

**CALIFORNIA COASTAL COMMISSION**

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

**RECORD PACKET COPY**

April 22, 1999

**TO:** Commissioners and Interested Parties

**FROM:** Deborah Lee, Senior Deputy Director  
Teresa Henry, District Manager, South Coast District  
Pam Emerson, Los Angeles County Area Supervisor  
James Ryan, Staff Analyst *JR*

**SUBJECT:** Major Amendment Request No. 1-99 to the City of Redondo Beach certified Land Use Plan (for public hearing and Commission action at the May 11-14, 1999, meeting in Santa Rosa).

**SUMMARY OF LUP AMENDMENT REQUEST**

Public hearing and action on request by the City of Redondo Beach to amend the Certified Land Use Plan by redesignating four blocks along Pacific Coast Highway from Commercial to High Density Residential. The four areas to be designated RH are located at 101-135 N. Pacific Coast Highway, 413-417 Emerald Street, 101-143 S. Pacific Coast Highway, 313-319 Garnet Street, 501-515 S. Guadalupe Avenue, and 611-623 S. Pacific Coast Highway (See Map Exhibit B). The total area is approximately 5 acres.

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending that the Commission after a public hearing approve the LUP amendment, as submitted, because it is in conformance with the Chapter 3 policies of the Coastal Act.

**SUBMITTAL OF LUP AMENDMENT**

The Commission conditionally certified the Land Use Plan on March 17, 1981. The LUP was effectively certified on June 18, 1981. The City does not have a certified Implementation Program.

The City of Redondo Beach Planning Commission held a public hearing for the proposed LUP amendment on January 21, 1999. The City Council held a public hearing on February 16, 1999 and adopted Resolution No. 8067 for the proposed LUP changes (See Exhibit D). In addition, on February 16, 1999 the City Council

**Redondo Beach LUP Amendment No. 1-99**

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adopted Resolution No. 8066 adopting Negative Declaration NO. 98-50, for an amendment to the coastal Land Use Plan. The council adopted Resolution No. 8067 on February 16, 1999 and submitted the request on February 19, 1999. The LUP amendment was deemed submitted March 5, 1999.

**STANDARD OF REVIEW**

The standard of review for the proposed LUP amendment , pursuant to Sections 30512, 30512.1 and 30512.2 of the Coastal Act, is that the proposed amendment conforms with the policies of chapter 3 (commencing with Section 30200).

**PENDING COASTAL DEVELOPMENT PERMIT**

In an associated application, an applicant has submitted a Coastal Development Permit application (5-99-092) to construct an 18-unit condominium. That proposed permit application will also be reviewed under the Chapter 3 policies of the Coastal Act, with the LUP standards and policies that are adopted in this LUP amendment serving as guidance. The public hearing on Coastal Development Permit application 5-99-092 will be scheduled at a meeting subsequent to this Commission action.

**ADDITIONAL INFORMATION**

Copies of the staff report are available at the South Coast District office located in the ARCO Center Towers, 200 Oceangate, Suite 1000, Long Beach, 90802. To obtain copies of the staff report by mail, or for additional information, contact James Ryan in the Long Beach Office at (562)590-5071.

**I. STAFF RECOMMENDATION**

Staff recommends action of the following motion and adoption of the following resolution:

**CERTIFY THE AMENDMENT TO THE LAND USE PLAN AS SUBMITTED**

**MOTION:** "I move that the Commission certify amendment request No. 1-99 to the City of Redondo Beach Land Use Plan as submitted."

Staff recommends a YES vote which would result in the adoption of the following resolution and findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

**Resolution to certify the amendment to the Land Use Plan as submitted**

The Commission hereby certifies amendment request No. 1-99 to the City

of Redondo Beach Land Use Plan for the reasons discussed below on the grounds that the amended Land Use Plan meets the requirements of and conforms to the Chapter 3 policies of the Coastal Act. Approval of the land use plan, as submitted, will not have significant adverse impacts on the environment.

