

**CALIFORNIA COASTAL COMMISSION**

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

**MON 10c**

April 20, 2001

**MEMORANDUM****TO:** Commissioners and Interested Persons**RECORD PACKET COPY****FROM:** Peter Douglas, Executive Director  
Deborah Lee, Deputy Director  
Pam Emerson, Los Angeles County Area Supervisor**SUBJECT:** Concurrence with the Executive Director's determination that the action of the City of Redondo Beach accepting certification with suggested modifications of LCP Amendment No. 1-00 is legally adequate. (For Commission review at its May 8-11, 2001 meeting in Santa Cruz.)**STAFF RECOMMENDATION**

Staff recommends that the Commission concur with the Executive Director's determination that the City's action is legally adequate.

**BACKGROUND**

On February 9, 2000, the City of Redondo Beach submitted a request to amend its certified Land Use Plan (LUP). The proposed LUP amendment affects only the land use designations and development standards applying to the residential and commercial areas located in the City's Coastal Zone. Changes to designations affecting the City's Pier and Harbor area, Catalina Avenue and the City's AES power plant were deferred pending preparation of the City's Heart of the City Specific Plan to address these areas.

On January 11, 2001 the Commission certified the amendment to the City's Land Use Plan with suggested modifications addressing public access, water quality, hazards, and the provision of density incentives for low and moderate income housing consistent with HCD standards. On April 3, 2001, the Redondo Beach City Council unanimously adopted Resolution No. CC-0104-20 incorporating the modifications suggested by the Commission into the LUP pursuant to its approval of LCP Amendment No. 1-00 (See Attachment). On April 16, 2001, the City submitted Resolution No. CC-0104-20 to the Executive Director for a determination that the City has incorporated the Commission's suggested modifications into the LUP consistent with the Commission's action on January 11, 2001.

As provided in Section 13544 of the California Code of Regulations, the Executive Director must determine whether the City's action is legally adequate and report that determination to the Commission. In this case, the Executive Director has determined that the City's action is legally adequate. Unless the Commission objects to the Executive Director's determination, the certification of Amendment No. 1-00 to the City of Redondo Beach LCP shall become effective upon the filing of the required notice of certification with the Secretary of Resources as provided in Public Resources Code Section 21080.5(d)(2)(V).

and correct copy of the original  
on file in this office, consisting  
of pages 1 through 14.  
DATED: 4-01-  
ATTEST: Susan A. Brown  
City Clerk of the City of Redondo  
Beach, State of California

APR 16 2001

RESOLUTION NO. CC-0104-20  
COASTAL COMMISSION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF REDONDO BEACH, CALIFORNIA, AMENDING THE  
COASTAL LAND USE PLAN TO INCLUDE  
MODIFICATIONS SUGGESTED BY THE CALIFORNIA  
COASTAL COMMISSION**

WHEREAS, the City Council of the City of Redondo Beach held public hearings and adopted an amendment to the Coastal Land Use Plan (LUP) on December 14, 1999 to bring the LUP into consistency with the City's General Plan and Harbor/Civic Center Specific Plan (with the exception of the Pier-Harbor area, AES site, and North Catalina Avenue corridor that will be considered in a second phase of amendments to the LUP in conjunction with the preparation of the "Heart of the City Specific Plan"); and

WHEREAS, the California Coastal Commission, following a public hearing on January 11, 2001, adopted resolutions to deny certification of the amendment to the LUP as submitted by the City, and to certify the amendment to the LUP if the City adopts a number of modifications suggested by the Coastal Commission; and

WHEREAS, the modifications suggested by the Coastal Commission update public access, public safety, and environmental protection policies pursuant to requirements under the Coastal Act; and

WHEREAS, in compliance with the California Environmental Quality Act, the California Coastal Commission has found that the proposed modifications to the Coastal LUP will not result in significant adverse environmental impacts; and

WHEREAS, the Planning Commission of the City of Redondo Beach held a public hearing on February 15, 2001 on the proposed amendment to the Coastal Land Use Plan and adopted Resolution No. 8870 recommending the City Council adopt the amendments suggested by the Coastal Commission; and

WHEREAS, the City Council held a public hearing on April 3, 2001 to consider the proposed amendments to the Coastal Land Use Plan.

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

1. The proposed modifications to the Coastal LUP are consistent with the Comprehensive General Plan of the City.

2. The proposed amendment to the Coastal LUP is intended to be carried out in a manner that is fully in conformity with the Coastal Act.
3. The proposed amendment to the Coastal LUP 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.
4. 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 RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby amends subsections C and D of Section VI ("Locating and Planning New Development") of the Coastal Land Use Plan to read as follows:

**C. Proposed Land Use Classifications**

The following land use classifications in conjunction with the coastal land use plan map for the Coastal Zone (Exhibit H and Exhibit H-1) and the policies as set forth in this Coastal Plan will guide the future growth and development of the City's Coastal Zone. This section was substantially updated in 1999 for consistency with the City's General Plan, including more specific land use and development standards. Detailed development standards to implement these land use classifications will be submitted as the implementation section of the City of Redondo Beach LCP.

The City is currently engaged in a major planning effort (to be completed by 2001) to consider new land use and development standards relating to the AES Power Plant site, the Harbor/Pier area, and the North Catalina Avenue corridor. New land use opportunities for these areas are expected in conjunction with the proposed modernizing and reduction in size of the AES Redondo Beach Generating Plant making a significant portion of the site available for reuse. Following this planning process, appropriate amendments will be considered for the Coastal Land Use Plan as well as the City's General Plan and Zoning Ordinance. As a result, the land use categories and standards for these areas were not changed as part of the 1999 update to the LUP (as reflected in Exhibit H-1 of the Coastal Land Use Plan Map).

