MINUTE ITEM

S Calendar Item 20
20
0 4-7-81
Meeting

MINUTE ITEM

4/7/81
G 05-07
Rasmussen

20. CONDITIONAL APPROVAL OF THE CITY OF REDONDO BEACH'S PROPOSAL TO EXPEND GRANTED LANDS "TRUST" REVENUES TO ACQUIRE FOR THE TRUST, ADDITIONAL PROPERTY AND TO BUILD A PUBLIC PARKING FACILITY WITH A PARK/PLAZA (ON PROPERTY NEAR EXISTING GRANTED LANDS).

During consideration of Calendar Item 20 attached, Commission-Alternate Susanne Morgan questioned whether the parking facility included parking for bicycles. Mr. Richard Parsons, Harbor Director of the City of Redondo Beach, appeared and stated that it did on the upper level.

Upon motion duly made and carried, the resolution as presented in Calendar Item 20 was approved by a vote of 3-0.

Attachment: Calendar Item 20

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3/81
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Rasmussen

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CONDITIONAL APPROVAL OF THE CITY OF REDONDO BEACH'S PROPOSAL TO EXPEND GRANTED LANDS "TRUST" REVENUES TO ACQUIRE FOR THE TRUST, ADDITIONAL PROPERTY AND TO BUILD A PUBLIC PARKING FACILITY WITH A PARK/PLAZA (ON PROPERTY NEAR EXISTING GRANTED LANDS)

BACKGROUND: The Legislature granted certain tide and submerged lands to the City of Redondo Beach in 1915 by Chapter 57, as amended by Chapter 1555 of the Statutes of 1971. The lands were granted for such purposes as a harbor and related facilities, marine-oriented commercial and industrial uses, public recreation and open space/wildlife habitat. Specifically, of particular importance here, Section 9 of the statute states that the lands may be used:

"(d) For the construction, reconstruction, repair and maintenance of highways, streets, roadways, bridges, beltline railroads, parking facilities,... incidental, necessary, or convenient for the promotion and accommodation of any of the uses set forth in this act.

(e) For the construction, reconstruction, repair, maintenance, and operation of public buildings, public assembly and meeting places, convention centers, public parks, public playgrounds,... public recreation facilities... incidental, necessary, or convenient for the promotion and accommodation of any such uses." [emphasis added]

The grant requires that the State Lands Commission approve any capital improvement proposed by the City which exceeds $250,000.

In 1979, the City contacted staff of the Commission to discuss the possibility of the City using "trust" revenues (those revenues generated from the granted tide and submerged

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lands) to build a parking structure and park/plaza on upland property near the granted area. The bonds issued in 1960 to build the harbor were about to be paid off, leaving the city with trust revenues exceeding $1 million per year over current operating expense. Staff informed the city that trust revenues may be used for expenditures for public purposes specifically authorized by the grant statute(s) which will enhance the granted lands directly or the public's ability to use and enjoy the granted lands. In addition, the city has been informed that any acquisition or development using trust revenues becomes an asset of the trust grant. This would include the lands on which the development takes place, in which case, after submission of documentation of the cities acquisition and development costs, subsequent approval of said costs by the State Lands Commission the City should be entitled to reimbursement from trust funds for the cost of the acquisition, and development. In other words, the acquisition, and development will become a part of the grant subject to the same conditions and restrictions as the existing granted lands themselves.

THE PROJECT: The city's proposal is to build a three-level semi-subterranean public parking facility at a cost of approximately $4,000,000. The facility will provide 325 parking spaces and have a public park/plaza on its upper level. It will be built on lands presently owned by the city which will be transferred to the trust and which are located approximately 100 yards from the current grant boundary. Additional trust revenues are to be used on miscellaneous general repairs and maintenance in the harbor itself.

The city states in a letter dated February 11, 1981, that the parking structure "...is expected to provide additional parking opportunities for the many visitors to the City's beaches and existing pier and harbor complexes located primarily on granted lands." The letter goes on to say that:

"While the Redondo Pier area and its adjoining beaches were visited by over 4 million people in 1980, many potential visitors were denied that opportunity due to the lack of available parking. The City's existing 1,100-space public parking structure located immediately adjacent to the Pier frequently

fills to capacity on weekends throughout the year.

The proposed parking facility is designed to help alleviate that shortage and thereby enable a larger segment of the public to enjoy the beaches and facilities on the City's granted lands."

A portion of the lands have been acquired by city funds other than trust funds. The acquisition of the remaining portion of the parcel is not yet complete.

The city has approved the project and awarded a contract subject to State Lands Commission approval.

