

## **CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4863  
FAX: (831) 427-4877  
WEB: WWW.COASTAL.CA.GOV



# **F15b**

**A-5-RDB-17-0008 (REDONDO BEACH BOAT LAUNCH)**  
MAY 12, 2017

**CORRESPONDENCE**

**Dobson, Amber@Coastal**

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**From:** gerryjim <gerryjim@sbcglobal.net>  
**Sent:** Tuesday, May 02, 2017 1:16 PM  
**To:** Dobson, Amber@Coastal  
**Subject:** Appeal Number A-5-RDB-17-0008. Permit Number 2016-10-CDP-008

Agenda No. F15b

James Phillips  
Opposing Permit No. 2016-10-CDP-008

Dear Ms. Dobson,

I am in opposition to the above referenced development for the public boat launch facility, boat hoist and parking at Mole B, Moonstone Park on Marina Way for the following reasons:

1. This project will have a negative effect on public access and public parking for canoeing, paddling, and even boating.
2. This project will remove existing boat slips.
3. This project will have have a negative impact on views and open space and park space.
4. This project will cause an unsafe mixture paddling, canoeing, boating use all in the same small area.

It seems that this project was proposed and approved without any real concern for safety, the environment, or the needs of the people who use the harbor. Please support the appeal to this project.

Sincerely,

James Phillips  
510 S. Catalina Ave. "A"  
Redondo Beach, Ca 90277

626-390-5899

**Dobson, Amber@Coastal**

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**From:** Bill Brand <Bill.Brand@redondo.org>  
**Sent:** Friday, May 05, 2017 1:04 PM  
**To:** Dobson, Amber@Coastal  
**Cc:** Hudson, Steve@Coastal  
**Subject:** Redondo Beach Mayor Bill Brand Supports Substantial Issue Finding

Hi Amber,

Please include my correspondence in agenda packet for next week. See you next Friday. Have a good weekend!

Bill

Dear Coastal Commissioners,

This letter is in reference to the below items that appear on your agenda for Friday, May 12th, 2017.

Agenda Item: 15a.: Appeal Number A-5-RDB-16-0092, Redondo Beach Waterfront LLC

Agenda Item: 15b: Appeal Number A-5-RDB-17-0008, Redondo Beach Boat Launch Facility

As the newly elected Mayor of Redondo Beach, and former two-term Council Member for the District in which this project is to be built, I fully support the staff recommendation to find 'substantial issue' on both these agenda items. As detailed in the appeals and the staff report, both of these related projects represent multiple substantial issues with Redondo's Local Coastal Program and Chapter 3 of the Coastal Act. A de novo hearing is reasonable and warranted given the scale and impacts these projects will bring to our coast.

In addition, Redondo Beach residents voted on March 7th to approve amendments to our LCP, which will be officially transmitted via City Council resolution to the Commission later this month. The majority of residents have rejected this project through the passage of the initiative - Measure C. Additionally, there is pending litigation associated with the Environmental Impact Report from another resident-led group that could also affect both projects.

I request all Commissioners to support staffs' recommendations and conclusions in determining 'substantial issues' with the above projects.

Sincerely,

Bill Brand  
Mayor  
City of Redondo Beach  
(310) 809-4405

**Dobson, Amber@Coastal**

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**From:** drloriz <drloriz@aol.com>  
**Sent:** Friday, May 05, 2017 3:25 PM  
**To:** Dobson, Amber@Coastal  
**Subject:** Appeals Redondo beach

Dear coastal commission.

As a 25 year resident I am writing to ask you to carefully consider the inappropriate Center Cal project being forced upon Redondo beach. The project Violates zoning regulations There are high levels of pollution Air Noise and water The ocean views are severely impacted The recreational use of ocean is negatively affected The access of public with limited economic status is interfered with The boat ramp is dangerous The seaside lagoon is demolished with no open land left There are severe adverse factors Please investigate these impacts

A-5-RDB-16-0092

A-5-RDB-17-0008

Thanks

Dr Lori Zaremski

3221 Gibson place

Redondo beach

Ca

90278

Sent from my iPhone

**California Coastal Commission  
Agenda Item: F15b  
Hearing: Friday, May 12, 2017  
Appeal No. A-5-RDB-17-0008  
John Mann and Diana Mann  
Opposed to Project  
In Support Of Appeal**

**To: California Coastal Commission**

**Re: 1. Appeal No. A-5-RDB-17-0008, Local Gov't Permit No. 2016-10-CDP-008  
2. Proposed Waterfront Development, City of Redondo Beach  
3. Measure C (2017), City of Redondo Beach**

**From: John Mann and Diana Mann (Redondo Beach residents and homeowners)**

**1. Appeal No. A-5-RDB-17-0008, Local Gov't Permit No. 2016-10-CDP-008**

We support the appeal on the grounds that the boat launch, boat hoist, and parking area as permitted are a hazard to users and other persons in the vicinity.

**2. Proposed Waterfront Development, City of Redondo Beach**

The proposed Waterfront development of which the boat launch, boat hoist, and parking area are elements would impede or block both access to and public views of the Pacific Ocean. Specific violations of the coastal land program certified by the California Coastal Commission for the City of Redondo Beach are as follows:

Violation of Coastal Land Program Specific Development Standard §10-5.814(b)(1)

Measure G passed by the voters of Redondo Beach in 2010 establishes specific development standards for a "CC-3 coastal commercial zone". Among them is 10-5.814(b)(1), dealing with an "Area 1" extending from the southerly border of Seaside Lagoon all the way south to the water just adjacent to the R10 restaurant -- see the illustration in Measure G following 10-5.814(b). It is in this area that developer CenterCal proposes to build a "market hall."

But regarding this area, 10-5.814(b)(1) states that:

Views from Czuleger Park shall be protected by ensuring that two story buildings are not clustered or lined up in a manner that creates a wall-like impact on views from the park.

That provision is part of the coastal land program for the City of Redondo Beach as certified by the California Coastal Commission.

The market hall, with its two stories lined up as proposed, would create a wall-like impact on views from Czuleger Park, and would therefore violate Measure G, the Redondo Beach Municipal Code, and the coastal land program certified by the California Coastal Commission for the City of Redondo Beach.

Also, the market hall and the other buildings proposed for Area 1 (as defined above), clustered or lined up as proposed, would together create a wall-like impact on views from Czuleger Park, and would therefore violate Measure G, the Redondo Beach Municipal Code, and the coastal land program certified by the California Coastal Commission for the City of Redondo Beach.

#### Separate Violation of Coastal Land Program Specific Development Standard

Section 4 of Measure G states that:

New development shall not obstruct views from Czuleger Park to the ocean.

That provision is found as the second bullet point under the heading Maximum Building Height applicable to Commercial Recreation Sub-area 1, as illustrated on the diagram accompanying the provision in Measure G. The provision is also part of the coastal land program certified by the California Coastal Commission for the City of Redondo Beach. The buildings proposed by CenterCal for that Sub-area 1 would obstruct views from Czuleger Park to the ocean, and would therefore violate Measure G, the Redondo Beach Municipal Code, and the coastal land program certified by the California Coastal Commission for the City of Redondo Beach.

#### Additional Separate Violation of Coastal Land Program Specific Development Standard

Section 6 of Measure G states that:

New development, additions or major rehabilitation projects within the Harbor-Pier area shall be sited and designed to . . . preserve and enhance public views of the water from the moles, pier decks, publicly accessible open space and Harbor Drive.

