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June 4, 2015

Chair Alan Fox and Planning Commissioners  
Long Beach Planning Commission  
City of Long Beach  
333 W. Ocean Blvd.  
Long Beach, CA 90802

Re: Application No. 1502-18  
Project Location: 690 Studebaker Road  
Lot Line Adjustment and Coastal Development Permit  
Applicants: AES Alamitos Energy, LLC and AES Alamitos, LLC  
Appeal of Los Cerritos Wetlands Land Trust  
Hearing: June 18, 2015

Dear Chair Fox and Commissioners:

The Los Cerritos Wetlands Land Trust is appealing the decision of the Zoning Administrator in this matter for the reasons stated below. Although the Notice of Public Hearing names me as the appellant, I filed the appeal on behalf of the Land Trust as its attorney.

The Land Trust wants the ongoing SEADIP update planning process to be as successful as possible. It recognizes that planning for the entire SEADIP area east of Studebaker is an important component of that effort. How the City addresses planning issues there will have a significant impact on the entire area and Los Cerritos Wetland resources. Because ownership issues, lot configuration matters, management issues and suggested uses remain uncertain, the Land Trust believes that the lot line change proposed by the applicants is inappropriate now.

#### **THE APPLICANTS SEEK TO ADJUST A LEGALLY UNRECOGNIZABLE LOT LINE**

The Zoning Administrator based his approval of the lot line adjustment on an erroneous assumption. The area in question is subject to the City's 1980 Certified Local Coastal Program. In 1997, the then Zoning Administrator issued a Certificate of Compliance in Conjunction with a Lot Line Adjustment application by Southern California Edison for the entire area east of Studebaker Road. Attached, as Exhibit "A," is a copy of the Certificate of Compliance. Page 3 of the Exhibit shows the original Parcel Lot Lines. Page 4 of the Exhibit shows the proposed Parcel Lot Lines.

For the lot line adjustment to be effective, the California Coastal Act and the Long Beach Municipal Code required that the City approve and issue a Coastal Development Permit. No Coastal Development Permit was ever issued. Therefore, Parcels 1 and 2, as identified in the current AES application, are not legally recognized parcels and adjusting the lot line as proposed will not create newly reconfigured legal lots.

Section 30106 of the Public Resources Code (The Coastal Act) defines "Development" to include any "division of land," and that includes lot line adjustments.

**Section 21.15.790 of the Long Beach Municipal Code** defines "Development" to include "Any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of the land by a public agency for public recreational use."

**Section 21.25.903 of the Long Beach Municipal Code**, with exceptions not applicable here, provides "All development in the coastal zone shall be required to obtain either a coastal permit pursuant to Section 21.25.904 or a coastal permit categorical exclusion pursuant to Section 21.25.906. Such approval must be issued prior to the start of development and shall be required in addition to any other permits or approvals required by the City." It further provides that "All development projects which require additional discretionary review (such as a conditional use permit, subdivision map or standards variance)" require coastal permits.

The subject property is within the Coastal Commission's appeal jurisdiction. Even if the City had approved a Coastal Development Permit in 1997, which it did not, the lot line adjustment would not have been effective. That is because the time to appeal the decision to the Coastal Commission does not start to run until a formal notice is given to the Coastal Commission of the City's approval of a Local Coastal Development Permit. The City gave none.

In 2007, Home Depot proposed constructing a home improvement center on the parcel in question. That project was approved by the City and appealed to the Coastal Commission. While the appeal was pending, the Home Depot applicants abandoned the project after they recognized that the creation of the parcel on which they wished to build was unpermitted. Attached, as Exhibit "B," is a copy of pages 1, 4, 5 and 6 of the Coastal Commission De Novo Appeal Staff Report (A-5-LOB-06-400) for the Home Depot project which discusses the unpermitted nature of the parcel lot line configuration. A copy of the full report is available on the Coastal Commission's website at <http://documents.coastal.ca.gov/reports/2007/10/W14a-10-2007.pdf>.

