

CALIFORNIA COASTAL COMMISSION

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

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July 27, 2005

**TO: Commissioners and Interested Persons**

FROM: Deborah Lee, Senior Deputy Director
Teresa Henry, District Manager
Pam Emerson, Los Angeles County Area Supervisor

RECORD PACKET COPY

Subject: Major Amendment Request RDB-MAJ-1-05 by City of Redondo Beach to amend the Implementation Plan of the certified LCP for Area One of the City's Coastal Zone.

SUMMARY OF REQUEST AND STAFF RECOMMENDATION

The City of Redondo Beach has submitted four amendments to the Implementation Plan of its certified LCP described as "clean-up" ordinances, resulting in no change in density, or intensity of use of land in the certified area of Redondo Beach, Area One. Area One is the developed residential and commercial area of Redondo Beach, not including the Pier/Harbor and AES Power Plant areas, the certification of which was separated off and postponed through a formal segmentation when the Commission certified the City's Implementation Plan on April 8, 2003. The City proposes to: 1) add detailed standards for landscaping plans; 2) allow overlap parking for conditionally permitted non-residential uses; 3) allow duplexes and triplexes that conform to the LCP to be approved by means of the Administrative Design Review process (while maintaining notice and appeal provisions of certified LCP) and; 4) to permit non-profit service providers in residential zones, subject to a conditional use permit. Staff is recommending that the Commission **deny** the proposed amendment and **approve the proposed ordinance with suggested modifications**. The modifications all address Ordinance 2964-05, the changes to the Administrative Design Review process. The suggested modifications would: 1) Re-insert language from the certified Implementation Plan requiring applicants to submit an application for a coastal development permit along with an application for Administrative Design Review. 2) Delete language (and a map) applying to areas of the City that are not yet certified. 3) Change a table found in the proposed ordinance listing which uses can be approved conditionally, in which zones, to eliminate a change that is still pending. The resolutions and motions begin on Page 6. The Suggested Modifications are found on page 7, the findings for rejection begin on page 9, and the findings for approval, if modified, are found on page 15.

SUMMARY OF PROPOSED CHANGES.

A. Landscaping regulations, Ordinance 2947-04. The certified local Implementation Plan ("LIP") contains a clause addressing landscaping for projects other than single family houses that requires, "Drought-tolerant plants shall be used where feasible." The City proposes to amend Section 10-5.1900, Article 7, Chapter 5, and Title 10 of the Redondo Beach Municipal Code¹ adding detailed standards for landscaping plans. The ordinance provides standards for the format of landscape plans, the percentage of lawn coverage

¹ The LIP is Chapter 5 of Title 10 of the City's Municipal Code (10-5.100 – 10-5.2520). It contains 12 articles.

allowed in larger projects, the number of shade trees in new parking lots, the separation of lawns from new trees, reference to a list of drought tolerant plants, and to a list of acceptable street trees. The ordinance authorizes the director to require substitutions of trees to avoid damaged sidewalks.

B. Non-profit service providers, overlap parking, Ordinance 2937-04.

1. **Non-profit service provider.** The City proposes to amend the chart of uses that are allowed subject to a conditional use permit in residential zones to include "non-profit service provider" and to add a definition of non-profit service provider to the Municipal Code. The chart presently allows a number of non-profit uses, including churches, schools and children's day care centers in residential zones, subject to a conditional use permit, but does not include other non-profit services such as children's health care centers or rehabilitation centers.

2. **Overlap parking.** In a second proposal adopted in ordinance 2937-04, the City proposes to correct language in the Municipal Code that establishes overlap parking requirements by changing the title of the section to make it clear that the provision applies to all non-residential uses. The previous title could be interpreted to mean that overlap parking did not apply in residential zones.

3. **Illustrations.** The City has submitted clearer, digitized versions of existing illustrations found in the certified LCP. No changes have been made to the illustrations in the certified area. One illustration refers to an area that is not yet certified, the Harbor Pier Area, which is located in Area 2; and to a section of the zoning ordinance that refers to issuing permits in the Harbor Pier Area, Section 10-5.2512.

C. Administrative Design Review/Minor Coastal Development Permits for Two and Three Unit Developments, Ordinance 2964-05.

The City proposes to extend a streamlined review process now certified for single-family houses to two- and three- unit developments (including two and three-unit condominiums) that conform to LCP development standards. Such projects are now routinely processed on the Planning Commission consent calendar as Planning Commission Design Review projects and coastal development permits. This amendment allows the City to process requests for two and three unit development projects by means of the Administrative Design Review process conducted by a staff hearing officer. The Administrative Design Review process provides for notice of the development and affords an opportunity for the public to comment on and request revisions. In the Coastal Zone, the City processes coastal development permits for the projects concurrently with the Administrative Design Review². The Planning Commission will continue to hear four unit projects as part of a

² The certified LCP provides that
10-5.2210 Coastal Development Permit Application.

(a) Application.

(1) The applicant shall file with the Planning Department a completed application for Coastal Development Permit in a form provided by the Planning Department. The application shall be made

Planning Commission Design Review process. Coastal development permits approved by a staff hearing officer as part of the abbreviated process will be appealable to the Planning Commission and, in the appeal area, to the Coastal Commission. Subdivisions/parcel maps are approved along with the applicable coastal development permit for the project in a second parallel process. As part of the submittal, the City submitted the current version of table found in Section 10.2-511 of the Municipal Code showing conditional uses. The table shows the proposed removal of the requirement of a conditional use permit for two and three unit condominiums and also shows "senior housing" as a conditional use in all residential zones. The Commission will consider an LCP amendment request to allow senior housing as a conditional use in all zones, RDB-MAJ-01-04, at an upcoming meeting; the supporting ordinance is not part of this current submittal.

LOCAL COASTAL PROGRAM HISTORY

The Commission effectively certified the City of Redondo Beach Land Use Plan for the entire Redondo Beach Coastal zone on June 18, 1981. 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 Redondo Beach City Council unanimously adopted the Commission's recommendations on April 3, 2001, and LUPA 1-00 was effectively certified in May 2001. In 2002, the City submitted further changes to the LUP, reflecting planning efforts for recycling a power plant and the area adjacent to Redondo Beach Pier and Harbor and an Implementation Plan for the entire City. The City submitted its zoning ordinance along with procedures for analyzing and approving Coastal development permits as its implementation package. The ordinances were accompanied by a proposed Land Use Plan amendment for the Pier/Harbor area and the land occupied by a power plant that is nearing the end of its economic life. On April 8, 2003, the Commission approved a geographic segmentation, dividing the Redondo Beach Coastal Zone into two separate areas, allowing it to certify the LCP for most of Redondo Beach (Area One) and delay certification of the area that contained the power plant, pier and harbor areas until local planning issues were resolved, and approved the Implementation Plan for Area One with suggested modifications. The Commission effectively certified an Implementation Plan for Coastal Zone Area One on September 11, 2003. The City does not have a certified Implementation Plan for Area Two (Harbor/Pier area and AES power

prior to or concurrently with application for any other permits or approvals required for the project by the City of Redondo Beach Municipal Code. ...

(c) **Concurrent processing.** To the extent possible, action on a Coastal Development Permit application shall be taken concurrently with action on any other permits or approvals required for the project by the City.

plant site, also known as the Heart of the City). In February 2004, the Commission certified an amendment, RDB-MAJ-01-03, which would transfer eleven lots from Area 2 to Area 1 and change the land use and zoning designations of these parcels from commercial to residential. In 2003, the Commission also certified a minor amendment, RDB-MIN-2003, encompassing a number of technical changes to the Implementation Plan. Another amendment, RDB-MAJ-1-04, that would allow density and height incentives and relaxation of certain development standards to accommodate low and moderate-income units in multi-family residential zones, is pending.

PUBLIC PARTICIPATION.

1. Landscaping. On February 5, 2005, the City Council adopted Ordinance Number 2947-04 relating to Standards for Installation of Landscaping, its attached Negative Declaration, and Resolution CC0502-17 transmitting the ordinance to the Commission. On August 19, 2004, the Redondo Beach Planning Commission conducted hearings on the proposed LCP amendment and adopted the landscaping ordinance. The City Council and the City Planning Commission held public hearings that were advertised in local newspapers, which include the Beach Reporter. 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 February 11, 2005, along with the other amendments reviewed in this action. It was initially scheduled as a minor amendment for the Commission's April 2005 hearing when the City detected a typographical error in one of its submittals. In April 2005, the Commission granted a one-year extension to allow the City to correct its submittal.

2. Non-profit service provider. On May 4, 2004 the Redondo Beach City Council adopted Ordinance Number 2937-04 to accomplish three changes to the implantation plan: 1) to permit non-profit service providers, subject to a conditional use permit, in residential zones; 2) to clarify the use of overlap parking for nonresidential uses; and 3) to replace illustrations with clear versions (of the same illustrations). The Council also approved the related Negative Declaration and a resolution of submittal to the Commission. The Redondo Beach Planning Commission adopted the same ordinance on April 15, 2004. The Planning Commission hearing was noticed in the Beach Reporter, a newspaper of general circulation in Redondo Beach. Both the Planning Commission and City Council included notice of this proposed ordinance on each of their agendas prior to each body's public hearing on this matter, and interested parties were allowed to testify. The proposed LCP amendment was submitted to the South Coast District office on February 11, 2005, along with the other amendments reviewed in this action. It was initially scheduled as a minor amendment for the Commission's April 2005 hearing when the City detected a typographical error in one of its submittals. In April 2005, the Commission granted a one-year extension to allow the City to correct its submittal.

3. Administrative Design Review Process for Two and Three Unit Residential Developments. The Redondo Beach City Council approved a corrected version of this ordinance (Ordinance 2964-05) on May 3, 2005, along with a resolution of submittal (Resolution Number CC-0505-45). Although the City submitted this package as a minor

amendment, staff has determined that the amendment should be processed as a major amendment in order to be able to suggest modifications so it will be consistent with the Commission's 2003 action certifying the LCP. The City has two near identical permit processing ordinances in its Municipal Code, one applying within the certified area of the coastal zone, and one applying to the City as a whole. Due to a clerical error, the original submittal (Ordinance Number 2956-05) showed the changes in the Administrative Design Review process inserted into the code sections that comprise the City-wide Municipal Code (Title 2) applying to the City outside of the coastal zone, rather than into the certified LCP (Title 10, applying to Area 1 of the Coastal Zone.) The City-wide Municipal Code does not include changes in procedure that the City had adopted after the Commission's certification of its Implementation Plan. When the City staff discovered the error, they requested a continuance, returned to City Council, and adopted the changes as an amendment to Title 10, the coastal Implementation Plan. In the amended Title 10, the requirement that applicants for Administrative Design Review apply concurrently for a coastal development permit was omitted. Similarly the City included references to the Catalina Corridor Zone and the W Waterfront zone, both located in Area 2 in the amended ordinance, without a footnote indicating that it did not apply in the coastal development permit process.

