page 421 Official Records of the County of Los Angeles, State of California, lying within the Rancho San Pedro, City of Redondo Beach, said County and State, said portion being more particularly described as follows:

Commencing at the Northwestern corner of the lands conveyed to H.B. Ainsworth by Deed recorded in Book 3026 of Deeds at Page 92, records of said County, said Northwestern corner being marked with a 2 inch iron pipe set in concrete with a 2-1/2 inch brass cap stamped "County Surveyor's Monument", as shown on the Los Angeles County Surveyor's Map number CSB-532-1 on file in the County Surveyor's office;

thence from said Point of Commencement

South 35°29'03" West 19.97 feet to a nail with tag stamped

"LS 4280";

thence South 19°46'46" West 41.62 feet to a nail with tag stamped

"LS 4280";

thence South 13°55'39" West 39.11 feet to a nail with tag stamped

"LS 4280";

thence South 04°09'00" West 19.82 feet to a 3/4" x 30" reinforcing bar with tag stamped "LS 4280";

thence South 01°07'13" West 220.56 feet to a 3/4" x 30" reinforcing bar with tag stamped "LS 4280";

thence South 88°04'33" East 12.78 feet to a nail with tag stamped "LS 4280";

thence South 01°08'25" West 77.77 feet to a 3/4" x 30" reinforcing bar with tag stamped "LS 4280" and the TRUE POINT OF BEGINNING of this description;

THENCE from said TRUE POINT OF BEGINNING North 84°36'44" West 14.29 feet to a 3/4" x 30" reinforcing bar with tag stamped "LS 4280";

thence South 05°30'51" West 88.14 feet to a 3/4" x 30" reinforcing bar with tag stamped "LS 4280";

thence South 07°33'48" West 37.49 feet to a 3/4" x 30" reinforcing bar with tag stamped "LS 4280";

thence South 09°50'23" West 17.4 feet, more or less, to a point on the Westerly prolongation of the Southerly boundary line of Lot 1, Tract 30461, recorded in Book 854 of Maps at Page 36, records of said County;

thence Easterly along said Westerly prolongation 18.5 feet, more or less to the Southwest corner of said Lot 1, being also a point on the Easterly line of said lands conveyed to the State of California;

thence Northerly along the line common to said Lot 1 and the lands of the State of California 164.06 feet to the Northwestern corner of said Lot 1;

thence Westerly along the Westerly prolongation of the Northerly boundary line of said Lot 1, 11.6 feet, more or less, to a point on the previously recited course of "South 01°08'25" West 77.77 feet";

thence South 01°08'25" West 17.6 feet, more or less to the TRUE POINT OF BEGINNING.

Containing approximately 3090 square feet.

The bearings and distances recited in the above description are based on the California Coordinate System, Zone 7.

14. Parcel SSL 399-E:

A portion of the lands conveyed to the State of California by Deed recorded March 10, 1948 in Book 26654 at Page 421 Official Records of the County of Los Angeles, State of California, lying within the Rancho San Pedro, City of Redondo Beach, said County and State, said portion being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 of Tract No. 31183 as shown on the map thereof filed in Book 834 of Map Records at Page 52, Records of said County, said point being marked by a lead plug with tag RCE 7081, said point being also on the Northerly line of Lot 1 of Tract No. 30480 as shown on the map thereof filed in Book 837 of Map Records at Page 81, Records of said County;

THENCE Westerly along last said Northerly line 21.71 feet to the Northwest corner of said Lot 1 of Tract No. 30480, said point being marked by a 2 inch iron pipe as shown on said map of Tract 30480;

Thence leaving said Northerly line North 09°38'11" East 65.69 feet to a nail with tag LS 4280;

thence North 09°50'23" East 94.3 feet, more or less, to a point on the Westerly projection of the Northerly line of said Lot 1 of Tract No. 31183;

thence Easterly along said Westerly projection 18.5 feet, more or less, to the Northwest corner of said Lot 1 being also a point on the Easterly line of said lands conveyed to the State of California;

thence Southerly along the West line of last said Lot 1, said line being also last said Easterly line, 161.66 feet to the Point of Beginning.

Containing approximately 3200 square feet.

The bearings and distances in the above description are based on the California Coordinate System, Zone 7.