That provision is part of the Redondo Beach Municipal Code and part of the coastal land program certified by the California Coastal Commission for the City of Redondo Beach. The buildings proposed by CenterCal for the Waterfront Project would, far from "preserving" and "enhancing" public views of the water from the moles, pier decks, publicly accessible open space (of which Czuleger Park is a portion) and Harbor Drive, would substantially diminish such views, and would therefore violate Measure G, the Redondo Beach Municipal Code, and the coastal land program certified by the California Coastal Commission for the City of Redondo Beach.

### **3. Measure C (2017), City of Redondo Beach**

Measure C, passed by the voters of Redondo Beach by a 57% to 43% vote in March 2017, imposes zoning restrictions on the area where CenterCal proposes to place its development. Measure C would ensure compliance with the coastal land program certified by the California

Coastal Commission for the City of Redondo Beach and should be recognized as law. The CenterCal development as proposed would be in violation of Measure C.

**For the above reasons, the appeal should be upheld and the Waterfront development as a whole should not be allowed to go forward unless it is modified to comply with Measure C.**

**Respectfully submitted by Redondo Beach residents and homeowners, John Mann and Diana Mann.**

**May 5, 2017**

**Dobson, Amber@Coastal**

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**From:** Roger Light <rogerlight1@gmail.com>  
**Sent:** Friday, May 05, 2017 2:41 PM  
**To:** Dobson, Amber@Coastal  
**Subject:** CenterCal Redondo Beach Project (Appeal No. A-5-RDB-16-0092 and A-5-RDB-17-0008)

Dear Coastal Commission:

I am a long time Redondo Beach resident that would like to make sure that you are aware of some issues regarding the appeals to certification or approval of the CenterCal Waterfront project.

I have reviewed the project carefully and find it insufficient and inappropriate for the proposed location on the Redondo Beach ocean front. The issues of pollution (water, air, and noise) are not adequately vetted in their plans. The project will violate zoning regulation not only of measure C that recently passed with over 57% of the votes but also other measures and zoning rulings. For example, CenterCal does not include the parking structure in their analysis of project size despite the fact that it is to be built as part of the coastal project and when included the project clearly violates current zoning laws.

The interest of the developer have been place above the residents of our coastal city with the Mole D location of the boat ramp impeding access as well as impacting safety of boaters. Access to the coast will be severely negatively impacted by all aspects of this project including the building of roads, large buildings and other structures, etc. The Seaside Lagoon with be opened to the ocean which will adversely impact access for all users. The size of up to 45' walls will impact views of the ocean for all residents.

I urge you to seriously consider all the adverse factors, only some of which I have noted in this email.

Roger Light  
3221 Gibson Place  
Redondo Beach, CA 90278



Martin Holmes  
Rescue Our Waterfront  
531 Esplanade #912  
Redondo Beach, CA 90277

May 5, 2017

California Coastal Commission  
South Coast District Office  
200 Oceangate, 10<sup>th</sup> floor  
Long Beach, CA. 90802-4416

RE: Support Staff Recommendation (Substantial Issue)  
Substantial Issue Passage and Implementation of Local Measure C, Redondo Beach  
Agenda Item: 15a.: Appeal Number A-5-RDB-16-0092, Redondo Beach Waterfront LLC  
Agenda Item: 15b: Appeal Number A-5-RDB-17-0008, Redondo Beach Boat Launch Facility

Dear Commissioners and Staff,

I support the staff recommendation on both these agenda items.

As detailed in the appeals and the staff report, these related projects represent multiple substantial issues with Redondo's LCP and Chapter 3 of the Coastal Act.

The overwhelming majority of residents rejected this project through the passage of an initiative, The King Harbor CARE Act (Measure C), which won the election with 57% or 9,229 votes.

I request all Commissioners to support staffs' recommendations and conclusions.

To further support and document some of the staffs' findings please refer to the attachments to the letter for more visual examples.

Please note: These are from the developer's actual 3D scale model and detailed plans of the project.

Sincerely,

Martin Holmes  
Rescue Our Waterfront  
531 Esplanade #912  
Redondo Beach CA 90277

## Example 1

Views blocked in violation of prior city approved measures.



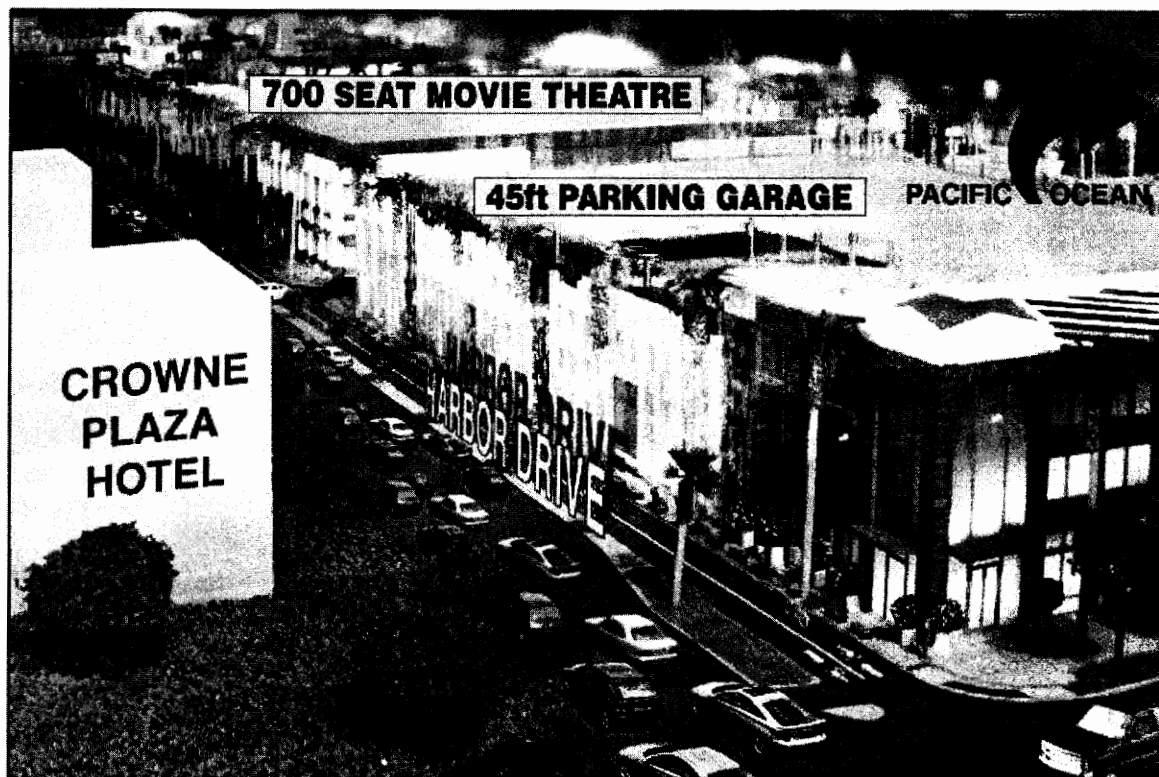
**Current view from Harbor Drive**



**CenterCal's view from Harbor Drive**

## Example 2

Restriction of Coastal access to the public for recreational uses.

