

**CALIFORNIA COASTAL COMMISSION**

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

**W7a**

May 21, 2008



**TO:** Commissioners and Interested Persons

**FROM:** Jack Ainsworth, Deputy Director  
Teresa Henry, South Coast District Manager  
Gary Timm, Supervisor, Regulation & Planning, Los Angeles County Area  
Gabriel Buhr, Coastal Program Analyst II

**SUBJECT:** Minor Amendment Request No. 1-08 to the City of Redondo Beach Certified Local Coastal Program for Commission Concurrence at its June 11-13, 2008 meeting in Santa Rosa.

**Local Coastal Program Amendment No. 1-08 (Minor)**

The City is requesting that the Commission certify an amendment to the Implementation Plan (IP) portion of the City of Redondo Beach certified Local Coastal Program (LCP). The requested LCP amendment would make minor revisions to various sections of the Implementation Plan to 1) modify electronic messages displayed for live performance theatres with no less than 1,000 seats, and 2) to amend the LCP for clarification and consistency with the current Building and Fire Codes. The certified Land Use Plan (LUP) portion of the LCP is not affected by this amendment.

Amendment Description:

The proposed amendment includes the following changes to the LIP:

- Modify electronic message displays in Public and Institutional zones permitted only for live performance theatres with a seating capacity of not less than 1000 seats. The proposed amendment would require that a message remain fixed for a period of 8 seconds, and prohibit any flashing messages, but allow for the scrolling or fading of text.
- Modifies the permitted setback from the property line for windows and other projections to maintain a thirty-six (36) inch to sixty (60) inch setback in accordance with the Building Code.
- Modifies the combined total maximum area for all roof decks and mezzanines serving an individual housing unit to be limited to less than 500 square feet.
- Reinforces Building and Zoning Code definitions related to the definition of a basement or subterranean level.
- Reinforces Building and Engineering Department requirements regarding driveway slope and design.

The proposed revisions were submitted for Commission action pursuant to Resolution #'s CC-0605-40 and CC-8001-1 and are contained in Ordinance #'s 2983-06-CC and 3008-07.

The City Planning Commission held public hearings for the proposed LCP amendment on March 16, 2006 and July 19, 2007. The Redondo Beach City Council held public hearings for the LCP

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amendment on April 18, 2006, October 16, 2007, November 6, 2007 and January 8, 2008. The public hearings were advertised in local newspapers, which include the Easy Reader-Redondo Beach Hometown News and the Beach Reporter and notice was sent to property owners and interested parties. All staff reports were made available for public review in the City of Redondo Beach Planning Department offices.

The requested LCP amendment is a “minor” LCP amendment because the proposed changes are consistent with the certified LUP, would make the zoning regulations more specific, and would not change the kind, location, intensity or density of any uses. The proposed changes to the certified LUP are attached (the proposed new language is underlined).

### **Analysis**

The Executive Director has determined that City of Redondo Beach LCP Amendment No. 1-08 is a minor LCP amendment. The proposed IP amendment modifies how electronic message displays for live performance theatres are displayed, amends the permitted setbacks for windows or other projections to be consistent with the Building Code, limits the combined allowable size of roof decks and mezzanines to be consistent with the Building Code and recognizes different standards for subterranean levels and driveways located in the Building Code for clarification and consistency purposes.

The proposed amendment would modify the existing Public Zone Requirement section (10-5.1814) in Article 6 of the IP dealing with sign regulations and would further restrict permitted electronic message displays by requiring that a message remain fixed for eight seconds, and restrict how the message is animated by permitting fading or scrolling of text, but prohibiting flashing messages. Electronic message displays will continue to be permitted pursuant to certain criteria, including only being permitted on sites having a live performance theatre with a seating capacity of not less than 1000 seats and the sign structure shall not be located adjacent to or towards any street other than a major arterial. The City notes that the only two existing sites that meet the proposed criteria are the Performing Arts Center and the Redondo Union High School auditorium, which are both outside of the coastal zone. If a performance theatre seating no less than a 1000 people is built within the coastal zone, an electronic message display could be considered for that use. None is proposed at this time.

