

CALIFORNIA COASTAL COMMISSION

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January 29, 2004

MEMORANDUM:**RECORD PACKET COPY****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
Melissa Stickney, Coastal Program Analyst**SUBJECT:** Staff recommendation on City of Redondo Beach Major LCP Amendment No. 1-2003 (amending geographic segmentation, changing the LUP designation of eleven lots from commercial to residential; certifying zoning for those lots that is consistent with the proposed LUP amendment and incorporating a second-unit ordinance into the LIP.)**SUMMARY OF REQUEST AND STAFF RECOMMENDATION**

The City of Redondo Beach requests the Commission approve an amendment to its certified Local Coastal Program (LCP) by 1) moving the boundary between the two segments of the City's coastal zone to add eleven lots to the certified area (Area One) and remove them from the Harbor-Pier Area (Area Two); 2) re-designating the eleven lots low density multiple family residential on the certified Land Use Plan (LUP) Map and 3) designating the lots R-3A residential on the certified Local Implementation Program (LIP) Zoning Map. The City also requests to amend the LIP to allow second units in limited circumstances, consistent with Section 65852.2(a) of the California Government Code.

The Redondo Beach LUP was certified in 1981. In 2001 the Commission approved an amendment that incorporated the land use and development standards of an updated General Plan into the LUP. In 2002, when the City submitted its implementation ordinance, it included an amendment to the LUP that applied to the harbor and pier area and to several nearby large parcels located directly inland and to the north of the harbor. Most of the coastal recreation resources in the City are located in the Harbor-Pier area, including a beach, the harbor and the piers. When the Land Use Plan amendment proved to be locally controversial, the City requested segmentation of the City for LCP purposes, separating the Harbor-Pier and related areas, from areas of the City where development standards were not proposed to change. The City then withdrew the proposed LUP amendment. The Commission approved the segmentation of the City into two areas, and found that development standards in Area One, the inland portion of the Coastal Zone, could be analyzed for cumulative effects on public access and visual resources separately from development standards applying to Area Two. The Commission found that development in Area One, which is already developed with commercial and residential uses, would not affect the intensity of development or circulation patterns or public access to the shoreline in Area Two. The Commission approved the implementation ordinance for Area One, and the City's complete LCP was effectively certified for that area as of September, 2003.

The City now indicates that eleven lots, more specifically described on Page 2 of this report, share more characteristics with the lots in Area One than with the lots in Area Two—they are relatively small lots; one is vacant, one supports industrial development that is at the end of its economic life, and the remaining nine lots are developed residentially. The lots are unlikely to be combined

with other properties in Area Two that are closer to the water for recycling into visitor serving commercial uses. Therefore the City proposes to move the geographic segment boundary northwest to include these eleven lots in Area One. These properties are currently designated Commercial in the certified LUP. The City then requests that the certified LUP Map and the certified LIP Zoning Map be amended to reflect the Area One boundary change and to incorporate residential land use and zoning designations for these parcels.

Detailed Description: The eleven lots are within Area Two of the Coastal Zone, located immediately northwest of the Coastal Zone Area One boundary, landward of North Catalina Avenue. The properties to be included are: 520 and 522 N. Elena Avenue; 526, 527, and 528 N. Francisca Avenue; 201, 203, 205, 207, and 209 Beryl Street; and parcel 7503010900 (See attached map).

In a second request, the City is requesting that the IP be amended to allow second units on all residential lots when the development complies with specific development standards in the LIP, including but not limited to restrictions on heights, setbacks, stories, floor area ratio and other City regulations. This change is proposed to comply with Section 65852.2(a) of the California Government Code, which requires cities and counties to consider second, "Granny Units", on residential lots "ministerially without discretionary review or a hearing." Cal. Gov. Code § 65852.2(a)(3).

The Executive Director recommends the Commission first **APPROVE** the amended segmentation of Coastal Zone Area One adding the eleven lots listed above to Area One, second, **APPROVE** the Land Use Plan Amendment as submitted because the LUP Amendment does conform with the Chapter Three policies of the Coastal Act, and third **APPROVE** the Implementation Program Amendment as submitted because the amendment does conform with and adequately carries out the policies of the certified Land Use Plan. **The appropriate resolutions and motions are on Pages 5, 9 and 12.** The findings for approval of the amended geographic segmentation, the new land use and zoning designations and the second-unit ordinance as submitted begin on Page 5.

LOCAL COASTAL PROGRAM HISTORY

The Commission effectively certified the City of Redondo Beach Land Use Plan on June 18, 1981 for the entire Redondo Beach coastal zone. After the LUP was approved, the City updated its General Plan and zoning, but did not update the LUP. In 1999 the Commission certified two project-driven amendments to the LUP. In May 1999 the Commission certified LUPA 1-99, which changed land use designations from Commercial to Residential on five acres at the inner boundary of the Coastal Zone. In June 1999, the Commission certified LUPA 2-99, which changed land use designations on 2.3 acres at the south end of the City from Community Shopping Center to Mixed-Use Commercial/Residential. On January 11, 2001 the Commission certified, with Suggested Modifications, a major LUP amendment that brought the LUP into conformance with the City's General Plan (RDB-MAJ-1-00). The amendment applied to most of the residentially and commercially developed areas of the City. The net result was a reduction of maximum height and densities. The Redondo Beach City Council unanimously adopted the Commission's recommendation on April 3, 2001 and LUPA 1-00 was effectively certified in May 7, 2001. On April 8, 2003, the Commission approved a geographic segmentation, dividing the Coastal Zone into two separate areas. The Commission effectively certified an Implementation Program for Coastal Zone Area One on September 11, 2003. The City does not have a certified Implementation Program for Area Two (Harbor-Pier, AES site and Catalina Corridor areas).

PUBLIC PARTICIPATION

The proposed revisions were submitted for Commission action pursuant to Resolution Nos. CC-0310-111, CC-0309-90, CC-0203-021 and CC-0311-122, and are contained in Ordinance Nos. 2912-03 and 2883-02.

The City Planning Commission held public hearings for the proposed LCP amendment on July 17, 2003, and May 15, 2003. The Redondo Beach City Council held public hearings for the LCP amendment on September 2, 2003, October 21, 2003 and October 7, 2003. 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 Redondo Beach Planning Department.

The proposed LCP amendment was submitted to the South Coast District office on October 24, 2003. The amendment request was deemed incomplete pending receipt of a resolution stating when the City Council intends the amendment to take effect pursuant to Coastal Act Sections 30510(a) and California Code of Regulations Sections 13518(a) and (b), and 13551(a) and (b). The City Council submitted a new supplemental resolution (0311-122) that included the required language and was received by this office on November 21, 2003, thus completing the LCP amendment submittal.

ADDITIONAL INFORMATION

Copies of the City's submittal are available at the Redondo Beach City Hall, located at 415 Diamond Street, Redondo Beach, 90277. Copies are also available South Coast District office located in the ARCO Center Towers, 200 Oceangate, Suite 1000, Long Beach, 90802. For additional information, contact Melissa Stickney in the Long Beach Office at (562) 590-5071.

STANDARD OF REVIEW FOR GEOGRAPHIC SEGMENTATION

The standard of review for the geographic segmentation amendment, pursuant to Section 30511 of the Coastal Act, is that the area or areas proposed for separate review can be analyzed for the potential cumulative impacts of development on coastal resources and access independently of the remainder of the affected jurisdiction.

STANDARD OF REVIEW FOR LAND USE PLAN AMENDMENT

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

STANDARD OF REVIEW FOR IMPLEMENTATION PROGRAM AMENDMENT

The standard of review for the proposed LIP amendment, pursuant to Section 30513 of the Coastal Act, is that the proposed implementation program conforms to and adequately carries out the provisions of the certified Land Use Plan.

TABLE OF CONTENTS

I.	Geographic Segmentation Amendment	
	A. Motion I	5
	B. Staff Recommendation on Motion	5
	C. Resolution	5
II.	Findings	5-9
III.	Approval of LUP Amendment as Submitted	
	A. Motion II	9
	B. Staff Recommendation on Motion	9
	C. Resolution	9-10
IV.	Findings	10-12
V.	Approval of LIP Amendment as Submitted	
	A. Motion III	12
	B. Staff Recommendation on Motion	12
	C. Resolution	12
VI.	Findings	13-15

LIST OF EXHIBITS

1. Resolution No. CC-0311-122
2. Submittal - Geographic segmentation amendment and LUP/IP Map designations.
3. Existing Land Use Plan Map
4. Submittal - Second Unit Ordinance
5. Vicinity Map
6. Coastal Zone Map (Area One and Area Two)

I. STAFF RECOMMENDATION FOR GEOGRAPHIC SEGMENTATION

Staff recommends adoption of the following motion and resolution

APPROVAL OF GEOGRAPHIC SEGMENTATION AMENDMENT

MOTION I: I move that the Commission find that the Redondo Beach Coastal Zone area known as Coastal Zone Area One, as amended to include the eleven subject lots listed on Page 1 of the City Council Resolution No. CC-0309-90 dated September 2, 2003, can be analyzed for the potential cumulative impacts of development on coastal resources and access independently of Area Two of the Redondo Beach Coastal Zone, as amended to remove those same eleven lots.

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in the amendment of the geographic segmentation of the area for the purpose of LCP certification and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE GEOGRAPHIC SEGMENTATION:

The Commission hereby approves the amendment of the geographic segmentation of Redondo Beach Coastal Zone Area One for the purpose of LCP certification in the City of Redondo Beach on the grounds that the amended segment meets the requirements of Section 30511(c) of the Coastal Act, based on the findings and declarations noted in Section III of this report.

