

**CALIFORNIA COASTAL COMMISSION**

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



May 20, 1999

*F7d*

**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. 2-99 to the City of Redondo Beach certified Land Use Plan (for public hearing and Commission action at the June 8-11, 1999, meeting in Santa Barbara).

**SUMMARY OF LUP AMENDMENT REQUEST**

Public hearing and action on request by the City of Redondo Beach to amend the Certified Land Use Plan to redesignate 2.3 acres from Community Shopping Center to Mixed-Use Commercial/Residential (MU). The area is adjacent to a portion of a block located at 205-229 Avenue "I".

**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 February 18, 1999. The City Council held a public hearing on March 9, 1999 and adopted Resolution No. 8074 for the proposed LUP changes (See Exhibit D). In addition, on April 7, 1998 the City Council adopted Resolution No. 7991 adopting Negative Declaration NO. 97-43, for an amendment to the coastal Land Use Plan. The council adopted Resolution No. 8074 on March 9, 1999 and submitted the request on March 15, 1999. The LUP amendment was deemed submitted March 29, 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 (5-98-519) to construct a commercial/residential building. 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 5-98-519 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. 2-99 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. 2-99 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 coastal zone area includes a major energy facility, extensive commercial development adjacent to Pacific Coast Highway, a neighborhood shopping center and a diverse mixture of residential development ranging in size from small-scale units to high density, high-rise development.

The proposed Land Use Plan (LUP) amendment will redesignate a portion of one block of a Community shopping center (SC) to a mixed-use commercial/residential (MU) classification. The area to be designated MU is located at 205-209 Avenue "I".

The block in question is located at the southern end of the City's coastal zone, approximately a mile and a half from the harbor/marina area and two blocks inland of the beach. The subject site is located in a community shopping center known as "Riviera Village". The center contains approximately 18.5 acres of commercial/retail uses excluding street areas and public right-of-ways. The site to be designated MU is approximately 2.3 acres in size.

The proposed MU land use designation will allow ground floor commercial uses with residential uses above with a height limit of 3 stories, 45'. Specifically, the City's proposed LUP amendment states the following:

**Mixed Use Commercial/Residential**

The Mixed Use Commercial/Residential district encourages the development of pedestrian-active commercial areas and is intended to accommodate a mix of retail and service commercial uses, restaurants, art and cultural facilities, professional offices, and similar uses which serve community residents and visitors to the coastal zone. The district also permits mixed use developments integrating residential uses on the second floor or higher of structures developed with commercial uses on the lower levels.

This district permits a maximum height of 45 feet (3 stories), a maximum floor area ratio of 1.0 for commercial only projects and a maximum floor area ratio of 1.5 for mixed use commercial/residential developments. The maximum residential density is 35 units per net acre.

**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 existing "Community Shopping Center" land use designation includes little specificity on permitted uses and has no standards relating to intensity of use or permitted height. Following is a description of the shopping center district as excerpted from the certified LUP:

**Shopping Center**

The shopping center district on the land use plan includes both neighborhood shopping centers and community shopping centers. The neighborhood shopping center is sized to serve the day-to-day convenience shopping needs of a small residential area, generally having a service radius of from one-half to one mile and containing three to eight acres. The main commercial use of the neighborhood-type center is a grocery-food store or supermarket with other related small shops and service-type stores, such as dry cleaners, beauty parlors, barber shops, drug stores, and coffee shops. The community shopping center (Riviera Village Commercial) includes the service area of several neighborhood centers and contains heavier types of commercial uses and service shops. Community shopping centers also serve the immediate neighborhood for its daily convenience commercial needs (Emphasis added).

The proposed area to be designated MU is located within the Riviera Village Shopping Center. A variety of commercial uses including service-oriented businesses, professional offices, financial institutions, restaurants and numerous retail specialty shops are located in this center. Riviera Village is centered around a public parking lot containing 198 parking spaces. In addition, the local adjacent streets contain metered parking.

The shopping center is within walking distance (2 blocks) of the beach and provides numerous visitor-serving uses for beach goers. Pacific Coast Highway is located approximately one block inland of the subject site. That corridor is extensively developed with numerous strip commercial-uses and businesses. 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 residential development in the surrounding area, which was developed and built-out in the fifties, consists primarily of multi-family residences ranging in size from 2 to 58 units per complex. Heights in the area range from one to four stories.