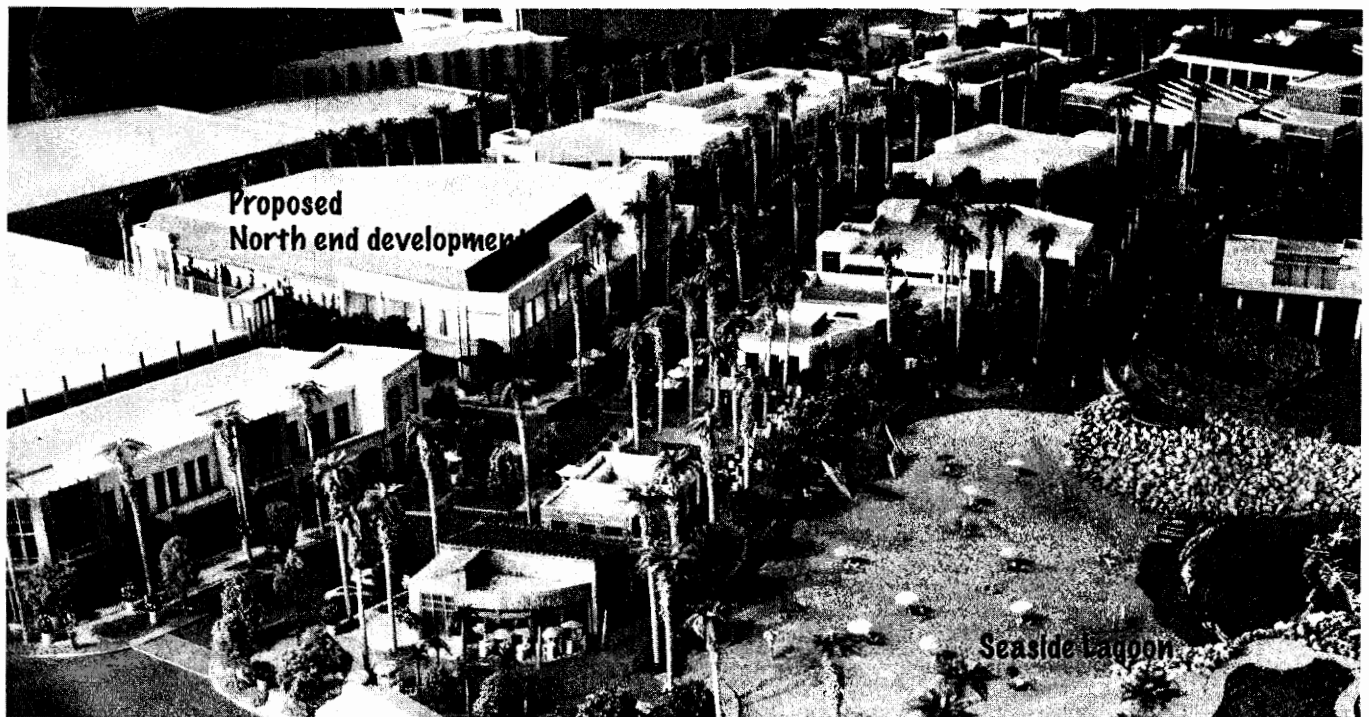


**CONCRETE CANYON: CenterCal 3D Model**

### Example 3

#### Elimination of Public Parkland

Building on and paying a roadway over an existing park called Seaside Lagoon. Both will reduce the park size by more than 35% just to provide road access to a movie theater. This park according to Redondo Beach city staff reports has more than 150,000 visitors each year.



### Example 3a

Another view of existing parkland at Seaside Lagoon to be paved over and reduced.



Wayne Craig  
Rescue Our Waterfront  
506 S Broadway #A  
Redondo Beach, CA 90277

May 4, 2017

California Coastal Commission  
South Coast District Office  
200 Oceangate, 10<sup>th</sup> floor  
Long Beach, CA. 90802-4416

RE: Support Staff Recommendation (Substantial Issue)  
Substantial Issue Passage and Implementation of Local Measure C, Redondo Beach  
Agenda Item: 15a.: Appeal Number A-5-RDB-16-0092, Redondo Beach Waterfront LLC  
Agenda Item: 15b: Appeal Number A-5-RDB-17-0008, Redondo Beach Boat Launch Facility

Commissioners and Staff,

I support the staff recommendation on both these agenda items.

As detailed in the appeals and the staff report, these related projects represent multiple substantial issues with Redondo's LCP and Chapter 3 of the Coastal Act.

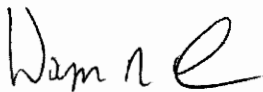
The majority of residents have rejected this project through the passage of an initiative, The King Harbor CARE Act (Measure C).

I request all Commissioners to support staffs' recommendations and conclusions.

To further support and document some of the staffs' findings please refer to the attachments to the letter for more visual examples.

Please note: These are from the developer's actual 3 D scale model and detailed plans of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne Craig", with a stylized flourish at the end.

Wayne Craig  
Rescue Our Waterfront  
506 S Broadway #A  
Redondo Beach CA 90277

## Example 1

Views blocked in violation of prior city approved measures.



**Current view from Harbor Drive**



**CenterCal's view from Harbor Drive**

## Example 2

Restriction of Coastal access to the public for recreational uses.