15. Parcel SSL 399-F:

A portion of the lands conveyed to the State of California by Deed recorded March 10, 1948 in Book 26654 at Page 421 Official Records of the County of Los Angeles, State of California, lying within the Rancho San Pedro, City of Redondo Beach, said County and State, said portion being more particularly described as follows:

Beginning at the Northwest corner of Lot 31 of Block 213 as shown on the map entitled "Townsite of Redondo Beach", recorded in Book 39 at Pages 1 to 17, Miscellaneous Records of said County;
 THENCE North 77°11'14" West 0.26 feet;
 thence South 08°22'44" East 124.47 feet to a nail with tag stamped "LS 4280";
 thence South 10°20'10" East 13.88 feet to a nail with tag stamped "LS 4280";
 thence South 13°54'10" East 11.99 feet to a nail with tag stamped "LS 4280";
 thence South 14°26'47" East 93.34 feet to a nail with tag stamped "LS 4280";
 thence South 12°26'43" East 18.57 feet to a nail with tag stamped "LS 4280";
 thence South 07°40'26" East 11.68 feet to a point from which a nail with tag stamped "LS 4280" bears South 05°00'08" East 30.38 feet;
 thence South 05°00'08" East 29.31 feet more or less to a point on the Westerly prolongation of the South boundary line of Lot 1 of Tract No. 31017, filed for record on August 29, 1973 in Book 833 at Page 11 of Map Records of said County;
 thence Easterly along said Westerly prolongation 13.32 feet more or less to the Southwesterly corner of said Lot 1, said corner also being on the Westerly boundary line of said Block 213 and is marked with a 2 inch iron pipe according to said map of Tract No 31017;
 thence Northerly along said Westerly boundary line of Block 213 to the Point of Beginning.

Containing approximately 1300 square feet.

The bearings and distances recited in the above description are based on the California Coordinate System, Zone 7.

16. Parcel SSL 399-G:

A portion of the lands conveyed to the State of California by Deed recorded March 10, 1948 in Book 26654 at Page 421 Official Records of the County of Los Angeles, State of California, lying within the Rancho San Pedro, City of Redondo Beach, said County and State, said portion being more particularly described as follows:

Beginning at the Northwest corner of Lot 2 of Tract No. 31017 filed for record on August 29, 1973 in Book 833 at Page 11 of Map Records of said County, said corner being marked with a tack in lead with a tag stamped "R.C.E. 13095" according to said map;
 THENCE Westerly along the Westerly prolongation of the North line of said Lot 2, 16.5 feet, more or less, to a point which bears North 04°31'55" West from a 3/4" x 30" reinforcing bar with tag stamped "LS 4280";
 thence South 04°31'55" East 0.95 feet, more or less, to said 3/4" x 30" reinforcing bar;
 thence South 04°31'55" East 39.80 feet to a 3/4" x 30" reinforcing bar with tag stamped "LS 4280";

thence South 01°48'37" West 11.0 feet, more or less, to a point on the Westerly prolongation of the Southerly boundary line of said Lot 2;
thence Easterly along said Westerly prolongation 11.9 feet, more or less, to the Southwest corner of said Lot 2 being also a point on the Easterly line of said lands conveyed to the State of California;
thence Northerly along said common line 40.00 feet to an angle point on said Westerly line of Lot 2;
thence continuing Northerly along said common line 10.70 feet to the Point of Beginning.

Containing approximately 760 square feet.

The bearings and distances recited in the above description are based on the California Coordinate System, Zone 7.

17. Parcel SSL 399-Q:

A portion of the lands conveyed to the State of California by Deed recorded March 10, 1948 in Book 26654 at Page 421 Official Records of the County of Los Angeles, State of California, lying within the Rancho San Pedro, City of Redondo Beach, said County and State, said portion being more particularly described as follows:

