

MINUTE ITEM

This Calendar Item No. 16  
was approved as Minute Item  
No. 16 by the State Lands  
Commission by a vote of 3  
to 0 at its 5/24/84  
meeting.

CALENDAR ITEM

A 51

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05/24/84

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Ludlow

APPROVE THE CITY OF REDONDO BEACH'S REQUEST TO  
REIMBURSE ITSELF AND THE  
CITY'S REDEVELOPMENT AGENCY FROM THE  
CITY'S TIDELAND HARBOR FUND FOR COSTS EXPENDED IN  
THE ACQUISITION AND CONSTRUCTION OF THE  
CITY'S PLAZA PARKING STRUCTURE AND  
AMEND MINUTE ITEM 17, APPROVED FEBRUARY 24, 1983

BACKGROUND:

Under Chapter 57, Statutes of 1915, as amended by Chapter 1555, Statutes of 1971, the Legislature granted certain t. and submerged lands to the City of Redondo Beach. The lands were granted for such purposes as a harbor and related activities, marine-oriented commercial and industrial uses, public recreation and many other specific uses, which include parking facilities.

Among other things, the grant requires that the State Lands Commission approve any capital expenditure by the City which exceeds \$250,000.

On April 7, 1981 (Minute Item 20), the State Lands Commission approved the City's proposal to expend granted lands "trust" revenues to acquire for the trust, additional property and to construct a public plaza parking facility on property near existing granted lands. The Commission also gave the City the right to reimburse itself for all non-tidelands revenues spent on the project subject to the Commission's approval.

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Condition No. 9 of the approval required the City to file and record a City Council-approved resolution or other document within 90 days (amended to 104 days, Commission action of September 19, 1981, Minute Item 25), of Commission approval, agreeing in full with the terms and conditions of the approval and declaring the land on which the proposed parking and park/plaza facility will be located, to be a part of the grant and, therefore, subject to the Common Law Public Trust Statutes of 1915, as amended. This condition was complied with and approved by the State Lands Commission on September 29, 1981, Minute Item 25.

CURRENT STATUS:

1. By letter dated March 12, 1984, the City notified the State Lands Commission staff that it had fulfilled the requirements of the April 7, 1981 approval and requested reimbursement to itself in the amount of \$169,637.08 (\$165,026.75 in payment for a portion of the parking structure construction costs and \$4,610.33 miscellaneous costs), and reimbursement to the City's Redevelopment Agency in the amount of \$372,000.00 in payment for the cost of the land on which the plaza parking structure is located. The total amount of reimbursement requested is \$541,637.08.
2. The City has agreed to condition this reimbursement and all future reimbursements, approved by the State Lands Commission pursuant to Minute Item 20, subject to future audit which enables the City to reimburse itself up to an estimated cost of \$4,000,000.
3. The City has also requested an amendment to Minute Item 17, approved February 24, 1983, which authorized the City to expend tidelands trust funds for the acquisition of privately owned lands to be developed as part of its Harbor Center Redevelopment

CALENDAR ITEM NO. 16 CONT'D

Project, to condition such reimbursement of funds subject to a futuro audit. The conditions of Minute Item 17 are basically the same as Minute Item 20, with total reimbursement estimated at \$3.5 million.

OTHER PERTINENT INFORMATION:

Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

AB 884: N/A.

EXHIBITS:

- A. Site Map.
- B. SLC Minute Item 20; April 7, 1981.
- C. SLC Minute Item 25, September 19, 1981.
- D. Minute Item 17, February 24, 1983.

