

DOCKETED

Docket Number:	12-AFC-03
Project Title:	Redondo Beach Energy Project
TN #:	201660
Document Title:	Comments to CEC Memo re Redondo Emergency Ordinance
Description:	N/A
Filer:	James A Light
Organization:	Building A Better Redondo
Submitter Role:	Intervenor
Submission Date:	2/6/2014 9:39:08 PM
Docketed Date:	2/6/2014

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Building a Better Redondo
Intervenor
6 Feb 14

Subject: Comment to CEC Memo pertaining to 12-AFC-003
To: CEC Staff

BBR maintains the letter from the CEC is in error when it cites that Redondo's Emergency Ordinance requires their approval before being effective. We agree that any zoning change that would increase the environmental impacts of zoning approved by Coastal Commission as part of an LCP and related implementing ordinances. However, in this case the zoning change merely eliminates a use. It does not add a new use.

Section 30005 of the Coastal Act expressly allows a City to impose restrictions that do not conflict with the act: ***"No provision of this division is a limitation on any of the following: (a) Except as otherwise limited by state law, on the power of a city or county or city and county to adopt and enforce additional regulations, not in conflict with this act, imposing further conditions, restrictions, or limitations with respect to any land or water use or other activity which might adversely affect the resources of the coastal zone."***

Case law holds that a City can change a zoning ordinance in the Coastal Zone so long as the new zoning limits the uses to something less than previously approved by the Coastal Commission. For example, if the implementing ordinance as approved by the CEC limited roof heights to 20 feet to protect coastal views, the City could change their ordinance to a 15' height limit without CEC approval.

YOST V. THOMAS (1984) 36 Cal.3d 561 *"The Legislature left wide discretion to local governments to formulate land use plans for the coastal zone and it also left wide discretion to local governments to determine how to implement certified LCPs." "...once an LCP has been approved by the Commission, a local government has discretion to choose what action [36 Cal.3d 573] to take to implement its LCP: it can decide to be more restrictive with respect to any parcel of land, provided such restrictions do not conflict with the act."*

In this case, the City's emergency ordinance is more restrictive as it eliminates one of the uses permitted in the approved LCP and zoning - it does not substitute a new use. Since the impact of preventing a new power generation plant would be less environmentally impactful than allowing a new one, the CEC need not certify the change for it to be effective.

While one could argue that preventing a new plant would potentially allow the more impactful old one to operate, that is not a reasonable outcome of this zoning change. The state has set a deadline for the current plant to drastically reduce the use of ocean water for cooling. Modification of the current plant to a new cooling method would not be economically viable and would face regulatory obstacles that would likely prohibit the

conversion.

Converting the existing plant would not address the inefficient plant start up cycle. And the current plant is nearing the end of its useful life. Operation and maintenance costs of this plant would not be cost competitive with newer plants already added to the LA Basin LRA.

BBR maintains that the CEC incorrectly assessed Redondo's emergency ordinance and that indeed the City of Redondo does have the latitude to further restrict uses approved in the LCP in order to protect coastal resources without specific Coastal Commission approval.