The proposed amendment would also provide clarification and consistency with the current Building and Fire Codes. A change to Section 10-5.1522 of the Municipal Code would restrict windows or other projections from extending to within thirty-six inches of the property line. An addition to Section 10-5.1508 would limit the combined area of roof decks and mezzanines for a single housing unit to less than 500 square feet. Notes to Sections 10-5.402, 10-5.1704 and 10-5.1706 of the Municipal Code would provide clarification that other relevant and more restrictive building standards exist elsewhere in the Code related to allowed driveway slopes, and subterranean/basement level definitions.

The amendment does not change any other part of the certified LUP. All proposed modifications are consistent with LUP policies adopted to preserve the character and scale of existing neighborhoods. The changes do not affect required parking, building height or intensity of use. Nothing in the proposed amendment changes the procedures or requirements for coastal development permits.

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**Procedures**

Pursuant to Section 30514(c) of the Coastal Act and Section 13554(a) of the California Code of Regulations, the Executive Director has determined that the proposed LCP amendment is "minor" in nature. Section 13554(a) of the California Code of Regulations defines a minor LCP amendment as changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and are consistent with the certified LUP.

The proposed LCP amendment will become effective after report to the Commission of any written objections received within ten working days of the mailing of notice unless one-third of the appointed members of the Commission request that the LCP amendment be processed and heard as a "major" LCP amendment pursuant to Section 13555 of the California Code of Regulations.

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Planning Department

415 Diamond Street, P.O. Box 270  
Redondo Beach, California 90277-0270  
www.redondo.org

tel 310 372-1171  
tel 310 318-0637  
fax 310 372-8021

April 3, 2008

Gabriel Buhr  
Coastal Program Analyst  
California Coastal Commission  
South Coast District  
200 Oceangate, 10th Floor  
Long Beach, CA 90802



Re: Submittal of minor amendments to the Redondo Beach Coastal Zoning Ordinance

Dear Mr. Buhr:

The Redondo Beach City Council approved two minor amendments to the Coastal Zoning Ordinance that are being submitted to the Coastal Commission for certification at this time.

One amendment relates to electronic message signs permitted for theaters of at least 1,000 seats (there are currently no such theaters in the Coastal Zone). The amendment reduces the minimum amount of time the message must remain fixed from 15 seconds to 8 seconds.

The other amendment includes several amendments for clarification and consistency with the Building Code.

Five copies of all documents are attached. No members of the public spoke at the public hearings on these amendments.

Documents relating to electronic message sign amendment:

1. Resolution No. CC-0605-40 of the City Council certifying that the amendments are intended to be carried out in conformity with the Coastal Act and providing that the amendments to the LCP will take effect automatically upon Coastal Commission approval;
2. Ordinance No. 2983-06-CC of the City Council amending the Coastal Zoning Ordinance;
3. City Council staff report, April 18, 2006, including all attachments;
4. Notice of public hearing before the City Council;
5. City Council staff report, May 2, 2006, including all attachments;
6. City Council minutes, April 18, 2006 and May 2, 2006.

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The zoning code amendments relating to clarification and consistency with the Building Code were adopted in conjunction with amendments adopting the 2007 California Fire Code and the 2007 California Building Code. Only the amendments to the Coastal Zoning Ordinance involve amendments to the LCP. The following documents are attached relating to these amendments:

1. Resolution No. CC-0801-1 of the City Council certifying that the amendments are intended to be carried out in conformity with the Coastal Act and providing that the amendments to the LCP will take effect automatically upon Coastal Commission approval;
2. Ordinance No. 3007-07 of the City Council amending the Coastal Zoning Ordinance;
3. City Council minutes, November 6, 2007, October 16, 2007, January 8, 2008;
4. City Council staff report, October 16, 2007, including all attachments;
5. Notice of public hearing before the City Council;
6. City Council staff report, November 6, 2007, including all attachments.