The changes in the Administrative Design Review procedure are identical in both the correct and incorrect submittals. The Redondo Beach Planning Commission conducted hearings on changes in the Administrative Design Review procedure in September and October 2004, and adopted an ordinance incorporating the same procedure and related Negative Declaration on October 21, 2004. The Planning Commission hearing was noticed in the Beach Reporter, a newspaper of general circulation in Redondo Beach. Both the Planning Commission and City Council included notice of this proposed ordinance on each of their agendas prior to each body's public hearing(s) on this matter, and interested parties were allowed to testify. The proposed LCP amendment was submitted to the South Coast District office on February 11, 2005, along with the other amendments reviewed in this action. It was initially scheduled as a minor amendment for the Commission's April 2005 hearing, when the City detected an error in the base document for the two and three-unit procedural submittal. In April 2005, the Commission granted a one-year extension to allow the City to correct its submittal. The City Council adopted a corrected version of the ordinance on May 3, 2005 and submitted it on May 11, 2005.

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.

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 at the South Coast

District office located in the ARCO Center Towers, 200 Oceangate, Suite 1000, Long Beach, 90802. For additional information, contact Pam Emerson in the Long Beach Office at (562) 590-5071.

I. STAFF RECOMMENDATION

STAFF RECOMMENDATION OF DENIAL OF THE AMENDMENT AS SUBMITTED, AND APPROVAL IF MODIFIED.

Staff recommends the Commission deny the changes in the implementation ordinance as submitted and approve the changes with suggested modifications.

MOTION I: ***I move that the Commission reject the Implementation Program amendment for the Area 1 segment of the City of Redondo Beach certified LCP as submitted.***

STAFF RECOMMENDATION OF REJECTION:

Staff recommends a **YES** vote. Passage of this motion will result in rejection of the Implementation Program amendment 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 DENY CERTIFICATION OF THE IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby denies certification of the Implementation Program amendment submitted for **Area 1 segment of the City of Redondo Beach certified LCP** and adopts the findings set forth below on grounds that the amended Implementation Program as submitted does not conform with, and is inadequate to carry out, the provisions of the certified ***Land Use Plan***. Certification of the amended Implementation Program would not meet the requirements of the California Environmental Quality Act, as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the Implementation Program as submitted

MOTION II: ***I move that the Commission certify the Implementation Program amendment for the Area 1 segment of the City of Redondo Beach certified LCP, if it is modified as suggested in this staff report.***

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Implementation Program amendment with suggested modifications 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 THE IMPLEMENTATION PROGRAM AMENDMENT WITH SUGGESTED MODIFICATIONS:

The Commission hereby certifies the Implementation Program amendment for the **Area 1 segment of the City of Redondo Beach certified LCP**, if modified as suggested and adopts the findings set forth below on grounds that the amended Implementation Program with the suggested modifications conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan. Certification of the amended Implementation Program if modified as suggested complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment.

II. SUGGESTED MODIFICATIONS:

Amend 10-5.2500 (c)(1) to reinsert a requirement that applicants for projects eligible for Administrative Design Review apply for a coastal development permit to be reviewed simultaneously with the Administrative Design Review request. Eliminate references to locations in Area 2, which is not yet certified. The City's deletions are identified in *italic strike through* format; the City's additions are identified in *italic underline* format; Staff's recommended deletions are indicated in ~~**bold double strike through**~~ format; the staff's suggested insertions are shown in **bold double underline**.

- A. Re-insert language requiring applicants submitting projects eligible for Administrative Design Review to submit a Coastal development permit application.

§10-5.2500 (c) Application.

(1) The applicant shall file with the Planning Department a completed application in a form provided by the Planning Department. ~~The application shall be made concurrently with or prior to an application for a Coastal Development Permit.~~ **The application shall be made concurrently with or prior to an application for a Coastal Development Permit.** A completed application for plan check submitted to the Building Division also constitutes an application for the purposes of this section.

- B. Modify proposed 10.5-2502 (a) to delete language referring to the W Waterfront Zone and the CC Catalina Corridor Zone, which are located in (uncertified) Area 2.

City submittal:

§ 10-5.2502 (a) Planning Commission Design Review.

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

Staff recommendation: delete language referring to uncertified areas.

(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.~~

C. Change table found in Section 10-5.2511 to remove "senior housing" as a conditional use pending the Commission's action on RDB-MAJ-1-04.

10-5.511 Land use regulations: R-2, R-3, 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	
<u>2-3 residential units on a lot</u> Multiple-family residential	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	<u>10-5.1608</u>
<u>4 or more residential units on a lot</u> Condominiums	C	C	C	C	C	C	10-5.1608
Family day care homes: Family day care home, small	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	
Residential care facilities, limited	P	P	P	P	P	P	
Senior housing	—	C	C	C	C	C	10-5.1624³
Second Units	P	P	P	P	P	P	10-2.1506

³ Senior housing as a conditional use is a change proposed in RDB-MAJ-1-04, an amendment that the Commission will review at an upcoming meeting. It cannot be shown on the chart without Coastal Commission approval. This is not underlined because Senior Housing is not a use that the City proposes in the current amendment, but it is deleted because the changes in the table were submitted prematurely.

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	
Non-Profits	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

D. Eliminate page 11 of the illustrations, referring to the boundary of the Harbor Pier Area.

III. FINDINGS FOR REJECTION

A. DESCRIPTION OF PROPOSED CHANGES RELATED TO ADMINISTRATIVE DESIGN REVIEW FOR TWO AND THREE UNIT DEVELOPMENTS. (Text found in Exhibit 8)

The City proposes to extend a streamlined review process now certified for single-family development and some de minimis projects to two- and three-unit developments (including two and three unit condominiums) that conform to LCP development standards, by removing the requirement that they obtain a conditional use permit and subjecting them to the requirement of Planning Department Administrative Design Review. Such projects are now routinely processed on the Planning Commission consent calendar. This amendment would institute a system that still provides notice and an opportunity for the public to comment on and request revisions to two- and three- unit projects as part of the Administrative Design Review process conducted by a hearing officer. In the Redondo Beach Coastal Zone, applicants for all approvals are required to apply for a coastal development permit, which is processed concurrently with any other permit by the same approving authority. Coastal development permits for two and three unit developments in the appeal area will continue to be appealable to the Coastal Commission if the Administrative design and the coastal development permit are appealed to the Planning Commission and the Council. Subdivisions for condominium purposes and a limited number of lot combinations (limited by standards addressing the size of the resulting lots) are also eligible for the Administrative Design Review process in the certified LCP instead of the Planning Commission Design Review process. If public hearings are requested, The Administrative Design Review decisions and corresponding coastal development permit applications would be appealable to the Planning Commission and to City Council.

This action includes several related amendments to the City Code. In its changes to the Administrative Design Review process, the City proposes amendments to its ordinance to

allow the planning director to review two and three unit developments and additions to existing multi-unit structures. The City reiterated its notice provisions in the ordinance. What follows is the City's redline version of the ordinance in ~~strike-through~~ (deletions) and underline (added language) format.

1. Changes to Section 10-5.511

The City proposes to amend the table in Section 10-5.511 Article 2, Chapter 5, Title 10 of the Municipal Code to allow two and three unit developments to be classified as a permitted use, not a conditional use, in residential zones.

10-5.511 [Amend table to remove a requirement for conditional use permits for two and three unit condominiums; the table also lists a proposed change submitted in RDB-MAJ-01-04, an as yet uncertified change, allowing senior housing as a conditional use.]

2. Changes to Section 10-5.1608

The section of the ordinance relating to Planning Commission Design Review (10-5.2502) and the related sections listed below are being amended to limit the Planning Commission's role and the first stage in review to developments with four or more units.

10-5.1608 (c) (2) and (c) (3) are being altered to remove the requirement for a conditional use permit for condominium proposals with three or fewer units, allow two- and three- unit condominium developments to be reviewed in a "Administrative Design Review" by the Planning Director subject to appeal and, direct the Planning Commission to review four (or more) unit condominiums under the same process, along with a conditional use permit. The specific changes are as follows:

10-5.1608 Condominiums

c. Conditional use permits and design review required.

(1) No condominium containing four or more units shall be established unless a conditional use permit is obtained pursuant to section 10-5.2506 of this chapter.

(2) Condominiums containing (4) or more units shall be subject to Planning Commission Design Review pursuant to Section 10-5.2502.

(3) Condominiums containing two (2) or three (3) units shall be subject to Administrative Design Review pursuant to Section 10-5.2500

3. Changes to Section 10-5.2500

Section 10-5.2500, Administrative Design Review, which provides for Administrative Design Review of single-family residences and additions to single-family residences, would be amended to include the following. Both the administrative design review and the planning commission design review are actions applicable to uses that do not require conditional use permits. The procedures are separate from a conditional use process and if a conditional use permit is required are required in addition to a conditional use permit:

10-5.2500

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 residential developments containing four (4) or more units;
- (5) All floor area additions to residential developments containing two (2) to three (3) units;
- (6) All new residential developments containing two (2) to three (3) units on any lot, subject to a notice of pending decision pursuant to subsection (e) of this section. Any two (2) to three (3) unit development involving more than 2 adjacent lots shall be subject to Planning Commission Design Review pursuant to Section 10-5.2502;
- (7) The addition of a second unit or the addition of two (2) units on a lot that already contains an existing single-family residence (see definition of second unit in Section 10-5.402);
- (8) The addition of a third unit on a lot that already contains two (2) units;
- (9) All other development not subject to Planning Commission Design Review pursuant to Section 10-5.2502.

(b) **Criteria.** The following criteria shall be used in determining a project's consistency with the intent and purpose of this section: [criteria are listed, principally conformance with the certified LCP.]

In Section 2500 (c), the City submittal eliminates language requiring a concurrent application for a coastal development permit.

(c) Application.

(1) The applicant shall file with the Planning Department a completed application in a form provided by the Planning Department. ~~The application shall be made concurrently with or prior to an application for a Coastal Development Permit.~~⁴ A completed application for plan check submitted to the Building Division also constitutes an application for the purposes of this section.

(2) The owner of record of the lot or parcel of property which is to be affected by the application shall file an affidavit authorizing the application on a form provided by the Planning Department.

(3) Upon the filing of an application, the applicant shall pay a fee, as set forth by resolution of the City Council.