While the Home Depot appeal was pending before the Coastal Commission, the City in an effort to "correct" its failure to approve a Local Coastal Development Permit for the 1997 lot line adjustment, delivered to the Coastal Commission a letter dated December 12, 2007,

together with a document entitled "Notice of Final Action," copies of which are attached as Exhibit "C." In spite of the assertion in the letter that the lot line adjustment of 1997 was "legally processed," neither the letter nor the accompanying notice represent that the City approved the required Local Coastal Development Permit required by Section 21.25.903 of the Long Beach Municipal Code. This failure was not a mere technicality. Specific Coastal Development Permit findings are required reciting how a project is consistent with the City's Local Coastal Program and the California Coastal Act.

#### **APPROVAL OF THE APPLICATION MAY PREJUDICE THE SEADIP UPDATE PLAN EFFORT**

Approving this application may validate other unpermitted and unexamined parcel lot line adjustments. The 1997 lot line adjustment map does not take into account current land use proposals. For instance, the Los Cerritos Wetland Authority currently claims ownership of a 5.11-acre parcel at the northeast intersection of Studebaker and Second Streets, but the 1997 Certificate of Compliance parcel maps shows no such parcel. That "parcel" has been proposed for a both a wetland visitor center and as a location for petroleum extraction activity.

The applicants have not provided a land use reason for their lot line adjustment proposal. If the applicants are considering expanding its power plant operation there, they should say so, particularly in light of the suggestion that a modern plant will require less space than is currently required.

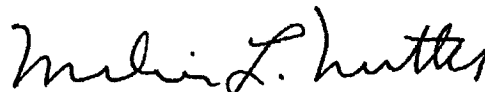
#### **THE LOT LINE ADJUSTMENT PROPOSAL APPEARS DESIGNED TO CIRCUMVENT CEQA**

The applicant has not provided a rationale for the lot line adjustment. It appears that this is the first step in a large undisclosed project. If that is the case, it likely will require CEQA review and you should be able to consider the full impact of the project rather than approving it piece by piece. Further, the entire area is crisscrossed with a series of petroleum pipelines owned or maintained by the Plains All American Pipeline Company. In short, the importance of understanding the environmental impacts of any complete project on the site is crucial.

#### **CONCLUSION**

For all of the reasons recited above, the Los Cerritos Wetlands Land Trust, requests that the lot line adjustment application and the Local Coastal Development Permit be denied.

Very truly yours,



Melvin L. Nutter

# EXHIBIT A

Recording Requested by:  
City of Long Beach

97-1958950

**Stewart Title**  
When Recorded Mail to:

Zoning Administrator  
Department of Planning and Building,  
5th Floor, 333 W. Ocean Blvd.  
Long Beach, CA 90802

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
11:41 AM DEC 12 1997

**RECEIVED**  
South Coast Region

JAN 19 2007

FEE \$100.00 E

040020644

D.A. FEE Code 20 \$ 21.00

Space above this line reserved for recorder's use

**GRANT OF  
CERTIFICATE OF COMPLIANCE  
IN CONJUNCTION WITH A LOT LINE ADJUSTMENT**

NCPF Code 19 \$96.00

**Application:** LLA 9704-09 - (Parcel 2)  
**Property Owner:** Southern California Edison Company  
**Property Location:** 690 Studebaker Road, Long Beach, CA 90803  
**Mailing Address:** P. O. Box 800 - 224 Walnut Grove Avenue, Rosemead, CA 91770

The following real property, as of the date of recordation of this document (Parcel 2 of LLA 9704-09), has been determined to be in compliance with applicable provisions of the Subdivision Map Act of the State of California (Section 66410 et. seq., of the California Government Code) and the Subdivision Ordinance of the City of Long Beach, California, enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Future development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

The subject Certificate of Compliance is granted for the parcel of land being a subdivision of that portion of the East one-half of Section 2, Township 5 South, Range 12 West, in the Rancho Los Alamitos, as shown on Partition Map recorded in Book 700, Page 141 of Deeds, in the Office of the Los Angeles County Recorder. All necessary easements are provided by an agreement which will be recorded concurrently with recordation of this Certificate of Compliance.