If you have any questions about the proposed amendments to the LCP, please contact me at (310)-318-0637. Thank you.

Sincerely,



Randy Berler  
Planning Director

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South Coast Region

APR 3 - 2008

**RESOLUTION NO. CC-0605-40**

CALIFORNIA  
COASTAL COMMISSION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CERTIFYING THAT THE CITY'S LOCAL COASTAL PROGRAM, AS AMENDED BY ORDINANCE NO. 2983-06-CC, RELATING TO ELECTRONIC MESSAGE DISPLAY SIGNS AND THE FREQUENCY OF TEXT AND IMAGE CHANGES IN THE "P" PUBLIC AND INSTITUTIONAL ZONE, IS INTENDED TO BE CARRIED OUT IN A MANNER FULLY IN CONFORMITY WITH THE COASTAL ACT; AND PROVIDING THAT THE AMENDMENTS TO THE CITY'S LOCAL COASTAL PROGRAM WILL TAKE EFFECT AUTOMATICALLY UPON COASTAL COMMISSION APPROVAL PURSUANT TO SECTION 13518 OF THE CALIFORNIA CODE OF REGULATIONS.**

WHEREAS, the Redondo Beach City Council of the City of adopted Ordinance No. 2983-06-CC on May 2, 2006 approving amendments to the Redondo Beach Local Implementation Program (LIP) relating to electronic message display signs and the frequency of text and image changes in the "P" Public and Institutional zone; and

WHEREAS, Section 13551(b) of the California Code of Regulations requires that the resolution for submittal of amendments to the LCP shall provide that the local government is submitting its proposed LCP either (1) as a program that will take effect automatically upon Coastal Commission approval pursuant to Public Resources Code Sections 30512, 30513, and 30519 for LCPs, or (2) as a program that will require formal local government or governing authority adoption after Commission approval. Under either of the alternative procedures, the requirements of Section 13544 must be fulfilled following Commission approval of the LCP.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council hereby certifies that the LIP as amended by Ordinance No. 2983-06-CC is intended to be carried out in a manner fully in conformity with the Coastal Act, and submittal of the LIP amendment to the Coastal Commission is consistent with Section 30510 of the Public Resources Code of the State of California.

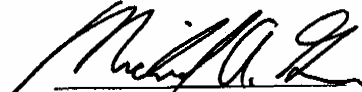
SECTION 2. That the City Council hereby finds that the LIP, as amended by Ordinance No. 2983-06-CC, is consistent with the policies of the Coastal Act, including, but not limited to: protection and provision of public access; protection and encouragement of facilities that provide public recreation; protection of the marine environment; protection of the scenic and visual quality of coastal areas; and reservation of land along and near the coast for priority uses, including coastal dependent, visitor serving uses and recreation.

SECTION 3. That the City Council hereby submits its proposed amendments to the LCP as reflected in Ordinance No. 2983-06-CC as a program that will take effect automatically upon Coastal Commission approval pursuant to Public Resources Code Sections 30512, 30513, and 30519 for LCPs.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

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PASSED, APPROVED AND ADOPTED this 2<sup>nd</sup> day of May, 2006.

  
Mike Gin, Mayor

ATTEST:

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )    SS  
CITY OF REDONDO BEACH        )

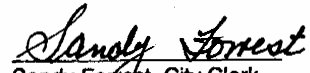
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0605-40 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 2nd day of May 2006, by the following roll call vote:

AYES:       Aspel, Cagle, Szerlip, Diels, Parsons

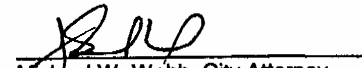
NOES:       None

ABSENT:     None

ABSTAIN:   None

  
Sandy Forrest, City Clerk

APPROVED AS TO FORM:

  
Michael W. Webb, City Attorney  
*BY DIRECTION*

**ORDINANCE NO. 2983-06-CC**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE COASTAL ZONING ORDINANCE TO ALLOW ELECTRONIC MESSAGE DISPLAY SIGNS TO HAVE GREATER FLEXIBILITY IN TERMS OF THE FREQUENCY OF TEXT AND IMAGE CHANGES IN THE "P" PUBLIC AND INSTITUTIONAL ZONE.**

THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY FIND AS FOLLOWS:

**SECTION 1. FINDINGS.**

- A. In compliance with the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, the City Council of the City of Redondo Beach adopted Mitigated Negative Declaration No. 02-10 applicable to the zoning amendments on January 21, 2003 determining that the amendments including the mitigation measures will not have a significant effect on the environment.
- B. That electronic message display signs need greater flexibility in terms of the frequency of text and image changes in order to allow motorists to read long titles and images.
- C. The amendment to the Coastal Zoning Ordinance is consistent with the General Plan.
- D. The amendment to the Coastal Zoning Ordinance is consistent with the Redondo Beach Coastal Land Use Plan and applies to Area 1 of the Coastal Zone.
- E. The proposed amendment will not have a significant effect on the environment and will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 2. AMENDMENT OF CODE.** Section 10-5.1814, Article 6, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"Section 10-5.1814 Public zone requirements.

In all "P" Public and Institutional zones, any new sign or change to existing sign, other than a change of copy, that exceeds thirty (30) square feet in area shall be subject to Planning Commission Design Review (Section 10-5.2502). Any new sign or change to existing sign, other than a change of copy, that is thirty (30) square feet or less in area shall be subject to Administrative Design Review (Section 10-5.2500).

- (a) Electronic message displays. Electronic message displays may be permitted, subject to Planning Commission Design Review (Section 10-



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5.2502), and provided all of the following standards are met.

- (1) The electronic message display shall be on a site having a live performance theater with a seating capacity of not less than 1,000 seats;
- (2) The electronic message display shall not be located adjacent to or directed towards any street other than a major arterial as identified in the Master Plan of Streets in the Transportation and Circulation section of the General Plan;
- (3) The electronic message display shall be incorporated into a high-quality decorative structure compatible with the architectural design of the building(s) on the site;
- (4) The maximum height of the sign structure containing the electronic message display shall be 30 feet above the adjacent sidewalk grade along the street frontage;
- (5) The electronic message display component of the sign structure shall not exceed 120 square feet in area per sign face;
- (6) No more than one electronic message display shall be permitted on a site. The electronic message display may be single-faced or double-faced;
- (7) The electronic message display shall be an electronic LED (Light Emitting Diode) screen;
- (8) The pixel pitch of the LED electronic message display shall be 25.4 mm or less;
- (9) The color of the text in the electronic message display shall have the appearance of white on a black background, except that the use of additional colors may be permitted subject to specific conditions approved pursuant to Planning Commission Design Review;
- (10) The message shall not flash on and off. A message shall remain fixed for a minimum of 8 seconds. Fading in or out, or scrolling of text shall be permitted as transitions;
- (11) The electronic message display shall not be operated between the hours of 12 a.m. and 6 a.m.;
- (12) The electronic message display shall be maintained in good operating condition and external appearance at all times;
- (13) The electronic message display shall not result in unacceptable light intensity and glare impacting surrounding property;
- (14) The Planning Commission may impose additional, or more restrictive, requirements as necessary to limit impacts on surrounding property."

**SECTION 3. INCONSISTENT PROVISIONS.** Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

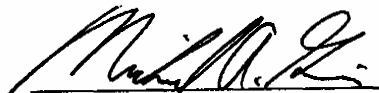
**SECTION 4. SEVERANCE.** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of

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the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 5. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the Easy Reader-Redondo Beach Hometown News, the official newspaper of said City, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption or on the date of certification by the Coastal Commission, whichever is later.

PASSED, APPROVED, AND ADOPTED this 2nd day of May, 2006.