II. FINDINGS OF GEOGRAPHIC SEGMENTATION AMENDMENT

A. BACKGROUND

The Commission effectively certified the City of Redondo Beach Land Use Plan (LUP) on June 18, 1981. In 1999 the Commission certified two project-driven amendments to the LUP. On January 11, 2001 the Commission certified, with Suggested Modifications, a major LUP amendment that brought the LUP into conformance with the City's General Plan (RDB-MAJ-1-00). The City adopted the Commission's Suggested Modifications in April of the same year. The amendment concentrated on bringing the Land Use Plan applying to the residential and commercial areas into consistency with newly adopted zoning and General Plan amendments. Other than eliminating some vague language or obsolete policies it did not include any changes to land use designations or development policies applying to the Harbor-Pier, AES Power Plant and North Catalina Avenue areas pending further planning by the City.

On April 11, 2002 the City submitted an LUP amendment dealing with the Harbor-Pier area which was called the "Heart of the City" and the Implementing Ordinance and zoning for the entire Redondo Beach Coastal Zone. After public discussion of the "Heart of the City," including passage of an initiative rejecting the Heart of the City Specific Plan, the City requested that the LUP

Amendment pertaining to the Heart of the City and relevant Implementation Plan sections be withdrawn from consideration and that the Commission move forward with the implementation for the remaining areas of the Coastal Zone, outside of the Harbor-Pier area (Heart of the City). The City also requested that Area One, the Coastal Zone area outside of the Harbor-Pier, AES Power Plant, and North Catalina Avenue areas, be geographically segmented out and the LCP applying to Area One be certified, giving the City permit issuing authority for that area. For purposes of the segmentation, the Heart of the City was identified as Coastal Zone Area Two. Residential and commercial areas outside of Area Two were identified as Coastal Zone Area One. On April 8, 2003 the Commission approved a geographic segmentation request by the City of Redondo Beach and made the specific findings pursuant to Coastal Act Section 30511(c) enabling it to consider a part of the Coastal Zone separate from the rest of the Coastal Zone within the same jurisdiction. Section 30511(c) states that local coastal programs may be submitted and processed as follows:

In separate geographic units consisting of less than the local government's jurisdiction lying within the Coastal Zone, if the commission finds that the area or areas proposed for separate review can be analyzed for the potential cumulative impacts of development on coastal resources and access independently of the remainder of the affected jurisdiction.

The Commission found that the potential cumulative impacts of permitted development on coastal resources and public access can be considered separately for both the Heart of the City and the remainder of the Redondo Beach Coastal Zone. In this case, the City of Redondo Beach requests an additional eleven lots along the Area One boundary, located within Area Two and landward of North Catalina Avenue be included in already certified Area One because they share many characteristics with lots in Coastal Zone Area One.

Coastal Zone Area One is the inland residential and commercial area of the City's coastal zone that provides housing, neighborhood commercial establishments, public parks and also the 1.7 mile long sandy beach area south of the Area Two. It consists of the developed portion of the Redondo Beach Coastal Zone and includes residential and commercial lots east of North Catalina Avenue, east of the Harbor-Pier area and south of Torrance Boulevard (Exhibit 6). While there has been some moderate intensification of uses, as existing structures are rebuilt, the new structures are small residential and commercial structures, consisting of shops, single family homes and duplexes, and a few triplexes. Area Two (The Heart of the City) located in the northwestern portion of the Coastal Zone of the City, and includes land south of Herondo St, north of Torrance Boulevard and west of North Catalina Avenue, North Pacific Avenue and Harbor Boulevard (See Exhibit 6, Page 2). This area encompasses all of Redondo Beach's harbor and pier areas north of Torrance Boulevard, including King Harbor, Moles A, B, C and D, and the Pier Plaza/International Boardwalk area, extending eastward from the waterfront to include the AES Power Plant site and North Catalina Avenue and its adjacent commercially and industrially zoned properties. Its eastern boundary follows the border of the residential neighborhood to the east of North Catalina Avenue. Both Area One and Area Two provide public access to the ocean. Area Two includes properties that could potentially develop at greater intensity.

In approving segmentation, the Commission found that development decisions in Coastal Zone Area One, that are consistent with the density and parking standards of the proposed LIP would not affect Area Two public access and coastal resources. The eleven lots subject to this request share characteristics with the lots in Area One—they are for the most part, residentially developed, they are unlikely to recycle commercial use, and they are removed from the immediate coastline and the streets serving the Harbor-Pier area. Moving the segment boundary to the northwestern side of the eleven lots for purpose of including them in Area One will not have an adverse impact

on Harbor-Pier parking. The streets adjacent to these lots are too distant from the Harbor and the hotels and restaurants along Harbor Drive to support parking for these Area Two facilities (Exhibit 6, Page 2). Public on-street parking is provided along the frontage of the eleven lots. Under the provisions of local zoning and the certified LIP, development on these lots would be required to accommodate all parking on site. These sites are inland of Harbor Drive and are at higher elevations than most of Area Two, such that development on these sites will not impede views to the ocean from Harbor Drive or from visitor serving development in Area Two. Therefore public views to and from the beach and harbor and from Area Two will not be impacted by development within Coastal Zone Area One or by development on these lots.

Coastal Zone Area One consists mainly of commercial and residential land uses with some public open space (public beach and public parks). If the eleven lots were built out at the proposed LUP designations of low density multiple family residential (General Plan designations are currently R-3 for the lots), the LUP designations would not allow appreciable increases in the scale of development, land use or density. On the other hand the lots are not visible or close to the principal streets serving Area Two, and are unlikely to develop with successful visitor serving commercial uses. Therefore, if consistent with the LUP, changes in the area will not affect Coastal Zone Area Two (the City's Harbor-Pier and adjacent area).

The City was subdivided in the early years of the century. The eleven lots range from approximately 2,000 to approximately 6,000 square feet –similar to the size of a typical lot in Area One, and significantly smaller than the leaseholds and properties in Area Two. The majority of Area One is built out with single and multiple family residences and commercial establishments similar to that presently found on the eleven lots: three of which are currently developed with two units and six of which are developed with single family homes. As noted below the decision to allow these lots to be re-designated residential will not affect planning in Area Two or analysis of development and public access issues in either Area One or Area Two.

Therefore, certification of the LUP and LIP amendment that now includes the eleven subject lots with Area One is logical and approvable and will not have a cumulative impact on Area Two (the Heart of the City) segment of the Coastal Zone.

B. PUBLIC ACCESS

The LUP Public Access Section includes policies that anticipate certain public access improvements that link inland areas with the beach and the Harbor-Pier area. The Land Use Plan includes policies that require inland bike paths that lead into the Coastal Zone to be constructed by the City as funding becomes available. Moving the geographic segment boundary to include the eleven subject lots located adjacent to the current Area One boundary landward of North Catalina Avenue does not lessen the City's ability to analyze either segmented area for the potential cumulative impacts of development on bicycle trails or other forms of public access independently of the remainder of the affected jurisdiction.

The certified LUP access policies include a number of policies to address public parking for beach access, including policies to encourage parking structures. No parking structure is contemplated near these eleven lots. It also establishes a goal that the supply of on-street parking be retained for beach goers and access to the Harbor-Pier area. Finally, the LUP requires that on-site parking be provided for any new development throughout the Coastal Zone including in Coastal Zone Area One in order to preserve on-street parking for beach goers. Public on-street parking is provided along the frontage of the eleven lots, and development of these lots requires on-site parking as

provided in the LIP. The inclusion of the eleven lots to Area One does not affect the analysis of the cumulative impact on public parking of projects that are consistent with the certified Land Use Plan.

If the City were to consider major changes in its Land Use Plan policies for either area that address parking or the intensity of development, the impacts of the change on public access in both areas would need to be addressed. However, development in Coastal Zone Area One, which now would include the eleven lots, mainly affects public access to the beach that is located south of the pier, which is part of Coastal Zone Area One. These lots are not located north of the pier. Amending the geographic segment boundary to include the eleven subject lots does not change the Commission's April 8, 2003 finding that "considering the two parts of the City's plan separately does not preclude either the City or the Commission from considering affects of development in one segment on the other".

Public access in Coastal Zone Area One is necessary for the public to be able to access the stretch of public sandy beach that runs from south of the Redondo Pier down coast to the City boundary (Exhibit 6). According to the certified LUP, there are thirteen (13) public pedestrian vertical access ways to the beach within Coastal Zone Area One.¹ None of these walkways are near these lots. Area Two also contains public walkways throughout its waterfront areas. On April 8, 2003, the Commission found that separating the two areas does not affect the management or preservation of these walkways. In this case, the Commission finds that moving the geographic segment boundary to include the lots does not alter their previous finding. The eleven subject lots do not provide vertical access ways to the beach nor to the pier. The streets adjacent to these lots are interior residential streets that run north and south extending from Beryl Street to North Catalina Avenue (Exhibit 2, Page 8). Access to beaches in Coastal Zone Area One, which now includes the eleven additional lots, is not dependent on access in Area Two nor is public access in Area Two dependent on access in Coastal Zone Area One, which includes the eleven lots. Therefore, granting geographic segmentation amendment for Area One to include the eleven subject lots (Exhibit 2) is consistent with Section 30511(c) of the Coastal Act for purposes of public access analysis.