IT IS RECOMMENDED THAT THE COMMISSION:

1. APPROVE THE CITY OF REDONDO BEACH'S REQUEST FOR REIMBURSEMENT FROM THE TIDELAND HARBOR FUND IN THE AMOUNT OF \$541,637.08 FOR COSTS INCURRED BY THE CITY FOR THE PURCHASE OF LAND, A PORTION OF THE PARKING STRUCTURE CONSTRUCTION AND MISCELLANEOUS COSTS OF THE CITY'S PARKING PLAZA STRUCTURE.
2. CONDITION THIS REIMBURSEMENT AND ALL FUTURE REIMBURSEMENTS OF TIDELAND FUNDS, APPROVED BY THE STATE LANDS COMMISSION PURSUANT TO MINUTE ITEM 20, SUBJECT TO A FUTURE AUDIT OF THE CITY'S FINANCIAL RECORDS, WITH TOTAL REIMBURSEMENT ESTIMATED AT \$4 MILLION.
3. AMEND MINUTE ITEM 17 TO CONDITION REIMBURSEMENT OF TIDELAND FUNDS TO BE EXPENDED AS PART OF THE CITY'S HARBOR CENTER REDEVELOPMENT PROJECT, SUBJECT TO FUTURE AUDIT OF THE CITY'S FINANCIAL RECORDS, WITH TOTAL REIMBURSEMENT ESTIMATED AT \$3.5 MILLION, ALSO SUBJECT TO ALL OTHER CONDITIONS OF THE APPROVAL BEING MET.

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4. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.