  
Mike Gin, Mayor

ATTEST:

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )    SS  
CITY OF REDONDO BEACH        )

I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. was duly introduced at a regular meeting of the City Council held on the 18th day of April, 2006 and was duly approved and adopted by at a regular meeting of said City Council held on the 2nd day of May, 2006, by the following roll call vote:

AYES:       Aspel, Cagle, Szerlip, Diels, Parsons

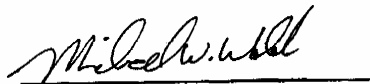
NOES:       None

ABSENT:     None

ABSTAIN:   None

  
Sandy Forrest, City Clerk

APPROVED AS TO FORM:

  
Michael W. Webb, City Attorney

City of Redondo Beach  
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**RECEIVED**  
South Coast Region

APR 2 - 2008

RESOLUTION NO. CC-0801-1

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CERTIFYING THAT THE CITY'S COASTAL ZONING ORDINANCE AS AMENDED BY ORDINANCE NO. 3007-07, RELATING TO AMENDMENTS FOR CLARIFICATION AND CONSISTENCY WITH BUILDING CODE AND PERTAINING TO SUCH SUBJECTS AS PERMITTED PROJECTIONS, ROOF DECKS AND MEZZANINES, DRIVEWAY SLOPE REQUIREMENTS AND QUALIFICATION REQUIREMENTS FOR STORY AND SUBTERRANEAN LEVELS, IS IN CONFORMITY WITH THE COASTAL ACT; AND PROVIDING THAT THE AMENDMENTS TO THE CITY'S COASTAL ZONING ORDINANCE WILL TAKE EFFECT AUTOMATICALLY UPON COASTAL COMMISSION APPROVAL PURSUANT TO SECTION 13518 OF THE CALIFORNIA CODE OF REGULATIONS.**

CALIFORNIA  
COASTAL COMMISSION

WHEREAS, on November 6, 2007 the City Council of the City of Redondo Beach adopted Ordinance No. 3007-07 amending the Coastal Zoning Ordinance for clarification and consistency with *Building Code and pertaining to such subjects as permitted projections, roof decks and mezzanines, driveway slope requirements and qualification requirements for story and subterranean levels*; and

WHEREAS, the amendments to the LCP contained in Ordinance No. 3007-07 were considered at a public hearing held before the City Council on October 16, 2007; and

WHEREAS, Section 13551(b) of the California Code of Regulations requires that the resolution for submittal of amendments to the LCP shall provide that the local government is submitting its proposed LCP either (1) as a program that will take effect automatically upon Coastal Commission approval pursuant to Public Resources Code Sections 30512, 30513, and 30519 for LCPs, or (2) as a program that will require formal local government or governing authority adoption after commission approval. Under either of the alternative procedures, the requirements of Section 13544 must be fulfilled following Commission approval of the LCP.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby certifies that the LCP as amended by Ordinance No. 3007-07 is intended to be carried out in a manner that is fully in conformity with the Coastal Act, and the submittal of the LCP amendments to the Coastal Commission is consistent with Section 30510 of the Public Resources Code of the State of California.

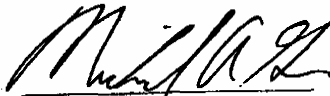
SECTION 2. The City Council hereby finds that the LCP as amended by Ordinance No. 3007-07 is consistent with the policies of the Coastal Act, including but not limited to: the protection and provision of public access; the protection and encouragement of facilities that provide public recreation; the protection of the marine environment; the protection of the scenic and visual quality of coastal areas; and the reservation of land along and near the coast for priority uses, including coastal dependent, visitor serving uses and recreation.

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SECTION 3. That the City Council hereby submits its proposed amendments to the LCP (Ordinance No. 3007-07) as a program that will take effect automatically upon Coastal Commission approval pursuant to Public Resources Code Sections 30512, 30513, and 30519 for LCPs.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 8<sup>th</sup> day of January, 2008.