**II. FINDINGS FOR APPROVAL AS SUBMITTED**

The Commission hereby finds and declares as follows:

**A. AMENDMENT DESCRIPTION AND LOCATION**

The coastal zone in Redondo Beach is approximately 2.3 miles in length and is bounded on the north by the City of Hermosa Beach, inland by Pacific Coast Highway and on the south by the City of Torrance. The Redondo Beach coastal zone includes a major harbor and marina, a large pier complex, and a heavily used State beach. In addition, the immediately adjacent inland portion of the Redondo Beach coastal zone includes a major energy installation, extensive commercial development adjacent to Pacific Coast Highway and a diverse mixture of residential development ranging in size from small-scale units to high density, high-rise development.

Pacific Coast Highway is located approximately four blocks inland of the beach. It is a major arterial serving the South Bay coastal cities as a beach access route.

The proposed Land Use Plan (LUP) amendment will redesignate portions of four blocks along Pacific Coast Highway from Commercial to High Density Residential (RH). The four areas to be designated RH are located at 101-135 N. Pacific Coast Highway, 413-417 Emerald Street, 101-143 S. Pacific Coast Highway, 313-319 Garnet Street, 501-515 S. Guadalupe Avenue, and 611-623 S. Pacific Coast Highway (See Map Exhibit B ). The total area is approximately 5 acres.

The RH land use designation will allow a maximum density of 28 units per acre. Depending on the location, the maximum height will be limited to either 2-stories, 30 feet or 3-stories, 35 feet except that heights up to 45 feet may be granted between Emerald Street and Garnet Street in conjunction with the granting of a density bonus for the purpose of providing low- and moderate-income housing. Specifically, the City's proposed LUP amendment states the following:

**Proposed Land Use Classifications**

**Residential**

4. High Density: The primary use in this district is multiple family residential with a maximum density of 28 units per net acre. The maximum height is limited to 30 feet (2 stories) along the west side of

**Redondo Beach LUP Amendment No. 1-99**

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Pacific Coast Highway between Ruby Street and Topaz Street and 35 feet (3 stories) along the west side of Pacific Coast Highway between Vincent Street and Garnet Street, except that heights up to 45 feet may be granted between Emerald Street and Garnet Street in conjunction with the granting of a density bonus for the purpose of providing low- and moderate-income housing.

In Redondo Beach, the Coastal Zone boundary is Pacific Coast Highway. The area on the west side of Pacific Coast Highway is located within the Coastal Zone, whereas, the easterly side of the highway is not. The areas to be designated RH are located at the inland edge of the Coastal Zone boundary four blocks inland of the beach and eight blocks inland of the Harbor/Pier facilities.

**B. VISITOR SERVING FACILITIES**

**Section 30222.**

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

**Section 30223.**

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

**Section 30250.**

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

The proposed high density (RH) zone is located along PCH. The certified LUP designates this area as general commercial. The area is built out and contains numerous offices and retail stores. The proposed RH zone is located four blocks inland of the beach and eight blocks from the harbor/pier area at the inland edge of the coastal zone boundary. The general commercial zone permits all uses found in the shopping center district plus a wide range of retail and commercial service uses such as restaurants, hotels, motels, laundry agencies, business offices and television repair.

The City's Land Use plan was certified by the Commission in 1981. Although, the General Plan was updated in 1992, which in part permitted a high density (RH) zone, the City did not submit the plan to the Commission for certification.

## Redondo Beach LUP Amendment No. 1-99

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The City's 1992 major revision to the General Plan redesignated the above described areas from a general commercial designation to RH. At that time, an economic study indicated that there was a surplus of commercially zoned property along the PCH commercial corridor in relation to demand. The City also contends that reducing the amount of property zoned commercial will enhance development along portions of PCH that will remain commercially zoned.

The marina/pier area is located approximately eight blocks northwesterly of the proposed RH zone. The certified LUP designates the harbor/pier area as Commercial-Recreation (CR). This area provides regional visitor-serving and public recreational uses. This area also contains a 1600 boat slip marina, a public parking structure and open parking lots. The proposed LUP amendment to allow residential development will not discourage these visitor serving uses.