## **Residential**

The R-1, R-2, R-3, RMD, and RH residential districts allow for the continuation of existing neighborhoods and new development of housing to meet the diverse economic and physical needs of the City's residents. The residential districts also allow for consideration of uses such as religious institutions, day care centers, private schools, and public utility facilities. The minimum lot size for new lots in all residential districts is 5,000 square feet.

1. **Single Family**: The primary use in this district (R-1) is residential at a ratio of one detached dwelling unit per lot, not to exceed 8.8 dwelling units per net acre. Building height will be limited to two stories (30 feet).
2. **Low Density Multiple-Family**: The primary use in this district (R-2 and R-3) is multiple-family residential with a maximum density of 14.6 dwelling units per net acre in the R-2 district and a maximum density of 17.5 dwelling units per net acre in the R-3 district. No more than one dwelling unit is permitted on lots less than 6,000 square feet in the R-2 district and on lots less than 5,000 square feet in the R-3 district. Building height will be limited to two stories (30 feet).
3. **Medium Density Multiple-Family**: The primary use in this district (RMD) is multiple family residential with a maximum density of 23.3 dwelling units per net acre. No more than one dwelling unit is permitted on lots less than 5,000 square feet in this district. The maximum building height will be limited to two stories (30 feet).
4. **High Density Multiple-Family**: The primary use in this district (RH) 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.

## **Commercial**

The C-2, C-3, and C-4 commercial districts allow for the development of a wide range of retail and service commercial uses, eating and drinking establishments, food sales, drug stores, overnight accommodations, household supply and furnishings, art and cultural facilities, professional offices, repair services, and similar uses serving both the local community and visitors to the Coastal Zone.

The development intensity in each district is limited by a maximum floor area ratio, determined by dividing the building floor area by the area of the lot, and a maximum height as follows:

1. C-2 Commercial: The maximum floor area ratio is 0.5 and the maximum building height is two stories (30 feet).
2. C-3 Commercial: The maximum floor area ratio is 0.7 and the maximum building height is two stories (30 feet).
3. C-4 Commercial: The maximum floor area ratio is 1.0 and the maximum building height is three stories (45 feet).

### **Mixed Use Commercial/Residential**

The Mixed Use Commercial/Residential (MU) 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.

### **Public or Institutional**

The Public or Institutional (P) district includes the following sites and uses:

1. Public beach: The beach and coastal bluffs south of Torrance Boulevard west of Esplanade shall be maintained and preserved for public open space and public recreational use.
2. Parks and open space: Parks and open space include Veteran's Park (at the southwest corner of Torrance Boulevard and South Catalina Avenue) and Czuleger Park (within the "Village" west of the intersection of North Catalina Avenue and Carnelian Street). The primary permitted use is parks, open space, and recreational facilities, and accessory uses such as rest rooms, storage sheds, concession stands, recreational rentals, etc. Public buildings, community centers, public safety facilities, parking lots, public utility facilities, and similar uses may be considered subject to a Conditional Use Permit. The maximum floor area ratio of all buildings on a site is 0.25 and the maximum height is two stories, 30 feet.

3. Community facilities, governmental facilities, and public safety facilities: These include the Civic Center (City Hall, Public Library, and Police Station) at Diamond Street and Pacific Coast Highway, the fire station at S. Broadway and Pearl Street, and the Recreation and Community Services Center at Knob Hill and Pacific Coast Highway. Permitted uses include parks and open space, and uses which may be considered subject to a Conditional Use Permit include cultural uses (libraries, museums, etc.), institutional uses (governmental, police, fire, etc.), community centers, public athletic clubs, performance art facilities, educational facilities, child day care centers, schools, parking lots, and similar public uses. For the Civic Center, the maximum floor area ratio of all buildings on the site is 1.25 and the maximum height is three stories, 45 feet. The floor area ratio and height of buildings at other community facility/governmental facility/public safety facility sites will be determined as part of the required public hearing process for any proposed new building.

4. Riviera Village Public Parking: The triangular public parking site in Riviera Village is bounded by Via del Prado, Avenida del Norte, and South Elena Avenue. Expanded parking facilities may be considered on this site subject to a Conditional Use Permit, provided that additional parking is located in a fully subterranean structure.

### AES Power Plant, Harbor/Pier area, and North Catalina corridor

The City is currently engaged in a major planning effort (to be completed by 2001) to consider new land use and development standards relating to the AES Power Plant site, the Harbor/Pier area, and the North Catalina Avenue corridor. New land use opportunities for these areas are expected in conjunction with the proposed modernizing and reduction in size of the AES Redondo Beach Generating Plant making a significant portion of the site available for reuse. Following this planning process, appropriate amendments will be considered for the Coastal Land Use Plan as well as the City's General Plan and Zoning Ordinance. As a result, the land use categories in place prior to the 1999 update of the LUP have been retained for these areas (as described below and reflected in Exhibit H-1).

#### Commercial Recreation

The Commercial Recreation land use district allows for a wide range of public and commercial recreational facilities. This classification will provide regional-serving recreational facilities for all income groups by including the following general use categories. Each use permitted will be subject to approval by the City based on criteria whether or not the subject use is compatible with surrounding land uses in the area in which it is located.

