

CALIFORNIA COASTAL COMMISSION

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TO: Commissioners and Interested Persons

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SUBJECT: Minor Amendment Request No. 1-03 to the City of Redondo Beach Certified Local Coastal Program (For Commission concurrence at its December 11, 2003 meeting in San Francisco).

Local Coastal Program Amendment No. 1-03 (Minor)

The City is requesting that the Commission certify an amendment to the Implementation Plan (IP) portion of the City of Redondo Beach certified Local Coastal Program (LCP). The requested LCP amendment would make minor revisions to various sections of the Implementation Plan to 1) permit electronic message displays for live performance theatres seating no less than 1,000, 2) to amend the definition of "hotel" or "motel" making it consistent with the definition applicable to the Uniform Transient Occupancy Tax in Section 8-2-02 of the City Municipal Code and 3) to amend definitions, development restrictions and standards in the zoning code applicable to regulating bulk and curb cuts and driveways of single family houses and to enable the City to administer recently adopted residential design guidelines in single family neighborhoods. The Residential Design Guidelines themselves are not part of the proposed LCP amendment and are not before the Commission. The certified Land Use Plan (LUP) portion of the LCP is not affected by this amendment.

Amendment Description:

The proposed amendment includes the following changes to the LIP:

- Allows electronic message displays in Public and Institutional zones, at a maximum height of 30 feet above the adjacent sidewalk along the street frontage and only on a site having a live performance theatre with a seating capacity of not less than 1000 seats.
- Modifies the definition of "hotel" or "motel", bringing it into consistency with the definition applicable to the Uniform Transient Occupancy Tax in Section 8-2-02 of the Redondo Beach Municipal Code.
- Modifies floor area definitions and the definition of "story" in Article One of the certified LIP.
- Modifies development standards for single family residences and for residences in the R-1 single family residential zone.
- Prohibits certain types of fencing in all residential zones.
- Amends the language in the Criteria sections of the Administrative and Planning Commission design reviews requiring a project to be consistent with the intent of the residential guidelines.

- Adds language to the Modifications section that deals with allowing a reduction in second story setbacks.

The proposed revisions were submitted for Commission action pursuant to Resolution Nos. CC-0309-98, CC-0309-99 and CC-0307-70, and are contained in Ordinance Nos. 2899-03, 2906-03 and 2918-03.

The City Planning Commission held public hearings for the proposed LCP amendment on 5/15/03, 12/19/02, and 6/19/03. The Redondo Beach City Council held public hearings for the LCP amendment on 1/21/03, 2/18/03, 8/19/03, 7/8/03 and 9/16/03. The public hearings were advertised in local newspapers, which include the Easy Reader-Redondo Beach Hometown News and the Beach Reporter and notice was sent to property owners and interested parties. All staff reports were made available for public review in the Planning Department and the Huntington Beach Public Library.

The proposed LCP amendment was submitted to the South Coast District office on October 24, 2003. The amendment request was deemed complete as submitted except for required resolution language stating when the City Council intends the amendment to be effectively certified pursuant to Coastal Act Sections 30510(a) and California Code of Regulations Sections 13518(a) and (b), and 13551(a) and (b). The City has informed Commission staff that the required language will be incorporated by City Council in a new supplemental resolution on November 1st, 2003. Commission staff has reviewed and determined adequate a draft version of the resolution and is confident that the City will provide the newly approved resolution prior to the public hearing for this item.

Analysis

The Executive Director has determined that City of Redondo Beach LCP Amendment No. 1-03 is a minor LCP amendment. The requested LCP amendment is a minor amendment because the proposed changes are consistent with the certified LUP and would not change the kind, location, intensity, or density of any uses. The proposed IP amendment permits electronic message displays for live performance theatres, amends the definition of "hotel" or "motel" making it consistent with the definition applicable to the Uniform Transient Occupancy Tax in Section 8-2-02 of the City Municipal Code and amends residential standards to reflect adopted residential design guidelines at the local level that deal mainly with more restrictive standards including aesthetics and reducing the bulk of single family homes. The more restrictive standards do not change height, parking or first story yard setback requirements, and are consistent with the certified LUP, which incorporates references to the design guidelines.