C. COASTAL RESOURCES

Coastal resources within the City of Redondo Beach consist of visitor-serving retail facilities, beaches, a Harbor-Pier area and sports fishing and recreational boating. The only habitat resources are found offshore. The City of Redondo Beach public beaches, marinas and designated fishing areas are heavily used by Redondo Beach citizens as well as tourists from all over the country. Coastal Zone Area One has an uninterrupted stretch of sandy beach that extends from the southern tip of the pier complex to the southern City limits. These lots are not near the beaches of Coastal Zone Area One, which are located south of the pier. An LUP recreation policy requires that the existing sandy beach be maintained and preserved. Adding the eleven lots to Area One will not lessen the effectiveness of the implementation of this LUP policy and expanding Area One to include the additional lots will not affect the Harbor-Pier area. Coastal Zone Area One, which now includes the eleven subject lots, does not contain any boating or fishing areas. These types of recreational amenities are all located within the Harbor-Pier area. Permitted development within Coastal Zone Area One, which now includes the eleven subject lots, will not affect the analysis of the Harbor-Pier area. Further expansion of sports fishing or recreational boating areas will be implemented within the Harbor-Pier area and will not impact the

¹ City of Redondo Beach certified Land Use Plan, Public Access Section, Page 62.

analysis of proposed expanded segmented residential and commercial area. Expanding Coastal Zone Area One to include the eleven lots and reducing Area Two by taking out the eleven lots will not lessen the Commission's ability to analyze either segmented area of the Redondo Coastal Zone for the potential cumulative impacts of development on coastal resources independently of the remainder of the affected jurisdiction.

D. CONCLUSION

Coastal Zone Area One consists predominantly of residential and neighborhood commercial uses and some public uses (parks, a sandy beach and public commercial facilities). The eleven subject lots that are now proposed to be included as part of Area One are small (2,000-6,000 sq.ft.); nine are developed residentially, one is vacant and one is developed industrially. None support commercial uses. Area Two, identified in a recent specific plan as the Heart of the City now supports visitor-serving commercial and water-oriented recreational uses. Amending the geographic segmentation to make the eleven lots part of Area One for the purposes of planning and for issuance of coastal development permits by the City will not preclude analysis of the potential cumulative impacts of development in either area on public access or coastal resources. Therefore, the Commission approves the geographic segmentation amendment to include the eleven lots described herein and listed in City Resolution No. CC-0309-90, (See Exhibit 2, Page 3-8).

III. RESOLUTION TO CERTIFY THE LAND USE PLAN AMENDMENT AS SUBMITTED

MOTION: **I move that the Commission certify Land Use Plan Amendment RDB-MAJ-1-03 as submitted by the City of Redondo Beach.**

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of the motion will result in certification of the land use plan as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY THE LAND USE PLAN AMENDMENT:

The Commission hereby certifies the Land Use Plan Amendment **RDB-MAJ-1-03** as submitted by **City of Redondo Beach** and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment 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 or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

IV. FINDINGS FOR APPROVAL OF LUP AMENDMENT

A. BACKGROUND

As described in staff reports addressing previous LUP amendments (RDB-MAJ-1-00 and RDB-LCP-1-02), the Redondo Beach City Council has continuously deferred consideration of most changes to LUP policies applying to the Harbor-Pier area, the AES power plant and North Catalina Avenue Corridor. As described in City Council Resolution No. CC-0309-90, the City Council voted to re-designate the eleven lots listed below from C-5 commercial to R-3 low density multiple family residential in March 2002, when it approved amendments to the Zoning Map, Coastal Land Use Plan Map (LUP), and the General Plan Land Use Map adopted as part of the Heart of the City Specific Plan. Following City Council's action to repeal the Specific Plan, the LUP Amendment dealing with the Heart of the City area was withdrawn from Coastal Commission consideration. According to the City, the public did not protest re-designation of the eleven lots at the public hearings for the Heart of the City Specific Plan.

Even though these lots are designated residential in the General Plan, they are still mapped as Commercial in the certified LUP. This is because the City withdrew the LUP amendment that applied to all lots in Area Two, and the change in land use designation that applied to these particular lots was incorporated into that amendment. A Commercial designation allows development that includes grocery stores, dry cleaners, beauty parlors, barbershops, drug stores and coffee shops and a wide range of retail and service commercial uses (retail, business offices, television repair, laundry agencies). In updating the General Plan as part of the Heart of the City planning effort, the City determined that these uses would not be viable or suitable for these lots. The City is now requesting an amendment to the LUP Maps to bring all plans into consistency with each other (General Plan, Coastal LUP and IP). The LUP amendment requests that these eleven lots be designated R-3 low density multiple family residential in the LUP Map. As listed previously, the eleven lots consist of: 520 and 522 N. Elena Avenue; 526, 527, and 528 N. Francisca Avenue; 201, 203, 205, 207, and 209 Beryl Street; and parcel 7503010900 (Exhibit 2).

As mentioned previously, the current uses on the eleven subject properties are mostly residential. Three of the lots are currently developed with two residential units and six of the lots are developed with single family homes (City of Redondo Beach staff report dated 9/02/03). One lot is vacant (corner of Beryl and Broadway) and one is at the east end of the city yard (lot on N. Gertruda). Surrounding development consists of multiple family residential uses to the east and commercial and industrial development to the west, along North Catalina Avenue. The eleven lots are located inland of North Catalina Avenue on residential streets and the lots range from two to six thousand square feet. Commercial development of the lots is not economically viable because of their size and their location. The City contends that the LUP designation of R-3 for the eleven lots would not allow appreciable increase in the intensity of land use. Most of the lots are already developed with residential units and the maximum density of 17.5 units per acre is consistent with the residential zone immediately adjacent to the east and provides a transition to higher intensity uses closer to Catalina Avenue. The maximum height for development on these lots is two stories and 30 feet. A maximum five units could be added to the existing twelve units if developed to the maximum permitted under R-3 land use regulations.

B. Public Access and Recreation

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30222 of the Coastal Act states:

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.

As described previously, the eleven lots subject to this LUP Amendment request are located inland of North Catalina Avenue on residential streets. Development allowed under the R-3 designation on these lots will not inhibit existing or future public access to the shoreline. These sites do not provide and are not required to provide public access ways. The residential streets fronting the subject lots do provide access to Catalina Avenue, which is a through street that brings traffic from Pacific Coast Highway down into the Coastal Zone and to the harbor-pier area and continues south towards the City of Torrance. There is no change proposed to the layout of the public streets, therefore no impacts to traffic routes or vehicles that use them to get to the coast. The certified LUP requires that on-street public parking be maintained and Coastal Act development policies require that parking be provided to serve public access. Development standards, for R-3 zoned areas, include on-site parking requirements to support the development therefore on-street parking is not impacted.

Coastal resources within the City of Redondo Beach consist of visitor-serving retail facilities, beaches, a harbor-pier area and sports fishing and recreational boating. These types of recreational amenities are all located within the harbor-pier area. Allowing residential development within the eleven lots will not diminish or reduce the amount of commercial recreation that is available in Redondo Beach. The City contends that commercial recreation development on these lots is not economically feasible because the lots are smaller and are located on residential streets. They are not located adjacent to Catalina Avenue where most incoming and outgoing harbor-pier traffic is found. If built out under R-3 zoning regulations, only five more residential units could be added to the existing units, which will not result in a significant increase in traffic on Catalina Avenue. The Commission finds that designating the eleven lots listed above as low density multiple family residential will not adversely impact public access to the coastline or to the recreational facilities that exist there. Therefore the Commission finds that the LUP Amendment is consistent with the public access and recreation policies of the Coastal Act.

C. Development and Visual Resources

Section 30251 of the Coastal Act states:

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, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The eleven lots subject to this request are not located in any designated view sheds or view corridors. The sites are currently designated commercial and industrial but are developed with residential. Allowing residential to be the permitted use on these lots will not allow any increases in height of development on the lots because the development standards for residential lots limit heights and setbacks. The maximum height for development on these lots is two stories and 30 feet. As mentioned above, there would not be a significant increase in density under R-3 zoning regulations. Due to their location inland of North Catalina Avenue in an area surrounded by residential and commercial development, development on the lots will not adversely impact public views to or from the beach, harbor or pier.

Re-designation of these lots from commercial to residential use is consistent with neighborhood character. The maximum density of 17.5 units per acre allowed for R-3 low density multiple family residential uses is consistent with the residential zone immediately adjacent to the east and provides a transition to higher intensity uses closer to North Catalina Avenue. The Commission finds that designating the eleven subject lots residential will not adversely impact public views and is consistent with Section 30251 of the Coastal Act.

V. RESOLUTION TO CERTIFY THE IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

MOTION: I move that the Commission reject the Implementation Program Amendment for Coastal Zone Area One in the City of Redondo Beach as submitted.

STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AS SUBMITTED:

The Commission hereby certifies the Implementation Program for **Coastal Zone Area One in the City of Redondo Beach** as submitted and adopts the findings set forth below on grounds that the Implementation Program conforms with, and is adequate to carry out, the provisions of the certified **Land Use Plan as amended**, and certification of the Implementation Program will meet the requirements of 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 Implementation Program on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program.

VI. FINDINGS FOR APPROVAL OF IP AMENDMENT AS SUBMITTED

The standard of review for LCP implementation plan submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

The City of Redondo Beach certified Land Use Plan contains land use policies and designations that in conjunction with the land use development standards and other programs (also included in the certified Land Use Plan), identify land uses and intensities to guide future development in the City's Coastal Zone. The LUP policies are designed to protect coastal access and coastal resources and to ensure that development is carried out in a manner consistent with the Chapter Three Policies of the Coastal Act. The Implementation Program (IP) contains zoning and other implementing measures to carry out the policies of the certified Land Use Plan. The City requests two changes to their certified Implementing Ordinance.

R-3A Zoning Map Change

First, in order to be consistent with the proposed Land Use Plan Amendment herein and the General Plan, the City requests that the eleven lots listed on Page 2 of this report be designated R-3A residential on the certified LIP Zoning Map. The Commission finds that designating the eleven lots low density multiple family residential is consistent with the proposed changes to the certified LUP and with the proposed LUP Map designation change included in this amendment. Approval of the LIP amendment as submitted will enable the IP to carry out the policies of the certified Land Use Plan as amended.