(d) **Contents of application.** In addition to the application and fee, a site plan, floor plan, and elevations of the project drawn to scale and dimensioned shall be submitted which include the following information as applicable:

- (1) Existing topography and proposed grading;
- (2) Existing trees with a trunk diameter of six (6) inches or greater;
- (3) All buildings and structures, and the uses within each room;
- (4) Improvements in the public right-of-way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications;
- (5) Exterior lighting;
- (6) Easements;
- (7) Off-street parking areas, including the stall striping, aisles, and driveways;
- (8) The lot dimensions;

⁴ Phrase requiring simultaneous application for a Coastal development permit was part of the certified LCP, but was not shown in the language provided in this amendment submittal. A suggested modification adds the language back.

- (9) Setbacks and spaces between buildings;
- (10) Walls, fences, and landscaping and their location, height, and materials;
- (11) Landscaping areas;
- (12) Trash and recycling facilities;
- (13) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features;
- (14) The location, dimensions, and design of all signs;
- (15) A section of the building as it relates to the existing topography and proposed grading where the slope of the site is greater than four (4) feet;
- (16) Such other data as may be required to demonstrate that the project meets the criteria.

Section 10-5.2500 would be amended to incorporate a new subsection (e) that provides for public notice of proposed two and three unit developments. The requirement specifies that written notice is required for two and three unit development, the content of such notice and the methods of providing notice. Projects identified as requiring notice would be appealable to the Planning Commission. The current subsection (e), which would now become subsection (f), would also be modified to change the notice provisions, and allow appeals. Again, the City's proposed changes are identified in ~~strike through~~ (deletions) and underline (added language) format.

10-5.2500(e) Notice of pending decision. Notice of a pending decision by the Planning Director shall be given as follows for new multiple-family developments. (For purposes of this section, new multiple-family developments shall mean development of two (2) or three (3) dwelling units on a vacant lot or in conjunction with demolition of 50% or more of the total floor area of existing development on the lot. New development shall not include a "second unit" as defined in Section 10-5.402.)

(1) By mailing a written notice thereof, not less than ten (10) working days prior to the date of pending approval to the applicant, to the owner of the subject property and to the owners of properties within 100 feet of exterior boundary of the subject property or properties; such notices shall be sent by first-class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available; and

(2) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel.

(3) The content of the notice of pending decision for an Administrative Design Review shall contain the following information:

a. The date of filing of the application and the name of the applicant;

b. The file number assigned to the application;

c. A description of the proposed development and its location;

d. The date at which the application is expected to be approved; and,

e. A statement that revisions to the proposed project will be considered by the Planning Director upon the written request of any person provided that such written request is received by the Planning Director within ten (10) working days from the date of sending the notice.

(ef) Decision on application. The Planning Director shall review the application and shall approve, approve with conditions, or deny the application.

(1) If the decision of the Planning Director is to approve the application, an approval stamp shall be affixed to the plans.

(2) If the approval requires conditions, the conditions will be made part of the approved plans.

(3) If the project requires a notice of pending decision pursuant to subsection (e) of this section, no decision will be made until completion of the deadline for written requests for revisions. If no written request for revisions is received, the Planning Director shall make a decision pursuant to this subsection. If a written request for revisions has been received prior to the deadline, notice of

the decision shall be mailed by first class mail within seven (7) days of the decision to the applicant and the person that provided the written request for revisions to the proposed project.

(4) If the decision of the Planning Director is to deny the application, the decision shall be in writing and shall recite the failure to meet the criteria upon which the decision is based. Where the decision is to deny the application, notice of the decision shall be mailed to the applicant by first class mail within seven (7) days of the decision.

(fg) ~~Appeal of decision denying the application.~~ The decision of the Planning Director shall be final and conclusive unless, within ten (10) days after the date of such decision, a written appeal is filed with the Planning Department requesting a public hearing before the Planning Commission. In the case of projects not subject to notice of pending decision pursuant to subsection (e) of this section, only the applicant and/or property owner may appeal the decision of the Planning Director.

4. Changes to Section 10-5.2502

Section 10-5.2502, pertaining to design review by the full Planning Commission, would be limited commensurately, to eliminate from the Commission's jurisdiction those items that would now be within the Planning Director's jurisdiction.

5. Changes to Section 10-5.513(b) – 10-5.517(b)

Sections 10-5.513(b), .514(b), .515(b), .516(b), and .517(b), addressing lot combinations, would be amended to allow Administrative or Planning Commission Design Review of lot combinations that are "part of an application that is brought in connection with applications for Administrative Design Review, or Planning Commission Design Review for a development consistent with the development standards applicable to the zone in which the development is located." The City's additions indicated by ~~strike-through~~ (deletions) and underline (added language) format:

10-5.513 (b) Permitted lot combinations. Two (2) or more lots may be combined only when all of the requirements of subsections (b)(1), (b)(2), and (b)(3) of this section are satisfied. (This subsection is not intended to permit the combination of two (2) or more typical or standard-sized lots or to permit developments of a mass and scale inconsistent with the character of the neighborhood.)

(1) One of the following conditions exists:

- a. One or more of the lots is less than 5,000 square feet in area, or
- b. One or more of the lots has no legal access from a public street or alley, or
- c. One or more of the lots is subject to other unique circumstances such as

unusual lot size, shape or topography, and the combining of the lots will help achieve an improved development more consistent with the character of development in the neighborhood;

(2) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code and the Subdivision Map Act; and

(3) The proposed combination is brought in connection with applications for Administrative Design Review, or Planning Commission Design Review and a Conditional Use Permit for a development consistent with the development standards applicable to the zone.

SECTION 7. Section 10-5.514(b) Article 2, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows (additions indicated by underline):

10-5.514 (b) Permitted lot combinations. Two (2) or more lots may be combined only when all of the requirements of subsections (b)(1), (b)(2), and (b)(3) of this section are satisfied. (This subsection is not intended to permit the combination of two (2) or more typical or standard-sized lots or to permit developments of a mass and scale inconsistent with the character of the neighborhood.)

(1) One of the following conditions exists:

- a. One or more of the lots is less than 5,000 square feet in area, or

b. One or more of the lots has no legal access from a public street or alley, or
c. One or more of the lots is subject to other unique circumstances such as unusual lot size, shape or topography, and the combining of the lots will help achieve an improved development more consistent with the character of development in the neighborhood;

(2) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code and the Subdivision Map Act; and

(3) The proposed combination is brought in connection with applications for Administrative Design Review, or Planning Commission Design Review and a Conditional Use Permit for a development consistent with the development standards applicable to the zone.

SECTION 8. Section 10-5.515(b) Article 2, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows (additions indicated by underline):

10-5.515 (b) **Permitted lot combinations.** Two (2) or more lots may be combined only when all of the following requirements are satisfied:

(1) The front lot line of the combined lots shall not exceed 100 feet,

(2) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code and the Subdivision Map Act; and

(3) The proposed combination is brought in connection with applications for Administrative Design Review, or Planning Commission Design Review and a Conditional Use Permit for a development consistent with the development standards applicable to the zone.

SECTION 9. Section 10-5.516(b) Article 2, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows (additions indicated by underline):

10-5.516 (b) **Permitted lot combinations.** Two (2) or more lots may be combined provided that the following requirements are satisfied:

(1) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code and the Subdivision Map Act; and

(2) The proposed combination is brought in connection with applications for Administrative Design Review, or Planning Commission Design Review and a Conditional Use Permit for a development consistent with the development standards applicable to the zone.

SECTION 10. Section 10-5.517(b) Article 2, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows (additions indicated by underline):

10-5.517 (b) **Permitted lot combinations.** Two (2) or more lots may be combined provided that the following requirements are satisfied:

(1) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code and the Subdivision Map Act; and

(2) The proposed combination is brought in connection with applications for Administrative Design Review, or Planning Commission Design Review and a Conditional Use Permit for a development consistent with the development standards applicable to the zone.

B. ANALYSIS OF PROPOSED CHANGES RELATED TO ADMINISTRATIVE DESIGN REVIEW FOR TWO AND THREE UNIT DEVELOPMENTS AND HOW THEY ARE INCONSISTENT WITH THE CERTIFIED LCP AND COASTAL ACT.

The elimination of the requirement (from Section 10-5.2500(c)) of a concurrent application for a coastal development permit along with the application for a permit for administrative design review is inadequate to carry out the certified LCP and is inconsistent with Section 30600(a) of the Coastal Act. The Commission inserted this requirement when it certified the Implementation Plan. The Commission inserted this language both into this section and into the companion

Planning Commission Design Review section because small residential projects represent the most commonly reviewed project in the City's coastal zone and do require coastal development permits. In many cases, applicants unfamiliar with the process propose these projects. The requirement helps avoid mistakes and duplicative hearings on the same matter. With the elimination of the language, the implementation plan is inconsistent with the certified LCP and inadequate to carry it out.

The submitted ordinance includes language (in Section 10-5.2502 (a)) that applies to Area 2, the W Waterfront Zone, and the CC Catalina Corridor Zone, two zones in the Pier Harbor complex, areas that are not yet certified. The City asserts that this language is in italics, and that the published ordinance contains a footnote explaining that this language is not a part of the certified LCP. While the ordinance submitted to the Commission in this amendment includes the italics, it does not include the footnote. Similarly, an illustration submitted in the non-profit service provider ordinance is a map delineating the Harbor Pier area for purposes of an as yet uncertified section of the implementation ordinance. The Commission again finds that this language and map are inappropriate given the segmentation of the City and the delay of the certification of Area 2. Both must be deleted from the certified LCP because the Commission has not certified the LIP for Area 2. The language is inconsistent with the certified LCP and inadequate to carry it out.

In addition, in its proposed action amending the table in Section 10-5.511, in Article 2, Chapter 5, Title 10 of the Municipal Code, to allow two and three unit developments to be classified as a permitted use, the City used a table that prematurely shows "senior housing" as a conditional use in all residential zones. The City has submitted an amendment, RDB-MAJ-01-04 to allow senior housing to be approved as a conditional use in all zones. The amendment request for this change, RDB-MAJ-1-04, will be considered by the Commission at an upcoming meeting, and is not yet certified. This change is not consistent with the certified LUP and is inadequate to carry it out. The City has also submitted a revised table as part of amendment request RDB-01-04. When the Commission considers RDB-1-04 would be considered as part of that amendment.

C. OTHER CHANGES THAT ARE INCONSISTENT WITH CERTIFIED LCP.

Finally, the City included an illustration (page11) of the boundary between the Harbor pier Area and the Catalina Corridor to for purposes for issuing permits, and referring to Section 10-5.2512 of the zoning ordinance. This section refers to development located in the uncertified Area 2, as is the Harbor Pier area. The map should be deleted until Area 2 is certified. It is therefore inadequate to carry out the certified LCP.