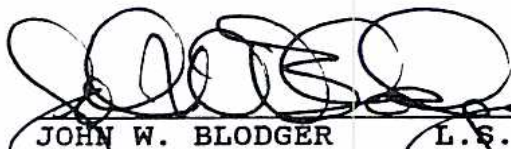
COMMENCING at the Northwest corner of Lot 19 of the Knob Hill Tract as shown on the map thereof recorded in Book 5 of Maps, at Page 73, Records of said County, said corner being marked by a 2-1/2" bronze disk marked "County Surveyors Monument" as shown on Sheet A2 of that certain map labeled CSB-532-1 on file with the County Surveyor of said County, said corner being also a point on the Southerly line of Lot 20 of Block 213 of the Townsite of Redondo Beach as shown on the map thereof filed in Book 39, at Pages 1 to 17 of Miscellaneous Records of said County;
thence along said Southerly line of Lot 20,
North 83°34'58" West 46.02 feet to the Southwest corner thereof, said corner being marked by a 2-1/2" bronze disk marked "County Surveyors Monument" according to said map CSB-532-1;
thence South 73°07'04" West 2.31 feet;
thence South 87°29'06" West 1.50 feet to a nail with tag L.S. 4280 set in paved walk;
thence South 04°07'32" East 115.86 feet to a nail with tag stamped "LS 4280";
thence South 02°50'22" West 370.40 feet to a nail with tag stamped "LS 4280" in paved walk;
thence South 03°36'24" West 7.24 feet to a nail with tag stamped "LS 4280" in paved walk;
thence South 05°47'27" West 8.30 feet to a nail with tag stamped "LS 4280" in paved walk;
thence South 06°16'02" West 100.5 feet, more or less, to a point on the Westerly prolongation of the Northerly line of Lot 7 of said Knob Hill Tract, said point being the TRUE POINT OF BEGINNING of the lands described herein;

THENCE from said TRUE POINT OF BEGINNING, Easterly along said
Westerly prolongation 5.0 feet, more or less, to the Northwest
corner of said Lot 7 and also a point on the Easterly line of
said lands conveyed to the State of California;
Thence Southerly along the line common to the Westerly line of said
Lot 7 and the Easterly line of said lands of the State of
California, 50.0 feet, more or less, to the Southwest corner of
said Lot 7;
thence leaving said common line and along the Westerly prolongation
of the Southerly line of said Lot 7, Westerly 3.5 feet, more or
less to a point which bears South 04°24'33" West from a nail with
tag stamped "LS 4280" in paved walk;
thence North 04°24'33" West 40.9 feet, more or less, to said nail
and tag;
thence North 06°16'02" East 9.2 feet, more or less, to the TRUE POINT
OF BEGINNING.

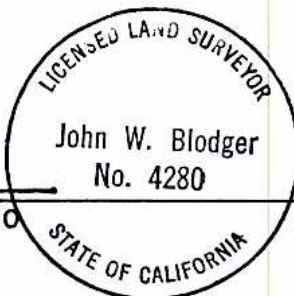
Containing approximately 219 square feet.

The bearings and distances recited in the above description are based
on the California Coordinate System Zone 7.

This property description has been prepared by me, or under my direction,
in conformance with the Professional Land Surveyor's Act.


JOHN W. BLODGER
Exp 6/30/96

L.S. 4280


LICENSED LAND SURVEYOR
John W. Blodger
No. 4280
STATE OF CALIFORNIA

Assembly Bill No. 1781

CHAPTER 782

An act to amend Section 5002.6 of the Public Resources Code, relating to state beaches, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor September 27, 2000. Filed
with Secretary of State September 27, 2000.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1781, Robert Pacheco. State beaches: County of Los Angeles: deed restrictions.

Existing law requires the Director of Parks and Recreation, upon the adoption of a specified resolution by the County of Los Angeles, to grant to the County of Los Angeles, in trust for the people of California, all of the rights, title, and interest of the State of California in specified state beach property. Existing law prohibits any new project for new or expanded noncommercial development on that beach property from exceeding an estimated cost limitation for each project of \$250,000, as adjusted. Existing law requires that limitation to be specified in each deed.

This bill would exempt noncommercial projects necessary to bring public accessways and public facilities into compliance with the Americans with Disabilities Act of 1990, as amended, from the estimated cost limitation. The bill would require the director to execute an amendment to any deed conveying the state beach property to incorporate the exemptions provided by the bill.

The bill would also limit the use of public funds for shoreline protective works at specified beaches to those determined by the County of Los Angeles to be necessary for the protection of public infrastructure or a public facility.