Second-Unit Ordinance

Second, the City requests an amendment to the LIP to allow second units in all residential zones in conformance with Section 65852.2(a) of the California Government Code. The amendments would allow second units to be approved subject to Administrative Design Review in all residential zones (subject to numerous standards and restrictions consistent with AB1866). The amendment includes modifications to Articles 1, 3, 5 and 12 of the Implementing Ordinance (See Exhibit 4). The amendment will allow second units on residential lots in limited circumstances.

A second unit by definition is an attached or detached residential dwelling unit, which provides complete independent living facilities including a bathroom, kitchen, and sleeping quarters for one or more persons on a residentially zoned lot that already contains one legally established residential unit. While the ordinance allows an increase in density of residential zones, it is consistent with all other aspects of the certified LUP. In order to maintain consistency with height and parking standards of the LUP, the City's ordinance requires that the second unit complies with all development standards of the IP applicable to the designated residential zone in which the second unit is to be located (single family or multiple family). Development standards include that a minimum square footage of lot area be available to add a second unit, that two additional on-site parking spaces are required to accommodate the parking demand of the second unit, and that development must comply with height and setback standards already certified. In addition, in single family zones, the maximum height for the second unit is limited to 15 feet high. Also, in single family residence zones, the ordinance does not permit variances and modifications for second units and the ordinance does not permit second units on single family zoned lots if the primary unit has received a variance or modification. In addition, the property owner must occupy

either the primary unit or the second unit and prior to issuance of the building permit for a second unit, a covenant shall be recorded that specifies that no more than one of the units may be rented. The amendment to allow second units would also allow second units to be approved subject to Administrative Design Review in all residential zones (subject to numerous standards and restrictions consistent with AB 1866). The City is not proposing changes to Article 10; the permit issuing ordinance of the IP, and the second unit would remain subject to a Coastal Development Permit according to the existing procedures in that article. Under Article 10, Section 10-5.2217 (public hearing waiver for minor development) would apply. The Commission finds that approving the proposed second-unit ordinance (Ordinance No. 2912-03) in this amendment and imposing the same development standards that are required for primary units on each lot enables the IP to adequately carry out the policies of the certified Land Use Plan.

Adequacy of the Second-Unit Ordinance to Carry Out the Certified Land Use Plan

The existing certified LIP does not contain second unit provisions in the Coastal Zone. As submitted, the proposed amendment revises the IP to allow such units in the Coastal Zone within residential zones as long as they are otherwise consistent with the existing underlying base zone requirements and applicable regulations. Those existing requirements and regulations have been certified by the Commission as adequate to carry out all of the City's certified Land Use Plan policies. In addition, the specific regulations on size, location, parking requirements and design of second units contained in the new ordinance language do not result in any conflicts with existing residential or coastal resource regulations designed to address the resource protection requirements of the Land Use Plan and Coastal Act. The proposed amendment will not reduce the level of review required for development in the Coastal Zone and will conform to requirements addressing adequacy of off-site parking, building density, and protection of public views to the ocean, etc. The City is proposing changes to portions of the IP that currently either prohibit or are silent to the development of second units to achieve internal consistency within the Code. Therefore, the Commission finds that while allowing an increase in the density of residential zones, the proposed amendments to the IP are fully consistent with, and adequate to carry out, the certified City of Redondo Beach LCP Land Use Plan.

VII. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. Instead, the CEQA responsibilities are assigned to the Coastal Commission and the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions. In this particular case, all of the proposed amendments are being approved as submitted. Thus, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact on the environment. Therefore, the Commission finds the subject LCP implementation plan, as amended, conforms to CEQA provisions.

RESOLUTION NO. CC-0311-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, PROVIDING THAT THE AMENDMENTS TO THE CITY'S LOCAL COASTAL PROGRAM, AS INCLUDED IN RESOLUTION NOS. CC-0307-70, CC-0309-90, CC-0309-98, CC-0309-99, AND CC-0310-111, WILL TAKE EFFECT AUTOMATICALLY UPON COASTAL COMMISSION APPROVAL PURSUANT TO SECTION 13518 OF THE CALIFORNIA CODE OF REGULATIONS.

WHEREAS, the City Council of the City of Redondo Beach adopted Resolution No. CC-0309-90 on September 2, 2003 directing that an application be submitted to the Coastal Commission requesting an amendment to the geographic segmentation to add 520 and 522 N. Elena Avenue; 526, 527, and 528 N. Francisca Avenue; and 201, 203, 205, 207, and 209 Beryl Street to Area One of the Coastal Zone and requesting that the Coastal Commission approve the redesignation of the subject lots from Commercial to R-3 Low Density Multiple Family Residential in the Coastal Land Use Plan Map and from C-5 Commercial to R-3A Low Density Multiple Family Residential in the Zoning Map of the Local Implementing Plan; and

WHEREAS, the City Council of the City of Redondo Beach adopted Resolution No. CC-0309-98 on September 16, 2003 and Ordinance No. 2899-03 on February 18, 2003 approving amendments to the Redondo Beach Local Implementation Program (LIP) permitting electronic message displays for live performance theaters in the "P" Public and Institutional Zone; and

WHEREAS, the City Council of the City of Redondo Beach adopted Resolution No. CC-0309-99 on September 16, 2003 and Ordinance No. 2906-03 on September 2, 2003 approving amendments to the Redondo Beach LIP relating to the definition of "hotel" or "motel"; and

WHEREAS, the City Council of the City of Redondo Beach adopted Resolution No. CC-0310-111 on October 21, 2003 and Ordinance No. 2912-03 on October 7, 2003 approving amendments to the Redondo Beach LIP permitting second dwelling units in all residential zones in conformance with Section 65852.2 of the California Government Code; and

WHEREAS, the City Council of the City of Redondo Beach adopted Resolution No. CC-0307-70 and Ordinance No. 2918-03 on October 21, 2003 approving amendments to the Redondo Beach LIP relating to residential development standards; and

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

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

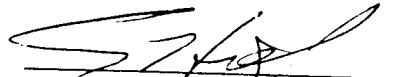
COASTAL COMMISSION
RDB-MAJ-1-03

EXHIBIT # 1
PAGE 1 OF 2

SECTION 1. The City Council hereby submits its proposed amendments to the LCP as reflected in Resolution Nos. CC-0307-70, CC-0309-90, CC-0309-98, CC-0309-99, and CC-0310-111 as a program that will take effect automatically upon Coastal Commission approval pursuant to Public Resources Code Sections 30512, 30513, and 30519 for LCPs.

SECTION 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 18th day of November, 2003.


Gregory C. Hill, Mayor

ATTEST:

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

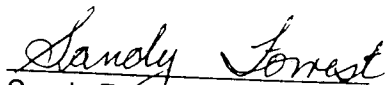
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0311-122 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 18th day of November, 2003, by the following roll call vote:

AYES: Bisignano, Cagle, Szerlip, Schmalz, Parsons

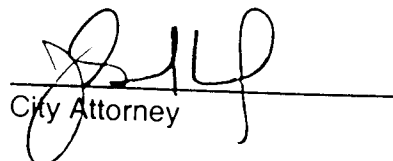
NOES: None

ABSENT: None

ABSTAIN: None


Sandy Forrest, City Clerk

APPROVED AS TO FORM:


City Attorney

COASTAL COMMISSION

RDB-MAJ-1-03

EXHIBIT # 1

PAGE 2 OF 2



Planning, Transit, and
Enforcement Services Department
Planning Division

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

te: 310 372-1171
te: 310 318-0637
fax 310 372-8021

October 22, 2003

Pam Emerson
Los Angeles County Area Supervisor
California Coastal Commission
200 Ocean Gate
Long Beach, CA. 90802-4302

Re: Submittal of application requesting an amendment to the geographic segmentation adding 11 lots to Area One of the Coastal Zone and redesignating the lots to R-3 Low Density Multiple Family in the LUP map and R-3A Low Density Multiple Family in the LIP zoning map

Dear Ms. Emerson:

On September 2, 2003 the Redondo Beach City Council adopted Resolution No. CC-0309-90 amending the General Plan Land Use Map and directing that an application be submitted to the Coastal Commission requesting that:

- 1) Area One of the Coastal Zone be amended to include the following properties: 520 and 522 N. Elena Avenue; 526, 527, and 528 N. Francisca Avenue; 201, 203, 205, 207, and 209 Beryl Street; and parcel 7503010900; and
- 2) the above properties be redesignated from Commercial to R-3 Low Density Multiple Family in the LUP map and from C-5 Commercial to R-3A Low Density Multiple Family in the LIP zoning map.

The enclosed documents comprise the City's application. Please note the following:

- Section 4 of Resolution No. CC-0309-90 certifies that the LCP amendments are intended to be carried out in a manner that is fully in conformity with the Coastal Act, and the submittal of the LCP amendments to the Coastal Commission is consistent with Section 30510 of the Public Resources Code.
- The LCP amendments are contained in Ordinance No. 2883-02 (adopted April 2, 2002) and Resolution No. CC-0203-021 (adopted March 19, 2002). These documents were previously provided to the Coastal Commission, but the amendments applicable to Area 2 of the Coastal Zone were withdrawn from consideration by the Coastal Commission.
- The submittal contains the following documents:
 - Resolution No. CC-0309-90 (35 copies)

COASTAL COMMISSION

RDB-MAJ-1-03

EXHIBIT # 2

PAGE 1 OF 8

- Mailing labels for residents and property owners within 100 feet of the subject properties, table listing properties within 100 feet of the subject properties, and a map of the notice area (1 copy);
- Resolution No. CC-0309-91 adopting Negative Declaration No. 03-10 (35 copies);
- Staff report to City Council, September 2, 2003 (35 copies);
- City Council minutes of public hearing, September 2, 2003 (35 copies);
- Negative Declaration No. 03-10 (35 copies);
- Planning Commission Resolution No. 9114, minutes of Planning Commission public hearing, and July 17, 2003 staff report to Planning Commission, and correspondence to Planning Commission (35 copies);
- Ordinance No. 2883-02 and Resolution No. CC-0203-021 (35 copies).