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 Mixed-Use Commercial/Residential zone, the City did not submit the plan to the Commission for certification.

The City's 1992 major revision to the General Plan redesignated the above described area from Community Shopping Center to Mixed-Use Commercial/Residential. At that time, an economic study indicated that there was an adequate supply of commercially zoned property in the shopping center. Allowing some second floor residential development will not adversely impact the viability of existing commercial uses and will be compatible with the pedestrian orientation of the shopping center. The City concluded that reducing the amount of property zoned commercial will enhance development within the shopping center that will remain commercially zoned and will continue to support both local residents and beach goers.

The Coastal Act encourages 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. The lots proposed for mixed use are located too far away from the pier area to support the visitor serving uses described above. Therefore, allowing residential uses within the shopping center will not prevent visitor-serving businesses from operating in the Redondo Beach recreational area which is the actual beach/water.

The marina/pier area is located approximately a mile and a half northwesterly of the proposed MU 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 in Riviera Village as "Community Shopping Center" and designated the pier/harbor area as Commercial Recreational to provide visitor-serving uses compatible with the nearby public fishing and boating recreational uses. The existing shopping center serves mainly local residents that live in the adjacent residential area and does not provide day use support or hotel uses.

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, crowds, and the 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. The proposed MU zone is located two blocks from the beach and is buffered by the surrounding commercial uses. Therefore, approval of residential uses in this area 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 mixed-use are located in an established built-out area of an existing shopping center. The proposed LUP amendment comprises an area approximately 2.3 acres in size. If the entire area was developed as a mixed-use, a maximum of 79 residential units could be developed above a maximum of 70,000 square feet of commercial use. If the area is developed for commercial use only, as permitted in the certified LUP, a maximum of 100,000 square foot of commercial would be permitted.

The subject mixed-use area is located approximately one block westerly of Pacific Coast Highway. That highway is a major arterial serving the South Bay coastal cities as a beach access route. The City's traffic studies concluded that traffic and other impacts of development on these lots for mixed-use is less than if the lots were to be developed with commercial uses. The study further concluded that even if the least intensive commercial use were developed, a mixed-use project would still generate less traffic impacts. Therefore, the Commission finds that the

proposed Land Use Plan, as submitted, will be located in a developed area able to accommodate it, 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 protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas. . .

The existing shopping center 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 45 feet.

Under the proposed amendment to the certified Land Use Plan, development standards currently applicable for commercial-only projects would remain unchanged. The proposed amendment would add the option of developing residential uses above commercial uses.

The proposed LUP amendment will permit a height of 3-stories, 45 feet and a maximum density of 35 units per acre. That's consistent with the existing commercial development pattern within Riviera Village which varies from one to four stories.

The site to be designated multi-use commercial/residential is located on Avenue "I" which forms the northern boundary of Riviera Village. Avenue "I" contains development that possesses a pedestrian orientation with buildings located close to the sidewalk. This street is developed with 3-story office buildings in addition to one and two-story shops and businesses.

The zoning along Avenue H, at the rear of the site 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 MU district is comparable and compatible with the adjacent MDR and surrounding commercial development standards. Therefore, the Commission finds that, as submitted, the proposed LUP amendment is 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 when approving a local coastal program to find that the local coastal program does Commission review and approval. Nevertheless, the Commission is required 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.

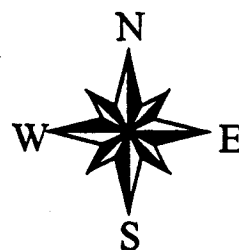
JLR:

G:\redondo beach lcp amendment 2-99.doc





# 205-229 AVENUE I

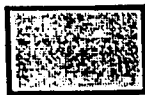
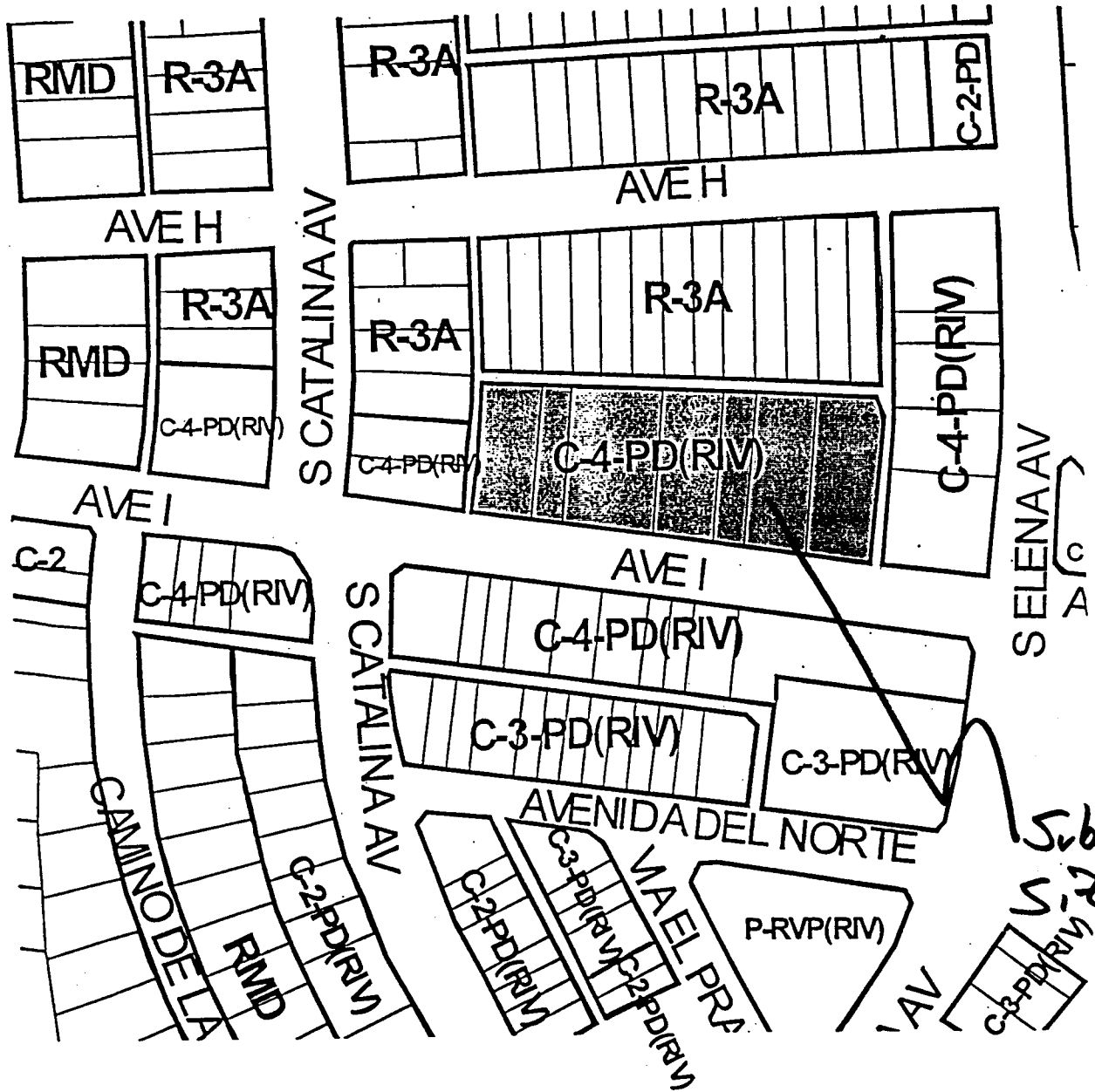


Subject  
site

RB2-99  
Exhibit B

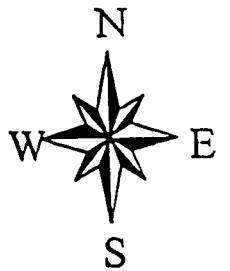
# 205-229 Avenue I

Existing Zoning Map



Area Proposed to be Rezoned to Mixed-Use

200 0 200 400 Feet



RB2-99  
Exhibit C

The land uses permitted for commercial-only projects in mixed use zones are the same as currently permitted in the C-4-PD zone, with the exception that check-cashing businesses and fire arm sales are not permitted in mixed use zones. As discussed above, certain other commercial uses are not permitted within a mixed-use project, such as bars, liquor stores, animal sales and services, and hotels.