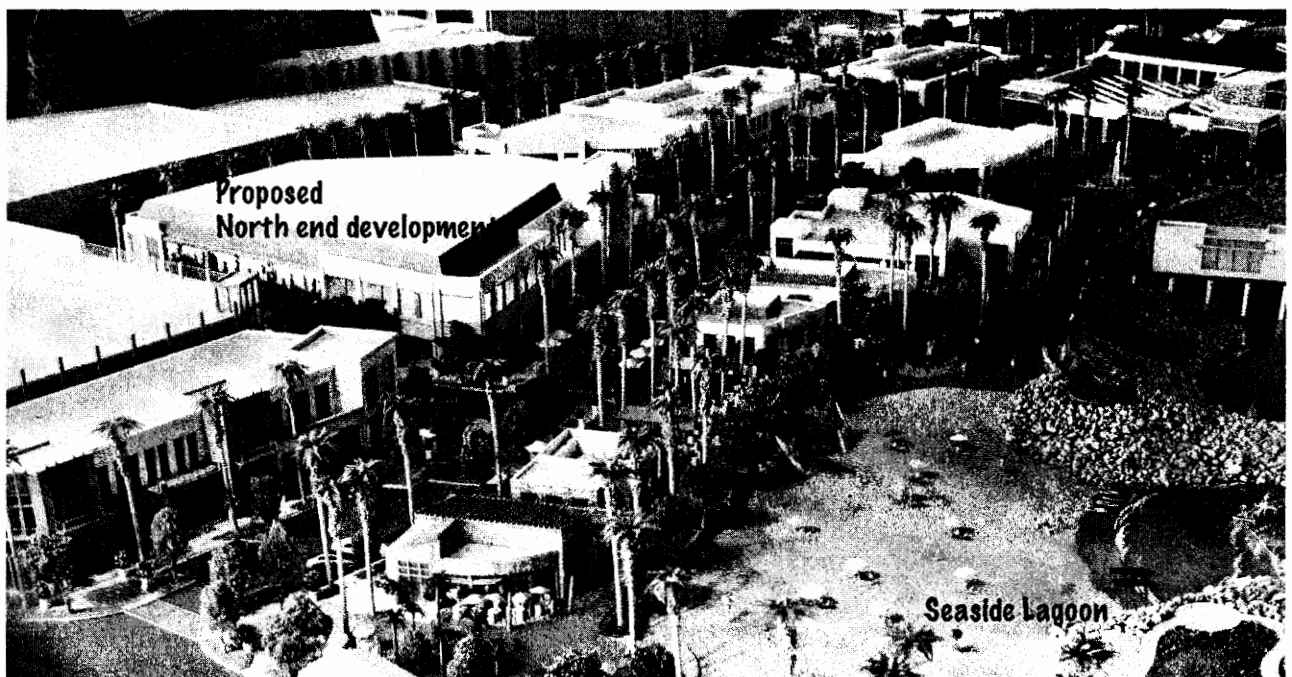
**CONCRETE CANYON: CenterCal 3D Model**



### Example 3

#### Elimination of Public Parkland

Building on and paying a roadway over an existing park called Seaside Lagoon. Both will reduce the park size by more than 35% just to provide road access to a movie theater. This park according to Redondo Beach city staff reports has more than 150,000 visitors each year.



### **Example 3a**

**Another view of existing parkland at Seaside Lagoon to be paved over and reduced.**



**Dobson, Amber@Coastal**

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**From:** Surber, Jaysen <JSurber@TorranceCA.gov>  
**Sent:** Wednesday, May 03, 2017 2:14 PM  
**To:** Dobson, Amber@Coastal  
**Subject:** F15A and F15B

To Amber Dobson,

My name is Jaysen Surber and I am in favor of supporting the appeals to the above listed items on the agenda of consideration.....I am opposed to the project as described in the materials that has been provided to the residents to consider....I am not in favor and am a lifelong 47 year resident....

Thank you...

Jaysen Surber

**Dobson, Amber@Coastal**

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**From:** Jim Light <jim.light1@verizon.net>  
**Sent:** Wednesday, May 03, 2017 9:27 PM  
**To:** Dobson, Amber@Coastal  
**Subject:** Redondo Waterfront Appeal Substantial Issue Agenda Items

Amber,

Request you include the content below in the public record on the Redondo Beach waterfront appeal substantial issue hearings.

If you have any questions please email or call me at 310-989-3332.

Very respectfully,

Jim Light  
Sent from my iPad

May 2017 Coastal Commission Meeting

Agenda Item: 15a.: Appeal Number A-5-RDB-16-0092, Redondo Beach Waterfront LLC Agenda Item: 15b: Appeal Number A-5-RDB-17-0008, Redondo Beach Boat Launch Facility

Support Staff Recommendation (Substantial Issue)

Commissioners and Staff,

I am one of the appellants and the President of Building a Better Redondo, a Redondo Beach (BBR) non-profit dedicated to the quality of life of Redondo residents. BBR fully supports the staff recommendation on both these agenda items. As detailed in the appeals and the staff report, these related projects represent multiple substantial issues with Redondo's LCP and Chapter 3 of the Coastal Act. The majority of residents have rejected this project through the passage of an initiative, The King Harbor CARE Act (Measure C). BBR requests all Commissioners to support staffs' recommendations and conclusions.

BBR also wishes to commend Coastal Commission staff for their thorough assessment of our appeal and the Waterfront project.

Very Respectfully,

James A. Light  
President, Building a Better Redondo

May 3, 2017

**RECEIVED**  
**South Coast**

**MAY 03 2017**

**CALIFORNIA**  
**COASTAL COMMISSION**

**F15a**  
**2016-06-CDP-04**  
**A-5-RDB-16-0092**

**F15b**  
**2016-10-CDP-008**  
**A-5-RDR-17-0008**

**Barbara and Jack Epstein**  
**Oppose The Project**

**California Coastal Commission Director, Commissioners, and Staff**

**We will always remember where we were when the Coastal Act was passed, driving home from the beach in Malibu with our young kids after a day playing at the shore. When the good news came over the car radio we were filled with joy and relief that our coast would be forever protected.**

**We were wrong.**

**It didn't take long for the special interests to take hold and find creative ways to get around the Coastal Act. Business interests strategically positioned themselves to place elected officials in places of power to represent them, not the people, and certainly not the ideals of the Coastal act. This is the case in Redondo Beach today.**

**Our primary opposition to this project is the taking of public land by the city and gifting it to a private business purely to make a profit. We view this as a civic crime by the very people who have vowed to serve the public. To take public land and California State Park land from the people is immoral and the means by which this was done is unethical.**

**Most parts of this deeply flawed project were not approved during the public workshops as the city and developer will claim, so claims of public approval are false. The hundreds of residents that attended the eight planning sessions made it clear that they wanted to preserve a recreational focus for the future, not commercial, and specifically objected to:**

**Any new road connecting Torrance and Harbor Bl., citing unbearable traffic burdens on nearby residents:**

- Unhealthy toxic vehicle emissions**
- Noise, especially trucks and motorcycles**
- Barrier to safe pedestrian access from the adjoining park and nearby residences**

**Road replaces most desirable pedestrian and bicycle use  
Serves only the applicant, not the public**

**In spite of unanimous public objections in the 2012-2013 early planning phase, throughout the entire public comment phase, and throughout the false EIR process, the road will still be built.**

**The public specifically forbade gigantic buildings, yet they will be built.**

**The public objected to a movie theater, yet it will be built.**

**Workshop participants made it clear that ample public access and ocean views must be preserved; yet now these both will be severely blocked.**

**Boat owners are very concerned that their access to the water will be seriously compromised because of the location of the proposed boat ramp. The city has been more concerned with helping CenterCal maximize their project and their profit than in preserving coastal water-related recreation.**

**During the many public meetings through 2012, 2013, 2014, 2015, and 2016, we heard the proponents of the project, including Redondo Beach the former mayor and some city officials, citing their desire to keep "those people out," and expressing an alarming level of class and ethnic prejudice against those coming from other places, or "outside our city" to visit our waterfront.**

**It has been disturbingly clear that some advocates for this project also want to make it economically difficult for low-income families to visit our waterfront.**

**We know the project site very well.**

**We seniors moved to the Redondo waterfront a few years ago specifically to walk there, enjoy the ocean, and relax in our old age.**

**Instead, we find ourselves battling to preserve our pier, harbor, and parkland from predatory business interests, as well as from some city officials that have special benefits from this project.**

**Please deny this application and preserve the ideals of the Coastal Act.  
Make our dream of enduring coastal protection come true. Thank You.**

**Barbara and Jack Epstein  
230 The Village #305  
Redondo Beach, Ca. 90277  
310) 378-7317  
justbarb56@gmail.com**



## SOUTH BAY PARKLAND CONSERVANCY

May 4, 2017

South Bay Parkland Conservancy, it's Board Members and supporters in the cities of Redondo Beach, Hermosa Beach, Manhattan Beach, Torrance, Palos Verdes, as well as neighboring cities of Lomita, Gardena, Carson and Los Angeles thank and support the staff recommendations on the following agendas items:

Agenda Item 15a: Appeal Number A-5-RDB-16-0092, Redondo Beach Waterfront LLC

Agenda Item 15b: Appeal Number A-5-RDB-17-00008, Redondo Beach Boat Launch Facility

The appeals and staff report reflect the need to reject both projects because of their lack of adherence to the Local Coastal Plan and Chapter 3 of the Coastal Act and the passage of the King Harbor Care Act (Measure C) which passed by 57% of the vote in the March 7<sup>th</sup>, 2017 Redondo Beach Election. Residents of the South Bay have also donated their time and hard earned money to help with expenses to "Defend Redondo".