IV. FINDINGS FOR APPROVAL IF MODIFIED.

A. Landscape plans.

The City proposes to amend Section 10-5.1900 of the certified LCP to incorporate specific standards for landscape plans. The certified Land Use Plan includes 1) requirements requiring major development to incorporate water quality measures into the design of

development, and 2) provisions limiting the amount of impervious surface in new development. In its certification of the Implementation Plan, the Commission certified a provision requiring applicants for development of projects other than single-family houses to provide the City with a landscape plan. Ordinance 2947-04 would enhance existing design and landscaping provisions of the certified implementation program, make them more specific. The ordinance provides standards for the format of landscape plans, the percentage of lawn coverage allowed in larger projects, the number of shade trees in new parking lots, the separation of lawns from new trees, reference to a list of drought tolerant plants, and to a list of acceptable street trees. The ordinance authorizes the director to require substitutions of trees to avoid damaged sidewalks. The proposed amendment is consistent with the certified Land Use Plan and adequate to carry it out. (Text found in Exhibit 4.)

B. Non-Profit Uses /Overlap Parking/Illustrations. (Text found in Exhibit 6)

The City took several related actions. First, the City proposes adding a definition of "non-profit service provider" in two locations in its ordinance, and then to amend the chart of uses that are allowed in residential zones, subject to a conditional use permit, which chart is found in Sections 10.5-501 and 10-5.511, to include non-profit service provider. The chart presently allows churches, schools and children's day care centers in residential zones, but does not include other non-profit services such as children's health care centers or rehabilitation centers. The City also proposes to clarify its ordinance addressing overlap parking to make it clear that it is intended to apply to non-residential development in all zones. Finally, the ordinance includes digital versions of the illustrations found in the certified LCP.

1) Nonprofit service providers. The certified Land Use Plan includes a general land use designation in certain zones. It also provides for public serving uses and public utilities in all residential zones as conditional uses.

The R-1, R-2, R-3, RMD, and RH residential districts allow for the continuation of existing neighborhoods and new development of housing to meet the diverse economic and physical needs of the City's residents. The residential districts also allow for consideration of uses such as religious institutions, day care centers, private schools, and public utility facilities. The minimum lot size for new lots in all residential districts is 5,000 square feet. (Certified LUP, 2000)

The inclusion of non-profit service providers among the uses that can be approved conditionally is consistent with the Land Use Plan policy which states that the residential districts also allow for consideration of uses such as religious institutions, day care centers, private schools and public utility facilities. The City argues that provisions are consistent with the certified Land Use Plan, which envisions allowing certain public, community serving, and public utility uses in residential zones. The City argues that the proposed non-profit service providers are in the same class of public serving uses described, and are generally much less intense than the schools, churches, public utility facilities, cemeteries, and the child and adult day-care centers already allowed. The City

also points out that many of these uses are often operated in conjunction with a church or a day-care center. The Commission concurs that the language in the LUP did not limit the public serving uses that the City can consider in residential zones; instead, it provides examples of the kind of uses that it might consider under a conditional use permit. As proposed, the new language is consistent with and adequate to carry out the certified LUP.

2) Overlap parking. The City proposes to amend Title 10, Chapter 5, Article 5, Subsection 10-5.1706(d) of the Municipal Code, which establishes overlap parking requirements by changing the applicable categories from non-residential zones to non-residential uses by making the following change (see Exhibit 6):

"10-5.1706(d) Overlap parking requirements, nonresidential ~~zones~~ uses.

Provisions for shared or "overlap" parking between two nonresidential uses whose peak demands occur at differing times are contained in the certified LIP. The existing section heading could be interpreted to limit the provision applicability to non-residential zones, but not, for example to a church located in a residential zone that also operates a school. All other parking standards in this section of the LIP refer to "commercial, industrial and non-residential uses," not zones. With respect to overlap parking, two policies in the Access chapter of the certified LUP provide:

Access 3. The City will continue to diligently enforce existing parking standards for new development.

Access 4. The total supply of on-street parking will be retained to assure adequate parking access to the beach and the harbor pier area.

The Implementation Plan already includes a provision to consider overlap parking for nonresidential uses. The proposed amendment resolves an apparent inconsistency between the title and the text and makes it clear that overlap parking is an option for all non-residential uses that meet the criteria. The Commission has already certified the criteria, finding that the overlap parking was consistent with and adequate to carry out the LUP. As proposed to be amended to include non-profit service providers and to clarify the language for overlap parking, the LIP will be consistent with and adequate to carry out the certified LUP.

3) Illustrations. The City provided digitized versions of parking diagrams, height measures community boundaries and the like that are already part of its certified LCP. Most are consistent with the Commission's prior actions certifying the zoning for Area 1. One, (page 11) is an illustration of the boundary between the Harbor Pier Area and the Catalina Corridor to for purposes for issuing permits, and referring to Section 10-5.2512 of the zoning ordinance. This section refers to development located in the Harbor Pier Area, which is located in uncertified Area 2. The map should be deleted until Area 2 is certified; with this one map deleted, the illustrations are consistent with the certified LCP, and adequate to carry it out.

C. Administrative Design Review.

The City already has a citywide procedure for Design Review for smaller projects, a process that includes written notice to adjoining homeowners, a hearing if there is an objection, and an appeal process. This process, which is carried out by the Planning Department staff for single-family houses and additions (Administrative Design Review), and by the Planning Commission for larger projects (Planning Commission Design Review), is incorporated into the LCP. It is distinct from the parallel coastal development permit process. The proposed change would shift responsibility for review of two and three unit residential developments, including condominium projects and some lot combinations from the Planning Commission to the City staff (the Director/Hearing Examiner). The director's review (Administrative Design Review) would be appealable to the Planning Commission and to City Council.

As noted above, all projects would be noticed, and coastal development permits in the appeal area could be appealed to the Coastal Commission (provided the appellant first requests a public hearing as part of the local process and participates in that process). This change is an expansion of an existing procedure of the certified LCP. The Commission certified the Administrative Design Review process for single-family houses with a suggested modification that requires applicants for Administrative and Planning Commission Design Review to file an application for a coastal development permit as part of the application for projects eligible for these processes. With one exception, there has been little controversy concerning single-family houses approved under this process in Redondo Beach. There has been one appeal to the Coastal Commission of a Coastal development permit issued by the City of Redondo Beach (A-5-RDB-04-63, Doyle). The project, an addition to a single-family house, was initially heard under a combined coastal development permit and Administrative Design Review process and appealed to the Planning Commission and to the City Council. Several opponents the appealed the coastal development permit to the Commission. The process allowed sufficient notice for the public to become aware of the development, to make their opinions known, and to exercise their appeal rights under the Coastal Act. The process is consistent with LUP standards protecting the density and intensity of development because projects requiring exceptions to development standards are not eligible for Administrative Design Review. The City's process, as modified by the Commission, was also found consistent with and adequate to carry out the LCP because a coastal development permit was required to be applied for prior to or at the same time.

However, as now proposed to be revised, the ordinance does not include language requiring the applicant to apply for a coastal development permit at the same time. This could lead applicants to assume that because the project is approvable by City staff, administratively, that no coastal development permit is required. Such an assumption would be incorrect. Therefore, the revised language is inconsistent with the certified Land Use Plan and inadequate to carry it out.

While City staff stated that the omission of the language was a mistake, they also pointed out that the permit-issuing ordinance requires a coastal development permit for all

development and that repeating the language here would be repetitious and unnecessary. In 2003, the Commission approved a suggested modification to the City's originally submitted Implementation Plan ordinance to insert this requirement. Requiring applicants for the Administrative or Planning Commission Design Review to apply for a coastal development permit prior to or at the same time eliminated possible misunderstanding or two sets of hearings for the same project. Therefore, the (inadvertently) revised language is inadequate to carry out the certified Land Use Plan and inconsistent with the Commission's former action. As revised to reinsert the ordinance will be consistent with the certified LCP and adequate to carry it out.

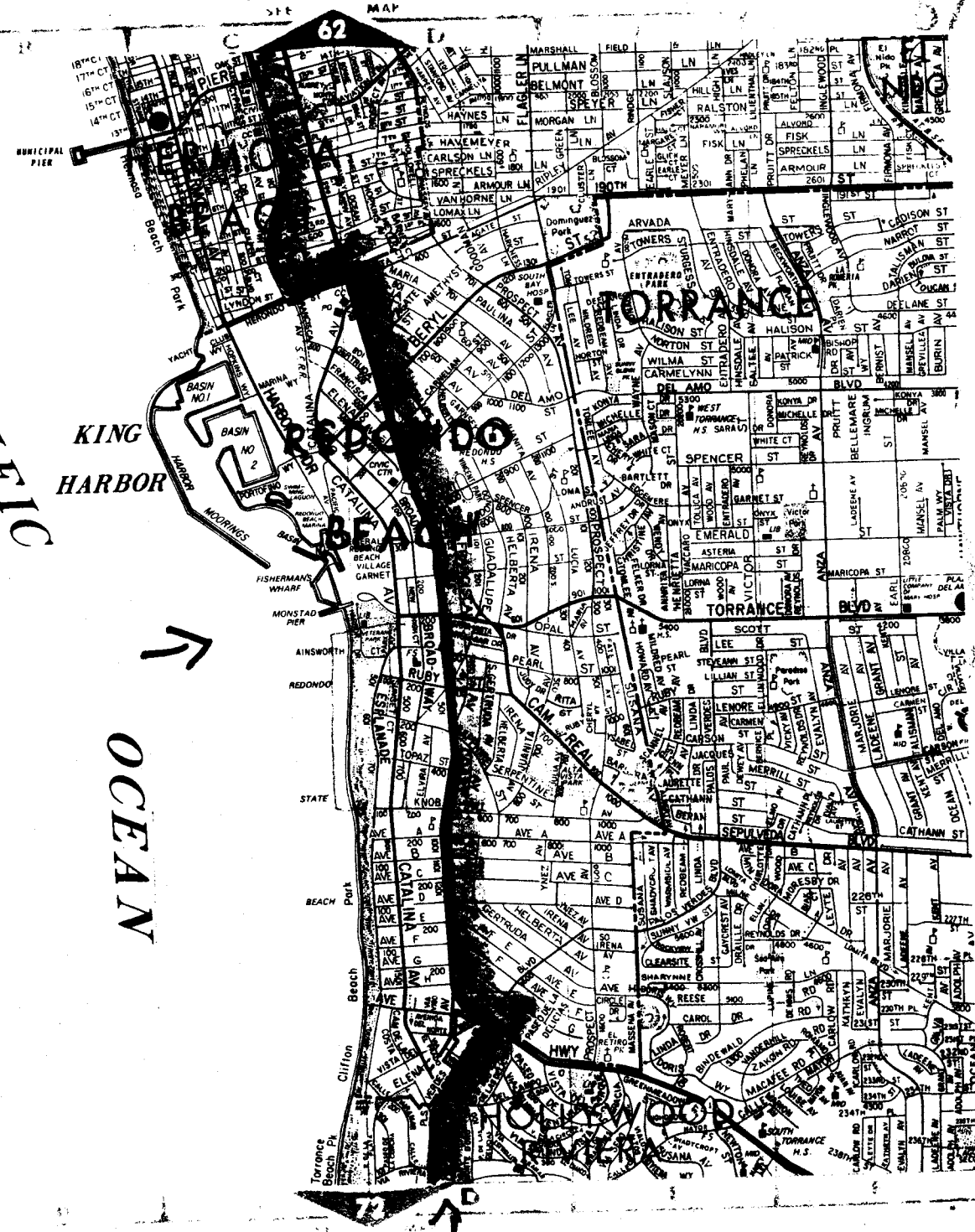
In preparing the revised submittal to correct its prior error, the City submitted language regarding senior housing that is still pending. The Commission has not yet had the opportunity to review the City's proposal for allowing senior housing as a conditional use in all residential zones in the City. Until such a time as the Commission can consider the proposal, changes in the conditional use permit table in Section 10-2.511 that prematurely refers to the senior housing program are deleted.