The proposed amendment would modify the existing Public Zone Requirement section (10-5.1814) in Article 6 of the IP dealing with sign regulations and would add "electronic message display" to the definitions section in Article 1 of the IP. Electronic message displays will be permitted pursuant to certain criteria including only being permitted on sites having a live performance theatre with a seating capacity of not less than 1000 seats and the sign structure shall not be located adjacent to or towards any street other than a major arterial. The maximum height of the sign structure is 30 feet above the adjacent sidewalk grade along the street frontage. Other criteria include aesthetics, timing of operation, pixel pitch and size of the electronic display component. The City notes that the only two existing sites that meet the proposed criteria are the Performing Arts Center and the Redondo Union High School auditorium, which are both outside of the coastal zone. If a

performance theatre seating no less than a 1000 people is built within the coastal zone, an electronic message display could be considered for that use. None is proposed at this time.

The definition of "hotel" or "motel" in Section 10-5.402 of Article 1 in the IP is proposed to be modified to 1) make it consistent with the definition applicable to the Uniform Transient Occupancy Tax in the City's Municipal Code and 2) to ensure that residential dwellings and apartments do not operate as hotels providing lodging for transients. The amendment does not change any other part of the certified LIP.

The amendment also proposes changes to the LIP relating to development standards in residential zones. The City recently adopted residential design guidelines that deal with mass, scale, neighborhood character and architectural styles. While the residential guidelines are not before the Commission because they deal predominantly with aesthetics and non coastal resource issues, the City requests some minor changes to the IP to ensure that the IP residential development standards for single family homes support the standards of the residential design guidelines.

Modifications are proposed in the various sections of the IP of which include changes to the Article 1 definition section, reorganizing "gross floor area" and "floor area ratio". Two subsections are being added that specify gross floor area for residential uses and for non-residential uses. The definition of "story" is explicit instead of simply referencing the City's Building Code. Other modifications consist of changes to the "Development standards: R-1 single family residential zone" section, the "Roofs, decks and mezzanines" section, the "Fences, hedges, walls..." section, the sections on "Driveways and garage openings", the "Landscaping regulations", and sections dealing with whether the City reviews a project concurrently or prior to the review for a coastal permit.

The specific content of the changes include the establishment of second story setbacks to reduce bulk, prohibiting roof decks and mezzanines above the second floor in certain residential areas, prohibiting certain types of fences (i.e. barbed wire, electric, razor wire) in residential zones, widths of driveway approaches at a maximum 20 feet wide instead of 28 feet, adding certain blocks with alley ways where the construction of new driveway approaches are prohibited, or where curb cuts are to be restored in conjunction with new residential construction or cumulative additions, allowing only one curb cut per residential lot on the same street frontage, adopting criteria for street facing garage openings for three-car garages and finally adopting standards to preserve existing trees or to require new ones if the tree cannot be preserved.

As listed above, modifications are made throughout various sections of the IP. However, the modifications are all related to development standards for single-family homes. The ordinance establishes a procedure for local reviews to determine the consistency of projects with the intent of the residential design guidelines. In all cases, the modifications provide more restrictive development standards than the existing standards in the LIP, and are consistent with LUP policies adopted to preserve the character and scale of existing neighborhoods. The changes do not affect required parking, building height or intensity of use. Nothing in the proposed amendment changes the procedures or requirements for coastal development permits.

Procedures

Pursuant to Section 30514(c) of the Coastal Act and Section 13554(a) of the California Code of Regulations, the Executive Director has determined that the proposed LCP amendment is "minor" in nature. Section 13554(a) of the California Code of Regulations defines a minor LCP amendment as changes in wording which make the use as designated in the zoning ordinances, zoning district

maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and are consistent with the certified LUP.

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