South Bay Parkland Conservancy is dedicated to the restoration, preservation, and public use of coastal land resources in the South Bay Region.

Melanie Cohen, President  
Dawn Esser, Vice President  
Paula Tuckerman, Secretary  
David Wiggins , Board member  
Samantha Iacobella , Board member  
James Light, Board member

**Dobson, Amber@Coastal**

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**From:** Virginia Gonzalez <ggonzalez310@me.com>  
**Sent:** Thursday, May 04, 2017 3:04 PM  
**To:** Dobson, Amber@Coastal  
**Subject:** In Support of Staff Recommendation

May 12, 2017 Coastal Commission Meeting

Agenda Item: F15a.: Appeal Number A-5-RDB-16-0092, 2016-06-CDP-04 Redondo Beach Waterfront LLC

Agenda Item: F15b: Appeal Number A-5-RDB-17-0008, 2016-10-CDP-008 Redondo Beach Boat Launch Facility

Support Staff Recommendation (Substantial Issue)

Commissioners and Staff,

In reference to the above I support the staff recommendation on both these agenda items. As detailed in the appeals and the staff report, these related projects represent multiple substantial issues with Redondo's LCP and Chapter 3 of the Coastal Act.

The majority of residents have rejected this project through the passage of an initiative, The King Harbor CARE Act (Measure C). In addition to RB residents, surrounding neighbors are equally concerned. I request all Commissioners to support staffs' recommendations and conclusions.

Please help the residents as well as the numerous (and growing) visitors to our great community.

Sincerely,

Virginia Gonzalez  
Property Owner and longtime resident (since 1974)  
108 Palos Verdes Blvd  
Redondo Beach CA 90277



## **Dobson, Amber@Coastal**

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**From:** Diana Mann <dmann90277@hotmail.com>  
**Sent:** Thursday, May 04, 2017 11:14 PM  
**To:** Dobson, Amber@Coastal  
**Subject:** Redondo Beach Waterfront Project  
**Attachments:** Czuleger Park Before and After.odp; Czuleger Park Before and After.odp (copy).pdf

Dear Ms Dobson:

The voters of the city of Redondo Beach recently passed an initiative (Measure C) that places many restrictions on development in our Harbor area, in particular, on blocking public views from our Czuleger Park. Our city is in the throes of turmoil over this issue as a result of a careless move on the part of the former mayor and his favored council members who signed a lease with the developer just weeks before the election. They are claiming the initiative does not apply to them since it was voted in after the lease was signed.

The voters have spoken, Ms Dobson. They do not want such an enormous development on the edge of our lovely waterfront.

**I believe the project violates the local coastal plan** for many reasons, firstly by blocking public access to the water with a street connecting The Esplanade with Harbor Drive - a thoroughfare intended to alleviate traffic from Pacific Coast Highway; secondly by paving over the Seaside Lagoon and opening it up to the polluted harbor for swimming; and thirdly and most importantly, by blocking public views with three and four story buildings that create a wall-like effect along Harbor Drive and also in front of Czuleger park which had protected status under a similar measure (Measure G) voted into law years earlier.

If you have a moment, please take a look at the attached file which shows pretty accurately just how the Market Hall of the project plan will take away a large part of the public's view from Czuleger park. These slides, while crude and amateur, are fairly accurate as they are based on the height and square footage published by the developer.

As you will see, the proposed Market Hall will block public views of the water and the harbor almost entirely from many points along the footpath in the park.

Thank you for your time in looking this over and for your careful consideration of the impact this enormous development will have on our waterfront.

*Diana Mann*

# Czuleger Park Before and After

Czuleger Park is given special protection in more than one place in Measure G. One of those places is Section 10-5.814(b)(1) Development standards: CC-3 coastal commercial zone.

“Views from Czuleger Park shall be protected by ensuring that two story buildings are not clustered or lined up in a manner that creates a wall-like impact on views from the park.”

# Proposed Market Hall aerial view

## Note location of Czuleger Pk with respect to Market hall location



# Market Hall rendering as shown in The Waterfront website



1. Czuleger Park from entrance at Catalina, top of the park

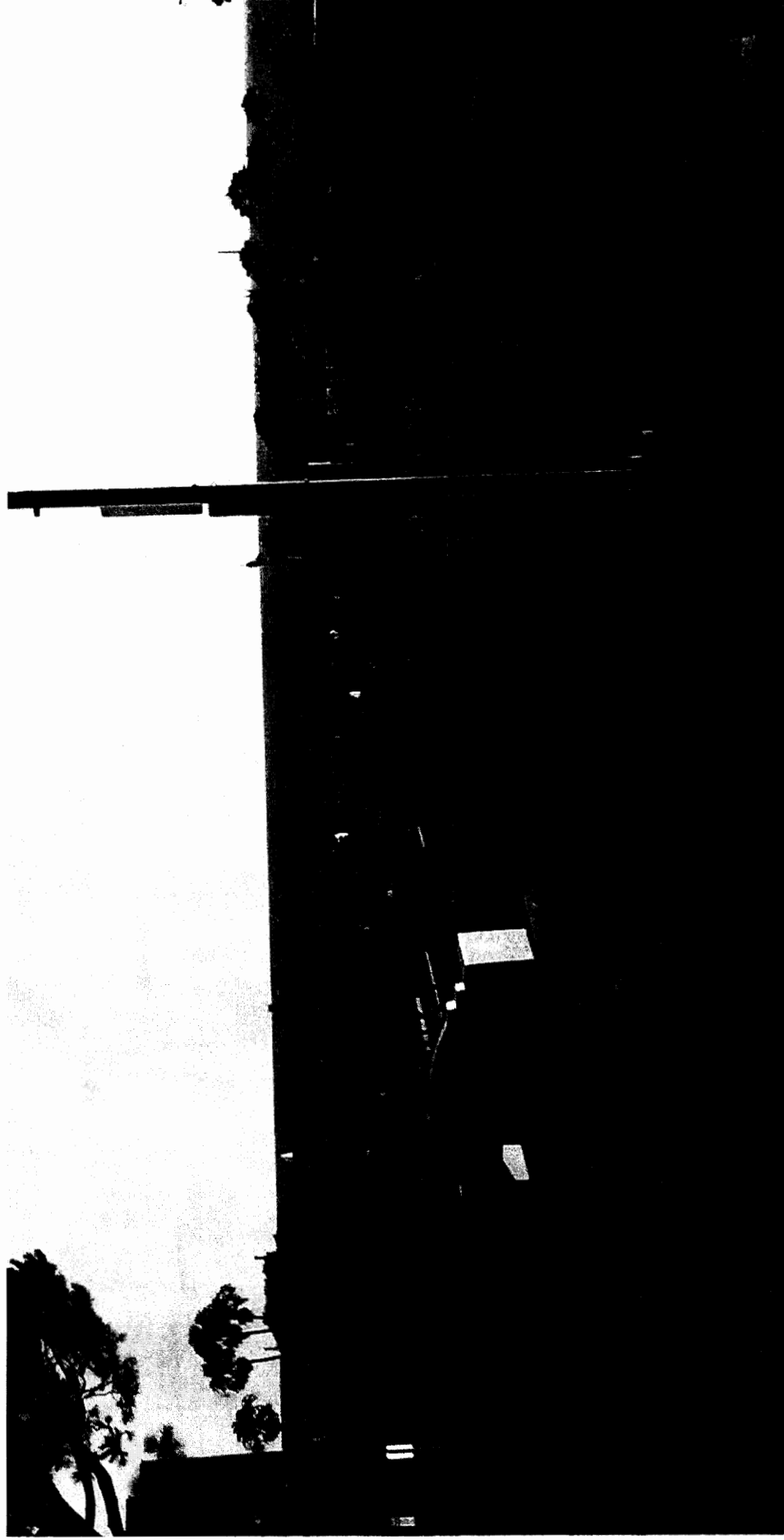
Note: Top of the flag pole on the elevator tower is roughly 37 feet in height from street level.