The Commission certified standards for approving lot combinations in 2003. The City proposes no changes to the standards. The changes that are proposed are procedural only, allowing lot combinations that meet certain criteria to be approved by the Planning Director under the Administrative Design Review process. In the coastal zone, the coastal permits for this development would be appealable and in the coastal appeal area, they would be appealable to the Coastal Commission. Again, because of potential impact on density, and in some rare cases, on coastal access, it is important that the City review coastal development permits for lot combinations at the same time as the review under City zoning criteria. Therefore as modified, the process will be adequate to carry out the LUP.

The submitted ordinance includes language that applies to Area 2, the W Waterfront Zone, and the CC Catalina Corridor Zone, two zones in the Pier Harbor complex, areas that are not yet certified. The City asserts that this language is in italics, and that the published ordinance contains a footnote explaining that this language is not a part of the certified LCP. While the ordinance submitted to the Commission in this amendment includes the italics, it does not include the footnote. The Commission has not certified the LIP for Area 2. As modified, to delete references to uncertified areas, the amended Implementation Plan will be adequate to carry out the LUP.

C2 Boundary

SEE MAP



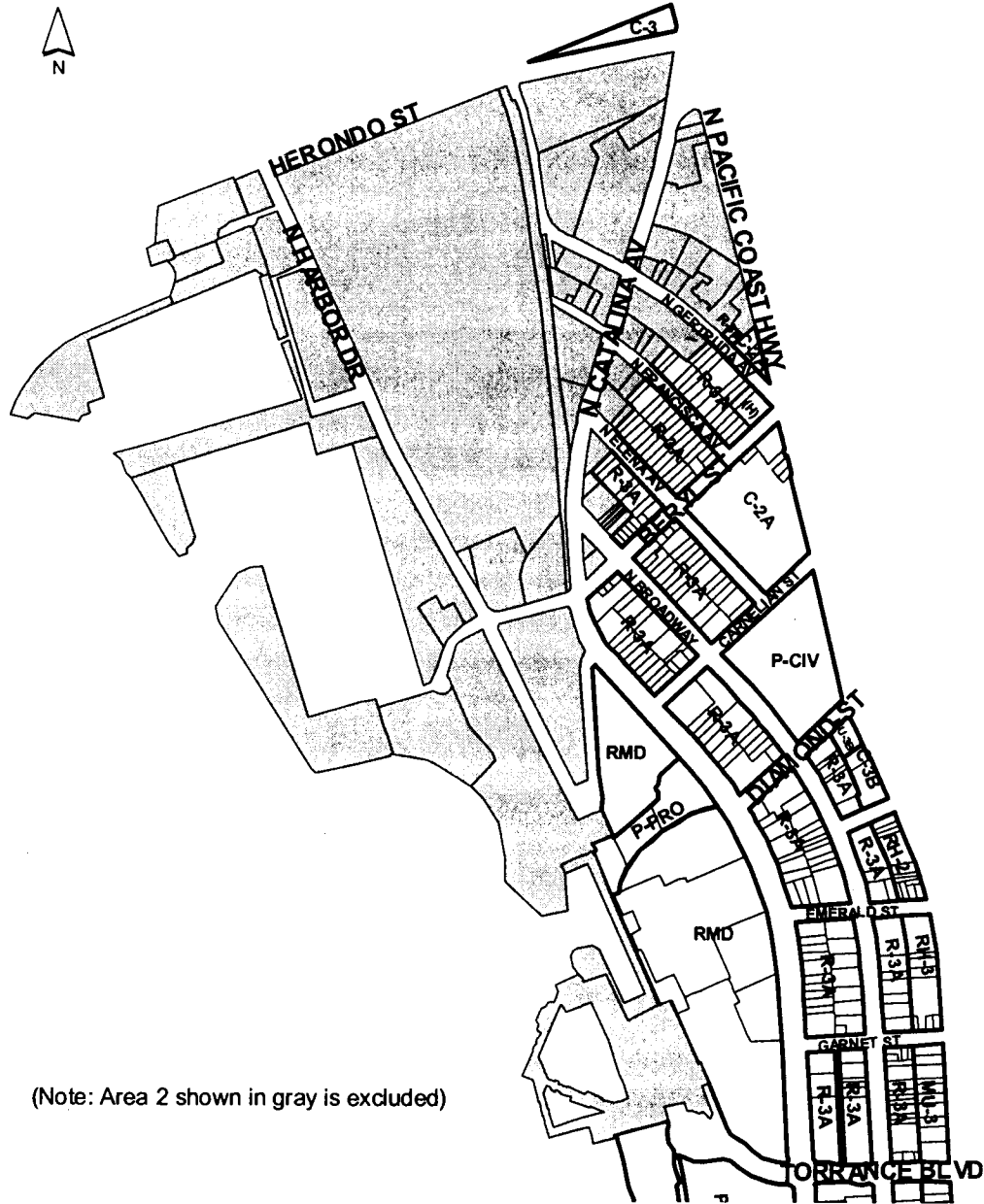
PACIFIC

KING HARBOR

OCEAN

RDR MATS-05
Exhibit 1
Location

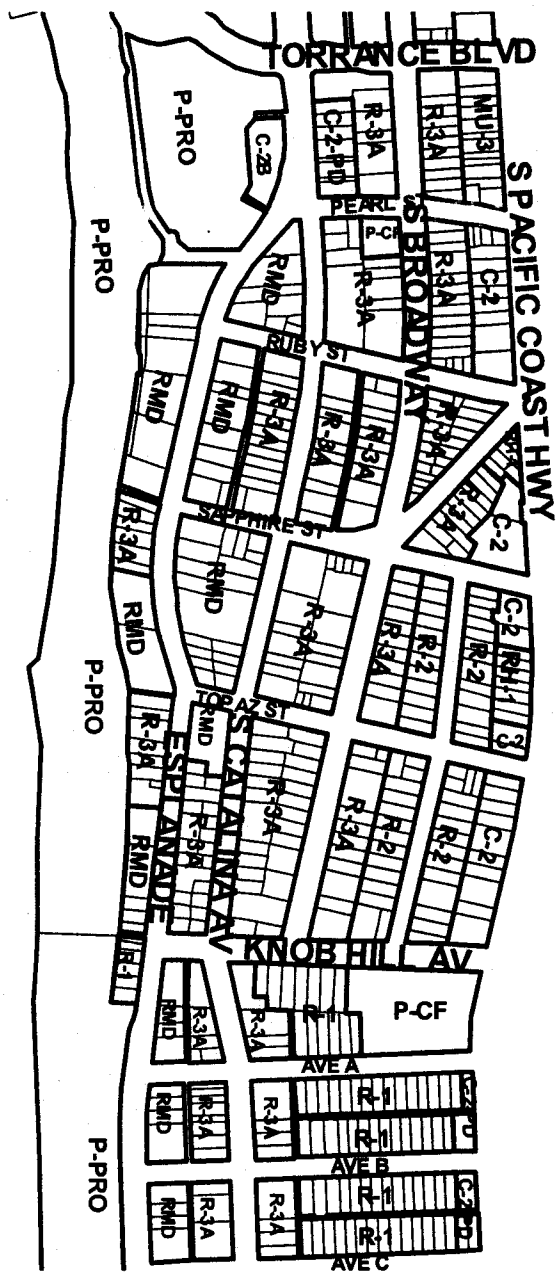
Map 1 of 3
Zoning Map for Area 1 of the Coastal Zone



(Note: Area 2 shown in gray is excluded)

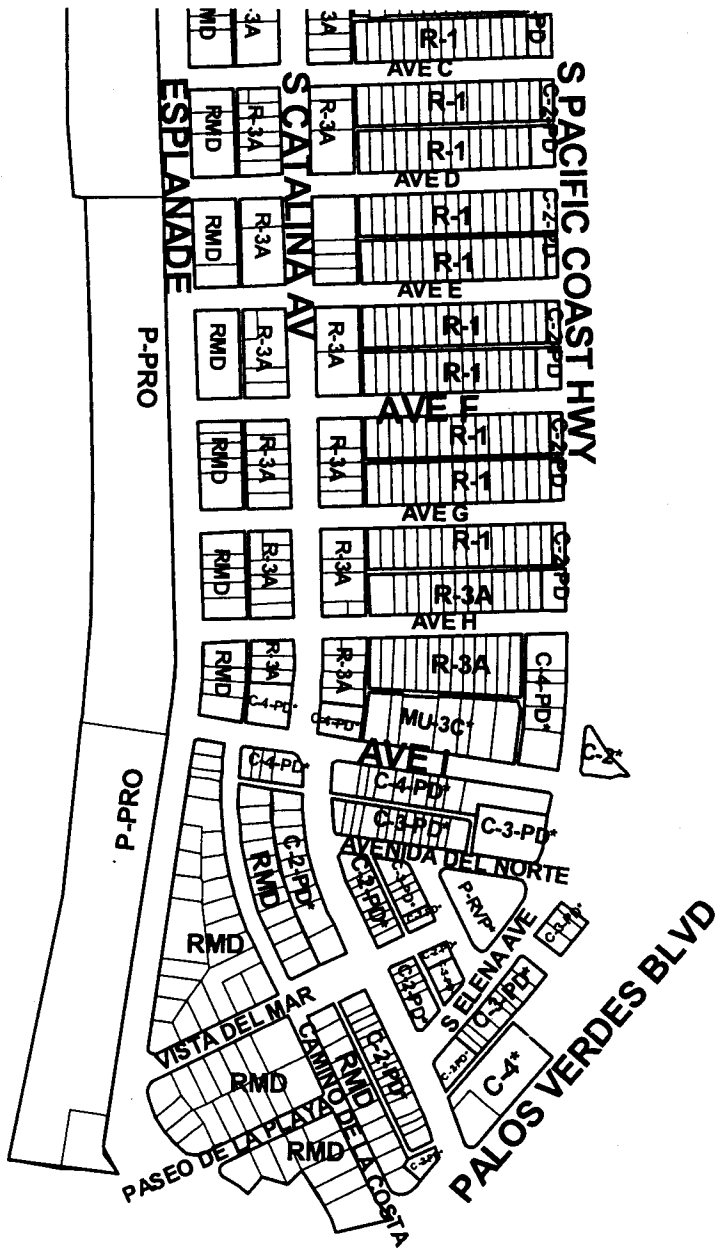
RDB MAJ-1-65
Exhibit 201
Coastal Zone Area 1