If you have any questions regarding this application, please contact Randy Berler, Senior Planner, at 310.318.0637.

Sincerely,



William Meeker, Director

PLANNING, TRANSIT AND ENFORCEMENT SERVICES DEPARTMENT

COASTAL COMMISSION
RDB-MAJ-1-03

EXHIBIT # 2
PAGE 2 OF 8

RESOLUTION NO. CC-0309-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE GENERAL PLAN LAND USE MAP TO REDESIGNATE 520 AND 522 N. ELENA AVENUE; 526, 527, AND 528 N. FRANCISCA AVENUE; 201, 203, 205, 207, AND 209 BERYL STREET; AND PARCEL 7503010900 FROM C-5 COMMERCIAL TO R-3 LOW DENSITY MULTI-FAMILY RESIDENTIAL; AND DIRECTING STAFF TO SUBMIT AN APPLICATION TO THE COASTAL COMMISSION REQUESTING THAT THE SUBJECT PROPERTIES BE ADDED TO AREA ONE OF THE COASTAL ZONE WITH THE DESIGNATION OF R-3 IN THE COASTAL LAND USE PLAN MAP AND R-3A IN THE ZONING MAP OF THE LOCAL IMPLEMENTING PLAN.

WHEREAS, the Planning Commission of the City of Redondo Beach held a public hearing on July 17, 2003 and adopted Resolution No. 9114 recommending approval of an amendment to the General Plan Land Use Map to redesignate 520 and 522 N. Elena Avenue; 526, 527, and 528 N. Francisca Avenue; 201, 203, 205, 207, and 209 Beryl Street; and parcel 7503010900 from C-5 commercial to R-3 low density multi-family residential; and

WHEREAS, the City Council held a public hearing on September 2, 2003 to consider the proposed amendment to the General Plan Land Use Map, at which time all interested parties were given an opportunity to be heard and to present evidence; and

WHEREAS, notice of the time and place of the public hearing was provided by: publication according to law in The Beach Reporter, a newspaper of general circulation in the City; first class mailing of notices to the owners of the subject properties and to all property owners within 300 feet of the subject properties; and posting notice along the street frontage of the subject properties;

WHEREAS, in March 2002, the eleven subject lots were redesignated from C-5 commercial to R-3 low density multiple family residential as a result of amendments to the Zoning Map, Coastal Land Use Plan Map (LUP), and General Plan Land Use Map adopted in conjunction with the adoption of the Heart of the City Specific Plan; and

WHEREAS, in June 2002, the General Plan Land Use Map amendment was repealed by the City Council in response to referenda petitions seeking an election on or repeal of the Heart of the City Specific Plan and the associated amendments to the General Plan; and

WHEREAS, on April 8, 2003, the Coastal Commission approved a geographic segmentation of the Coastal Zone and certified the Local Implementation Plan (LIP) applicable to Area One of the Coastal Zone (the area outside the "Heart of the City" area) if the city adopts modifications suggested by the Coastal Commission; and

WHEREAS, on August 5, 2003 the City adopted Resolution No. CC-0308-78 in accordance with Section 13544(a) of Title 14, Division 5.5 of the California Code of Regulations, acknowledging receipt of the Commission's action including all terms or

COASTAL COMMISSION
RDB-MAJ-1-03
EXHIBIT # 2
PAGE 3 OF 8

modifications suggested for final certification of the Local Coastal Program (LCP) for Coastal Zone Area One, and agreeing to such terms and modifications through adoption of Ordinance No. 2905-03 on August 5, 2003 and adoption of Resolution No. CC-0307-73 on July 15, 2003; and

WHEREAS, the remaining inconsistency between the General Plan Map and the Zoning Map designations prevents the City from granting the necessary land use permits for the effected property owners to develop their properties.

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

SECTION 1. FINDINGS.

- A. The proposed amendment is necessary to bring the General Plan Land Use Map into consistency with the R-3A Zoning Map designation for the subject lots as adopted in Ordinance No. 2883-02 and with the R-3 Coastal Land Use Plan Map designation for the subject lots as adopted in Resolution No. CC-0203-021;
- B. The proposed amendment to the General Plan Land Use Map is not detrimental to the adjacent properties or residents;
- C. The redesignation of the eleven subject lots to R-3 in the General Plan Land Use Map is consistent with the designation of property to the east and provides a transition to higher intensity uses closer to Catalina Avenue;
- D. Commercial development of the subject lots is not economically viable due to the small lot sizes and orientation to local residential streets;
- E. The City Council considered the information contained in the initial study and Negative Declaration for the proposed amendment, and the City Council adopted Negative Declaration No. 03-10, finding and determining that the proposed General Plan Land Use Map amendment will not have a significant effect on the environment, and further finding that the proposed amendment will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.
- F. The request that the Coastal Commission amend the geographic segmentation to include the subject lots in Area One of the Coastal Zone (with the R-3 designation in the Coastal Land Use Plan Map and R-3A designation in the Zoning Map for the Coastal Zone) is justified because the potential cumulative impacts of permitted development on the coastal resources and public access can be considered separately for both Area One of the Coastal Zone with the inclusion of the eleven subject lots and the remainder of the "Heart of the City" area. This finding is supported by the following:
- Development decisions in Coastal Zone Area One, including the eleven subject lots, that are consistent with the density and parking standards of the LIP would not affect Harbor-Pier area public access and coastal resources because the Harbor-Pier area parking is separate from the street parking that lies inland of Catalina Avenue.

Public on-street parking is provided along the frontage of the eleven subject lots, and development of these lots requires on-site parking as provided in the LIP.

- The LUP designation of R-3 for the eleven subject lots does not allow appreciable increases in the intensity of land use and changes on these lots will not affect the City's Harbor-Pier area. Most of these lots are already developed with residential units, and the maximum density of 17.5 units per acre is consistent with the residential zone immediately adjacent to the east.
- The eleven subject lots are located inland of Catalina Avenue on local residential streets and development of visitor-serving or community-serving commercial uses is not feasible on these lots.
- The redesignation of the eleven subject lots to R-3 low density multiple family residential was not a source of concerns raised at public hearings on the Heart of the City Specific Plan. Furthermore, the redesignation of these lots will not limit the land use options that may be considered for the remainder of the Heart of the City area.

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

SECTION 2. The City Council hereby amends the General Plan Land Use Map to redesignate 520 and 522 N. Elena Avenue; 526, 527, and 528 N. Francisca Avenue; 201, 203, 205, 207, and 209 Beryl Street; and parcel 7503010900 from C-5 commercial to R-3 low density multi-family residential (lots shown in Exhibit A attached).

SECTION 3. The City Council hereby directs staff to submit an application to the Coastal Commission requesting an amendment to the geographic segmentation adding the eleven subject lots to Area One of the Coastal Zone and requesting that the Coastal Commission approve the redesignation of the subject lots from Commercial to R-3 Low Density Multiple Family Residential in the Coastal Land Use Plan Map and from C-5 Commercial to R-3A Low Density Multiple Family Residential in the Zoning Map of the Local Implementing Plan.

SECTION 4. The City Council hereby certifies that the LCP amendments (the R-3A Zoning Map designation for the subject lots as adopted in Ordinance No. 2883-02 and the R-3 Coastal Land Use Plan Map designation for the subject lots as adopted in Resolution No. CC-0203-021) are intended to be carried out in a manner that is fully in conformity with the Coastal Act, and the submittal of the LCP amendments to the Coastal Commission is consistent with Section 30510 of the Public Resources Code of the State of California.

SECTION 5. The City Council hereby finds that the LCP amendments (the R-3A Zoning Map designation for the subject lots as adopted in Ordinance No. 2883-02 and the R-3 Coastal Land Use Plan Map designation for the subject lots as adopted in Resolution No. CC-0203-021) 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.

COASTAL COMMISSION

RDB-MAJ-1-03

EXHIBIT # 2

PAGE 5 OF 8

SECTION 6. 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.

RESOLUTION NO. CC-0309-90
AMENDING GENERAL PLAN LAND USE MAP TO REDESIGNATE
520 & 522 N. ELENA AVENUE; 526, 527, & 528 N. FRANCISCA AVE.;
201, 203, 205, 207, & 209 BERYL ST; & PARCEL 7503010900 FROM
C-5 COMMERCIAL TO R-3 LOW DENSITY MULTI-FAMILY RESIDENTIAL;
PAGE NO. 4

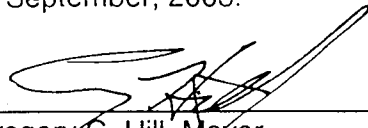
COASTAL COMMISSION

RDB-HAJ-1-03

EXHIBIT # 2

PAGE 6 OF 8

PASSED, APPROVED, AND ADOPTED this 2nd day of September, 2003.