  
Mike Gin, Mayor

ATTEST:

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )    SS  
CITY OF REDONDO BEACH       )

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0801-1 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 8<sup>th</sup> day of January, 2008, by the following roll call vote:

AYES:                    ASPEL, CAGLE, AUST, DIELS, KILROY

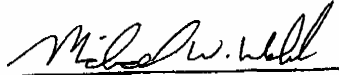
NOES:                    NONE

ABSENT:                 NONE

ABSTAIN:                NONE

  
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

  
Michael W. Webb, City Attorney

**ORDINANCE NO. 3007-07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING CHAPTER 5, TITLE 10 OF THE MUNICIPAL CODE FOR PURPOSES OF CLARIFICATION AND CONSISTENCY WITH THE BUILDING CODE AND PERTAINING TO SUCH SUBJECTS AS PERMITTED PROJECTIONS, ROOF DECKS AND MEZZANINES, DRIVEWAY SLOPE REQUIREMENTS AND QUALIFICATION REQUIREMENTS FOR STORY AND SUBTERRANEAN LEVELS.**

THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY FIND AS FOLLOWS:

**SECTION 1. FINDINGS.**

- A. The proposed amendments are consistent with the General Plan and the Coastal Land Use Plan.
- B. The proposed amendments were considered by the Planning Commission at a duly noticed public hearing on July 19, 2007, at which time all interested parties were given an opportunity to be heard and to present evidence and were unanimously recommended by the Planning Commission to the City Council for adoption.
- C. The City Council considered the recommendations of the Planning Commission at a duly noticed public hearing, at which time all interested parties were given an opportunity to be heard and to present evidence.
- D. The proposed amendments are exempt from CEQA pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- E. The proposed amendments will have no effect on Fish and Game resources pursuant to the Public Resources Code.
- F. The proposed amendments are necessary to plan for the orderly development of the community and ensure consistency with Building Code, Fire Code and the City's other codes, regulations and requirements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 2. The City Council amends and restates Section 10-5.1522 (a)(1), Division 3 Article 3, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows:

10-5.1522 Building and other projections in all zones.

"(a) Projections into required setbacks. The following projections may be permitted into required setbacks and setbacks between buildings:

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(1) All zones. Cornices, eaves, belt courses, sills, water heaters, cantilevered bay windows not containing any floor area, awnings affixed to the building facade, and fireplace chimneys or any other similar architectural feature may project into a required side setback one-half (1/2) the distance of the required side setback, or thirty (30) inches, whichever is less, and may project into a required front or rear setback, or into the required setback between buildings no more than thirty (30) inches. Windows and other openings in buildings must maintain a thirty-six (36) inch to sixty (60) inch setback from the property line in accordance with Building Code.

a. Basement light wells. Basement light wells projecting into a required setback must maintain at least a thirty-six (36) inch setback from the property line."

SECTION 3. The City Council amends Section 10-5.402(a)(162), Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows:

10-5.402 Definitions.

For the purposes of this chapter, certain words and terms used in this chapter are construed and defined in subsection (a) of this section. For the purpose of procedures relating to Coastal Development Permits, words and terms are defined in Section 10-5.2204 of this chapter.

(a) Definitions.

"(162) "Story" shall mean that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than four (4) feet above existing grade for more than 50 percent of the total perimeter or is more than ten (10) feet above existing grade at any point, such usable or unused under-floor space shall be considered as a story. Note: This definition differs from the Building Code. Projects shall comply with both Zoning and Building Code requirements."

SECTION 4. The City Council adds Section 10-5.1508 to Division 2, Article 3, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows:

Division 2. Residential and Mixed-Use Zones

"10-5.1508 Roof decks and mezzanines. The combined total maximum area of contiguous roof decks and mezzanines serving an individual unit shall be limited to 500 square feet."

SECTION 5. The City Council restates Section 10-5.1704 (b) and amends Section 10-5.1704 (b)(2), Article 5, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows:

10-5.1704 Residential parking standards.

"(b) Residential: driveway approaches, driveways, and parking pads.

(1) Materials for driveways and parking pads.