SEE ATTACHED EXHIBIT A E B

Attached are the legal descriptions of the parcel and a survey plot plan which are hereby incorporated by this reference as a part of this Certificate.

Department of Planning and Building, City of Long Beach

By: Robert Benard  
ROBERT BENARD  
Zoning Administrator

12/10/97  
Date

**ACKNOWLEDGMENT**

PUBLIC AGENCY (CC 1191)  
State of California, County of Los Angeles

On December 10, 1997, before me, KATHLEEN BANGMA, a Notary Public in and for said State, personally appeared Robert Benard, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Kathleen Bangma



L.L.A. 9704-09  
FINAL PLOT PLAN FOR LOT LINE ADJUSTMENT  
IN THE CITY OF LONG BEACH, STATE OF CALIFORNIA

BEING A FINAL PLOT PLAN OF A PORTION OF SECTION 2, TOWNSHIP  
5 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS ALAMITOS, AS  
SHOWN ON PARTITION MAP RECORDED IN BOOK 700, PAGE 141 OF DEEDS,  
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED  
UPON CRITERIA ESTABLISHED BY THE DIRECTOR OF PUBLIC WORKS AND IN  
CONFORMANCE WITH THE APPLICABLE LOCAL ORDINANCE AT THE REQUEST  
OF SOUTHERN CALIFORNIA EDISON CO. APRIL 14, 1997.

Marissa Crowther 12-5-97  
Marissa Crowther, PLS 6153 Date



DIRECTOR OF PUBLIC WORKS CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE  
REQUIREMENTS OF LOCAL ORDINANCE THIS 8<sup>th</sup> DAY OF  
DECEMBER 1997

Director of  
Public Works / By:

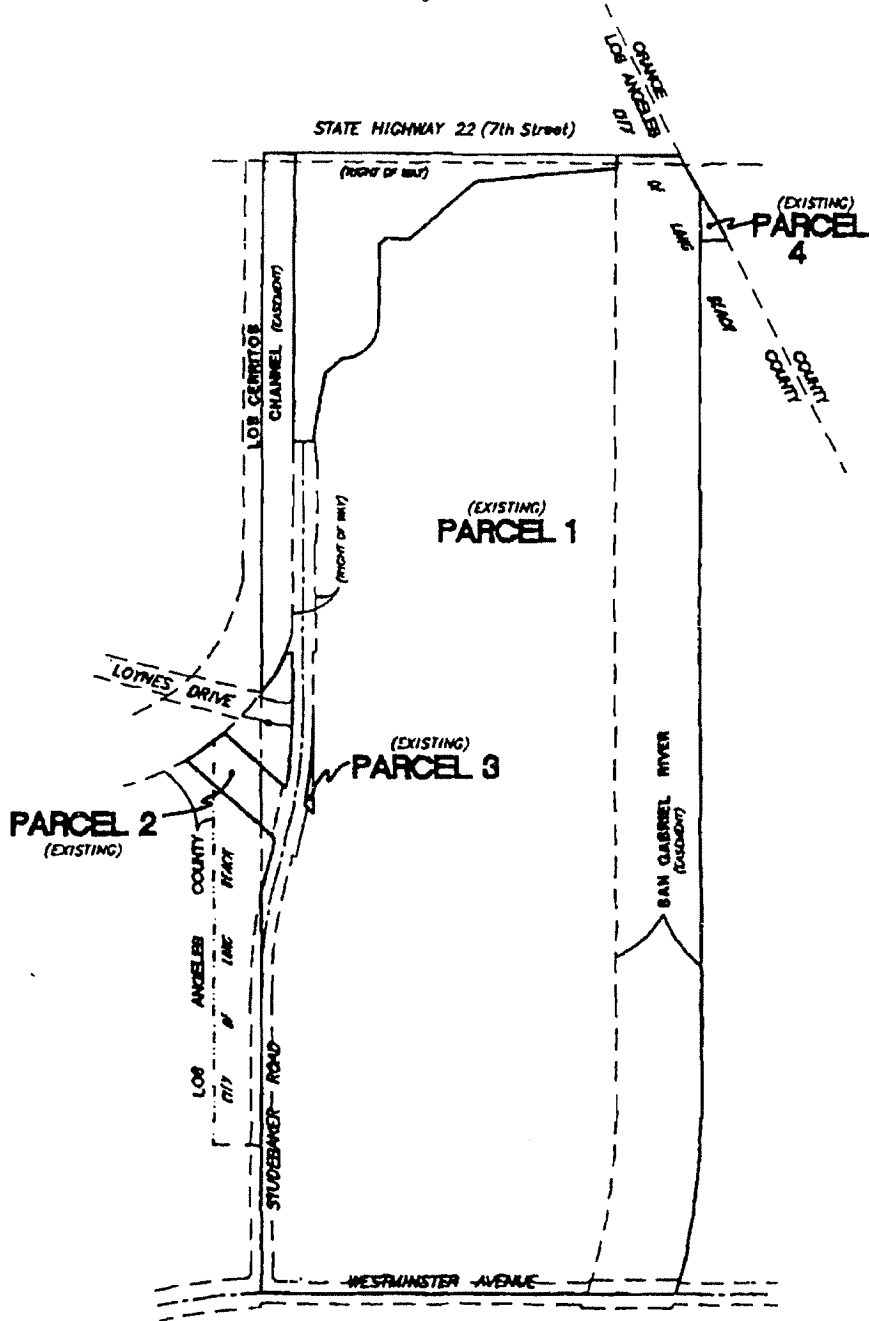
Edward J. Pritz

97-1958950

# L.L.A. 9704-09

## FINAL PLOT PLAN FOR LOT LINE ADJUSTMENT IN THE CITY OF LONG BEACH, STATE OF CALIFORNIA Existing Lot Lines

3



### 97-1958950

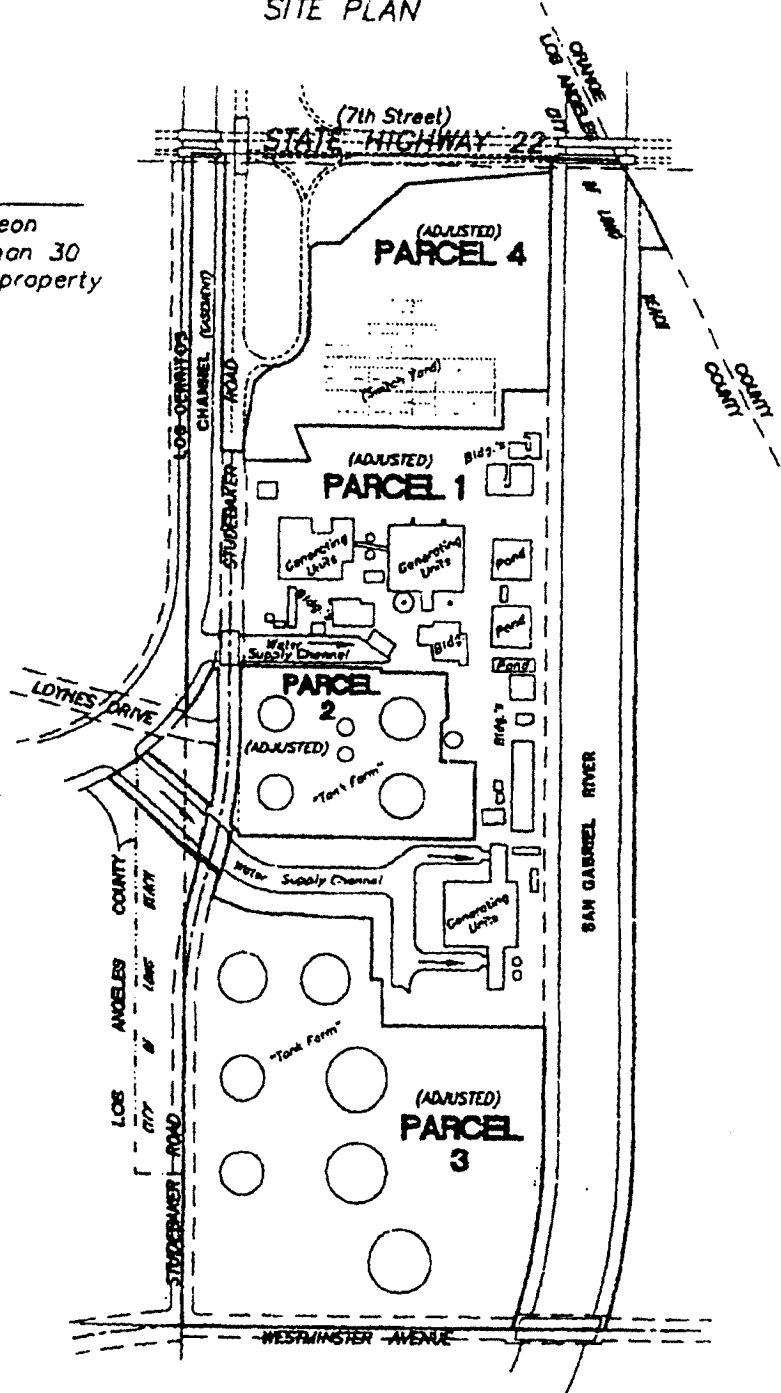
L.L.A. 9704-09

FINAL PLOT PLAN FOR LOT LINE ADJUSTMENT  
IN THE CITY OF LONG BEACH, STATE OF CALIFORNIA  
SITE PLAN

4

Note:

Buildings shown hereon  
are located more than 30  
feet from adjusted property  
lines.



97-1958950



SCALE : 1" = 800'



# EXHIBIT B

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



Appeal Filed: 9/29/2006  
180th Day: N/A  
Staff: Charles Posner - LB  
Staff Report: 9/20/2007  
Hearing Date: October 10, 2007  
Commission Action:

**W14a****STAFF REPORT: APPEAL - DE NOVO**

**APPEAL NUMBER:** A-5-LOB-06-400

**APPLICANTS:** Studebaker LB, LLC (Tom Dean) & Home Depot-SSC/West Coast

**AGENTS:** Visanthi Ramanathan and Cynthia McClain-Hill

**PROJECT LOCATION:** 400 Studebaker Road, City of Long Beach, Los Angeles County.

**APPELLANTS:** Coastal Commissioners Sara Wan & Larry Clark; Rena Akers; Heather Altman; Tim Anderson, Janice Dahl & Mary Parsell; Ann Cantrell; Melinda Cotton; Doug Drummond & Thomas Marchese; Charles W. Legeman; Mary Beth Mashburn; Jeff Miller; Dean Richardson; and Mary Suttie & Dave Robertson.

**PROJECT DESCRIPTION:** 1) Subdivide the project site into two lots; 2) demolish a fuel oil tank farm and complete subsurface soils investigations; 3) remediate contaminated soils; and 4) construct a 128,517 square foot home improvement and garden center, a 6,000 square foot restaurant, and two retail/commercial buildings totaling 12,000 square feet.