Gregory C. Hill, Mayor

ATTEST:

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

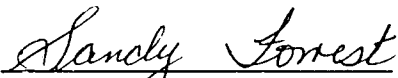
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC- 0309-90 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 2nd day of September, 2003, by the following roll call vote:

AYES: Bisignano, Cagle, Szerlip, Schmalz, Parsons

NOES: None

ABSENT: None

ABSTAIN: None



City Clerk

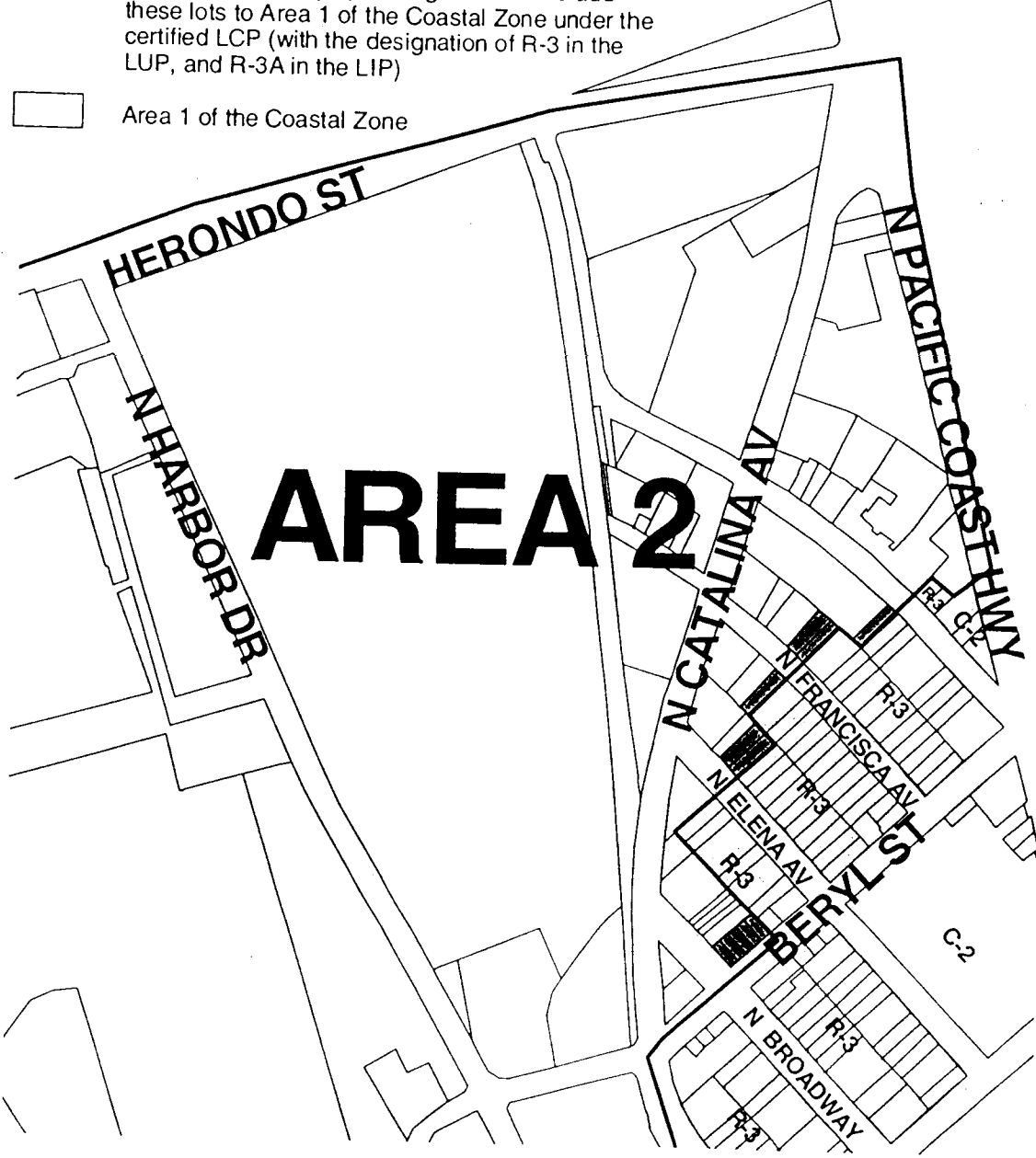
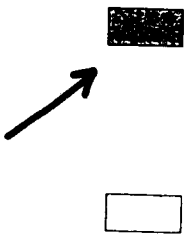
APPROVED AS TO FORM:



Asst City Attorney

EXHIBIT A
 COASTAL ZONE BOUNDARY MAP
 (and existing General Plan and LUP designations to the east)

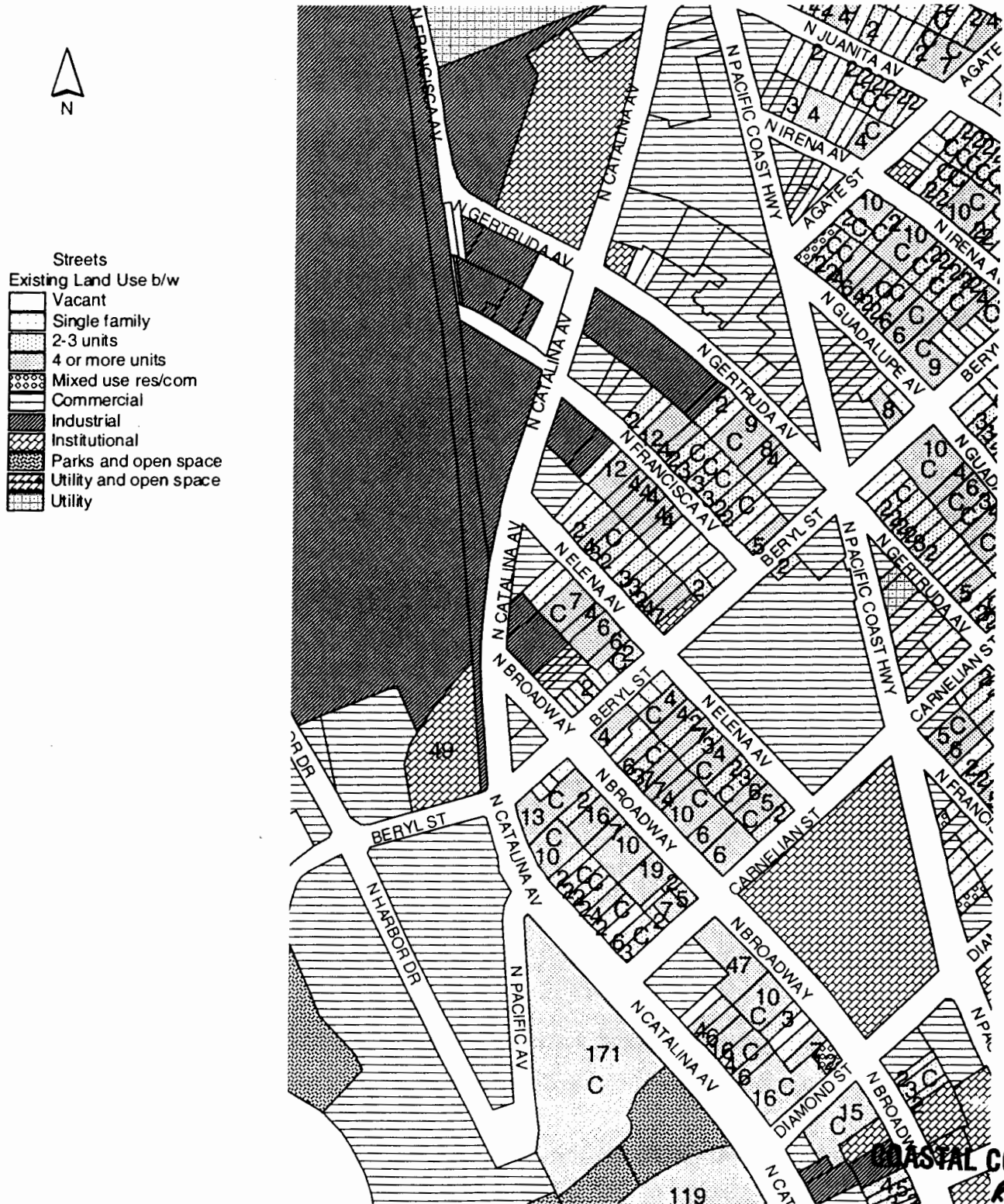
Property redesignated in the General Plan Land Use Map from C-5 commercial to R-3 low density multi-family residential; the City requests the Coastal Commission to approve an amendment to the Coastal Zone geographic segmentation to add these lots to Area 1 of the Coastal Zone under the certified LCP (with the designation of R-3 in the LUP, and R-3A in the LIP)



RESOLUTION NO. CC-0309-90
 AMENDING GENERAL PLAN LAND USE MAP TO REDESIGNATE
 520 & 522 N. ELENA AVENUE; 526, 527, & 528 N. FRANCISCA AVE.;
 201, 203, 205, 207, & 209 BERYL ST; & PARCEL 7503010900 FROM
 C-5 COMMERCIAL TO R-3 LOW DENSITY MULTI-FAMILY RESIDENTIAL;
 PAGE NO. 6

COASTAL COMMISSION
RDB-MAJ-1-13
 EXHIBIT # 2
 AGE 8 OF 8

Existing Land Use Map



COASTAL COMMISS.
RDB-005-1

EXHIBIT # 3
PAGE 1 OF 1

RESOLUTION NO. CC-0310-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CERTIFYING THAT THE CITY'S LOCAL COASTAL PROGRAM AS AMENDED BY ORDINANCE NO. 2912-03, PERMITTING SECOND DWELLING UNITS IN ALL RESIDENTIAL ZONES, IS INTENDED TO BE CARRIED OUT IN A MANNER FULLY IN CONFORMITY WITH THE COASTAL ACT, PURSUANT TO SECTION 30510 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA.