1. Food Services: restaurants with and without liquor; fish markets -- retail and wholesale; coffee shops; snack bars; delicatessen; bakery; fruits and vegetables; ice cream and candy.
2. Retail Sales and Service: specialty retail; general merchandise; marine hardware, etc.; barber, etc. bike rentals.
3. Fishing Supplies: live bait; and bait and tackle shops.
4. Boat Facilities, Supplies and Service: berthing; dry storage; shipyard -- haulout and repair of crafts; boat launch ramp; mechanical boat launch; boat rental; boat yard -- repair and painting; sportfishing; excursion boat rides; service float; brokerage.-- new and used; and clubs -- yacht, boat, beach, bay, fishing and sailing.
5. Other Uses: hotels and motels; parking; harbor-related office uses; arcades; recreational facilities including parks; discotheques; cocktail lounges with entertainment; multi-purpose recreational facilities;
6. Apartments: No expansion or new construction -- only maintenance.

Commercial (applicable to N. Catalina corridor as shown in Exhibit H-1)

This is the heaviest commercial district, permitting grocery-food stores or supermarkets with other related small shops and service-type stores, such as dry cleaners, beauty parlors, barber shops, drug stores, and coffee shops plus a wide range of heavy retail and service commercial uses such as restaurants, retail stores, hotels and motels, laundry agencies, business offices and television repair. Coastal related use will be encouraged within this district to provide support facilities within the Coastal Zone for visitors and residents.

Industrial (applicable to areas shown in Exhibit H-1)

This is a relatively light industrial district intended to accommodate small to medium-size industrial operations that do not result in obnoxious output that would detrimentally impact surrounding districts. Performance standards will be designed as part of the implementation phase of the Local Coastal Program to encourage and ensure quality industrial developments on the limited amount of land within the Coastal Zone suitable for industrial development. Adequate buffering-between the industrial districts and the surrounding land uses will be included in the development standards.

Residential, Medium Density (applicable to areas shown in Exhibit H-1)

The primary use in this district is multiple family residential with a range of 19 to 23 dwelling units per net acre. The maximum building height will be limited to two stories plus a mezzanine over semi-subterranean parking or 38 feet. Front, side, and rear yard setbacks will remain at the presently required dimensions. The front yard setback would be an average of 18 feet with a minimum of 14 feet. The side yard setback would be 5 feet plus 1 foot for buildings over 30 feet in height plus 1 foot for each additional 50 feet of lot frontage. Rear yard setbacks would be an average of 15 feet with a minimum 10 feet.

In the medium density residential district a slightly higher density would be allowed for consolidation of the 40 and 50 foot lot frontages. For example, on the 50 foot frontages the density bonus from 19 units per acre to 23 units per acre would occur on consolidation of two lots and on the 40 foot frontage upon consolidation of 3 lots. This will encourage a variety of building types and architectural solutions. Also on consolidated sites, experience has shown that greater setbacks, additional open space and better pedestrian and vehicular circulation can be expected. Each new multiple development will be subject to Conditional Use Permit and architectural review by the Planning Commission to insure the most compatible developments in existing neighborhoods.

In the past the City has permitted development of low and moderate income senior citizens housing at densities higher than those allowed by the City development standards. It seems reasonable that the City will continue this policy in the medium density residential land use district on a case by case basis to encourage the provision of senior citizens housing.

Parks, Recreation and Open Space (applicable to areas shown in Exhibit H-1)

This district will include existing and proposed local, county, state or other free public recreation areas. Support facilities, including parking areas and libraries, will also be included within this classification.

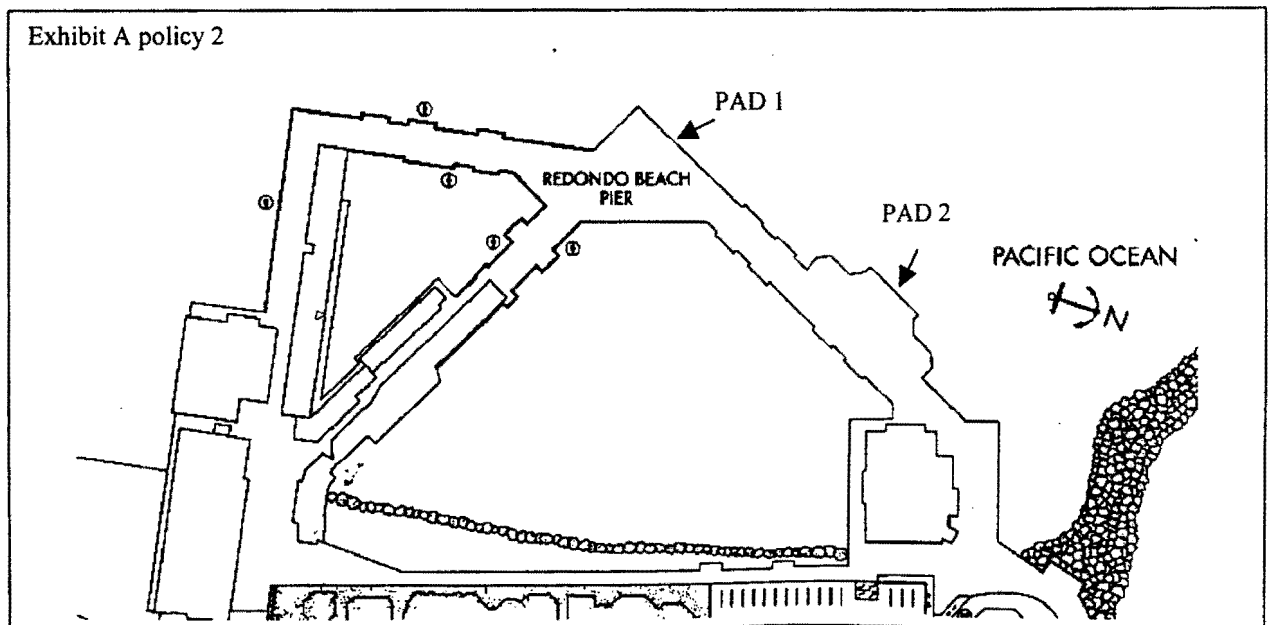
**D. Land Use Policies**

The following policies, in conjunction with the land use development standards in Section C above, set forth land use guidelines for the future development in the City's Coastal Zone.