**Comparison of Development Standards: Existing C-4-PD Zone and Proposed MU-3C Zone**

	Existing C-4-PD Zone	Proposed MU-3C Zone
<b>Floor Area Ratio</b>	maximum 1.0	maximum 1.0 (commercial only) maximum 1.5 (mixed use)*
<b>Building Height</b>	maximum 45 feet	maximum 45 feet
<b>Stories</b>	maximum 3 stories	maximum 3 stories
<b>Front Setback</b>	minimum of 3 feet; maximum of 10 feet for 50% of building frontage	minimum of 3 feet; maximum of 10 feet for 50% of building frontage
<b>Side Setback</b>	none on interior side; 10 feet on street side; 20 feet abutting residential zone	none on interior side; 10 feet on street side; 20 feet abutting residential zone
<b>Rear Setback</b>	none; except 20 feet where the rear lot line abuts a residential zone	none; except 20 feet where the rear lot line abuts a residential zone

\* For mixed use projects, the maximum commercial component is 0.7 F.A.R., the minimum commercial component is 0.3 F.A.R., and the maximum residential density is 1 unit per 1,245 square feet of lot area.

There are two main differences that distinguish the proposed MU-3C(RIV) zone from other mixed use zones in the City:

1) Mixed-use developments along Avenue I would be subject to the same front setback standards currently applicable to the C-4-PD zone (minimum of 3 feet, except that display windows may project to the front property line). Other mixed use zones in the City require a greater minimum front setback. Maintaining the existing front setback standards along Avenue I is appropriate for maintaining and encouraging a pedestrian-oriented character for developments in this area.

2) Offices would be permitted on the ground floor as currently permitted in the C-4-PD Riviera Village Overlay Zone. Other mixed use zones in the City do not permit ground floor offices, because in these areas it is still necessary to create a certain threshold of commercial shops and services currently lacking in order to achieve the economic potential resulting from having residential units in the area. However, Riviera Village already contains an appropriate balance of commercial uses which would meet the needs

RB 2-99  
Exhibit D.

**RESOLUTION NO. 8646**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF REDONDO BEACH RECOMMENDING  
THAT THE CITY COUNCIL AMEND THE COASTAL  
LAND USE PLAN RELATING TO THE ADDITION OF AN MU  
(MIXED USE COMMERCIAL/RESIDENTIAL) CLASSIFICATION**

WHEREAS, the Planning Commission of the City of Redondo Beach held a public hearing on February 18, 1999, at which time all interested parties were given an opportunity to be heard and to present evidence;

WHEREAS, notice of the time and place of the public hearing was published according to law in the Easy Reader-Redondo Beach Hometown News, a newspaper of general circulation in the City;

WHEREAS, the City of Redondo Beach adopted an amendment to the General Plan in April 1998 which redesignated 205-229 Avenue I from C-4-PD (pedestrian-oriented commercial) to MU-3 (mixed use);

WHEREAS, the City of Redondo Beach Coastal Land Use Plan (LUP) adopted in 1980 designates 205-229 Avenue I as "Community Shopping Center", and because the LUP is highly generalized in terms of permitted uses, it is not certain as to whether mixed use projects are consistent with the LUP;

WHEREAS, an application for a Coastal Permit has been made to the Coastal Commission for a mixed use project approved by the City at 215 Avenue I, and approval of the Coastal Permit requires a finding by the Coastal Commission of consistency with the Coastal LUP;

WHEREAS, the General Plan redesignated 205-229 Avenue I to permit mixed use developments in order to further create a pedestrian-active character and enhance the vitality of businesses in this portion of the Riviera Village, to reduce vehicular traffic, and to provide a variety of housing opportunities.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH FINDS AS FOLLOWS:

1. The project is exempt from CEQA pursuant to Section 15061(b)(3) of the Guidelines of the California Environmental Quality Act (CEQA). The City Council previously considered the environmental impacts of these same amendments to the General Plan, and the City Council adopted Negative Declaration No. 97-43 in April 1998 which determined that the proposed amendments will not have a significant effect on the environment.