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a. All driveways and parking pads shall be constructed of Portland cement concrete not less than three and one-half (3 1/2) inches thick or equivalent.

1. Notwithstanding the above, the use of pervious materials such as turf block, grass strips between concrete strips, brick, stone, and similar materials may be approved subject to Administrative Design Review (pursuant to Section 10-5.2500), provided that the driveway is determined to be safe and that alternative paths are available to the home providing safe handicapped access. Soft materials such as grass strips shall not be used where the driveway slope exceeds five (5%) percent or on common driveways shared by two adjacent lots. Irrigation systems shall be required where use of grass is permitted.

b. All new residential driveways and parking pads shall have not less than fifteen (15%) percent of the total driveway/parking pad area surfaced with brick, exposed aggregate, and/or other comparable decorative architectural material.

1. R-1A zone. Notwithstanding the above, in the R-1A zone not less than twenty-five (25%) percent of the total driveway/parking pad area shall be surfaced with brick, exposed aggregate, and/or other comparable decorative architectural material.

(2) Maximum grade. No driveway providing access to off-street parking shall have a grade greater than fifteen (15%) percent. Note: additional Building and Engineering Department requirements are applicable to the driveway design."

SECTION 6. The City Council amends and restates Sections 10-5.1706 (c)(1) through Section 10-5.1706 (c)(6), Article 5, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows:

10-5.1706 Commercial, industrial, and other nonresidential parking standards.

"(c) Nonresidential: design of off-street parking lots and common parking garages.

(1) Size of parking spaces. Each parking space shall be a minimum of nine (9) feet in width and nineteen (19) feet in length, except that parking spaces for industrial uses in the I-1 and I-2 zones shall be a minimum of eight and one-half (8 1/2) feet in width and nineteen (19) feet in length.

a. End parking spaces. Two (2) feet shall be added to the required minimum width of an end parking space that abuts a fence, wall, or other obstruction where a vehicle is required to complete a right angle turning movement to gain access. For parallel parking, end spaces perpendicular to a wall or building shall have a minimum depth of thirty (30) feet.

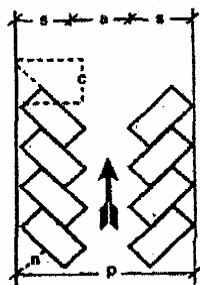
b. Landscaped planters. A landscaped planter at the same level as the parking space and surrounded by a six (6) inch curb may encroach a maximum of two (2) feet into the length of a parking space.

(2) Parking space layouts. The following table and diagram illustrates the minimum dimensions of parking space layouts:

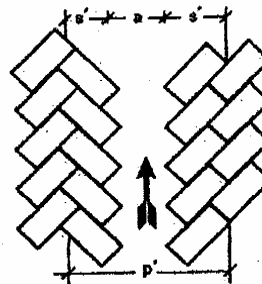
n Parking Angle	p Width of Parking Section	s Depth of Stall	a Width of Aisle	c Curb Length per Car	Area per Car <sup>(1)</sup>	p' Width of Parking Section	s' Depth of Stall
DEGREES	LINEAL FEET	LINEAL FEET	LINEAL FEET	LINEAL FEET	SQ. FEET	LINEAL FEET	LINEAL FEET
0°	32'-0"	10'-0"	12'	22'-0"	220	32'-0"	10'-0"
30°	48'-8"	17'-4"	14'	18'-2"	315	43'-2"	14'-7"
35°	50'-8"	18'-4"	14'	15'-8"	288	45'-2"	15'-7"
40°	52'-4"	19'-2"	14'	14'-1"	267	46'-8"	16'-4"
45°	53'-8"	19'-10"	14'	12'-9"	252	47'-4"	16'-8"
50°	55'-8"	20'-4"	15'	11'-8"	239	50'-0"	17'-6"
55°	57'-6"	20'-9"	16'	10'-11"	228	52'-4"	18'-2"
60°	60'-0"	21'-0"	18'	10'-5"	218	55'-6"	18'-9"
65°	62'-6"	21'-3"	20' <sup>(2)</sup>	9'-11"	209	58'-6"	19'-3"
70°	62'-10"	20'-11"	21' <sup>(2)</sup>	9'-7"	202	59'-8"	19'-4"
75°	63'-4"	20'-8"	22' <sup>(2)</sup>	9'-4"	193	61'-0"	19'-6"
80°	63'-8"	20'-4"	23' <sup>(2)</sup>	9'-1"	186	62'-0"	19'-6"
85°	64'-6"	19'-9"	25' <sup>(3)</sup>	9'-0"	180	63'-6"	19'-3"
90°	63'-0"	19'-0"	25' <sup>(3)</sup>	9'-0"	171	63'-0"	19'-0"