1. Coastal dependent land uses will be encouraged within the Harbor-Pier area. The City will preserve and enhance these existing facilities and encourage further expansion of coastal dependent land uses, where feasible.
2. New development, additions or major rehabilitation projects within the Harbor-Pier area shall be sited and designed to:
  - a) Preserve and enhance public views of the water from the moles, pier decks, publicly accessible open space and Harbor Drive;
  - b) Provide continuous public access to and along the seaward side of the piers and moles, with the exception of "Pad 2" on the Pier (see Exhibit A, Policy 2 illustration below.)
  - c) Be consistent and harmonious with the scale of existing development, and
  - d) Provide appropriate public-serving amenities such as benches and pedestrian walkways adjacent to the water's edge or the edge of the pier, landscaped rest and viewing areas.

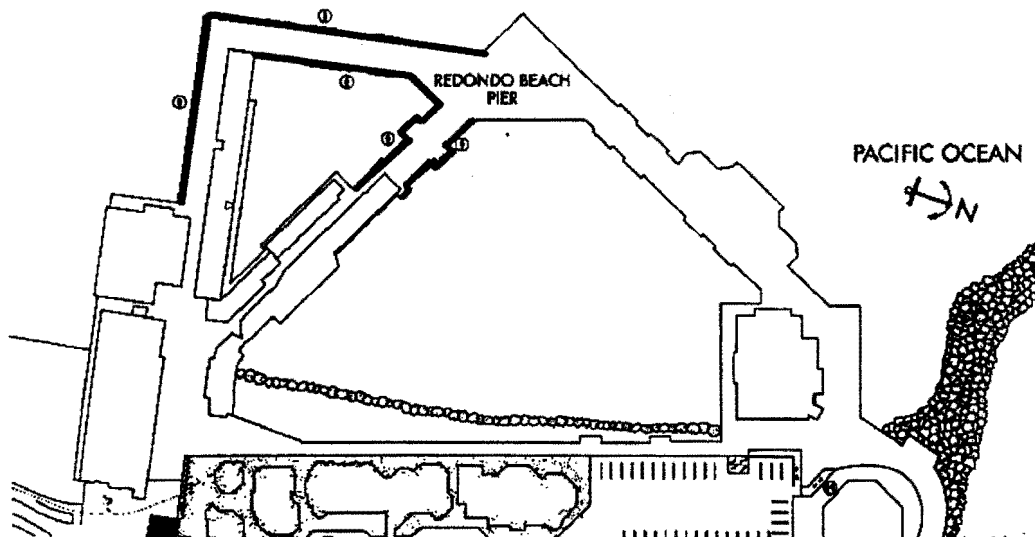
Consistent with the objectives and policies in a-d above, no permanent building shall be developed on "Pad 1" of the Pier.



3. Allow for the operation and maintenance of the Pier and Harbor area as a commercial/recreational asset for the City and region; ensuring maximum public access, a high level quality of use and design, adequate safety, and compatibility with adjacent residential neighborhoods and commercial districts.

4. Any infrastructure or utility uses located within the harbor area shall be placed below ground, unless undergrounding is deemed by the City to be infeasible. Any such uses located above ground within the harbor area shall be screened or buffered to the extent possible.
5. In conformance with the goals and policies of the California Coastal Act, maintain a balanced utilization of coastal zone resources, including protection and provision of lower cost visitor-serving uses and recreational facilities where feasible.
6. Maintain and preserve the existing public fishing access areas on the Pier as indicated in Figure 16.

Figure 16  
Pier Fishing Areas (indicated by heavy line)



7. Allow for the development of private recreational, cultural, educational, institutional, and health uses in areas classified as Commercial and religious uses in areas classified as Residential, Commercial, or Mixed Use on the Land Use Plan map, provided they are compatible with adjacent uses.
8. Allow for provision of buildings or structures used by any public utility (including gas, electrical, telephone and cellular communications, and water corporations), to be considered subject to a Conditional Use Permit in all districts.