*Exhibit E  
2 of 3  
RB 2-99*

2. The proposed amendments are consistent with the Comprehensive General Plan of the City.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Redondo Beach, as follows:

SECTION 1. The Planning Commission recommends that the City Council concur in the above findings, and amend the Coastal Land Use Plan to add a "Mixed Use Commercial/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

Mixed Use Commercial/Residential

The Mixed Use Commercial/Residential district encourages the development of pedestrian-active commercial areas and is intended to accommodate a mix of retail and service commercial uses, restaurants, art and cultural facilities, professional offices, and similar uses which serve community residents and visitors to the coastal zone. The district also permits mixed use developments integrating residential uses on the second floor or higher of structures developed with commercial uses on the lower levels.

This district permits a maximum height of 45 feet (3 stories), a maximum floor area ratio of 1.0 for commercial only projects and a maximum floor area ratio of 1.5 for mixed use commercial/residential developments. The maximum residential density is 35 units per net acre.

SECTION 2. The Planning Commission recommends that the City Council amend the Coastal Land Use Plan Map to redesignate 205-229 Avenue I (*Lots 12-14 and 17-24, Block 17, Tract No. 2546, and Lots 1-2, P.M. 82-38*) from "Shopping Center" to "MU (Mixed Use Commercial/Residential) (see attached map).

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

////  
////  
////  
////  
////  
////  
////  
////  
////

EXHIBIT E  
20F3  
RB 2-99

By the following vote on February 18, 1999, the Planning Commission adopted the foregoing findings and recommendations incorporated in this resolution:

AYES:	Chairman Hawkins, Commissioners, Eubanks, Herman, Horrell Piston and Schmalz
NOES:	None
ABSENT:	Commissioner Aspel

Passed, approved and adopted this 18th day of February, 1999.

Dated: 24 Feb 1999

Harold S. Hawkins

Harold Hawkins, Chairman  
Planning Commission  
City of Redondo Beach

APPROVED AS TO FORM:

[Signature]

John Eastman  
Assistant City Attorney

Exhibit E  
3 of 3  
RB-2-99

**RECEIVED**  
South Coast Region

MAR 15 1999

CALIFORNIA  
COASTAL COMMISSION

**RESOLUTION NO. 8074**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF REDONDO BEACH, AMENDING THE COASTAL LAND  
USE PLAN RELATING TO THE ADDITION OF AN MU  
(MIXED USE COMMERCIAL/RESIDENTIAL) CLASSIFICATION**

WHEREAS, the City of Redondo Beach adopted an amendment to the General Plan in April 1998 which redesignated 205-229 Avenue I from C-4-PD (pedestrian-oriented commercial) to MU-3 (mixed use);

WHEREAS, the intent of the General Plan is to permit mixed use commercial/residential developments at 205-229 Avenue I in order to further create a pedestrian-active character and enhance the vitality of businesses in this portion of the Riviera Village; to reduce vehicular traffic; and to provide a variety of housing opportunities;

WHEREAS, the City of Redondo Beach Coastal Land Use Plan (LUP) adopted in 1980 designates 205-229 Avenue I as "Community Shopping Center", and because the LUP is highly generalized in terms of permitted uses, it is not certain as to whether mixed use projects are consistent with the LUP;

WHEREAS, an application for a Coastal Permit has been made to the Coastal Commission, for a mixed use project approved by the City at 215 Avenue I, and approval of the Coastal Permit requires a finding by the Coastal Commission of consistency with the Coastal LUP;

WHEREAS, the Planning Commission of the City of Redondo Beach held a public hearing on February 18, 1999 and adopted Resolution No. 8646 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 March 9, 1999 to consider the proposed amendments to the Coastal Land Use Plan.