## 2. Czuleger Park near the Sea Scape One pool area (south) side of upper park



### 3. Czuleger Park mid-way down path near ocean facing benches



#### 4. Czuleger Park mid-way down looking north





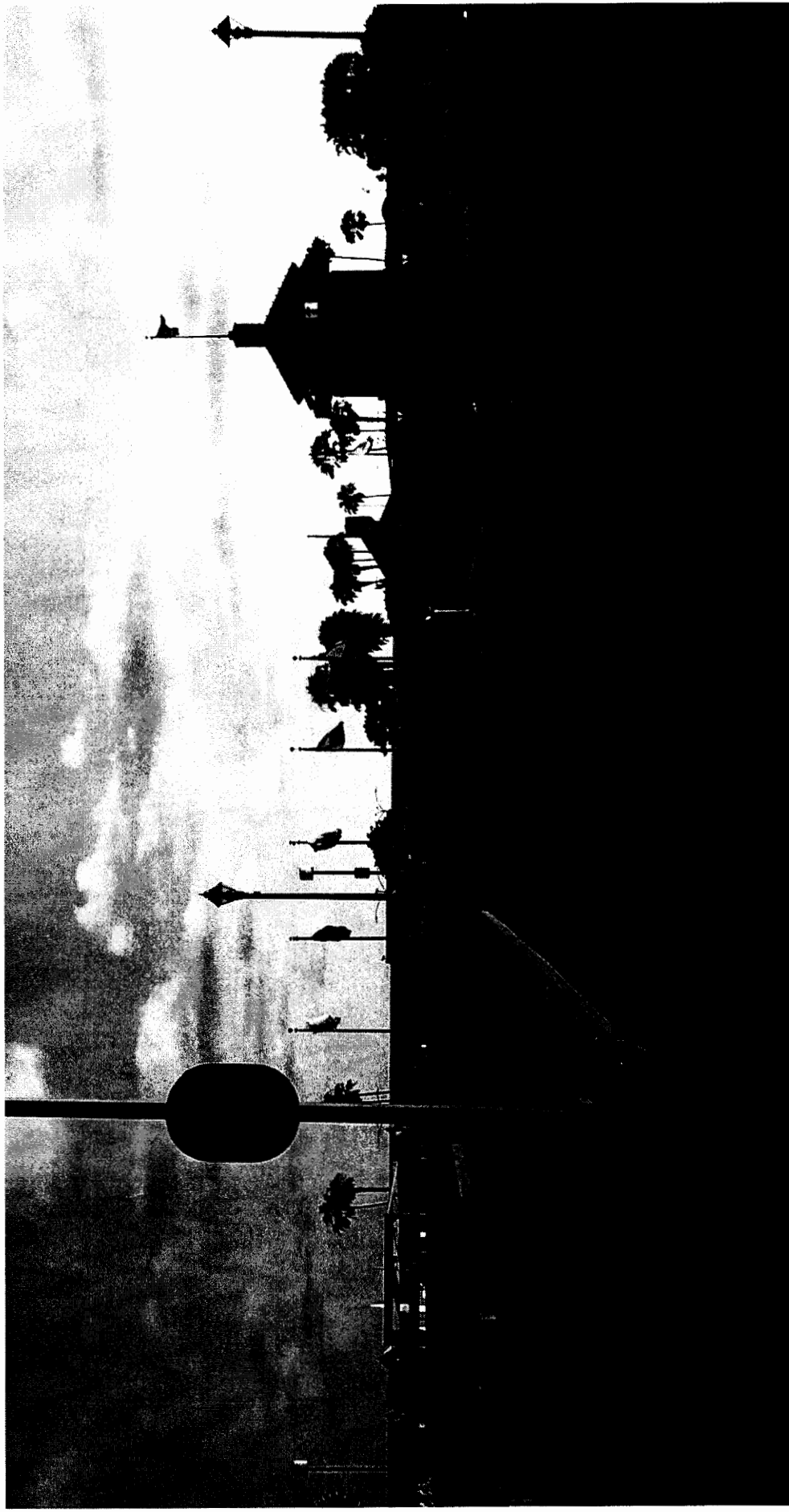
## 5. Czuleger Park mid-way down looking South