This bill would declare that it is to take effect immediately as an urgency statute.

The people of the State of California do enact as follows:

SECTION 1. Section 5002.6 of the Public Resources Code is amended to read:

5002.6. (a) Notwithstanding any other provision of law, and upon the adoption of a resolution of acceptance pursuant to subdivision (h), the director shall grant to the County of Los Angeles, at no cost to the county, in trust for the people of the State of California, and subject to the conditions set forth in this section, all of the rights, title, and interest of the State of California in lands, and

improvements thereon, generally described as follows, and more particularly described in the deed:

(1) Parcel 1. Approximately 3.83 acres of unimproved land, known as Las Tunas State Beach.

(2) Parcel 2. Approximately 31.21 acres of improved land, known as Topanga State Beach.

(3) Parcel 3. Approximately 46.34 acres of improved land, being a portion of Manhattan State Beach.

(4) Parcel 4. Approximately 26.03 acres of improved land, known as Redondo State Beach.

(5) Parcel 5. Approximately 18.07 acres of improved land, known as Royal Palms State Beach.

(6) Parcel 6. Approximately 30.64 acres of improved land, being a portion of Point Dume State Beach.

(7) Parcel 7. Approximately 15.12 acres of unimproved land, known as Dan Blocker State Beach, and that includes Latigo Shores.

(8) Parcel 8. Approximately 10.50 acres of improved land, being a portion of Malibu Lagoon State Beach, known as Surf Rider Beach.

(b) (1) The grant in trust for the people of the State of California made pursuant to subdivision (a) shall be made upon the express condition that the County of Los Angeles shall use, operate, and maintain the granted lands and improvements thereon for public recreation and beach purposes in perpetuity, and shall comply with all restrictions specified in each deed and prescribed in subdivision (e). The county shall not make or permit any other use of the granted lands and improvements. Any violation of this prohibition or any violation of subdivision (e) shall constitute a breach of conditions for purposes of paragraph (2) of this subdivision.

(2) Upon a material breach of any condition of a grant made pursuant to this section which is determined by a court of competent jurisdiction to have been made intentionally, the State of California shall terminate the interest of the County of Los Angeles in the granted lands and improvements pursuant to Chapter 5 (commencing with Section 885.010) of Title 5 of Part 2 of Division 2 of the Civil Code. Upon exercise of the state's power of termination in accordance with Section 885.050 of the Civil Code, all rights, title, and interest of the County of Los Angeles in the granted lands and improvements shall terminate and revert to, and rest in, the state, and the county shall, within 30 days from the date of that judgment, pay to the state an amount equal to funds received by the county annually from the appropriation under schedule (a) of Item 3680-105-516 of the Budget Act of 1995 or from any subsequent appropriation received from the state specifically for the operation or maintenance of the granted lands and improvements. However, in no event shall that payment exceed the sum of one million five hundred thousand dollars (\$1,500,000). The returned funds shall be deposited in the State Parks and Recreation Fund.

(3) Notwithstanding Section 885.030 of the Civil Code, the state's power of termination pursuant to paragraph (2) shall remain in effect in perpetuity.

(c) Any operating agreement between the State of California and the County of Los Angeles pertaining to any of the real property described in subdivision (a), in existence at the time of the grant, shall be terminated by operation of law upon the conveyance of the real property to the County of Los Angeles.

(d) There is hereby excepted and reserved to the State of California from the grants made pursuant to subdivision (a) all mineral deposits, as defined in Section 6407, which lie below a depth of 500 feet, without surface rights of entry.

(e) The transfer of all rights, title, and interest in the lands and improvements described in subdivision (a) shall be subject to the following restrictions, which shall be specified in each deed:

(1) (A) No new or expanded commercial development shall be allowed on the granted real property.

(B) Any project for new or expanded noncommercial development on the granted real property shall not exceed an estimated cost limitation for each project of two hundred fifty thousand dollars (\$250,000), as adjusted annually to reflect the California Construction Index utilized by the Department of General Services. Any authorization for new and expanded noncommercial development shall be limited to projects that provide for the safety and convenience of the general public in the use and enjoyment of, and enhancement of, recreational and educational experiences, and shall be consistent with the use, operation, and maintenance of the granted lands and improvements as required pursuant to subdivision (b). The expenditure of public funds for shoreline protective works shall only be permitted for those protective works that the County of Los Angeles determines are necessary for the protection of public infrastructure or a public facility. For purposes of this subparagraph, "project" means the whole of an action that constitutes the entirety of the particular type of new construction, alteration, or extension or betterment of an existing structure.