Project Area	16.46 acres
Building Coverage	143,673 square feet
Pavement Coverage	374,000 square feet (approx.)
Landscape Coverage	166,181 square feet (approx.)
Parking Spaces	712
Zoning	Planned Dev. District PD-1 (SEADIP)
Plan Designation	Planned Development - Industry
Ht above final grade	35 feet

**SUMMARY OF STAFF RECOMMENDATION**

On November 16, 2006, the Commission determined that the appeals raise a substantial issue and overturned the City's approval of the local coastal development permit for the following reasons: 1) the certified City of Long Beach Local Coastal Program (LCP) designates the project site for an industrial use, while the City approved a commercial use; 2) approval of a land use that is not consistent with the certified LCP could result in unanticipated and cumulative impacts to the adjacent area and may prejudice future decisions for the area as the LCP is currently being updated; 3) the development did not meet the LCP open space requirements; 4) the development could adversely affect wildlife, wetlands and the adjacent tidal waters; and, 5) the traffic generated by the commercial development may adversely impact coastal access.

This staff report is for the de novo portion of the hearing on the appeal where the Commission will deny or approve the proposed development. Staff is recommending denial of the permit for the reasons listed on Page Two. The motion to deny the permit is on Page Two.

be 30-to-35 feet tall. Vehicular access to the proposed commercial retail center would be provided only from Studebaker Road, with the primary entrance located at an improved intersection of Studebaker Road and Loynes Drive (Exhibit #4).

The proposed traffic mitigation improvements include: an enlarged and improved intersection of Studebaker Road and Loynes Drive, new north and southbound traffic lanes added to Studebaker Road within the existing paved right-of-way, and installation of a new synchronized traffic signal system along Studebaker Road.

#### **B. Unpermitted Creation of the Parcel**

A major legal obstacle exists to approving any development on the project site as the parcel where the current development is proposed was created through an unpermitted lot line adjustment in 1997 (Exhibit #5). Part of the currently proposed development includes the subdivision of this parcel that was illegally created into two new lots. A coastal development permit is required for a lot line adjustment or redivision of property. In this case, although the lot line adjustment was approved at the local level, a local coastal development permit was never approved for the lot line adjustment. Since the underlying lot is not considered to be a "legal" parcel, a coastal development permit cannot be approved to develop the lot with the proposed commercial development, particularly when the proposed development includes a further subdivision of the parcel that was not legally created.

On December 10, 1997, the City of Long Beach Zoning Administrator, Robert Benard, granted to the former property owner (Southern California Edison Company) a Certificate of Compliance for a Lot Line Adjustment that re-divided a 230-acre (approx.) industrial parcel and three other very small parcels owned by Southern California Edison Company into four parcels of 126.444, 17.821, 61.736 and 28.082 acres, Parcels 1 through 4 respectively (Exhibit #5). Parcel 2 is the site of the proposed commercial development. The four parcels created by the 1997 Lot Line Adjustment are not legal because the City did not process the requisite local coastal development permit for the development.

The City of Long Beach certified LCP requires that a local coastal development permit be obtained for development on the project site because it is the first lot located adjacent to Alamitos Bay.

Section 21.25.903.B of the City of Long Beach certified LCP states:

#### **21.25.903 Permit Required**

All development in the coastal zone shall be required to obtain either a coastal permit pursuant to Section 21.25.904 or a coastal permit categorical exclusion pursuant to Section 21.25.906. Such approval must be issued prior to the start of development and shall be required in addition to any other permits or approvals required by the city.

**B. Coastal Permits Issued by the City.** The following categories of projects require coastal permits in accordance with the procedures set forth in this division:

1. Development on the first lot located on, adjacent to, across the street from, or abutting the beach, bay, ocean or tidelands, except minor addition

to a single-family residence as specified in Subsection 21.25.903C (categorical exclusion).

The City of Long Beach certified LCP defines development as follows:

**21.15.790 Development**

**A. "Development" means:**

1. The division of a parcel of land into two (2) or more parcels;
2. The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure;
3. Any mining, excavation, landfill or land disturbance; or
4. Any use or extension of the use of land.