The certified LUP promotes visitor serving facilities in the harbor/pier area. There are three hotels that support nearby public recreational facilities. The certified LUP designated the area along PCH as general commercial and designated the pier/harbor area as Commercial Recreation to provide visitor-serving uses compatible with the nearby public fishing and boating recreational uses. The existing strip commercial corridor serves mainly local residents that live in the adjacent residential area and does not provide day use support or hotel uses.

The Coastal Act supports commercial uses because that designation allows visitor serving commercial uses such as hotels, curio shops, surf stores and take-out food. In Redondo Beach, these kinds of businesses exist in the pier/harbor complex that is not part of this amendment request. Pacific Coast Highway is typified by developed, small lot, strip commercial uses. These lots proposed for residential use are located too far away from the pier to support the visitor serving uses described above. Therefore, allowing residential uses on PCH will not prevent visitor-serving businesses from operating in the Redondo Beach recreational area which is the actual beach/water.

The Commission also favors commercial uses as a buffer between recreation areas, such as beaches and other development. The Commission has been concerned about conflicts between residential uses and public recreation. People who live near beaches can suffer negative impacts from beach parking, the noise of visitors and crowd unruliness typical of a holiday crowd. Faced with these problems, residential neighborhoods have brought pressure on local government to restrict public parking, hours of beach operation and the operation of restaurants and take-out establishments. However, this area, given its distance from the beach no buffer is needed and approval of residential uses will not create conflicts with beach goers.

Therefore, the Commission finds that the proposed LUP amendment, as submitted, is consistent with the visitor-serving recreational policies of the Coastal Act.

**C. DEVELOPMENT STANDARDS**

**Section 30250.**

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. . .

The parcels to be designated RH are located in an established strip-commercial area along Pacific Coast Highway. This corridor consists of a commercial mix of retail stores, offices, motels, banks, restaurants and service oriented businesses. Interspersed with the commercial uses there are existing residential uses that vary from low to high density.

The proposed LUP amendment, to allow high density (RH) within the coastal zone, comprises approximately five acres. Existing development includes 41 residential units, 6,000 sq. ft. of commercial use and two church properties. In this case the City estimates that buildout could include an additional 52 units under the RH designation. The City's traffic studies conclude that traffic and other impacts of development of these lots in residential areas is less than if there were developed to commercial uses to zone capacity, which would allow 73,000 square feet of new commercial development. Therefore, the Commission finds that the proposed Land Use Plan, as submitted, is consistent with the development policies of the Coastal Act.

**D. VISUAL QUALITY**

**Section 30251.**

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed . . . to be visually compatible with the character of surrounding areas . . .

The existing commercial designation in the certified LUP includes no specific intensity or height limit standards. When the LUP was certified, the City's zoning code in effect permitted commercial buildings at a height of 3 stories and 40 feet.

The proposed LUP high density (RH) zone will permit a maximum density of 28 units per acre. The portion of the RH zone south of Ruby Street is limited in height to 2-stories, 30 feet. The portion of the RH zone along PCH between Vincent Street and Garnet Street, is limited in height to 3-stories, 35' (See Exhibit B).