(C) Notwithstanding subparagraph (B), the deed for the conveyance of Royal Palms State Beach shall contain a provision that allows for the implementation of the state-approved local assistance grant (project number SL-19-003) to the County of Los Angeles already approved in the Budget Act of 1988 for noncommercial development to rehabilitate the existing park infrastructure at that state beach.

(D) The estimated cost limitation specified in subparagraph (B) shall not apply to the noncommercial projects necessary to bring public accessways and public facilities into compliance with the Americans with Disabilities Act of 1990, as amended (42 U.S.C. Sec. 12101 et seq.). The limitation described in this subparagraph shall not

affect the restriction described in subparagraph (A) of paragraph (1) of subdivision (e).

(2) The granted lands and improvements may not be subsequently sold, transferred, or encumbered. For purposes of this section, "encumber" includes, but is not limited to, mortgaging the property, pledging the property as collateral, or any other transaction under which the property would serve as security for borrowed funds. Any lease of the granted lands or improvements shall only be consistent with the public recreation and beach purposes of this section.

(f) As an alternative to the exercise of the power of termination for a material breach of conditions, each condition set forth in this section shall be enforceable as a covenant and equitable servitude through injunction for specific performance issued by a court of competent jurisdiction.

(g) On and after June 30, 1998, it is the intent of the Legislature that any application by the County of Los Angeles Fire Department to secure state funding support for boating safety and enforcement on waters within the County of Los Angeles shall be given priority consideration by the Legislature, unless an alternative source of funding is secured prior to that date which serves the same or similar purposes.

(h) This section shall become operative only if the Board of Supervisors of the County of Los Angeles adopts a resolution accepting the fee title grants, in trust for the people of the State of California, in accordance with this section, of the lands and improvements described in subdivision (a).

SEC. 2. With regard to any deed executed by the Director of Parks and Recreation granting property to the County of Los Angeles pursuant to Section 5002.6 of the Public Resources Code, the director, on or before June 30, 2001, shall execute an amendment to that deed modifying the deed restriction required by subdivision (e) of Section 5002.6 of the Public Resources Code to incorporate the provisions of subparagraph (D) of paragraph (1) of subdivision (e) of Section 5002.6 of the Public Resources Code.

SEC. 3. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to complete projects necessary to bring public accessways and public facilities into compliance with the Americans with Disabilities Act of 1990, it is necessary that this act take effect immediately.

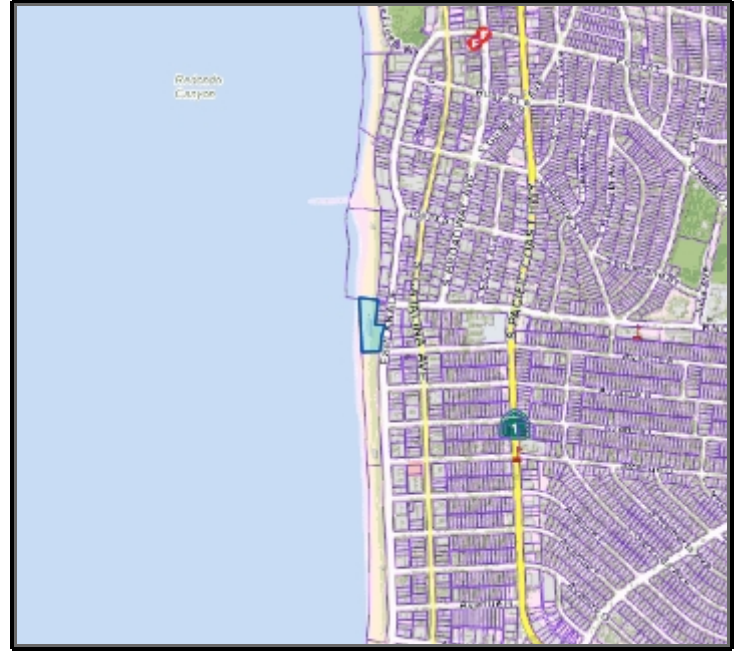
Parcel Profile Report

Report date: 11/24/2021 12:48:28 PM



APN: 7509-001-900

Address: 811 ESPLANADE REDONDO BEACH CA 90277



Address: 811 ESPLANADE

City: REDONDO BEACH CA

Owner: L A COUNTY

Mailing Address: 500 W TEMPLE ST RM 754

Mailing City: LOS ANGELES CA

Lot Size Sq Ft: 106638

Lot Size Acres: 2.45

Legal Description:

LOT COM AT NE COR OF LOT 1 BLK A TR # 10209 TH N 87°51' W 100.3 FT TH N 6° 23' E TO W PROLONGATION OF S LINE OF LOT 6 KNOB HILL TR TH W THEREON TO LINE OF ORDINARY HIGH TIDE TH S THEREON TO NW COR OF SD LOT 1 TH S 2°55'40" E TO W PROLONGATION OF C/L OF AVE A TH E THEREON TO NW LINE OF ESPLANADE TH NE THEREON TO BEG PART OF VAC ST AND ALL OF LOTS 1,2,3,4 AND 5 BLK A TR # 10209 AND PART OF LOTS 1 AND 2 BLK 213 AND PART OF BLK 214 REDONDO BEACH

Use Code: 8800

Use Description: Government Parcel

Tax Rate Area: 08055

Transfer Date: 1995-09-19

Last Sale Date: 0000-00-00

Last Sale Amount: 0

Building 1

Design Type:

Bedrooms:

Quality Class Shape:

Baths:

Year Built:

Bldg Sq Ft:

Units:

Effective Yr:

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 7509-001-900

Address: 811 ESPLANADE REDONDO BEACH CA 90277

General

CDP Populated Places

Name: Redondo Beach

Class: city

Census Tract 2010

TRACT: 621326

TOT_POP: 3260

Census Tract 2010

TRACT: 621324

TOT_POP: 3842

City and Community

City: REDONDO BEACH

Type:

Community:

Jurisdiction: INCORPORATED CITY

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP CP Service Area

No Results Found

DRP Field Office Service Area

No Results Found

DRP Service Area

Name: West Service Area

Equestrian District

No Results Found

Fire Hazards

No Results Found

Fire Hazards Responsibility Area

No Results Found

Historic Resources

No Results Found

Housing Adequate Sites

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

No Results Found

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisory District

Supervisor: 4TH DISTRICT: JANICE HAHN

District: 4

Trail

No Results Found

Transit Oriented District

No Results Found

Watershed

No Results Found

Zoned District

No Results Found

Zoning (Boundary)

No Results Found

Zoning Map Grid

No Results Found

Zoning SP Category

No Results Found

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APN: 7509-001-900

Address: 811 ESPLANADE REDONDO BEACH CA 90277



View Looking North



View Looking South



View Looking West



View Looking East

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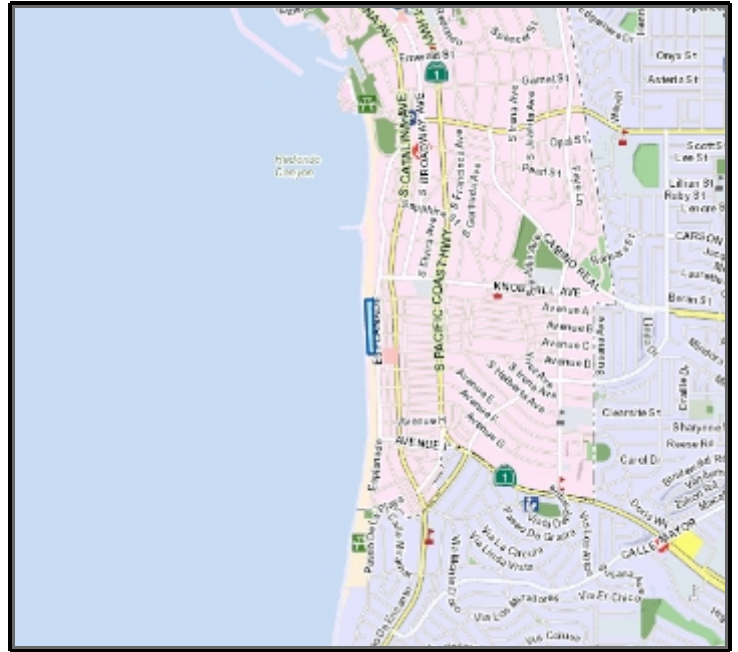
Parcel Profile Report