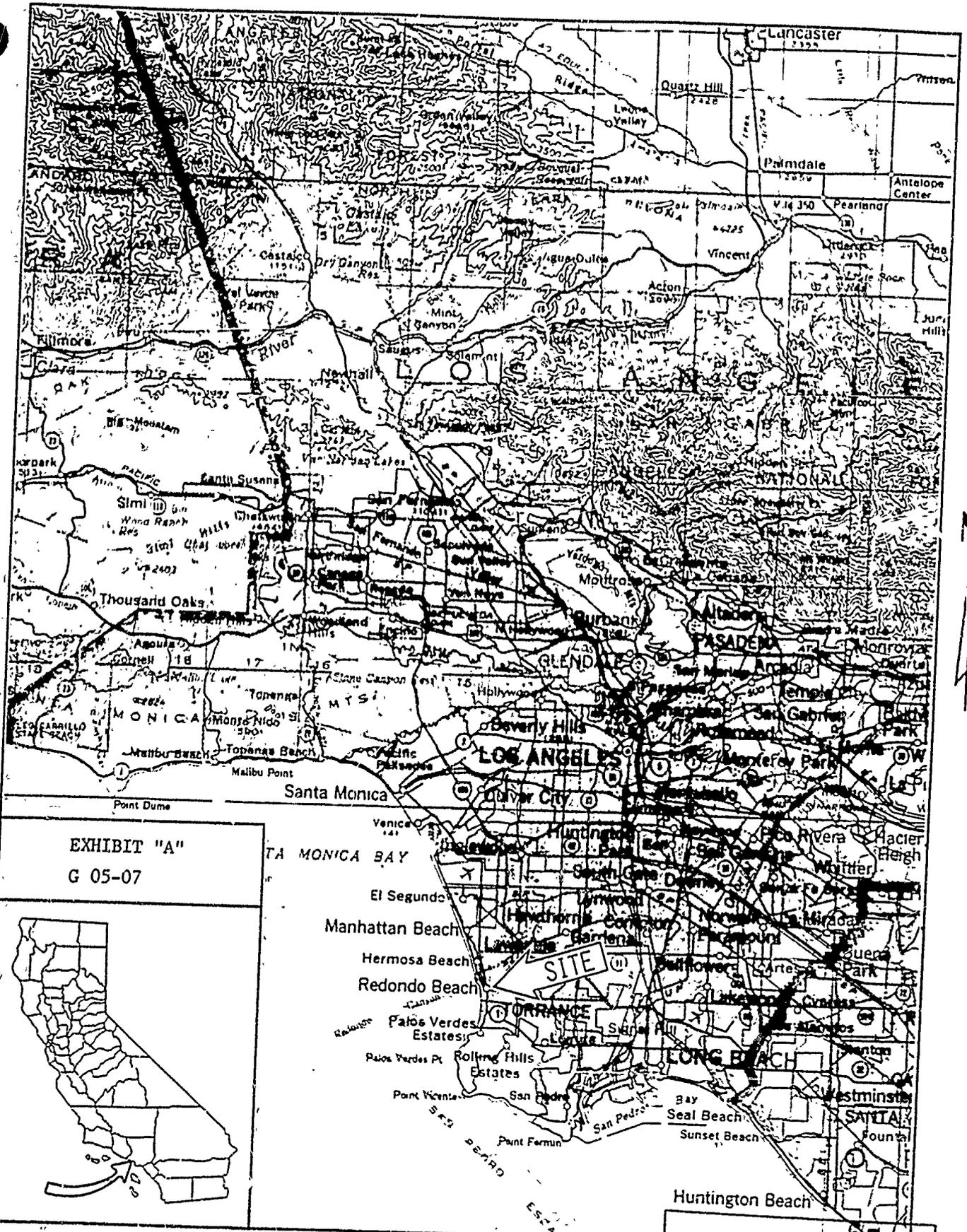


EXHIBIT "A"  
G 05-07



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MINUTE ITEM

Calendar Item No. 20  
at the 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

EXHIBIT B

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CALENDAR ITEM

F 20

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G 05-07  
Rasmussen

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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CALENDAR ITEM NO. 20 (CONT'D)

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

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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

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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.

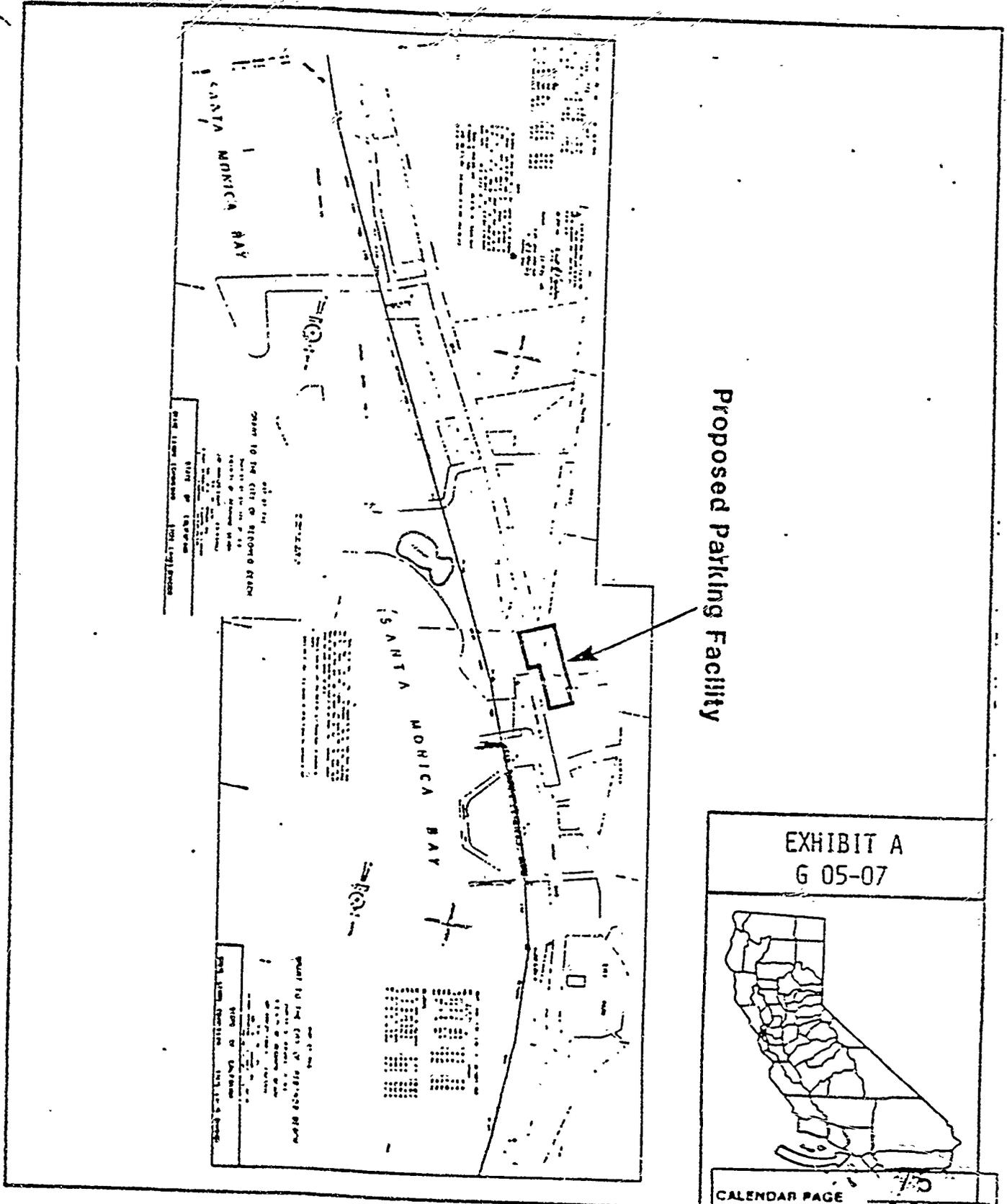
CALENDAR ITEM NO. 20 (CONTD)