It should be noted, too, that the South Coast Regional Coastal Commission has required that the City leave the parcel of land on which this development is to take place as "open space". The SCRCC has approved this development as fulfilling this requirement since the structure will be semi-subterranean with an open park/plaza on the upper level, allowing an open view of the harbor area and water.

FACTS AND FINDINGS:

1. The City of Redondo Beach has sufficient revenue and plans for maintaining the existing facilities on its granted lands and continued operation and maintenance of the Pier and Harbor development.

2. Public parking facilities and public parks/plazas are allowable uses of the granted lands and the revenues from those lands.

3. A public parking structure and park/plaza as proposed by the City will directly benefit the grant and enhance the public's ability to use and enjoy the tide and submerged lands by providing additional, necessary parking.

4. If trust revenues are used as proposed by the City to build a public parking structure and park/plaza, the parking structure and park/plaza along with the lands on which they are situated will become assets of the granted lands

trust and subject to the same terms and conditions as the granted lands themselves.

EXHIBIT A: Site Map

EXHIBIT B: Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT THE CITY OF REDONDO BEACH CERTIFIED AN ENVIRONMENTAL NEGATIVE DECLARATION FOR THE SUBTERRANEAN PARKING GARAGE AND PLAZA ON OCTOBER 4, 1978 AND THAT SAID DOCUMENT SUBSTANTIALLY COMPLIES WITH CEQA AND THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

2. FIND THAT AFTER NORMAL MAINTENANCE AND OPERATION OF THE EXISTING GRANTED TIDE AND SUBMERGED LANDS GRANTED TO THEM, THE CITY OF REDONDO BEACH HAS SUFFICIENT TRUST REVENUES AVAILABLE FOR THE PROJECT.

3. FIND THAT PUBLIC PARKING FACILITIES AND PUBLIC RECREATIONAL USE SUCH AS A PARK/PLAZA, ARE ALLOWABLE USES OF THE CITY OF REDONDO BEACH'S GRANT OF TIDE AND SUBMERGED LANDS AND THE REVENUES GENERATED FROM THOSE LANDS AS SPECIFIED IN SECTION 9 (d) AND 9 (e) OF CHAPTER 57 OF THE STATUTES OF 1915 AS ADDED BY CHAPTER 1555 OF THE STATUTES OF 1971.

4. FIND THAT A PUBLIC PARKING STRUCTURE AND PARK/PLAZA AS PROPOSED BY THE CITY WILL DIRECTLY BENEFIT THE GRANT AND ENHANCE THE PUBLIC'S ABILITY TO USE AND ENJOY THE TIDE AND SUBMERGED LANDS BY PROVIDING ADDITIONAL NECESSARY PARKING AND RECREATIONAL AREA.

5. FIND THAT, IF THE PROPOSED PUBLIC PARKING STRUCTURE AND PARK/PLAZA ARE BUILT USING TRUST REVENUES GENERATED FROM USE OF THE GRANT, IT IS UNDERSTOOD THAT SAID PARKING STRUCTURE AND PARK/PLAZA ALONG WITH THE LANDS ON WHICH THEY ARE TO BE LOCATED SHALL BECOME ASSETS OF THE TRUST AND THE GRANT AND SUBJECT TO THE SAME TERMS AND CONDITIONS AS THE GRANTED LANDS THEMSELVES, INCLUDING THE REQUIRED ANNUAL FINANCIAL STATEMENTS WHICH SHALL CLEARLY IDENTIFY ALL FINANCIAL TRANSACTIONS WITH REGARD TO THE PROPOSED PARKING STRUCTURE AND PARK/PLAZA.

6. FIND THAT THE CITY OF REDONDO BEACH IS ENTITLED TO REASONABLE SUBSTANTIATED REIMBURSEMENT FROM TRUST FUNDS FOR THE COST OF ACQUIRING THE LANDS ON WHICH THE PROJECT IS LOCATED AND COSTS OF PROJECT CONSTRUCTION SUBJECT TO FINDING 9 DISCUSSED BELOW. THIS COST OF ACQUISITION WAS ORIGINALLY MADE FROM CITY FUNDS OTHER THAN TRUST FUNDS. THE COMMISSION MUST APPROVE ANY SUCH REIMBURSEMENT AND THE AMOUNT OF REIMBURSEMENT BEFORE ANY TRUST FUNDS ARE TRANSFERRED TO THE CITY FOR REIMBURSEMENT.