9. In conjunction with the proposed modernizing and reduction in size of the AES Redondo Beach Generating Plant making a significant portion of the site available for reuse, the City through its public participation process shall consider revising the Coastal Land Use Plan, Harbor/Civic Center Specific Plan, General Plan, and Zoning Ordinance to permit reuse of portions of the site for nonindustrial uses serving both residents and visitors and designed to be well-integrated with surrounding areas and circulation patterns. This planning process will also include consideration of new land use and development standards for the area surrounding the AES Plant, including the harbor/pier area and the North Catalina Avenue corridor.
10. For properties designated by the City of Redondo Beach as historic landmarks or historic districts, or under the State Historic Preservation Act, or which are listed on the National Register of Historic Places, permit the establishment of an Historic Overlay zone to permit consideration of additional uses not otherwise permitted in the zone the building is located in, subject to a Conditional Use Permit, provided the use is compatible with the surrounding area and the use is reasonably necessary for the continued preservation of the historically significant building in which it is to be located. Visitor serving or commercial uses shall be given priority in the reuse of such structures.
11. The policy of the City is to control storm water runoff and pollution that may cause or contribute to adverse impacts on recreational access to beaches, or to other coastal resources, such as sensitive habitat areas or coastal waters. All development in the coastal zone, public and private, shall be in conformance with the storm water standards of the State of California as cited in section 5-701.101 of the Municipal Code, the Coastal Act and the most recent standards of the Regional Water Quality Control Board with regard to storm water runoff (specifically, the Standard Urban Storm Water Mitigation Plan<sup>1</sup>). New development or major rehabilitation projects will also be required to conform to any amendment to, or re-issuance of these state, federal and municipal standards. Pursuant to this:
  - a) All development on the pier and on the first row of lots adjacent to the beach shall comply with the provisions contained in Ordinance No. 2851, "Stormwater and Urban Runoff Pollution Control Regulations" and with applicable state and federal water quality standards for discharges into sensitive habitat areas.
  - b) All development shall be designed to minimize the creation of impervious surfaces, and, to the maximum extent possible, to reduce directly-connected impervious area on the site. Setback areas should remain permeable (vegetated or crushed gravel) where feasible.

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<sup>1</sup> Originally issued on March 8, 2000 by the Regional Water Quality Control Board  
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- c) Plans for new development and redevelopment projects shall incorporate Best Management Practices (BMPs) and other applicable Management Measures contained in the California Nonpoint Source Pollution Control Plan, that will reduce to the maximum extent practicable the amount of pollutants that are generated and/or discharged into the City's storm drain system and surrounding coastal waters. BMP's should be selected based on efficacy at mitigating pollutants of concern associated with respective development types or uses. This policy to incorporate BMP's shall also apply to all new or refurbished parking lots accommodating 25 or more cars.
- d) As part of the implementation of this Land Use Plan Amendment, the City shall develop a Public Participation component that identifies methods to encourage public participation in managing, development and minimizing urban runoff impacts to the coast. This component should include a public education program designed to: raise public awareness about stormwater issues and the potential impacts of water pollution; and involve the public in the development and implementation of the City's Stormwater and Urban Runoff Pollution Control Plan.
- e) It is the intent of the City to pursue opportunities to participate in watershed level planning and management efforts directed towards reducing stormwater and urban runoff impacts to water quality and related resources including restoration efforts and regional mitigation, monitoring, and public education programs.

12. Density Bonus for Low and Moderate Income Persons:

- a) This is an incentive program that allows developers of any one of the types of residential projects described in Government Code Section 65915(b), and which complies with all standards set forth in Government Code Section 65915, to build no more than 25 percent more units than a property's zoning would ordinarily allow. In exchange for this density bonus, the owners must make the units affordable for 30 years if an incentive is utilized in addition to a density bonus specified in Government Code Section 65915(b) or for 10 years if a second incentive is not utilized.
- b) In accordance with Government Code Section 65915(f), the density bonus shall be calculated based on the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan. In the Coastal Zone, the otherwise maximum allowable residential density shall mean the maximum density determined by applying all site-specific environmental development constraints applicable under the coastal zoning ordinances and land use element certified by the Coastal Commission. The density bonus shall be applicable to housing development consisting of five or more units.

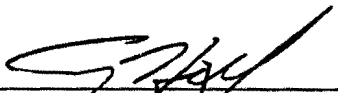
- c) In the coastal zone, any housing development approved pursuant to Government Code Section 65915 shall be consistent, to the maximum extent feasible and in a manner most protective of coastal resources, with all otherwise applicable certified local coastal program policies and development standards. If the City approves development with a density bonus, the City must find that the development, if it had been proposed without the 25 percent density increase, would have been fully consistent with the policies and development standards of the certified local coastal program. If the City determines that the means of accommodating the density increase proposed by the applicant do not have an adverse effect on coastal resources, the City shall require that the density increase be accommodated by those means. If, however, the City determines that the means for accommodating the density increase proposed by the applicant will have an adverse effect on coastal resources, before approving a 25 percent density increase, the City shall identify all feasible means of accommodating the 25 percent density increase and consider the effects of such means on coastal resources. The City shall require implementation of the means that are most protective of significant coastal resources.
- d) The City may prepare an LCP amendment for certification by the Commission for specific areas or sub-regions within the planning area where density bonuses in excess of 25 percent may be permitted based on a finding that no adverse impacts on coastal resources would result.
- e) In addition to a 25 percent density bonus, a qualifying housing development shall receive one of the incentives identified in Government Code Section 65915(h), unless it is found that the additional incentive is not required in order to provide for affordable housing costs or rents. If the City determines that the additional development incentive requested by an applicant pursuant to this section will not have any adverse effects on coastal resources, the City may grant the requested incentive. If the City determines that the requested incentive will have an adverse effect on coastal resources, the City shall consider all feasible alternative incentives and the effects of such incentives on coastal resources. The City may graft one or more of those incentives that do not have an adverse effect on coastal resources. If all feasible incentives would have an adverse effect on coastal resources, the City shall grant only that additional incentive which is most protective of significant coastal resources.
- f) For the purposes of this section, "coastal resources" means any resource which is afforded protection under the policies of Chapter 3 of the Coastal Act, California Public Resources Code section 30200 et seq., including but not limited to public access, marine and other aquatic resources, environmentally sensitive habitat, and the visual quality of coastal areas.