## Redondo Beach LUP Amendment No. 1-99

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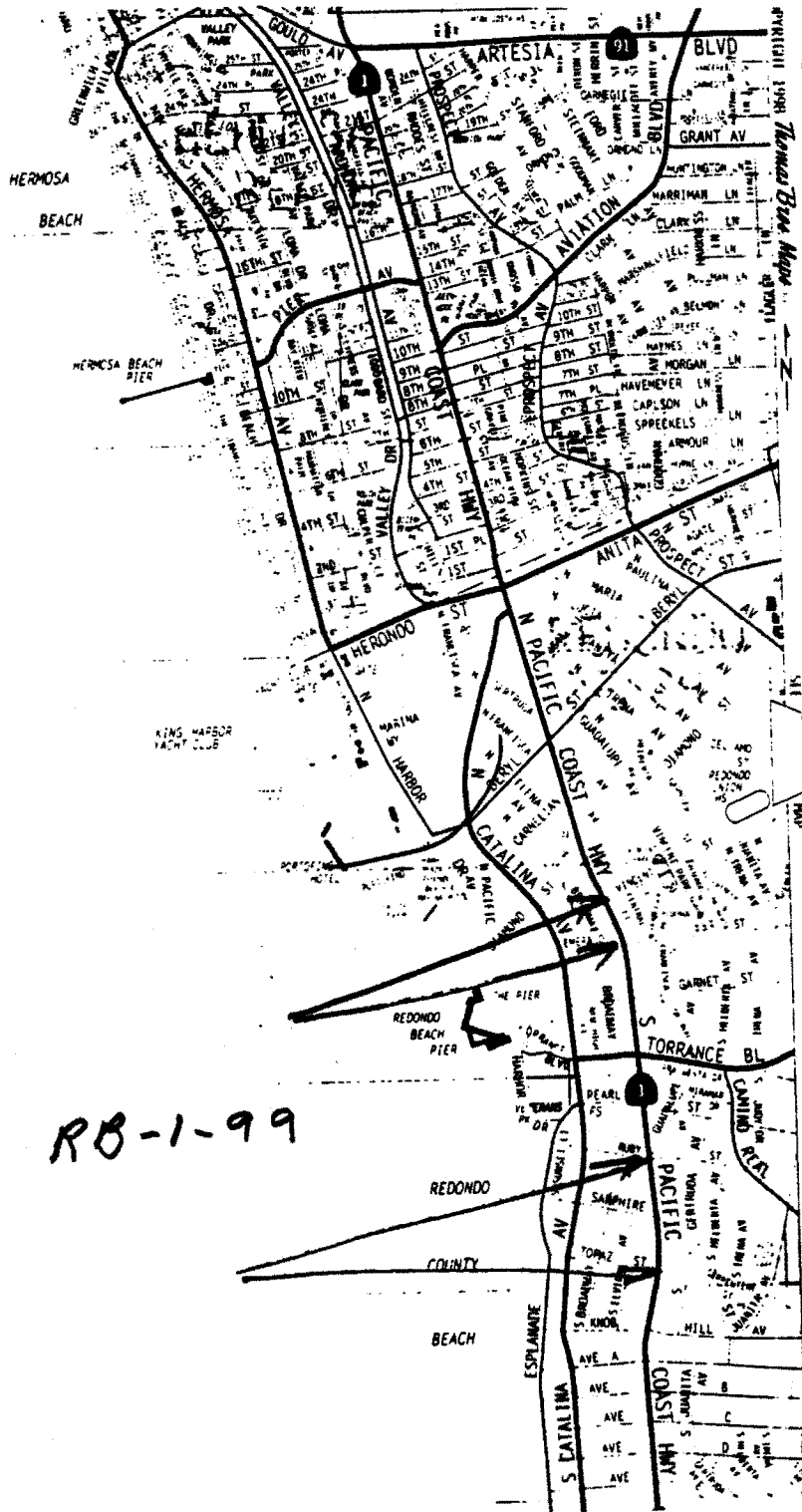
The area westerly and adjacent to the proposed RH district is zoned Medium Density Residential (MDR). In this zone, the certified LUP allows a maximum of 23 units per acre. The height is restricted to 2-stories over semi-subterranean garage plus loft not to exceed 38 feet in height.

The proposed RH district development standards are comparable and compatible with the adjacent MDR standards. Several blocks on the east side of PCH, which are not in the coastal zone, are designed as high density residential (RH). In this area, a 150-unit senior citizen housing project was recently constructed. The east side of PCH is being developed consistent with the development standards of the proposed LUP amendment. Therefore, the Commission finds that, as submitted, the proposed LUP residential standards are designed to be compatible with the character of the surrounding area, consistent with Section 30251 of the Coastal Act.