Map 2 of 3
Zoning Map for Area 1 of the Coastal Zone



R DB.MAJ.1.05
Exhibit 2 P2
Coastal Zone
Area 1

Map 3 of 3
 Zoning Map for Area 1 of the Coastal Zone



* Indicates (RIV) Overlay Zone

RDB MAJ-01-05
 Exhibit 2 p3
 Coastal Zone
 Area 1

RESOLUTION NO. CC-0502-17

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. 2947-04, RELATING TO LANDSCAPING REGULATIONS, IS INTENDED TO BE CARRIED OUT IN A MANNER FULLY IN CONFORMITY WITH THE COASTAL ACT; AND PROVIDING THAT THE AMENDMENTS TO THE CITY'S LOCAL COASTAL PROGRAM WILL TAKE EFFECT AUTOMATICALLY UPON COASTAL COMMISSION APPROVAL PURSUANT TO SECTION 13518 OF THE CALIFORNIA CODE OF REGULATIONS.

WHEREAS, the Redondo Beach City Council adopted Ordinance No. 2947-04 on October 5, 2004 approving amendments to the Redondo Beach Local Implementation Program (LIP) relating to landscaping regulations; and

WHEREAS, the amendments to the LIP contained in Ordinance No. 2947-04 were approved following a public hearing held before the City Council on September 21, 2004; 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:

SECTION 1. That the City Council hereby certifies that the LIP, as amended by Ordinance No. 2947-04, 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.

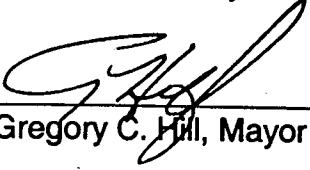
SECTION 2. That the City Council hereby finds that the LIP, as amended by Ordinance No. 2947-04, is consistent with the policies of the Coastal Act including, but not limited to the protection and provision of public access; the protection and encouragement of facilities that provide public recreation; 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.

*RDB MAJ-01-05
Exhibit 3 p1
Landscape resolution*

SECTION 3. That the City Council hereby submits its proposed amendments to the LCP, as reflected in Ordinance No. 2947-04, 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 4. That 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 1st day of February, 2005.



Gregory C. Hill, Mayor

ATTEST:

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

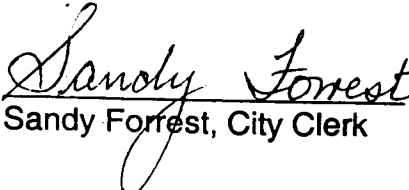
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 1st day of February, 2005, by the following roll call vote:

AYES: Bisignano, Cagle, Szerlip, Schmalz, Parsons

NOES: None

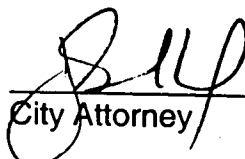
ABSENT: None

ABSTAIN: None



Sandy Forrest, City Clerk

APPROVED AS TO FORM:



City Attorney

Exhibit 3p2

ROB MAJ-01-05

RECEIVED
South Coast Region

FEB 11 2005

ORDINANCE NO. 2947-04

CALIFORNIA
COASTAL COMMISSION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE COASTAL ZONING ORDINANCE (APPLICABLE TO AREA 1 OF THE COASTAL ZONE) RELATING TO LANDSCAPING REGULATIONS

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 are consistent with the Coastal Land Use Plan and the Comprehensive General Plan of the City.

B. The City Council considered the information contained in the Exemption Declaration for the proposed zoning amendments, and the City Council adopted the Exemption Declaration, finding and determining that the proposed amendments are exempt from CEQA pursuant to Section 15061(b)(3) and Section 15304(b) of the CEQA Guidelines, and further finding that the proposed amendments will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

C. The proposed amendments are appropriate to implement objectives of the City of Redondo Beach Sustainable Development Strategic Plan, including water conservation and the selection of plants that avoid damage to public and private sidewalks, sewers, and other infrastructure.

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

SECTION 2. Section 10-5.1900, Article 7, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

10-5.1900 Landscaping regulations.

(a) **Purpose.** The purpose of this section is to establish standards for installation of landscaping in order to enhance the aesthetic appearance of properties within the City, ensure the quality, quantity, and appropriateness of landscape materials, effect a functional and attractive design, improve compatibility between land uses, conserve water, control soil erosion, and preserve the character of existing neighborhoods.

(b) **Criteria.** Planting areas within development projects for which a landscape plan is required pursuant to subsection (c) of this section shall comply with the following criteria:

(1) **Plant location.**

a. All required setbacks shall be landscaped with live plants except for walkways, driveways, parking areas and patio areas. Non-organic ground cover shall not be used in place of plant material in planter areas unless utilized as a decorative accent.

b. Plants shall be grouped according to similar water needs.

Exhibit 4 pl
RDB MAJ. 01.05
Landscape Ordinance

c. Plants shall not interfere with safe sight distances or otherwise block vehicular, bicycle or pedestrian traffic, or conflict with the installation, maintenance, or repair of any public utility.

d. A planting area a minimum of eighteen (18) inches in width shall separate a building from a driveway or parking area as feasible.

e. Parking lots shall be separated from street frontages and from abutting uses by planting areas. In addition, planting areas shall be interspersed among the parking stalls as feasible, including provision of trees for appearance and shade.

f. Trees shall be planted at least five (5) feet from a public sidewalk, except that the Planning Director may require a greater distance for species that may, over time, cause damage to the sidewalk or other public infrastructure. The Planning Director may require installation of root control barriers where necessary to protect public sidewalks.

(2) **Plant type.**

a. Drought-tolerant plants shall be used where feasible. Recommended drought-tolerant plant species are listed in the City of Redondo Beach List of Recommended Trees and Water Conserving Plants maintained by the Superintendent of Parks. Other plants consistent with the intent of this section, but not included in the List of Recommended Trees and Water Conserving Plants, may be approved by the Planning Director. The Planning Director may also permit limited use of tree, shrub, and groundcover species not adapted to the dry summer climate if it can be demonstrated that:

1. The plant species and landscape changes to provide for the plant species is compatible with the visual quality of the project and has no harmful impact to the surrounding area; and

2. The non-native/adapted plant is irrigated by runoff water from other landscape areas and/or turf area is reduced to compensate for the increased irrigation water required for the plant species.

b. Plants shall complement the architectural design of structures on the site, and shall be suitable for the soil and climatic conditions specific to the site.

c. Plants shall be compatible with the character of the neighborhood.

d. Plants shall be adaptable to Redondo Beach's coastal environment.

e. Trees that may, over time, cause damage to public and/or private sidewalks, sewer lines, and other infrastructure shall be avoided, unless the Planning Director determines that the tree is located a sufficient distance from such infrastructure to prevent damage. Information on the suitability or lack of suitability of different tree species is contained in the City of Redondo Beach List of Recommended Trees and Water Conserving Plants maintained by the Superintendent of Parks. Trees not listed that are determined to be consistent with the criteria of this section may be approved by the Planning Director.

f. Trees should be planted to shade turf, groundcover, and shrub planting areas to reduce water evaporation from these areas.

g. Non-residential developments. Turf (grass) area (excluding parkways between the public sidewalk and street) shall not exceed 20% of the total landscape area for non-residential developments, except that higher percentages may be permitted when turf is an essential part of the development such as for playing fields for schools or parks, or integral to the design of the project as determined through the applicable design review procedures.

1. Lower water usage turf or warm season grasses are recommended for all turf areas;

Exhibit 4p²
RDB MAJ-01-05
Landscape ordinance

2. Use of turf shall be avoided in landscape areas with a dimension of less than eight (8) feet.

3. It is recommended that turf be separated from new trees to prevent over-watering of the tree, surface rooting, crown-rot, and damage of the tree trunk by grass trimming equipment;

4. If trees are to be planted in a turf area, only deep-rooted tree species should be used, turf irrigation and drainage should be directed away from the tree, and the tree should be irrigated by a combined bubbler/deep waterpipe fixture.

(3) **Plant size.**

a. Plants shall be sized and spaced to achieve immediate effect and shall normally not be less than a fifteen (15) gallon container for trees, five (5) gallon container for shrubs, and a one gallon container for mass planting. Groundcover coverage must be 100 percent in one year, with rooted cuttings from flats planted no more than twelve (12) inches on center, and containerized woody, shrub ground cover planted no more than three (3) feet on center.

b. Landscape plans shall incorporate existing mature trees with trunk diameters of six (6) inches or greater that are compatible with the proposed grades, structures and hardscape. Specimen trees, thirty-six (36) inch box, or larger may be used to replace an existing mature tree that cannot feasibly be saved.

(4) **Planting areas.**

a. All planting areas shall be served by a permanent underground clock-operated water-efficient irrigation system. A drip irrigation system or other water conserving irrigation system may be required where feasible.

b. All sloped planting areas abutting hardscape shall be surrounded with a minimum six (6) inch high concrete curb where necessary to prevent erosion.

(5) **Parking lots.** New surface parking lots containing ten (10) or more parking spaces shall provide a minimum of one (1) shade tree for every six (6) spaces. The Planning Commission may also require provision of trees and other landscaping in parking lots in conjunction with any project subject to Planning Commission Design Review.

(c) **Landscape and Irrigation plans required, for projects other than single family developments.** A landscape plan and irrigation plan drawn to scale and dimensioned shall be submitted to the Planning Division for all new projects in all nonresidential zones, and for all new residential projects of two (2) or more units. A landscape plan and irrigation plan may be required in conjunction with other projects requiring Administrative Design Review, Planning Commission Review, Conditional Use Permit, or Variance.

(1) **Landscape plan, contents.** A landscape plan shall contain at a minimum the following information:

- a. List of plants (common and Latin);
- b. Plant size;
- c. Plant location, with size and type identification.

(2) **Irrigation plan, contents.** An irrigation plan shall contain at a minimum the following information:

- a. Location, type and size of lines;
- b. Location, type, gallonage output, and coverage of heads;
- c. Location and sizes of valves;
- d. Location and type of controller;
- e. Location and type of backflow prevention device;
- f. Available water pressure, water meter outlet size, and flow rates

at meter.