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

CALENDAR ITEM NO. 20 (CONTD)

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

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MINUTE PAGE	TUST



Proposed Parking Facility

EXHIBIT A  
G 05-07



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MINUTE PAGE 1052

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...

10/19/78 Date of posting

Person posted: CALENDAR PAGE 76 1053

This Calendar Item No. 125  
was approved as Minute Item  
No. 25 by the State Lands  
Commission by a vote of 3  
to 0 at its 9/29/81  
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CALENDAR ITEM

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APPROVAL OF RESOLUTION, TRANSFER, ACCEPTANCE  
AND EXTENSION OF PERIOD FOR RECORDATION OF  
INSTRUMENTS TRANSFERRING PROPERTY IN  
REDONDO BEACH TO PUBLIC TRUST

The State Lands Commission at its April 7, 1981, meeting (Minute Item No. 20) approved the City of Redondo Beach's plans to expend granted lands public trust revenues to acquire property and construct a public parking facility as an additional asset to the City's granted public trust.

This approval was qualified by several conditions. One of the conditions was the requirement in Recommendation No. 9 that the City of Redondo Beach file and record a City Council approved resolution or other document within 90 days of the State Lands Commission's approval.

The City of Redondo Beach passed said resolution on July 6, 1981 (90 days from April 7, 1981). The instruments transferring the property and accepting it as public trust lands were executed July 7, 1981. The resolution, transfer and acceptance were recorded in the Official Records of Los Angeles County at one minute past 2:00 p.m. on July 20, 1981. The resolution, transfer and acceptance instruments, copies of which are on file in the office of the State Lands Commission, have been found by staff to comply with the requirements of "agreeing in full with the terms and conditions" of Minute Item No. 20 of the April 7, 1981 meeting. However, to insure that no problems arise questioning the date of recordation and compliance with the Commission's conditions, staff suggests the Commission approve the resolution, transfer and acceptance instrument, amend Minute Item No. 20, paragraph 9, from the 90 day period to 104 days and find that the City has complied with Minute Item No. 20, paragraph 9, as amended.

AB 884: N/A.

EXHIBITS: A. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. AMEND MINUTE ITEM NO. 20, PARAGRAPH 9 OF ITS MEETING OF APRIL 7, 1981 TO READ AS FOLLOWS:

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EXHIBIT C

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MINUTE PAGE	1054

CALENDAR ITEM NO. C 2 5 (CONTD)

- "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 104 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."
2. FIND THAT THE CITY OF REDONDO BEACH HAS COMPLIED WITH THE REQUIREMENTS OF MINUTE ITEM NO. 20, PARAGRAPH 9 AS AMENDED ABOVE.