WHEREAS, the City Council of the City of Redondo Beach adopted Ordinance No. 2912-03 on October 7, 2003 approving amendments to the Redondo Beach Local Implementation Program (LIP) permitting second dwelling units in all residential zones in conformance with Section 65852.2 of the California Government Code; and

WHEREAS, the amendments to the LIP contained in Ordinance No. 2912-03 were approved following a public hearing held before the City Council on September 2, 2003;

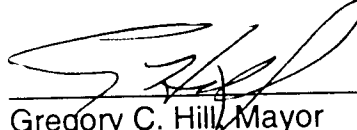
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby certifies that the LIP as amended by Ordinance No. 2912-03 is intended to be carried out in a manner that is fully in conformity with the Coastal Act, and the submittal of the LIP amendments to the Coastal Commission is consistent with Section 30510 of the Public Resources Code of the State of California.

SECTION 2. The City Council hereby finds that the LIP as amended by Ordinance No. 2912-03 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.

SECTION 3. 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 21st day of October, 2003.



Gregory C. Hill, Mayor

ATTEST:

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

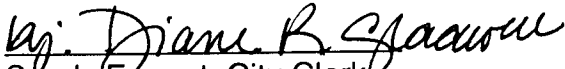
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0310-110 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 21st day of October, 2003, by the following roll call vote:

AYES: Bisignano, Cagle, Szerlip, Schmalz, Parsons

NOES: None

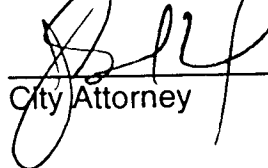
ABSENT: None

ABSTAIN: None



Sandy Forrest, City Clerk
Acting Chief Deputy City Clerk

APPROVED AS TO FORM:



City Attorney

COASTAL COMMISSION

RDB-MAJ-1-03

EXHIBIT # 4

PAGE 2 OF 9

ORDINANCE NO. 2912-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE ZONING ORDINANCE FOR THE COASTAL ZONE TO PERMIT SECOND DWELLING UNITS IN ALL RESIDENTIAL ZONES CONSISTENT WITH STATE LAW

WHEREAS, on September 29, 2002, AB 1866 (Wright) was signed into law amending Section 65852.2 of the Government Code relating to second dwelling units; and

WHEREAS, the City must either administratively approve applications for second dwelling units meeting the state standards, or alternatively the City may adopt its own ordinance to administratively approve applications for second dwelling units consistent with the state law.

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

SECTION 1. FINDINGS.

A. The amendments to the Zoning Ordinance for the Coastal Zone are consistent with the Redondo Beach Coastal Land Use Plan and with the Comprehensive General Plan of the City.

B. The amendments bring the Zoning Ordinance for the Coastal Zone into compliance with Section 65852.2 of the state Government Code.

C. The amendments do not permit use of tandem parking to meet parking requirements for second units, consistent with standards that do not permit tandem parking anywhere else in the city.

D. The amendments require two enclosed parking spaces for second units in single family zones because the additional parking is directly related to the use of the second unit and is consistent with parking standards applicable to existing dwellings.

E. The proposed amendments are exempt from CEQA pursuant to Section 15282(i) and Section 15061(b)(3) of the CEQA Guidelines.

F. 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, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 2. AMENDMENT OF CODE. Subsection (150) is hereby added to subsection (a) of Section 10-5.402, Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows, and existing subsections (150) to (176) are hereby renumbered as subsections (151) to (177):

“(150) **“Second unit”** shall mean an attached or detached residential dwelling unit which provides complete independent living facilities including a bathroom, kitchen, and sleeping quarters for one or more persons on a residentially zoned lot that already contains one legally established residential unit.”

SECTION 3. AMENDMENT OF CODE. Section 10-5.1506 is hereby added to Article 3, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows:

“10-5.1506 Second units in single family and multi-family residential zones. Second units shall be a permitted use on all lots in residential zones, provided the unit, if in a single family residential zone, complies with all development standards applicable to single family dwellings in the zone in which the second unit is to be located, or provided the unit, if in a multiple-family residential zone, complies with all development standards applicable to multiple-family dwellings in the zone in which the second unit is to be located. Second units shall be subject to Administrative Design Review and conformance with the city's Residential Design Guidelines. A second unit conforming with the requirements of this section shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use that is consistent with the existing General Plan, Coastal Land Use Plan and zoning designations for the lot. In addition, second units shall comply with the following standards:

(a) **Permitted in conjunction with single family dwelling.** A second unit shall only be permitted on a residential lot on which there is already built one single family dwelling. A second dwelling shall not be permitted on any lot already containing two (2) or more dwelling units. At no time shall the lot be allowed to contain both a second unit and a guest dwelling.

(b) **Unit size in single family zones.** Notwithstanding Section 10-5.1512, in single family residential zones, the minimum size of a second unit, whether attached or detached, shall be 400 square feet and the maximum size shall be 600 square feet, excluding garages.

(c) **Lot area.** No second unit shall be permitted on a lot having less than 6,000 square feet in area in the R-1 or R-2 zones. No second unit shall be permitted on a lot having less than 5,000 square feet in area in the R-3A or RMD zones, or on a lot having less than 3,112 square feet in the RH-1, RH-2 or RH-3 zones.

(d) **Setbacks, height, stories, maximum floor area ratio, outdoor living space.** All second units shall comply with the development standards of the underlying zone applicable to the primary unit, including, but not limited to, setbacks, height, stories, floor area ratio, outdoor living space, and other general regulations. The floor area of the second unit shall be included for purposes of determining the floor area of buildings on the lot when calculating floor area ratio. Notwithstanding the height and story limits applicable to the primary unit, in single family zones a detached second unit shall be limited to one (1) story and a maximum height of fifteen (15) feet.

(e) **Setbacks between dwelling units on the same lot.** Pursuant to Section 10-5.1502 of this chapter, the minimum setback between the primary dwelling and a detached second unit shall be not less than twenty (20) feet.

(f) **Parking.**

(1) In single family residential zones, two enclosed parking spaces shall be required for the primary dwelling and two enclosed parking spaces shall be required for the second unit;

(2) In multi-family residential zones, two parking spaces including at least one enclosed space shall be required for the primary dwelling and two parking spaces including at least one enclosed space shall be required for the second unit.

(3) The second unit shall utilize the same vehicular access that serves the primary unit.

(4) The development shall comply with all parking regulations pursuant to Article 5 of this chapter.

(g) **Occupancy.** In single family residential zones, either the primary unit or the second unit shall be occupied by the owner of the property. Prior to the issuance of a building permit for the second unit, a covenant shall be recorded that specifies that no more than one of the units may be rented.

(h) **Entries.** In single family residential zones, if the second unit is attached to the primary unit, a separate entrance to the second unit shall not be permitted unless it is located on the side or at the rear of the building.

(i) **Variances and modifications.** In single family residential zones, no second unit shall be granted a variance or modification from any standards in this chapter. No second unit shall be permitted on any lot having any building or structure that was granted a variance or modification from any standards in this chapter or does not conform to all development standards in this chapter.

(j) **Conversions of guest dwellings or other buildings on the lot to a second unit.** No existing building on the lot shall be approved as a second unit unless the Planning Director and Building Official determine that the use of the building as a second unit will be in compliance with all development standards of this section and chapter and with all Building Codes. "

SECTION 4. AMENDMENT OF CODE. Section 10-5.511, Article 5, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"10-5.511 Land use regulations: R-2, R-3A, RMD, and RH multiple-family residential zones.

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-5.2506. Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code."

Use Classifications	R-2	R-3A	RMD	RH-1	RH-2	RH-3	Additional Regulations See Section:
Residential Uses							
Single-family residential	P	P	P	P	P	P	
Second units	P	P	P	P	P	P	10-5.1506
Multiple-family residential	C	C	C	C	C	C	
Condominiums	C	C	C	C	C	C	10-5.1608
Family day care homes: Family day care home, small Family day care home, large	P P	P P	P P	P P	P P	P P	
Residential care facilities, limited	P	P	P	P	P	P	
Commercial Uses							
Home occupations	P	P	P	P	P	P	6-1.22(h)
Parking lots	C	C	C	C	C	C	10-5.1702(c)(2)
Other Uses							
Adult day care centers	C	C	C	C	C	C	
Child day care centers	C	C	C	C	C	C	
Churches	C	C	C	C	C	C	
Convalescent facilities	C	C	C	C	C	C	
Private schools	C	C	C	C	C	C	
Public utility facilities	C	C	C	C	C	C	10-5.1614

SECTION 5. AMENDMENT OF CODE. Subsection (a) of Section 10-5.2500, Article 12, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"10-2.2500 Administrative Design Review.

(a) **Purpose.** The purpose of Administrative Design Review is to enable the Planning Director to review minor development projects that otherwise meet the zoning regulations, in terms of the appropriateness of the design. The Planning Director shall review:

- (1) All new single-family residences;
- (2) All additions to existing single-family residences where the combined addition is greater than 500 square feet of gross floor area to the dwelling and/or any accessory building;
- (3) All additions to existing single-family residences that entail

expansion of floor area above the first story;

(4) All additions of less than 1,000 gross square feet to multiple-family residences;

(5) The addition of a second unit on a lot that already contains an existing single-family residence (see definition of second unit in Section 10-5.402);

(6) All other development not subject to Planning Commission Design Review pursuant to Section 10-5.2502."

SECTION 6. AMENDMENT OF CODE. Subsection (a) of Section 10-5.2502, Article 12, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows: (Text in *italics* applies to the area of deferred certification. Area 2 of the Coastal Zone and has not been reviewed or certified by the Coastal Commission and is not effective in the Coastal Zone.)

"10-5.2502 Planning Commission Design Review.