Exhibit 4 P3
RDB MAR-01-05
Landscape Ordinance

(3) For purposes of this section, new project shall mean the addition of 1,000 square feet or more of floor area on a vacant site or the addition or reconstruction of 1,000 square feet or more of floor area made in conjunction with demolition of 50% or more of the total floor area of existing development on the lot.

(d) **Landscape requirements for new single family projects.** For new single family projects, a site plan shall be required showing the type and location of proposed trees and their distance from public infrastructure. The landscaping regulations pursuant to this article shall not apply to single family developments except for the criteria in subsection (b)(2)(e.) of this section relating to location of trees to protect public infrastructure from damage.

(1) For purposes of this section, new project shall mean the addition of 1,000 square feet or more of floor area on a vacant site or the addition or reconstruction of 1,000 square feet or more of floor area made in conjunction with demolition of 50% or more of the total floor area of existing development on the lot.

(e) **Maintenance of landscape.** Planting areas shall be permanently maintained, including watering, weeding, pruning, trimming, edging, fertilizing, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show a healthy growth shall be replaced. Replacement plants shall conform to all the standards which govern the original planting installation.

(f) **Street tree requirements.** Street tree species, size, spacing, and planting standards shall be subject to approval of the Superintendent of Parks. The Superintendent of Parks shall select street trees taking into consideration the following criteria: that the selected tree as proposed to be located will not harm public sidewalks, streets, and infrastructure; that the tree is consistent with water conservation objectives; that the tree requires low maintenance and no pesticides; that the tree will enhance the visual character and identity of City streets; and that the tree complements appropriate existing street trees. Appropriate street trees include, but are not necessarily limited to, trees included in the City of Redondo Beach List of Recommended Trees and Water Conserving Plants. No existing street tree shall be removed without the approval of the City.

(g) **R-1 zone, areas with no parkways.** In the R-1 zone, in areas with no parkways, in conjunction with the construction of new homes, existing mature trees in the front yard that are compatible with the proposed development shall be preserved. A specimen tree, twenty-four (24) inch box, or larger shall be planted in the front yard where there are no existing mature trees or to replace existing mature trees that cannot feasibly be saved.

SECTION 3. 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 4. 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 5. 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 5th day of October, 2004.



Gregory C. Hill, Mayor

ATTEST:

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

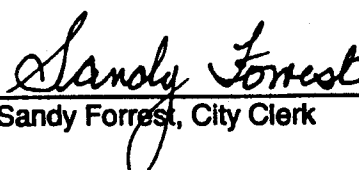
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 2947-04 was duly introduced at a regular meeting of the City Council held on the 21st day of September, 2004, and was duly approved and adopted by at a regular meeting of said City Council held on the 5th day of October, 2004, by the following roll call vote:

AYES: Bisignano, Cagle, Szerlip, Schmalz, Parsons

NOES: None

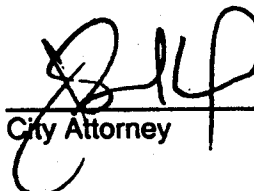
ABSENT: None

ABSTAIN: None



Sandy Forrest, City Clerk

APPROVED AS TO FORM:



City Attorney

Exhibit 4 p 5
RDB M&S - 01-05
Landscape Regulation

RESOLUTION NO. CC-0405-34

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. 2937-04, RELATING TO NON-PROFIT SERVICE PROVIDERS, OVERLAP PARKING AND GRAPHIC ILLUSTRATIONS, IS INTENDED TO BE CARRIED OUT IN A MANNER FULLY IN CONFORMITY WITH THE COASTAL ACT; AND PROVIDING THAT THE AMENDMENTS TO THE CITY'S LOCAL COASTAL PROGRAM 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 Ordinance No. 2937-04 on May 18, 2004 approving amendments to the Redondo Beach Local Implementation Program (LIP) relating to "non-profit service providers," overlap parking, and graphic illustrations.

WHEREAS, the amendments to the LIP contained in Ordinance No. 2937-04 were introduced following a public hearing held before the City Council on May 4, 2004;

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 DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby certifies that the LIP as amended by Ordinance No. 2937-04 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.

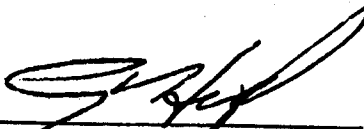
SECTION 2. The City Council hereby finds that the LIP as amended by Ordinance No. 2937-04 is consistent with the policies of the Coastal Act, including but not limited to: the protection and provision of public access; the protection and encouragement of facilities that provide public recreation; the 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 Council hereby submits its proposed amendments to the LCP as reflected in Ordinance No. 2937-04 as a program that will take effect automatically upon Coastal Commission approval pursuant to Public Resources Code Sections 30512, 30513, and 30519 for LCPs.

*Exhibit 5 r'
Non profit resolution
P'
RDB. MAJ. 01.05*

SECTION 4. 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 4th day of May, 2004.



Gregory C. Hill, Mayor

ATTEST:

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

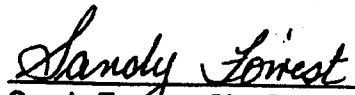
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0405-34 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 4th day of May, 2004, by the following roll call vote:

AYES: Bisignano, Cagle, Szerlip, Schmalz

NOES: None

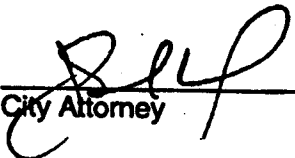
ABSENT: Parsons

ABSTAIN: None



Sandy Forrest, City Clerk

APPROVED AS TO FORM:



City Attorney

Exhibit 5 p2
Non profit / resolution
p2
RDB HAJ-01-05

FEB 11 2005

ORDINANCE NO. 2937-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE ZONING ORDINANCE FOR THE COASTAL ZONE TO PERMIT NON-PROFIT SERVICE PROVIDERS, SUBJECT TO A CONDITIONAL USE PERMIT, IN RESIDENTIAL ZONES; TO CLARIFY THE USE OF OVERLAP PARKING FOR NONRESIDENTIAL USES; AND TO REPLACE ILLUSTRATIONS WITH CLEAR VERSIONS

CALIFORNIA
COASTAL COMMISSION

WHEREAS, the Planning Commission of the City of Redondo Beach held a public hearing on April 15, 2004, and the City Council held a public hearing on May 4, 2004 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 published according to law in The Beach Reporter, a newspaper of general circulation in the City; and

WHEREAS, the Planning Commission adopted Resolution No. 9215 on April 15, 2004 recommending that the City Council amend the Zoning Ordinance for the Coastal Zone to permit non-profit service providers, subject to a conditional use permit, in residential zones; to clarify the use of overlap parking for nonresidential uses; and to replace illustrations with clear versions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDS AS FOLLOWS:

SECTION 1: FINDINGS

1. In compliance with the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, the City of Redondo Beach prepared an Initial Study of the environmental effects of the proposed amendments to the Zoning Ordinance for the Coastal Zone, and Negative Declaration No. 04-03 has been prepared in compliance with CEQA and the State and local guidelines.
2. Negative Declaration No. 99-3 adopted on July 6, 1999 by the City Council has determined that the proposed amendment relating to overlap parking will not have a significant effect on the environment.
3. The amendment to the Zoning Ordinance for the Coastal Zone to permit overlap of parking requirements to be considered by the City Council for nonresidential uses ensures adequate parking while avoiding large unnecessary expanses of asphalt.
4. The amendments to the Zoning Ordinance for the Coastal Zone are intended to allow community service providers, where appropriate, in residential zones.

RD B MA 5-01-05
Exhibit G
Ordinance #1
Non profit / overlap / illustrations
parking

5. The amendments to the Zoning Ordinance for the Coastal Zone are intended to replace existing graphics with clear versions, with no change in the content or substance.
6. 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.

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

SECTION 2. AMENDMENT OF CODE. Subsection (124) 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 (124) to (177) are hereby renumbered as subsections (125) to (178):

"(124) 'Non-Profit Service Provider' A non-profit organization in compliance with Section 501(c)3 of the U.S. Tax Code, which may provide one or more of a variety of community services through an office-type facility. Examples of these services include education and training programs concerning family issues, children's health clinics, AIDS support, legal aid, and other similar services."

SECTION 3. AMENDMENT OF CODE. The table in Section 10-5.501 Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

Use Classifications	R-1	Additional Regulations See Section:
Residential Uses		
Single-family residential	P	
Family day care homes:		
Family day care home, small	P	
Family day care home, large	P	
Residential care facilities, limited	P	
Commercial Uses		
Home occupations	P	6-1.22(h)
Parking lots	C	10-5.1702(c)(2)
Other Uses		
Adult day care centers	C	
Child day care centers	C	
Churches	C	
Expansion of existing cemeteries	C	
Non-Profit Service Provider	C	
Private schools	C	
Public utility facilities	C	10-5.1614

*RDB MAJ. 01-05
 Exhibit 6 p2
 Ordinance
 Non profit
 overlap
 parking
 illustration*

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

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	
Non-Profit Service Provider	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 10-5.1706(d), Article 5, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

*10-5.1706(d) Overlap parking requirements, nonresidential uses.

(1) Parking space requirements applicable to two (2) or more separate building sites or uses may be permitted to overlap subject to Planning Commission Design Review pursuant to Section 10-5.2502.

(2) Parking space requirements applicable to two (2) or more uses sharing parking on a building site or parcel may be permitted to overlap subject to Planning Commission Design Review pursuant to Section 10-5.2502 and the following additional conditions:

Exhibit 6 p3
RDB MAJ-01-05
Ordinance
Non-profit / over lap parking
1/11/05
atm

- a. The total parking provided for the uses sharing parking shall not be less than fifty (50%) percent of the parking requirement for the same uses with no shared parking;
- b. The total parking provided for the uses sharing parking shall not be less than the parking requirement applicable to any single use with no shared parking;
- c. The applicant shall provide the Planning Commission information on the proposed hours of operation of each use and anticipated maximum number of employees and customers for each use typically generated during each hour of the day and day of the week.
- d. The Planning Commission may approve shared parking subject to a determination that the typical utilization of the parking area would be staggered or shared to such an extent that the reduced number of parking spaces would be adequate to serve all uses on the site or parcel. If the site is in a pedestrian-oriented commercial zone, the Planning Commission may also approve shared parking subject to a determination that the use mix is conducive to customers parking and walking to visit more than one business on the same trip."

SECTION 6. AMENDMENT OF CODE. Graphic illustrations in Chapter 5, Title 10 of the Redondo Beach Municipal Code are hereby replaced as indicated in Exhibit A, attached to this ordinance.

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 two insertions of summaries of said ordinance 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.