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MINUTE ITEM

This Calendar Item No. 17  
was approved as Minute Item  
No. 17 by the State Lands  
Commission by a vote of 2  
to 0 at its 8/28/83  
meeting.

CALENDAR ITEM

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APPROVAL OF A  
PROPOSAL BY THE CITY OF REDONDO BEACH  
TO EXPEND TIDELANDS TRUST FUNDS  
FOR THE ACQUISITION OF  
PRIVATELY-OWNED LANDS TO BE DEVELOPED AS PART OF  
ITS HARBOR CENTER REDEVELOPMENT PROJECT

BACKGROUND:

Under Chapter 57, Statutes of 1915, as amended by Chapter 1555 of the Statutes of 1971, the Legislature granted certain tide and submerged lands to the City of Redondo Beach. The lands were granted for such purposes as a harbor and related activities, marine oriented commercial and industrial uses, public recreation and many other specific uses.

Among other things, the grant requires that the State Lands Commission approve any capital expenditure by the City which exceeds \$250,000. The City has now applied to the Commission to utilize approximately \$3.5 million of tidelands trust revenues to finance the public portion of the Harbor Center Redevelopment Project. Specifically, the trust revenues would be used to acquire privately owned lands outside of but in close proximity to the existing granted lands area. The funds would also be used to pay relocation benefits and other associated legal, consulting and miscellaneous costs.

Inasmuch as the Commission approved a similar request by the City at its April 1981 meeting, the City is aware that any acquisition

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of lands or development utilizing trust revenues become assets of the trust, with the land taking on the legal character of tidelands. The City has also filed a resolution with the Commission setting forth its intentions to utilize tidelands trust revenues for such acquisition and recognizing that such lands would become assets of the trust.

THE PROJECT:

The City, through its redevelopment agency, is proposing to rehabilitate a blighted area adjacent to King Harbor, known as the Triangle Neighborhood Shopping Center. The City attempted to attract private development companies to the area with little success. Its current plan is to develop a portion of the triangle area with a 353-suite hotel facility together with typical hotel amenities and a community meeting hall. The hotel (Hometels Development Corporation) facility will be constructed on privately owned lands. Adjacent to the hotel, on lands proposed for acquisition by the City will be a parking lot and open landscaped area. If necessary, the City may lease the parking lot site to the hotel developer.

In 1978, Gruen Associates produced a report for the City entitled "Long-Range Planning Program, King Harbor". In this study it was pointed out that development in the project area would "become the geographical focal/access point of the entire Harbor area, as well as the key to the future financial viability of the Harbor". The City believes that the Hometels development at the site would provide a needed complement to the tidelands area at King Harbor.

A final EIR was prepared for the Triangle property area by the City wherein it certified that the project would not be detrimental to the environment.

AB 884:

N/A.

FACTS AND FINDINGS:

1. Based upon a staff review of the City's financial records it appears that the

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City has sufficient revenue and plans for maintaining the existing granted lands areas.

2. Public parking areas and open landscaped areas are statutorily authorized uses of the Redondo Beach granted lands.
3. A public parking facility will directly benefit the granted lands and enhance the public's ability to use and enjoy the tidelands.
4. If excess revenues are used, as proposed by the City, to acquire privately owned lands together with incidental expenses connected therewith, and if trust revenues are utilized to construct a parking structure, both the land and parking structure will become assets of the trust, taking on the legal character of tidelands, subject to all statutory and constitutional restrictions relating to tidelands and trust assets.

EXHIBITS:

- A. Site Map.
- B. Parcel Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT THE CITY OF REDONDO BEACH THROUGH ITS ENVIRONMENTAL PLANNING COORDINATOR CERTIFIED AN EIR FOR THE HOTEL AND PARKING LOT PROJECT ON OCTOBER 21, 1982, AND THAT THE EIR SUBSTANTIALLY COMPLIES WITH CEQA, AND THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT
2. FIND THAT THE CITY OF REDONDO BEACH HAS SUFFICIENT EXCESS REVENUES FOR THE ACQUISITION PROJECT.
3. FIND THAT PUBLIC PARKING AND/OR OPEN LANDSCAPED AREAS ARE ALLOWABLE USES OF THE CITY'S GRANTED LANDS AND THE REVENUES GENERATED THEREFROM.
4. FIND THAT, IF THE CITY OF REDONDO BEACH USES TRUST REVENUES FOR THE ACQUISITION OF ANY LANDS WITHIN THE TRIANGLE PROJECT, INCLUDING THOSE LANDS PROPOSED FOR