*Exhibit F*  
*1 of 4*  
*RB 2-99*



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 project is exempt from CEQA pursuant to Section 15061(b)(3) of the Guidelines of the California Environmental Quality Act (CEQA). The City Council previously considered the environmental impacts of these same amendments to the General Plan, and the City Council adopted Negative Declaration No. 97-43 in April 1998 which determined 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 a "Mixed Use Commercial/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

Mixed Use Commercial/Residential

The Mixed Use Commercial/Residential district encourages the development of pedestrian-active commercial areas and is intended to accommodate a mix of retail and service commercial uses, restaurants, art and cultural facilities, professional offices, and similar uses which serve community residents and visitors to the coastal zone. The district also permits mixed use developments integrating residential uses on the second floor or higher of structures developed with commercial uses on the lower levels.

This district permits a maximum height of 45 feet (3 stories), a maximum floor area ratio of 1.0 for commercial only projects and a maximum floor area ratio of 1.5 for

mixed use commercial/residential developments. The maximum residential density is 35 units per net acre.

SECTION 3. The City Council hereby amends the Coastal Land Use Plan Map to redesignate 205-229 Avenue I (Lots 12-14 and 17-24, Block 17, Tract No. 2546, and Lots 1-2, P.M. 82-38) from "Shopping Center" to "MU" (Mixed Use Commercial/Residential) (see attached map).

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 9th day of March, 1999.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

(SEAL)

APPROVED AS TO FORM:


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

Exhibit F  
3 of 4  
RB 2-99

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. 8074 was passed and adopted by the City Council, at a regular meeting of said Council held on the 9th day of March, 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 Bisignano, Sullivan, Gin,  
Pinzler, and White.

NOES: None.

ABSENT: None.


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

Exhibit F  
4074  
RB 2-99

RESOLUTION NO. 7991

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
REDONDO BEACH ADOPTING NEGATIVE DECLARATION  
NO. 97-43, FOR AMENDMENTS TO THE GENERAL PLAN AND  
GENERAL PLAN LAND USE MAP, REDESIGNATING -  
205-229 AVENUE I TO MU-3 (MIXED USE), AND  
AMENDMENTS TO THE ZONING ORDINANCE AND ZONING MAP  
TO CREATE A NEW MIXED-USE ZONE APPLICABLE TO 205-229 AVENUE I

WHEREAS, the Planning Commission of the City of Redondo Beach held a public hearing on February 19, 1998 to consider amendments to the General Plan and General Plan Land Use Map, redesignating 205-229 Avenue I from C-4-PD (pedestrian-oriented commercial) to MU-3 (mixed use), and amendments to the Zoning Ordinance and Zoning Map to create a new mixed use zone applicable to 205-229 Avenue I; 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, following the public hearing, the Planning Commission recommended denial of the proposed amendments, as set forth in Resolution No. 8503, and therefore took no action on Negative Declaration No. 97-43; and

WHEREAS, an appeal to the Planning Commission decision was filed, pursuant to procedures under the Zoning Ordinance; and

WHEREAS, the City Council held a public hearing on this matter on April 7, 1998;

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 97-43 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.

SECTION 2. The City Council hereby finds and determines that the proposed amendments to the the General Plan, General Plan Land Use Map, Zoning Ordinance,

Exhibit G

1043

RBZ-99

and Zoning Map will not have a significant effect on the environment and hereby adopts Negative Declaration No. 97-43. 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.

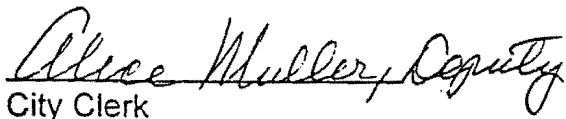
SECTION 3. In reviewing Negative Declaration No. 97-43, the City Council has exercised its independent judgment.

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 7th day of April, 1998.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

(SEAL)

APPROVED AS TO FORM:

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

EXHIBIT G  
2 of 3  
RB 2-99

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. 7991 was passed and adopted by the City Council, at a regular meeting of said Council held on the 7th day of April, 1998, and thereafter signed and approved by the Mayor and attested to by the City Clerk of said City, and that said resolution was adopted by the following vote:

AYES: Councilmembers Bisignano, Sullivan,  
Gin, Pinzler, and White.

NOES: None.

ABSENT: None.

(SEAL)

*Alice Muller Deputy*  
City Clerk of the City of  
Redondo Beach, California

agn\$>vote.resolution

Exhibit G  
3073  
RB 2-99