Report date: 11/24/2021 9:45:30 AM



APN: 7509-005-900

Address: 1109 ESPLANADE AVE REDONDO BEACH CA 90277



Address: 1109 ESPLANADE AVE

City: REDONDO BEACH CA

Owner: L A COUNTY

Mailing Address: 500 W TEMPLE ST RM 754

Mailing City: LOS ANGELES CA

Lot Size Sq Ft: 183921

Lot Size Acres: 4.22

Legal Description:

TRACT # 10209 LOTS 2,3,4,5,6,7,8,9,10, 11 AND 12 AND 1/2 VAC ST
ADJ ON N AND LOT 1 AND 1/2 VAC ST ADJ ON S AND LOT 13
BLK B AND LOTS 2,3,4,5,6,7 AND 1/2 VAC ST ADJ ON N AND LOT
1 BLK C

Use Code: 8800

Use Description: Government Parcel

Tax Rate Area: 08055

Transfer Date: 1995-09-19

Last Sale Date: 0000-00-00

Last Sale Amount: 0

Building 1

Design Type:

Bedrooms:

Quality Class Shape:

Baths:

Year Built:

Bldg Sq Ft:

Units:

Effective Yr:

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Address: 1109 ESPLANADE AVE REDONDO BEACH CA 90277

General

CDP Populated Places

Name: Redondo Beach

Class: city

Census Tract 2010

TRACT: 621326

TOT_POP: 3260

City and Community

City: REDONDO BEACH

Type:

Community:

Jurisdiction: INCORPORATED CITY

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP CP Service Area

No Results Found

DRP Field Office Service Area

No Results Found

DRP Service Area

Name: West Service Area

Equestrian District

No Results Found

Fire Hazards

No Results Found

Fire Hazards Responsibility Area

No Results Found

Historic Resources

No Results Found

Housing Adequate Sites

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

No Results Found

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

No Results Found

Significant Ecological Area (SEA)

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Supervisory District

Supervisor: 4TH DISTRICT: JANICE HAHN

District: 4

Trail

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Transit Oriented District

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Watershed

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Zoning (Boundary)

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Zoning Map Grid

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Zoning SP Category

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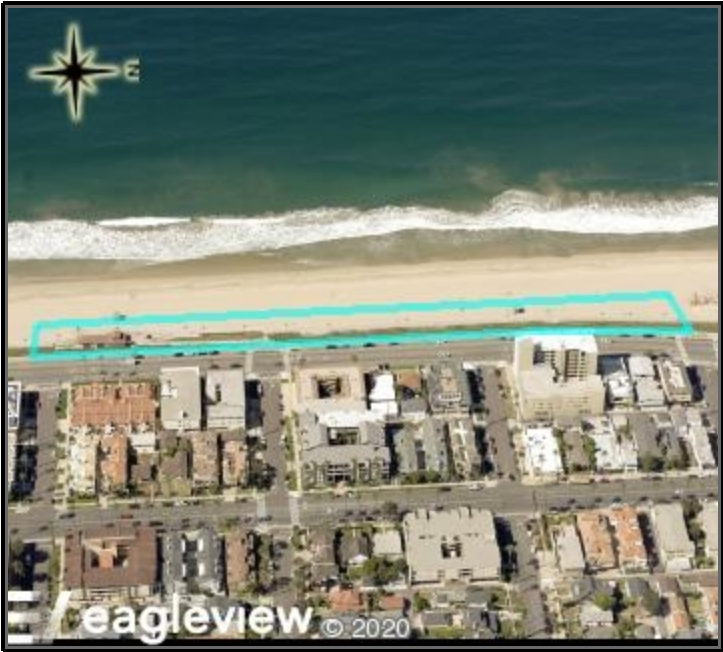
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View Looking North



View Looking South



View Looking West



View Looking East

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