PRIVATE DEVELOPMENT, ALSO INCLUDING ANY COSTS ASSOCIATED WITH SUCH ACQUISITION OR THE CONSTRUCTION OF PARKING FACILITIES ON SUCH LANDS, IT IS UNDERSTOOD THAT SUCH LANDS TOGETHER WITH ANY STRUCTURES LOCATED THEREON SHALL BECOME ASSETS OF THE TRUST AND SUBJECT TO ALL THE PROVISIONS OF THE CITY'S TRUST GRANT, AS AMENDED.

5. FIND THAT, IF THE CITY UTILIZES OTHER MUNICIPAL REVENUES FOR THE ACQUISITION OF THE SUBJECT LANDS, IT SHALL BE ENTITLED TO REASONABLE SUBSTANTIATED REIMBURSEMENT FROM TIDELANDS TRUST FUNDS FOR THE COSTS OF ACQUIRING SUCH LANDS; PROVIDED THAT THE COMMISSION SHALL APPROVE ANY SUCH REIMBURSEMENT AND THE AMOUNT OF REIMBURSEMENT PRIOR TO THE TRANSFER OF SUCH TIDELANDS TRUST FUNDS.
6. APPROVE THE CITY OF REDONDO BEACH'S PROPOSAL TO ACQUIRE LANDS IN THE TRIANGLE AREA WITH TIDELANDS TRUST REVENUES AND THE USE OF SUCH LANDS FOR THE CONSTRUCTION OF A PARKING FACILITY AS SUCH LANDS ARE ILLUSTRATED ON EXHIBIT "B"; WHICH COST OF ACQUISITION IS ESTIMATED TO BE \$3,500,000.
7. FIND THAT, IF THERE ARE SUBSTANTIAL CHANGES TO THE ACQUISITION PROJECT OR THE PROPOSED USE AS PARKING STRUCTURE, THIS APPROVAL IS VOID AND THE CITY OF REDONDO BEACH MUST COME BACK TO THE COMMISSION FOR APPROVAL OF THE REVISED PROJECT.
8. REQUIRE, AS A CONDITION OF THIS APPROVAL, THE CITY OF REDONDO BEACH FILE AND RECORD A CITY-COUNCIL-APPROVED RESOLUTION OR OTHER DOCUMENT WITHIN 180 DAYS OF THIS COMMISSION ACTION, AGREEING IN FULL WITH THE TERMS AND CONDITIONS OF THIS APPROVAL AND DECLARING THE LAND TO BE ACQUIRED WITH TRUST REVENUES TO BE OF THE LEGAL CHARACTER OF TIDELANDS; ARE PART OF THE GRANT AND THEREFORE SUBJECT TO THE COMMON LAW PUBLIC TRUST AS WELL AS ALL THE TERMS AND CONDITIONS OF CHAPTER 57, STATUTES OF 1915; AS AMENDED; PROVIDED THAT IF A CONVEYANCE OF SUCH LANDS IS NOT MADE WITHIN THE PRESCRIBED TIME, THIS APPROVAL SHALL BE VOID.
9. REQUIRE THAT AS PART OF ITS FINANCIAL STATEMENTS SET FORTH IN CHAPTER 1555 OF THE 1971 STATUTES, THE CITY INCLUDE ALL NECESSARY INFORMATION AND SUBSTANTIATION FOR THE ACQUISITION OF THE SUBJECT LAND TOGETHER WITH DETAILED ANALYSES OF COSTS AND DISBURSEMENTS OF TIDELANDS REVENUES.

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