(a) **Purpose.** Planning Commission Design Review is established to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. The provisions of this section will serve to protect property values, prevent the blight and deterioration of neighborhoods, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City. The Planning Commission shall review:

(1) **New construction, in all zones except for the W Waterfront and CC Catalina Corridor zones.**

a. Any new commercial, industrial, mixed use or public development of any size on a vacant site involving more than 10,000 square feet of land;

b. Any new multi-family residential development other than the addition of a second unit on a lot that already contains an existing single-family residence (see definition of second unit in Section 10-5.402).

(2) **Addition, nonresidential.** Any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial, industrial, mixed use, or public development, on a site involving more than 10,000 square feet of land area.

(3) **Addition, multi-family residential.** Any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to a multi-family residential development.

(4) **Other.** Other developments as referenced in Title 10, which due to their unique nature, require Planning Commission Design Review, or Harbor Commission Design Review as described in Section 10-5.2512.

(5) **W Waterfront zone, appealable area.** Any development that is in the portion of the W Waterfront zone within the "appealable area" for Coastal Permits as defined in Section 10-5.2204(a)(1) and not exempt from Coastal Permit requirements pursuant to Section 10-5.2208(a).

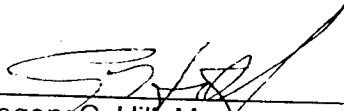
(6) **W Waterfront and CC Catalina Corridor Zones.** Any new development in the W Waterfront Zone or in the CC Catalina Corridor zone on a site of two (2) or more acres in area."

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

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

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

PASSED, APPROVED, AND ADOPTED this 7th day of October, 2003.



Gregory C. Hill, Mayor

ATTEST:

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


I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 2912-03 was duly introduced at a regular meeting of the City Council held on the 16th day of September, 2003, and was duly approved and adopted by at a regular meeting of said City Council held on the 7th day of October, 2003, by the following roll call vote:

AYES: Bisignano, Cagle, Szerlip, Parsons

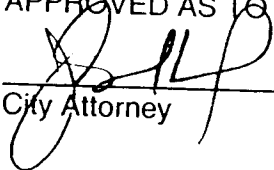
NOES: Schmalz

ABSENT: None

ABSTAIN: None


Sandy Forrest, City Clerk
Acting Chief Deputy City Clerk

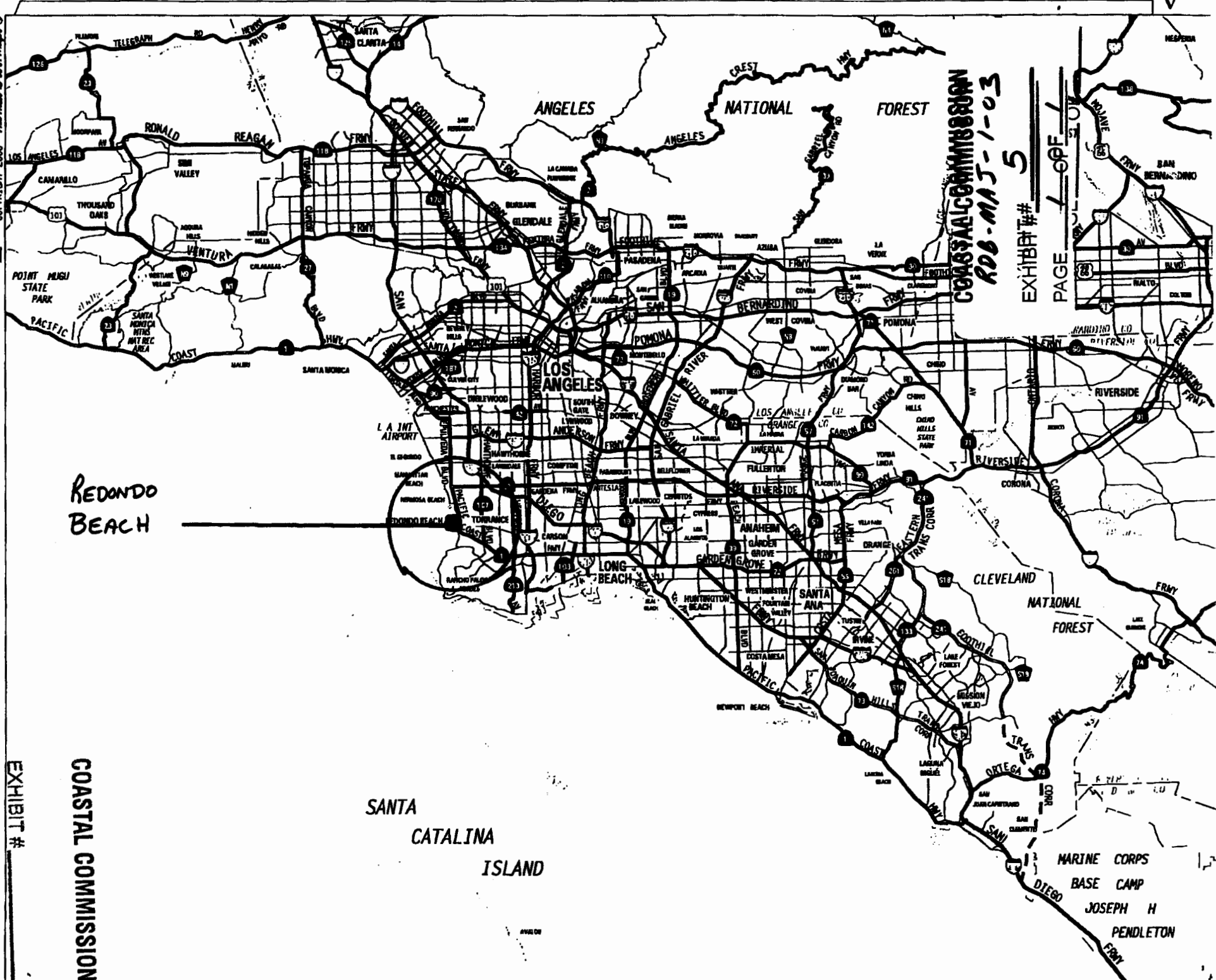
APPROVED AS TO FORM:



City Attorney

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COASTAL COMMISSION
RDB-MA 5-1-03

EXHIBIT # 5
PAGE 1 OF 1

REDONDO
BEACH

COASTAL COMMISSION

EXHIBIT #

PAGE

OF

SANTA
CATALINA
ISLAND

MARINE CORPS
BASE CAMP
JOSEPH H
PENDLETON

ZONING MAP, AREA 1 (EXCLUDING AREA 2, HEART OF THE CITY)



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South Coast Region
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CALIFORNIA

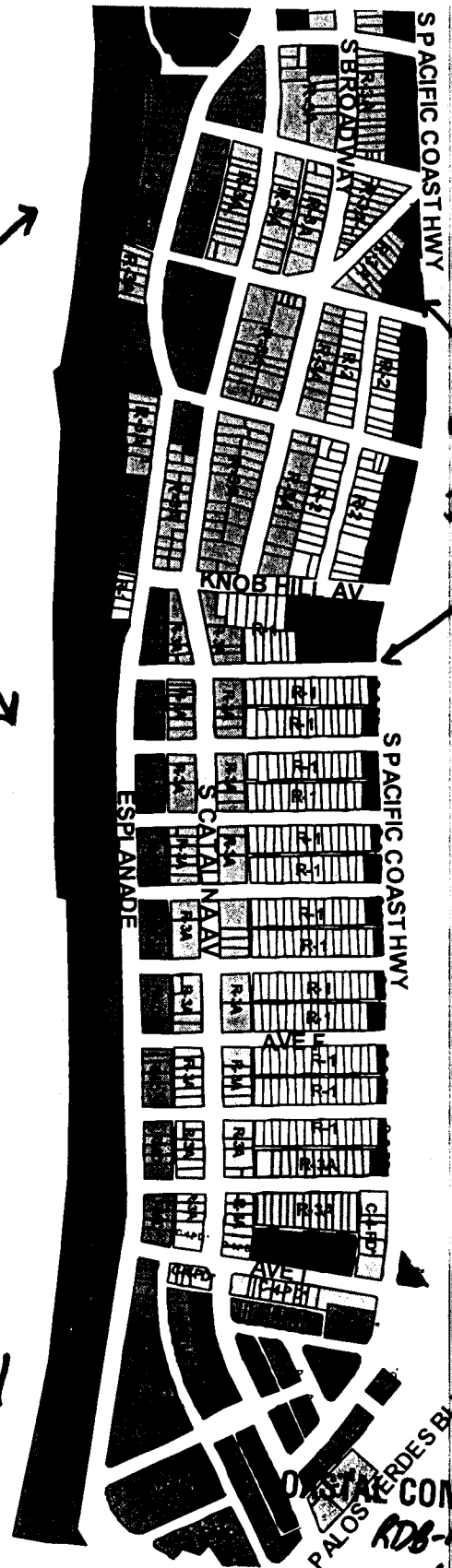
SANDY BEACH

COASTAL ZONE BOUNDARY (RH)

- R-1 SINGLE FAMILY RES
- R-2 LOW DENSITY MULTI-FAMILY RES
- R-3A LOW DENSITY MULTI-FAMILY RES
- RMD MEDIUM DENSITY MULTI-FAMILY RES.
- RH HIGH DENSITY MULTI-FAMILY RES
- C-2 COMMERCIAL
- C-3 COMMERCIAL
- C-4 COMMERCIAL
- MU MIXED USE
- P PUBLIC OR INSTITUTIONAL

(H) Indicates Historic Overlay Zone

* Indicates (RIV) Overlay Zone



PLANNING COMMISSION
RDB-MAJ-1-03

ZONING MAP, AREA 1 (EXCLUDING AREA 2, HEART OF THE CITY)