7. APPROVE THE CITY OF REDONDO BEACH'S PROPOSAL TO USE TIDE AND SUBMERGED LANDS "TRUST" REVENUES TO ACQUIRE FOR THE TRUST ADDITIONAL PROPERTY AND TO BUILD THE PUBLIC PARKING STRUCTURE AND PARK/PLAZA AS SHOWN AND DISCUSSED IN THE LETTER DATED FEBRUARY 11, 1981 FROM RICHARD W. PARSONS TO LIZABETH A. RASMUSSEN WITH ATTACHED ARCHITECTURAL DRAWINGS (SHEETS A-1 THROUGH A-8) ON CITY-OWNED UPLANDS AS SHOWN IN THE APPROXIMATE LOCATION ILLUSTRATED IN EXHIBIT "A" ATTACHED AT AN ESTIMATED COST OF $4,000,000, SUBJECT TO FINDING 6 ABOVE AND 9 DISCUSSED BELOW AND IN ACCORDANCE WITH SECTION 11 OF CHAPTER 57 OF THE STATUTES OF 1915 AS ADDED BY SECTION 12 OF CHAPTER 1555 OF THE STATUTES OF 1971.

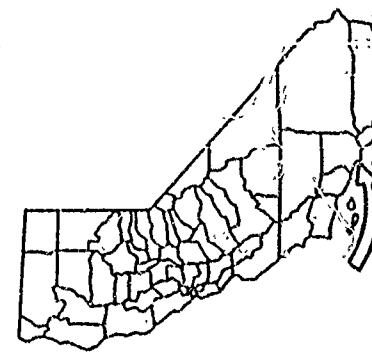
8. FIND THAT, IF ANY MAJOR CHANGES IN THE PROJECT ARE PROPOSED, THIS APPROVAL IS VOID AND THE CITY OF REDONDO BEACH MUST COME BACK TO THE COMMISSION FOR APPROVAL OF THE REVISED PROJECT.

9. REQUIRE, AS A CONDITION OF THIS APPROVAL, THE CITY OF REDONDO BEACH FILE AND RECORD A CITY COUNCIL-APPROVED RESOLUTION OR OTHER DOCUMENT WITHIN 90 DAYS OF COMMISSION APPROVAL, AGREEING IN FULL WITH THE TERMS AND CONDITIONS OF THIS APPROVAL AND DECLARING THE LAND ON WHICH THE PROPOSED PARKING AND PARK/PLAZA FACILITY WILL BE LOCATED, A PART OF THE GRANT AND, THEREFORE, SOVEREIGN LANDS OF THE STATE OF CALIFORNIA; SAID LANDS BEING SUBJECT TO THE COMMON LAW PUBLIC TRUST FOR COMMERCE, NAVIGATION AND FISHERIES AND SUBJECT, ALSO, TO THE SAME TERMS AND CONDITIONS OF CHAPTER 57, STATUTES OF 1915, AS AMENDED; PROVIDED THAT IF SUCH CONVEYANCE IS NOT MADE WITHIN THE PRESCRIBED TIME PERIOD, THIS APPROVAL SHALL BE VOID.

10. REQUIRE, THAT THE ANNUAL FINANCIAL STATEMENT REQUIRED BY CHAPTER 1555 OF THE STATUTES OF 1971 INCLUDE ALL NECESSARY INFORMATION AND SUBSTANTIATION FOR THE PROPOSED PARKING FACILITY AND PARK/PLAZA AND FOR THE CITY'S REIMBURSEMENT FOR THE COST OF THE PROJECT CONSTRUCTION

AND THE LANDS ON WHICH THE PROPOSED PARKING FACILITY AND PARK/PLAZA IS DEVELOPED.