- (1) Area includes waste area at both ends of 9' X 19' space (aisle space not included).  
 (2) Width of aisle permits two-way circulation only when a turn-around is provided.  
 (3) Width of aisle permits two-way circulation.

ILLUSTRATION OF SECTION 10-2.1706, a, 2  
PARKING SPACE LAYOUTS



PARALLEL ANGLE AND  
RIGHT ANGLE PARKING



OVERLAPPED AND  
HERRINGBONE



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(3) Wheel guards. Securely fixed wheel guards at least six (6) inches in height shall be placed to prevent vehicles from overhanging a public right-of-way or contacting a wall or building that abuts the parking space. Wheel guards shall not be permitted in the interior of a parking lot.

(4) Common parking garages.

a. Subterranean common parking garages may be constructed to any rear property line or side property line but shall not encroach into the front setback. Where the garage is located within the side or rear setback, the roof of the subterranean garage shall not project more than three (3) feet above the existing grade.

b. The vertical clearance for any entrance to a garage or for any overhead obstruction within any type of garage shall be not less than eighty-eight (88) inches, except as permitted by subsection (c)(4)(c) of this section.

c. For all common parking garages, no column, wall, or other obstruction shall encroach into a required parking space or back-up space, except that water lines, air ducts, conduit, and other similar equipment located along a wall or ceiling along the front end of a parking space may encroach eighteen (18) inches into the required eighty-eight (88) inch height and thirty-six (36) inches into the required nineteen (19) foot parking space length.

d. For all common parking garages, columns, walls or other obstructions shall be set back a minimum clear distance of two (2) feet from the line of the required back-up space (thus giving for ninety (90°) degree parking a twenty-seven (27) foot clear distance for a single loaded aisle and a twenty-nine (29) foot clear distance for a double loaded aisle).

(5) Materials. Off-street parking lots shall be paved with not less than two (2) inch asphaltic concrete or three and one-half (3 1/2) inch Portland concrete.

(6) Maximum grade. No driveway providing access to off-street parking shall have a grade greater than fifteen (15%) percent. Note: additional Building and Engineering Department requirements are applicable to the driveway design."

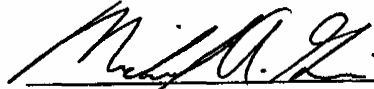
SECTION 7. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 8. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 9. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the Beach Reporter, the official newspaper of said City, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

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PASSED, APPROVED, AND ADOPTED this 6<sup>th</sup> day of November, 2007.

  
Mike Gin, Mayor

ATTEST:

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    )    SS  
CITY OF REDONDO BEACH     )

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 3007-07 was duly introduced at a regular meeting of the City Council held on the 16<sup>th</sup> day of October, 2007, and was duly approved and adopted by the City Council at a regular meeting of said City Council held on the 6<sup>th</sup> day of November, 2007, by the following vote:

AYES:                    ASPEL, CAGLE, AUST, DIELS, KILROY

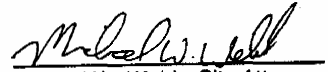
NOES:                    NONE

ABSENT:                 NONE

ABSTAIN:                NONE

  
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

  
Michael W. Webb, City Attorney