13. Development in Redondo Beach shall be sited and designed to minimize hazards from wave uprush and from geologic hazards including seismic hazards, such as liquefaction.
- a) New development shall minimize risks to life and property in areas of high geologic flood and fire hazard. Development shall assure stability and structural integrity and neither create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. Development shall proceed only if the Director of the Department of Building and Safety determines that there is sufficient evidence that the structure may be constructed and maintained safely. All development shall employ earthquake resistant construction and engineering practices.
  - b) Development in the Pier and Harbor area shall provide, in advance of approval, erosion and wave uprush studies, and projections of sea-level rise expected within the reasonable economic life of the structure (normally 75 years). The Director may waive such studies on the basis of information contained in a certified EIR for the Pier Harbor area, if such EIR includes maps of all areas in the City potentially impacted by storm waves and sea level rise and such maps include elevations of such impacts and estimation of the likelihood of such events. All structures shall be sited and designed to minimize destruction of life and property during likely inundation events.
  - c) If the development proposed is located on an existing slope greater than 2:1 or on artificial fill, new construction may be permitted only on the basis of detailed, site specific geologic and soil studies.
  - d) All structures located on fill or on alluvial-deposits shall provide an analysis of the potential for seismic hazards, including liquefaction. The design of such structures shall include measures to minimize damage and loss of life and property from such hazards. All earthquake studies shall also comply with the latest recommendations of the California Department of Mines and Geology and the Seismic Safety Commission and shall adhere to all applicable building codes.
  - e) All development located below elevation 15 feet above mean sea level shall provide information concerning the height and force of likely tsunami run-up on the property. The Director may waive this requirement if he or she determines that accurate maps concerning the extent, velocity and depth of likely tsunami run-up is available in a certified EIR that addresses all pier, harbor and beach areas of the City. The Director shall require all development located within a possible tsunami run-up zone to install, as appropriate, warning systems and other measures to minimize loss of life due to a tsunami.

- f) With the exception of structures on the moles, new or substantially reconstructed structures on ocean fronting parcels shall be permitted only if they are sited and designed so that no future shoreline protective devices will be necessary to protect them from storm waves and bluff erosion. The City shall require as an enforceable condition of any permit for such a structure that no shoreline protective structure shall be allowed in the future to protect the development from bluff erosion or wave uprush.

SECTION 2. 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 3<sup>rd</sup> day of April, 2001.

  
\_\_\_\_\_  
Gregory C. Hill Mayor

ATTEST:

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

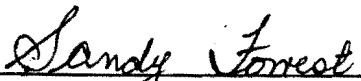
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0104-20 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 3<sup>rd</sup> day of April, 2001, by the following roll call vote:

AYES:     Bisignano, Sullivan, Gin, Schmalz, Parsons


NOES:     None

ABSENT:   None

ABSTAIN:  None

  
\_\_\_\_\_  
Sandy Forrest, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**CALIFORNIA COASTAL COMMISSION**

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



January 19, 2001

**MEMORANDUM**

**TO:** Randy Berler  
**FROM:** Pam Emerson  
**SUBJECT:** Suggested modifications to LUPA 1-2000

On January 11, 2000, the California Coastal Commission certified the above noted amendment to the City of Redondo Beach Land Use Plan with the enclosed suggested modifications.

**RESOLUTION TO CERTIFY THE LAND USE PLAN WITH SUGGESTED MODIFICATIONS:**

The Commission hereby certifies the amended Land Use Plan for the City of Redondo Beach, if modified as suggested and adopts the findings set forth below on grounds that the land use plan with the suggested modifications will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the land use plan if modified.

**II. SUGGESTED MODIFICATIONS.**

(Note: Suggested modifications to the City's language are shown in ***bold italic*** and ~~strike-out~~ format.)

Page 2, (Resolution 8156) LUP Chapter VI, C Proposed Land Use Classifications:

The following land use classifications in conjunction with the Coastal Land Use Plan map for the Coastal Zone (Exhibit H and Exhibit H-1) and the policies as set forth in this coastal plan will guide future growth and development of the City's Coastal Zone. This section was substantially updated in 1999 for consistency with the City's General Plan, including more specific land use and development standards. Detailed development standards to implement these land use classifications ~~are contained in the~~