### E. CEQA

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with a local coastal program (LCP). Instead, the CEQA responsibilities are assigned to the Coastal Commission. Additionally, the Commission's Local Coastal Program review and approval procedures have been found by the Resources Agency to be functionally equivalent to the environmental review process. Thus, under Section 21080.5 of CEQA, the Commission is relieved of the responsibility to prepare an environmental impact report for each local coastal program submitted for Commission review and approval. Nevertheless, the Commission is required when approving a local coastal program to find that the local coastal program does conform with the provisions of CEQA.

The Land Use Plan amendment, as submitted, is consistent with and adequate to carry out the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the Land Use Plan amendment will not result in significant adverse environmental impacts under the meaning of the California Environmental Quality Act.



RB-1-99

RB-1-99  
Exhibit A



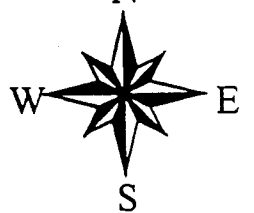
# Map 1 of 2

Areas to be redesignated from commercial to RH  
(high density residential) in the Coastal LUP



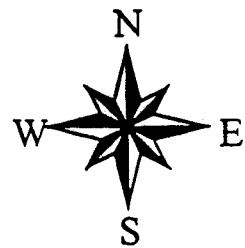
RB-1-99  
Exhibit B  
1 of 2

200 0 200 400 600 800 Feet



# Map 2 of 2

Areas to be redesignated from commercial to RH  
(high density residential) in the Coastal LUP



RB-1-99  
Exhibit B  
2 of 2

South Coast Region

FEB 19 1999

CALIFORNIA  
COASTAL COMMISSION

RESOLUTION NO. 8066

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
REDONDO BEACH ADOPTING NEGATIVE DECLARATION NO. 98-50,  
FOR AMENDMENTS TO THE COASTAL LAND USE PLAN  
RELATING TO THE ADDITION OF AN RH (HIGH DENSITY  
RESIDENTIAL) CLASSIFICATION**

WHEREAS, the Planning Commission of the City of Redondo Beach held a public hearing on January 21, 1999 to bring the Coastal Land Use Plan into consistency with the General Plan pertaining to the portions of Pacific Coast Highway now designated RH (high density residential); and

WHEREAS, notice of the public review period and circulation of the Initial Study relating to the proposed amendments was provided pursuant to State and local laws; and

WHEREAS, at the public hearing, the Planning Commission reviewed Negative Declaration No. 98-50 which includes an evaluation of the environmental impacts of the proposed amendments to the Coastal Land Use Plan; and

WHEREAS, following the public hearing, the Planning Commission adopted Resolution No. 8637 recommending that the City Council adopt Negative Declaration No. 98-50; and

WHEREAS, the City Council held a public hearing on February 16, 1999, and considered the recommendation of the Planning Commission pertaining to adoption of Negative Declaration No. 98-50.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds that Negative Declaration 98-50 has been prepared and circulated in compliance with the provisions of the California Environmental Quality Act and the procedures set forth in the ordinances of the City of Redondo Beach.

RB-1-99  
Exhibit C  
2 of 3

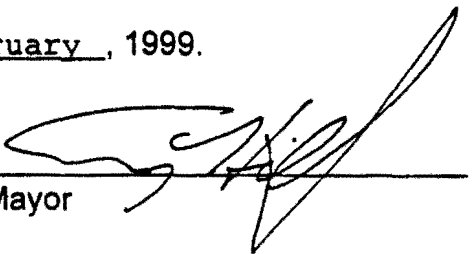
SECTION 2. The City Council hereby finds and determines that the proposed amendments to the Coastal Land Use Plan will not have a significant effect on the

environment and hereby adopts Negative Declaration No. 98-50. The City Council further finds that the proposed amendments will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.


SECTION 3. In reviewing Negative Declaration No. 98-50, the City Council has exercised its independent judgment.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Resolutions of said City, and shall cause the action of the City Council in adopting the same to be entered in the official minutes of said City Council.