EXHIBIT A
G 05-07



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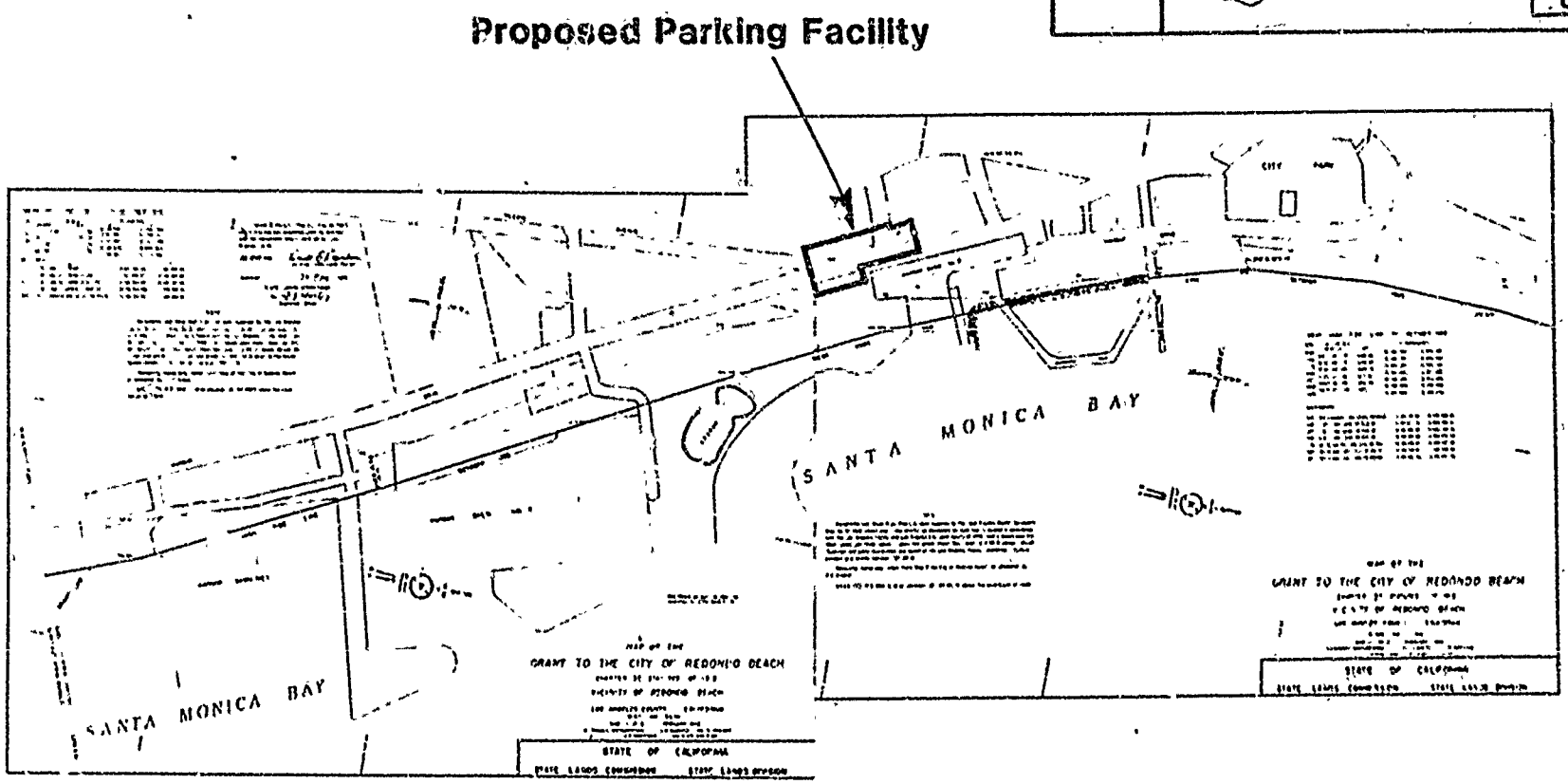

EXHIBIT "B"

ND No. 78-37

Final 10-18-78

CITY OF REDONDO BEACH • CALIFORNIA

NEGATIVE DECLARATION

In accordance with Chapter 3, Title 10, of the Redondo Beach Municipal Code, which implements the California Environmental Quality Act of 1970 in Redondo Beach, the Environmental Impact Determination Committee must make an Environmental Assessment of all public and private projects proposed to be undertaken within the City, which are subject to the California Environmental Quality Act. This declaration is documentation of that assessment and, if it becomes final, no Environmental Impact Report is required for this project and this declaration shall be transmitted to the decision-making body for consideration as specified in Article 3, Chapter 3, Title 10, of the Redondo Beach Municipal Code.

A. PROJECT IDENTIFICATION

1. Location

a. Address North Side of Basin Three

b. Legal

2. Description

Subterranean parking garage and plaza

3. Sponsor

a. Name City of Redondo Beach

b. Mailing address 415 Diamond Street

Redondo Beach, CA. Phone 372-1171, extension 270

B. FINDING OF ENVIRONMENTAL IMPACT DETERMINATION COMMITTEE

We have undertaken and completed an Environmental Assessment of this proposed project in accordance with Chapter 3, Title 10, of the Redondo Beach Municipal Code, and find that this project does not require an Environmental Impact Report because it would not have a significant effect on the environment due to the following factors:

This project is not counter to the intent of the general plan.

This finding results from the Committee's assessment of a "Report of Environmental Significance" prepared by the Environmental Planning Coordinator and from comments received at a public meeting held this date. Documentation supporting this finding is on file in the office of the Environmental Planning Coordinator.

10-04-78
Date of finding

Chairman of Environmental Impact Determination Committee

PUBLIC NOTICE OF NEGATIVE DECLARATION

This decision becomes final and conclusive fourteen (14) days after the date of finding shown on this declaration unless a written appeal, setting forth specific points of disagreement, is filed with the Environmental Planning Coordinator requesting a public hearing before the Environmental Review Board of the Environmental Review Committee.

10/5/78
Date of posting

Person posting this notice

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