6. Czuleger Park near bottom of path  
looking straight out west



## 7. Czuleger Park from the bottom of the path



## 8. Czuleger Park from the plaza



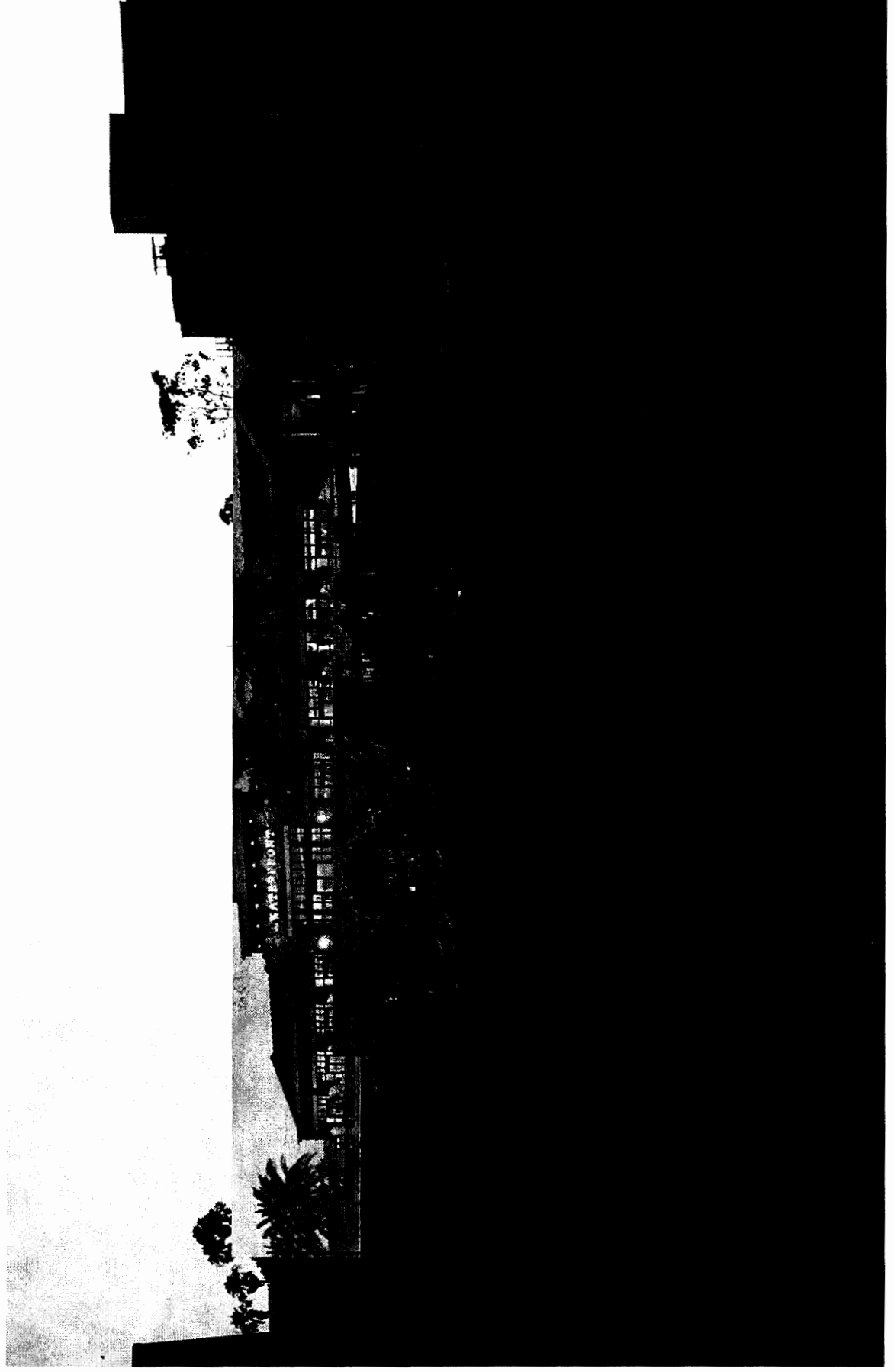
1. Market Hall insert

From entrance at Catalina, top of the park

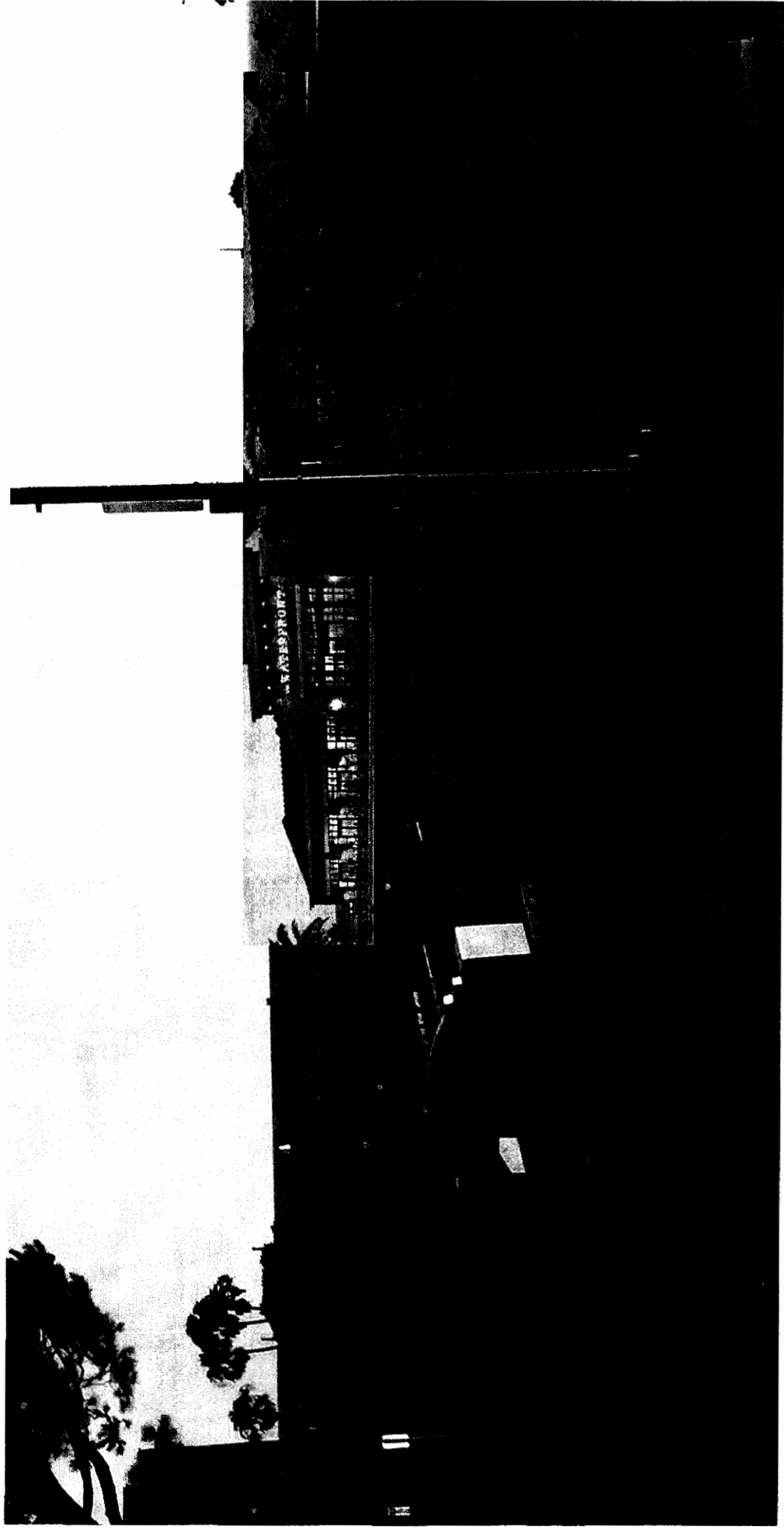
Note: Top of the flag pole



2. Market Hall insert near the Sea Scape One pool area (south side of upper park



### 3. Market Hall insert mid-way down path near ocean-facing benches

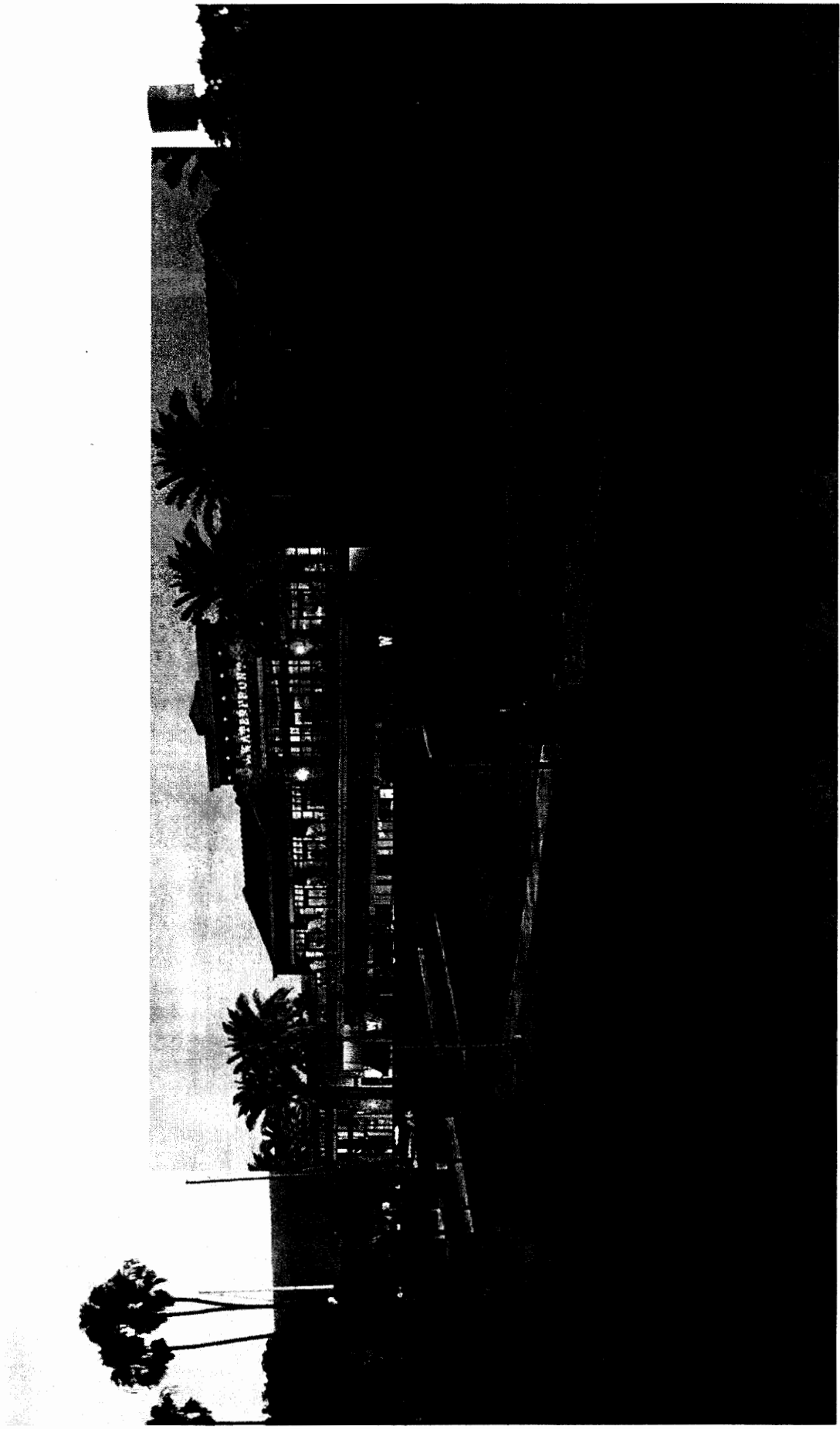


#### 4. Market Hall insert mid-way looking north





## 5. Market Hall insert mid-way down looking South



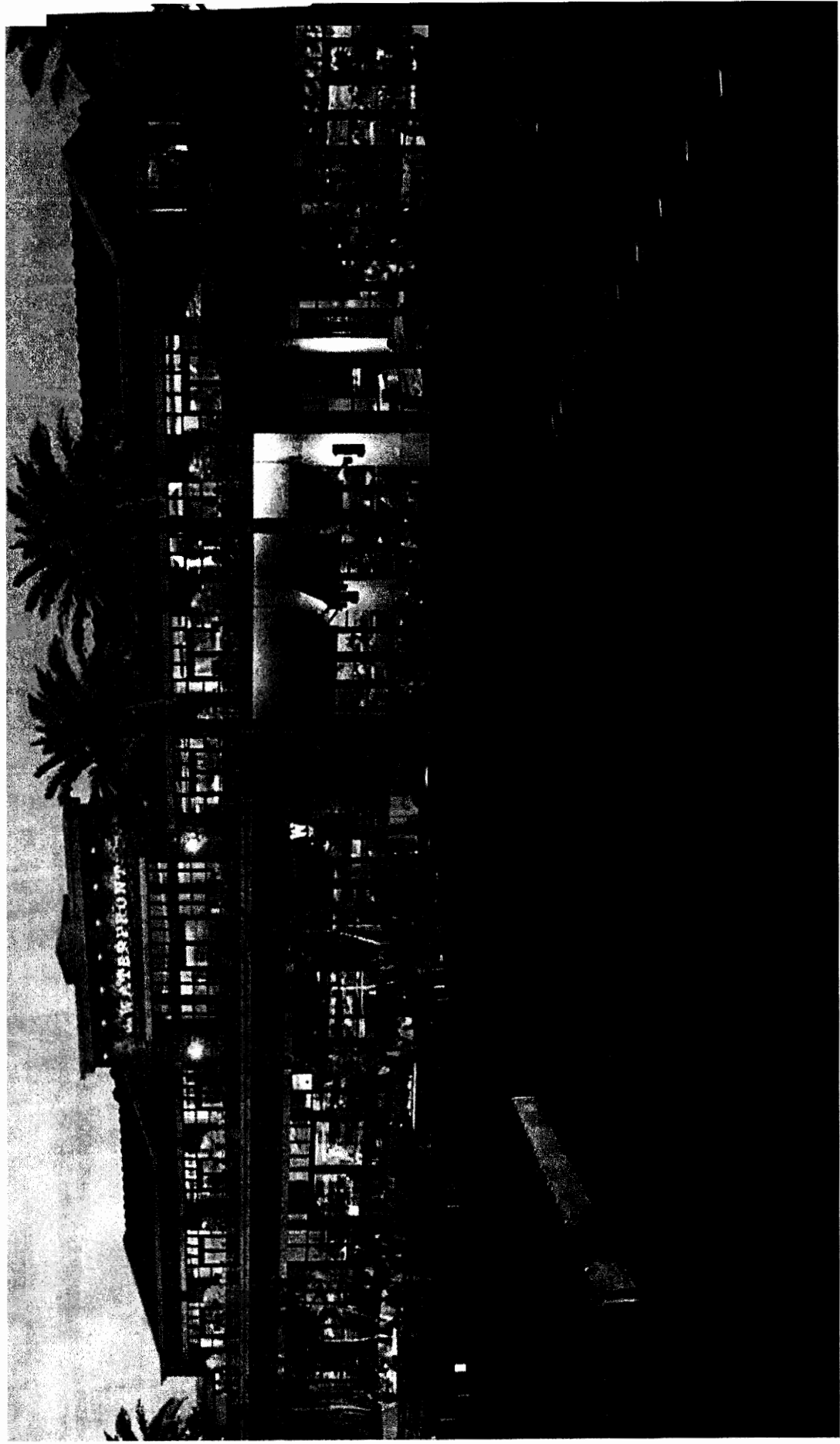
6. Market Hall insert near bottom of path  
looking straight out west



## 7. Market Hall insert from the bottom of the path



## 8. Market Hall insert The Wall



**Dobson, Amber@Coastal**

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**From:** Lisa Youngworth <lisa\_youngworth@hotmail.com>  
**Sent:** Friday, May 05, 2017 8:36 AM  
**To:** Dobson, Amber@Coastal  
**Subject:** May Agenda Nos. F15a/F15b

Dear Ms. Dobson,

These items are in violation of our local coastal program. They are also in violation of chapter 3 of the coastal act.

Thank you for your consideration!

Sincerely,  
Lisa Youngworth  
506 S Broadway  
Redondo Beach, CA 90277

Sent from my iPhone