Passed, approved, and adopted this 16th day of February, 1999.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
John Eastman  
Assistant City Attorney

RB-1-99  
Exhibit  
2 of 3

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


I, JOHN OLIVER, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing resolution, being Resolution No. 8066 was passed and adopted by the City Council, at a regular meeting of said Council held on the 16th day of February, 1999, and there after signed and approved by the Mayor and attested by the City Clerk of said City, and that said resolution was adopted by the following vote:

AYES: Council Members Gin, Pinzler,  
and White.

NOES: None.

ABSENT: None.

ABSTAIN: Council Members Bisignano and

Sullivan.  
  
\_\_\_\_\_  
City Clerk of the City of  
Redondo Beach, California

RB-1-99  
Exhibit C  
3 of 3

RECEIVED  
South Coast Region

FEB 19 1999

RESOLUTION NO. 8067

CALIFORNIA  
COASTAL COMMISSION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF REDONDO BEACH, AMENDING THE COASTAL LAND  
USE PLAN RELATING TO THE ADDITION OF AN RH  
(HIGH DENSITY RESIDENTIAL) CLASSIFICATION**

WHEREAS, the City of Redondo Beach adopted a new General Plan in 1992 which redesignated portions of Pacific Coast Highway from commercial to RH (high density multiple-family residential);

WHEREAS, the General Plan redesignated portions of Pacific Coast Highway from Commercial to RH residential to: 1) reduce the surplus of commercially-zoned property along the corridor in relation to demand in order to enhance the economic health and development potential of the portions of the corridor remaining commercially zoned; 2) to break up the long, monotonous strip commercial development of the corridor; 3) to provide viable locations for new multiple-family housing in the City while avoiding the need to increase densities within established residential neighborhoods; and 4) to make existing residential uses a conforming use so as to permit structural improvements and additions to the numerous residences currently existing along these particular portions of Pacific Coast Highway;

WHEREAS, the City of Redondo Beach Coastal Land Use Plan adopted in 1980 has not been updated for consistency with the new General Plan pertaining to the portions of Pacific Coast Highway now designated RH;

WHEREAS, the Planning Commission of the City of Redondo Beach held a public hearing on January 21, 1999 and adopted Resolution No. 8637 recommending approval of the proposed amendments to bring the Coastal Land Use Plan into consistency with the General Plan;

WHEREAS, the City Council held a public hearing on February 16, 1999 to consider the proposed amendments to the Coastal Land Use Plan.

RB-1-99  
Exhibit D  
2 of 4

NOW, THEREFORE, the City Council of the City of Redondo Beach does hereby find as follows:

SECTION 1. FINDINGS.

A. The proposed amendments to the Coastal Land Use Plan are consistent with the Comprehensive General Plan of the City.

B. The City Council considered the information contained in the initial study and Negative Declaration for the proposed amendments, and the City Council adopted Negative Declaration No. 98-50, finding and determining that the proposed amendments will not have a significant effect on the environment, and further finding that the proposed amendments 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 DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 2. The City Council hereby amends the Coastal Land Use Plan to add subsection 4 to the residential classification section under subsection C ("Proposed Land Use Classifications" in Section VI ("Locating and Planning New Development") to read as follows:

C. Proposed Land Use Classifications

Residential

4. High Density: The primary use in this district is multiple family residential with a maximum density of 28 units per net acre. The maximum height is limited to 30 feet (2 stories) along the west side of Pacific Coast Highway between Ruby Street and Topaz Street and 35 feet (3 stories) along the west side of Pacific Coast Highway between Vincent Street and Garnet Street, except that heights up to 45 feet may be granted between Emerald Street and Garnet Street in conjunction with the granting of a density bonus for the purpose of providing low- and moderate-income housing.

SECTION 3. The City Council hereby amends the Coastal Land Use Plan Map to redesignate the following properties from "Commercial" to "High Density Residential" (see attached maps):

- a. 101-135 N. Pacific Coast Highway and 413-417 Emerald Street (Lots 4-19, Block 170, Townsite of Redondo Beach; and Lots A-E, Emerald Tract);


- b. 101-143 S. Pacific Coast Highway and 313-319 Garnet Street (Lots 1-24, Block 169, Townsite of Redondo Beach);
- c. 501-515 S. Pacific Coast Highway and 510-512 S. Guadalupe Avenue (Assessor Parcel Numbers 7508018003, 7508018004, 7508018005, 7508018017, and 7508018018); and
- d. 611-623 S. Pacific Coast Highway (Lots 4-10, Block 158, Townsite of Redondo Beach).