**B. This definition includes, but is not limited to:**

1. Subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code);
2. Any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of the land by a public agency for public recreational use;
3. Change in the intensity of use of water, or of access thereto;
4. Construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and
5. The removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

**C. As used in this Section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line and electrical power transmission and distribution line.**

All divisions of land are considered development, including lot line adjustments. The 1997 lot reconfigurations at issue here are therefore a type of development that requires a local coastal development permit, but the City failed to issue a coastal development permit in this case. In addition, the property on which the lot line adjustments took place is between the first public road and the sea and therefore within the appealable area of the coastal zone. Cal. Pub. Resources Code § 30603. Any local coastal development permit approved for such a change to property lines would therefore be appealable to the Commission.

Moreover, the lot line adjustment here raises significant issues with respect to its conformity with the certified LCP. It is unlikely that the Commission would approve the lot configuration depicted in the 1997 Lot Line Adjustment (especially for a commercial development) because the certified LCP designates and protects the land for current and future industrial uses. Such a parcel configuration substantially reduces the size of the original industrial lot and makes the site less attractive to new industry (or expansion of the existing industrial use) because creating four smaller parcels out of one larger industrial parcel reduces the options for future large scale priority coastal related industrial uses. Putting a commercial use in the middle of the industrial land also would reduce the amount of land available for industrial development in the coastal zone.

In addition, the Commission cannot verify whether the four parcels that existed prior to the 1997 Lot Line Adjustment were actual legal lots. One of the parcels (Parcel 2) appears to be an undevelopable tidal channel. Parcel 3, less than an acre in area, appears to be a remnant of the Studebaker Road right-of-way. Parcel 4, also less than an acre in area, is situated on the opposite (eastern) side of the San Gabriel River than the other three parcels. It is also not clear how the lines of the four existing parcels were adjusted in order to arrive at the parcel configuration mapped by the 1997 Lot Line Adjustment.

As previously stated, the currently proposed project includes a further division of the industrial land in order to create a new 1.1-acre lot within the project site in order to retain some above-ground fuel storage tanks and a retention basin still being used for energy generation. Further subdivision of the unpermitted parcel cannot occur (and the unpermitted parcel cannot be developed by the applicants) unless the 1997 Lot Line Adjustment is permitted by the requisite local coastal development permit. The Commission does not recognize the underlying parcel as a legal lot and cannot approve the proposed development and subdivision of an unpermitted parcel. Therefore, this coastal development permit application is denied.

### **C. Land Uses Permitted by the Certified LCP**

The Commission's de novo decision on this appeal must be based on whether the proposed development is consistent with the City of Long Beach's certified Local Coastal Program (LCP). The land use designation set forth for the project site in the LCP calls for an industrial land use on the project site. The proposed project is a purely commercial development with no new industrial component, and it is therefore inconsistent with the land use designation for the site. On November 16, 2006, the Commission found that the City's approval of the proposed commercial land use on the site constituted a substantial issue, and thus voided the local coastal development permit.

#### **Certified LCP Provisions**

The City of Long Beach Local Coastal Program (LCP), certified on July 22, 1980, sets forth the land use designations and development policies for the City's coastal zone. The Land Use Plan (LUP) portion of a local government's LCP generally provides a list of permitted land uses (and sometimes prohibited uses) and the general development policies for the coastal zone. A certified LCP must also include implementing ordinances to implement the development policies set forth in the LUP. In certain geographic areas of Long Beach, like the southeast portion of the City, specific plans called Planned Development Ordinances contain both the land use policies and the implementing ordinances that comprise the certified City of Long Beach LCP. According to the City's Planning Department website, these Planned Development Districts are more comprehensive than zoning and are intended to achieve a specific outcome in a geographic area.<sup>2</sup>

<sup>2</sup> All 27 of the City's Planned Development Districts are identified as "Mixed Use" land use districts in the Land Use Element of the City's General Plan because each Planned Development District can include a wide variety of land uses. In regards to the areas identified as "Mixed Use" districts, the Land Use Element of the City's General Plan states that the Planned Development Districts included in this land use district "shall be regulated by an area wide planned development plan and ordinance" and that "land use controls and design and development standards for these areas shall be contained in the planned development plan/ordinance for each area." It does not mean that any mix of uses can be permitted in the district.