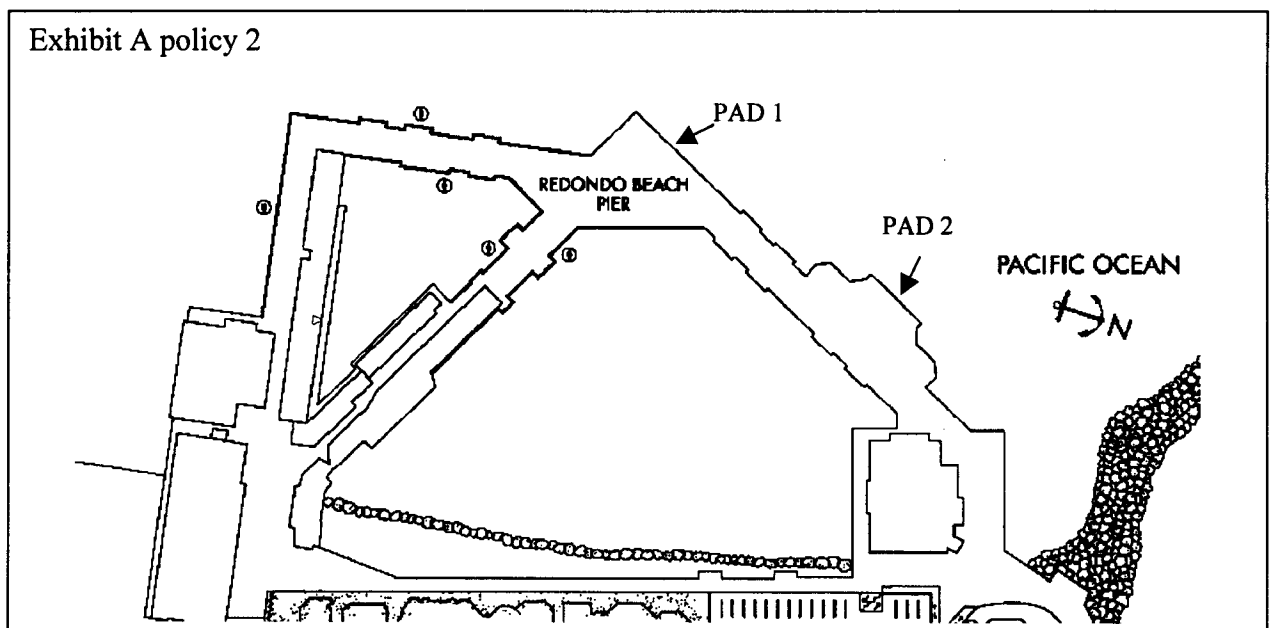


~~city of Redondo Beach Zoning Ordinance~~ **will be submitted as the implementation section of the City of Redondo Beach LCP.**

Page 8, (Resolution 8156) Item D2:

2. New development, additions or major rehabilitation projects within the Harbor Pier area **shall will be required to be sited and designed to:**
  - a) **Preserve and enhance public views of the water from the moles, pier decks, publicly accessible open space and Harbor Drive;**
  - b) **Provide continuous public access to and along the seaward side of the piers and moles, with the exception of "Pad 2" on the Pier (see Exhibit A, Policy 2 illustration below.)**
  - c) **Be consistent and harmonious with the scale of existing development, and**
  - d) **Provide appropriate public-serving amenities such as benches, pedestrian walkways adjacent to the water's edge or the edge of the pier, landscaped rest and viewing areas. including benches etc.**

**Consistent with the objectives and policies in a-d above, no permanent building shall be developed on "Pad 1" of the Pier**



Page 8, item D3.

3. Allow for the operation and maintenance of the Pier and Harbor area as a commercial/recreational asset for the City and region, ensuring **maximum public access**, a high level quality of use and design, adequate safety and compatibility with adjacent residential neighborhoods and commercial

districts.

Page 9, Policy 10

For properties designated by the City of Redondo Beach as historic landmarks, ***or under the State Historic Preservation Act, or which are listed on the National Register of Historic Places***, permit the establishment of an Historic Overlay zone, ~~pursuant to the procedures in the City's zoning ordinance,~~ to permit consideration of additional uses not otherwise permitted in the zone the building is located in, subject to a conditional use permit provided the use is compatible with the surrounding area and the use is reasonably necessary for the preservation of the historically significant building in which it is to be located. ***Visitor serving or commercial uses shall be given priority in the reuse of such structures.***

Page 9 Add policy 11, Regarding Storm water run-off

***11. The policy of the City is to control storm water runoff and pollution that may cause or contribute to adverse impacts on recreational access to beaches, or to other coastal resources, such as sensitive habitat areas or coastal waters. All development in the coastal zone, public and private, shall be in conformance with the storm water standards of the State of California as cited in section 5-701.101 of the Municipal Code, the Coastal Act and the most recent standards of the Regional Water Quality Control Board with regard to storm water runoff (specifically, the Standard Urban Storm Water Mitigation Plan issued March 8, 2000). New development or major rehabilitation projects will also be required to conform to any amendment to, or re-issuance of these state, federal and municipal standards. Pursuant to this:***

- a) All development on the pier and on the first row of lots adjacent to the beach shall comply with the provisions contained in Ordinance No. 2851, "Stormwater and Urban Runoff Pollution Control Regulations" and with applicable state and federal water quality standards for discharges into sensitive habitat areas.***
- b) All development shall be designed to minimize the creation of impervious surfaces, and, to the maximum extent possible, to reduce directly-connected impervious area on the site. Setback areas should remain permeable (vegetated or crushed gravel) where feasible.***

*c) Plans for new development and redevelopment projects shall incorporate Best Management Practices (BMPs) and other applicable Management Measures contained in the California Nonpoint Source Pollution Control Plan, that will reduce to the maximum extent practicable the amount of pollutants that are generated and/or discharged into the City's storm drain system and surrounding coastal waters. BMP's should be selected based on efficacy at mitigating pollutants of concern associated with respective development types or uses. This policy to incorporate BMP's shall also apply to all new or refurbished parking lots accommodating 25 or more cars.*

*d) As part of the implementation of this Land Use Plan Amendment, the City shall develop a Public Participation component that identifies methods to encourage public participation in managing, development and minimizing urban runoff impacts to the coast. This component should include a public education program designed to: raise public awareness about stormwater issues and the potential impacts of water pollution; and involve the public in the development and implementation of the City's Stormwater and Urban Runoff Pollution Control Plan.*

*e) It is the intent of the City to pursue opportunities to participate in watershed level planning and management efforts directed towards reducing stormwater and urban runoff impacts to water quality and related resources including restoration efforts and regional mitigation, monitoring, and public education programs.*

Page 9, Add policy 12. Regarding the provision of density bonuses to assure the provision of housing for low and moderate-income persons