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Resolutions of said City, and shall cause the action of the City Council in adopting the same to be entered in the official minutes of said City Council.

Passed, approved, and adopted this 16th day of February 1999.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
John Eastman  
Assistant City Attorney

RB-1-99  
Exhibit  
3 of 4



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

I, JOHN OLIVER, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing resolution, being Resolution No. 8067 was passed and adopted by the City Council, at a regular meeting of said Council held on the 16th day of February, 1999, and there after signed and approved by the Mayor and attested by the City Clerk of said City, and that said resolution was adopted by the following vote:

AYES: Council Members Gin, Pinzler,  
and White.

NOES: None.

ABSENT: None.

ABSTAIN: Council Members Bisignano and

Sullivan.

  
\_\_\_\_\_  
City Clerk of the City of  
Redondo Beach, California

RR-1-99  
Exhibit D  
4 of 4



# CITY OF REDONDO BEACH CALIFORNIA

415 DIAMOND STREET  
POST OFFICE BOX 270  
REDONDO BEACH, CALIFORNIA 90277-0270

**RECEIVED**  
South Coast Region

April 6, 1999

APR 7 1999

Jim Ryan  
Coastal Program Analyst  
California Coastal Commission  
200 Ocean Gate  
Long Beach, CA. 90802-4302

CALIFORNIA  
COASTAL COMMISSION

Re: Comparison of height and density of new General Plan and existing Coastal LUP

Dear Jim:

Last week when we spoke on the phone, you suggested I provide you a summary of height and density standards for the Medium Density Residential district under the Coastal LUP, and the standards that are applied under the new General Plan. Most of the Medium Density Residential District is now designated R-3 (low density multiple family) under the General Plan, although areas already built out at much higher densities (mostly along the Esplanade) are designated RMD (medium density multiple family). I have attached a current General Plan Map as it relates to the Coastal zone.

The RH (high density multiple family) zone is only applicable to a few blocks of PCH which are now designated commercial in the Coastal LUP. These are areas already predominantly in residential use, and a slightly higher density is appropriate on the highway and is necessary in order for new residential development to be economically feasible in these particular locations.

The following is a table which summarizes density and height for the above designations:

ZONE	MAXIMUM HEIGHT	MAXIMUM DENSITY
Medium Density Residential (existing Coastal LUP)	38 feet	23 du/acre
R-3 (new General Plan)	30 feet	17.5 du/acre
RMD (new General Plan)	30 feet	23.3 du/acre
RH (new General Plan)	30 feet (PCH from Ruby to Knob Hill) 35 feet (PCH from Vincent to Garnet)*	28 du/acre

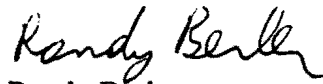
\* On the west side of PCH between Emerald and Garnet a height of up to 45 feet may be considered in conjunction with the granting of a density bonus for the purpose of providing low- and moderate-income housing.

R.B.-1-91  
Exhibit E  
I of 2

As you know, the City Council has adopted Coastal LUP amendments relating to the RH zone and the new mixed use zone on Avenue I, which I understand will be considered at a public hearing in May 1999 before the Coastal Commission. After these two amendments are processed, we will begin work on bringing the rest of the Coastal LUP into consistency with our General Plan (in most cases this will reduce the height and intensity of development currently allowed in the Coastal LUP). I hope to meet with you after the May Coastal Commission meeting to discuss the remaining amendments to the Coastal LUP which hopefully will result in having a certified LUP.

If you have any questions about the above, please contact me at 310-318-0637. Thank you.

Sincerely,



Randy Berler  
Senior Planner

RB-1-99  
Exhibit E  
2 of 2