# EXHIBIT C



OFFICE OF THE CITY ATTORNEY  
Long Beach, California

ROBERT E. SHANNON  
*City Attorney*

NEERA MAHOOD  
*Assistant City Attorney*

MICHAEL MAIS  
*Assistant City Attorney*

December 12, 2007

Jack Ainsworth, Deputy Director  
California Coastal Commission  
South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302

RE: Appeal Number A-5LOB-06-400  
Applicants: Studebaker LB, LLC (Tom Dean) and  
Home Depot- SSC/West Coast

Dear Mr. Ainsworth:

The City of Long Beach has reviewed the staff report that was prepared in connection with the above referenced appeal. Among other things, the staff report contains a discussion regarding the alleged "unpermitted" creation of the parcel that is subject to the pending appeal. (See Section II B "Unpermitted Creation of the Parcel.")

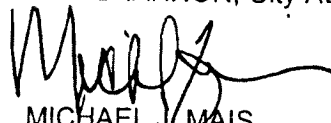
It is the City's position that the lot line adjustment referred to in the staff report was, in fact, legally processed by the City in 1997. The applicant, Southern California Edison Company, requested the lot line adjustment in order to facilitate divestiture of the property in accordance with the Electric Utility Industry Restructuring Act of 1996. In approving the lot line adjustment, the City strongly believes that it employed a process that complied with all applicable standards of State and local law, including the provisions of the City's Local Costal Program. Along other things, the City conducted a duly noticed public hearing in accordance with the provisions of Chapter 20.20 of the City's Municipal Code. It should be noted that in the intervening ten years, title to the various parcels has changed hands, and the new owners have obviously relied on the adjusted lot lines in making their respective acquisitions.

In order to move this matter forward, the City has prepared and attached hereto a "new" Notice of Final Action executed by the City's Planning Bureau Manager Greg Carpenter. If you should have any questions or would like to discuss this matter further, please do not hesitate to contact me.

Very truly yours,

ROBERT E. SHANNON, City Attorney

By

  
MICHAEL J. MAIS  
Assistant City Attorney

MJM:kjm  
Enclosure

L:\Apps\CityLaw\32\WPDOcs\012\IP006\00116387.DOC  
#07-05945

PRINCIPAL DEPUTIES

Barbara D. de Jong  
Dominic Holzhaus  
Belinda R. Maves  
Charles Parkin

DEPUTIES

Carol Anderson  
Richard E. Anthony  
Anna S. Barron  
Christopher Case  
Dorothy A. Conway  
Randall C. Fudge  
Charles M. Gale  
Marty H. Macht  
Anne L. Latture  
Barbara M. Meyers  
Cristal Meyers  
Howard D. Russell  
Tiffany L. Shin



# CITY OF LONG BEACH

Department of Planning and Building

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

ZONING DIVISION

## NOTICE OF FINAL ACTION

**Case No.:** 9704-09

**Project Location:** 690 Studebaker Road

**Original Applicant:** Southern California Edison Company  
c/o Marissa Crowther  
4371 Latham Street  
Riverside, CA 92501

**Requesting Party:** Studebaker LB, LLC  
3626 Long Beach Boulevard  
Long Beach, CA 90807

**Permit(s) Requested:** Lot Line Adjustment

**Project Description:**

Readjust existing lot lines of the Alamitos Generating Station to form four reconfigured land parcels for divestiture purposes.


**Action was taken by the:** Zoning Administrator on:  
July 7, 1997

**Decision:** Conditionally Approved

**Action was final on:** July 17, 1997

**This project is in the Coastal Zone**

***You are hereby provided notice that the time within which judicial review of the herein reported decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.***

  
Greg Carpenter  
Planning Manager