**12. Policy 12. Density Bonus for Low and Moderate Income Persons**

*(a) This is an incentive program that allows developers of any one of the types of residential projects described in Government Code Section 65915(b), and which complies with all standards set forth in Government Code Section 65915, to build no more than 25 percent more units than a property's zoning would ordinarily allow. In exchange for this density bonus, the owners must make the units affordable for 30 years if an incentive is utilized in addition to a density bonus specified in Government Code Section 65915(b) or for 10 years if a second incentive is not utilized.*

*(b) In accordance with Government Code Section 65915(f), the density bonus shall be calculated based on the otherwise maximum allowable*

***residential density under the applicable zoning ordinance and land use element of the general plan. In the Coastal Zone, the otherwise maximum allowable residential density shall mean the maximum density determined by applying all site-specific environmental development constraints applicable under the coastal zoning ordinances and land use element certified by the Coastal Commission. The density bonus shall be applicable to housing development consisting of five or more units.***

***(c) In the coastal zone, any housing development approved pursuant to Government Code Section 65915 shall be consistent, to the maximum extent feasible and in a manner most protective of coastal resources, with all otherwise applicable certified local coastal program policies and development standards. If the City approves development with a density bonus, the City must find that the development, if it had been proposed without the 25 percent density increase, would have been fully consistent with the policies and development standards of the certified local coastal program. If the City determines that the means of accommodating the density increase proposed by the applicant do not have an adverse effect on coastal resources, the City shall require that the density increase be accommodated by those means. If, however, the City determines that the means for accommodating the density increase proposed by the applicant will have an adverse effect on coastal resources, before approving a 25 percent density increase, the City shall identify all feasible means of accommodating the 25 percent density increase and consider the effects of such means on coastal resources. The City shall require implementation of the means that are most protective of significant coastal resources.***

***(d) The City may prepare an LCP amendment for certification by the Commission for specific areas or sub-regions within the planning area where density bonuses in excess of 25 percent may be permitted based on a finding that no adverse impacts on coastal resources would result.***

***(e) In addition to a 25 percent density bonus, a qualifying housing development shall receive one of the incentives identified in Government Code Section 65915(h), unless it is found that the additional incentive is not required in order to provide for affordable housing costs or rents. If the City determines that the additional development incentive requested by an applicant pursuant to this section will not have any adverse effects on coastal resources, the City may grant the requested incentive. If the City determines that the requested incentive will have an adverse effect on coastal resources, the City shall consider all feasible alternative incentives and the effects of such incentives on coastal resources. The City may grant one or more of those incentives that do not have an adverse effect on coastal resources. If all feasible incentives would have an adverse effect on***

***coastal resources, the City shall grant only that additional incentive which is most protective of significant coastal resources.***

***(f) For the purposes of this section, "coastal resources" means any resource which is afforded protection under the policies of Chapter 3 of the Coastal Act, California Public Resources Code section 30200 et seq., including but not limited to public access, marine and other aquatic resources, environmentally sensitive habitat, and the visual quality of coastal areas.***

Page 9 + , Add policy 13 regarding the safety of development.

***13. Hazards. Development in Redondo Beach shall be sited and designed to minimize hazards from wave uprush and from geologic hazards including seismic hazards, such as liquefaction.***

- a) New development shall minimize risks to life and property in areas of high geologic flood and fire hazard. Development shall assure stability and structural integrity and neither create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. Development shall proceed only if the Director of the Department of Building and Safety determines that there is sufficient evidence that the structure may be constructed and maintained safely. All development shall employ earthquake resistant construction and engineering practices.***
- b) Development in the Pier and Harbor area shall provide, in advance of approval, erosion and wave uprush studies, and projections of sea-level rise expected within the reasonable economic life of the structure (normally 75 years). The Director may waive such studies on the basis of information contained in a certified EIR for the Pier Harbor area, if such EIR includes maps of all areas in the City potentially impacted by storm waves and sea level rise and such maps include elevations of such impacts and estimation of the likelihood of such events. All structures shall be sited and designed to minimize destruction of life and property during likely inundation events.***
- c) If the development proposed is located on an existing slope greater than 2:1 or on artificial fill, new construction may be permitted only on the basis of detailed, site specific geologic and soil***

*studies.*

- d) *All structures located on fill or on alluvial-deposits shall provide an analysis of the potential for seismic hazards, including liquefaction. The design of such structures shall include measures to minimize damage and loss of life and property from such hazards. All earthquake studies shall also comply with the latest recommendations of the California Department of Mines and Geology and the Seismic Safety Commission and shall adhere to all applicable building codes.*
  
- e) *All development located below elevation 15 feet above mean sea level shall provide information concerning the height and force of likely tsunami run-up on the property. The Director may waive this requirement if he or she determines that accurate maps concerning the extent, velocity and depth of likely tsunami run-up is available in a certified EIR that addresses all pier, harbor and beach areas of the City. The Director shall require all development located within a possible tsunami run-up zone to install, as appropriate, warning systems and other measures to minimize loss of life due to a tsunami.*
  
- f) *With the exception of structures on the moles, new or substantially reconstructed structures on ocean fronting parcels shall be permitted only if they are sited and designed so that no future shoreline protective devices will be necessary to protect them from storm waves and bluff erosion. The City shall require as an enforceable condition of any permit for such a structure that no shoreline protective structure shall be allowed in the future to protect the development from bluff erosion or wave uprush.*

Adopted Suggested Modifications  
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Coastal Commission action January 11, 2000  
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