Exhibit 6
p 4
RDB MAJ. 01-05
Ordinance
Nonprofit / worker parking
illustrations

PASSED, APPROVED, AND ADOPTED this 18th day of May, 2004.


~~Gregory C. Hill, Mayor~~ Chris Cagle, Mayor Pro Tem

ATTEST:

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

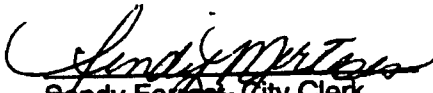
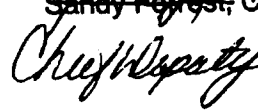
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 2937-04 was duly introduced at a regular meeting of the City Council held on the 4th day of May, 2004, and was duly approved and adopted by at a regular meeting of said City Council held on the 18th day of May, 2004, by the following roll call vote:

AYES: Bisignano, Cagle, Szerlip, Schmalz, Parsons

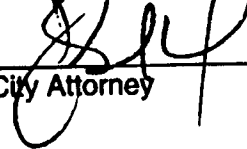
NOES: None

ABSENT: None

ABSTAIN: None


Sandy Forrest, City Clerk


APPROVED AS TO FORM:


City Attorney

Exh. b. t 6
p 5
RDB-MA 5. 01.05
Ordinance
Non profit overlap
parking illustration.

ILLUSTRATION OF SECTIONS 10-5.1500(c)(3)(c) and 10-5.1500(c)(4)(c)
 RELATING TO ACCESSORY BUILDINGS ON REVERSE CORNER LOTS

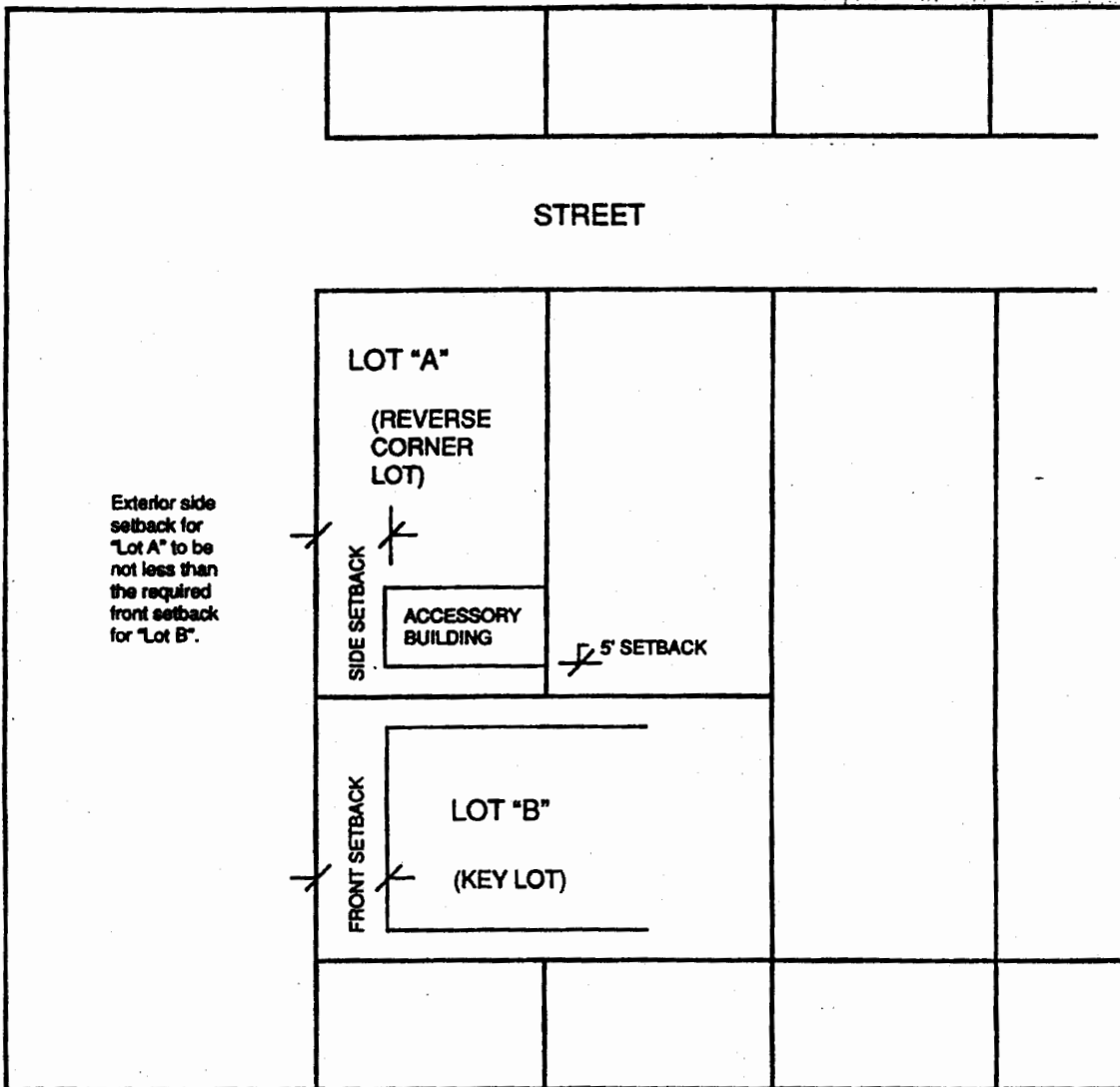


Exhibit 6
 p 3

RDR-MAJ-01-05

Ordinance/
 illustrations

Non profit etc

(no page 6)

ILLUSTRATION OF SECTION 10-5.1704(c)(5)(a)
BACK-UP AREA REDUCTION TO AVOID MATURE TREE OR OTHER OBSTRUCTION

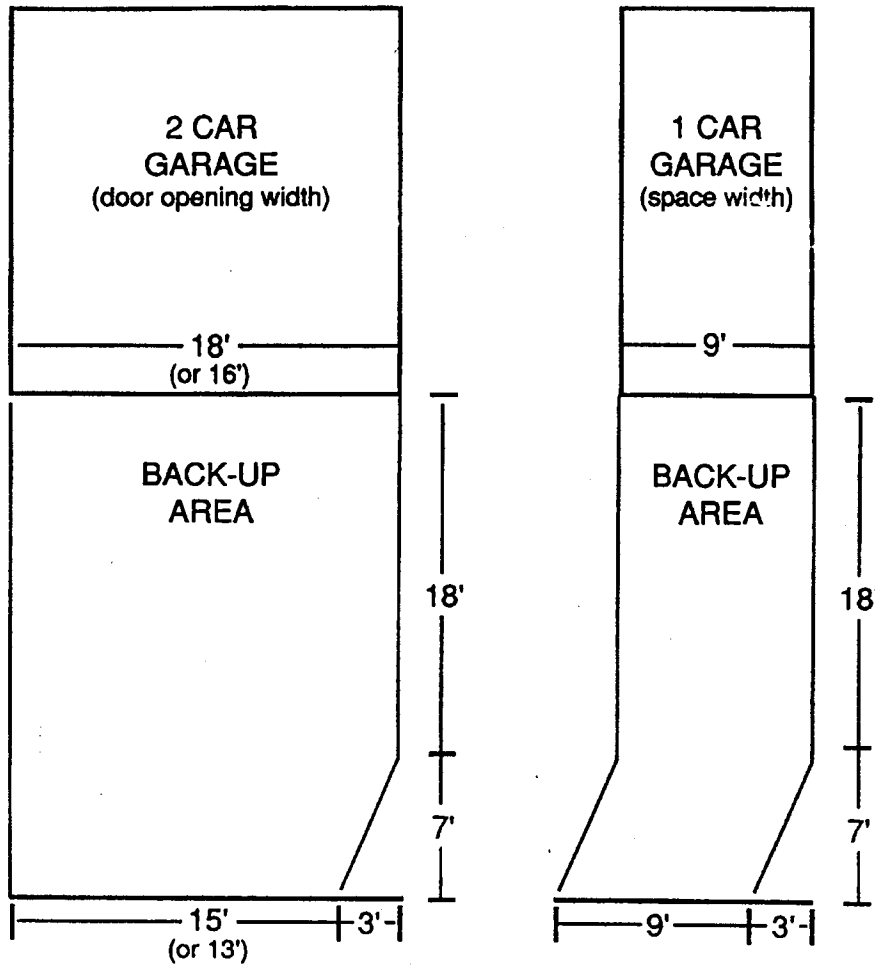
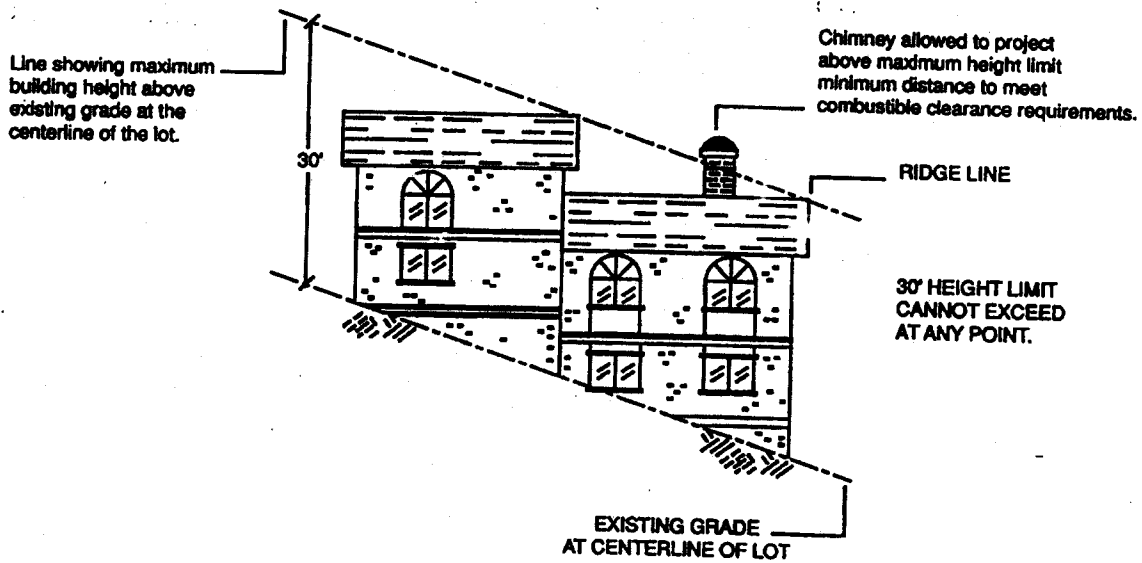


Exhibit 6 p 8
ROB - MAT. 01.05
Ordinance
non profit / non profit
illustrations

ILLUSTRATION OF SECTION 10-5.402
BUILDING HEIGHT
(In this example, the height limit is 30 feet)



SIDE ELEVATION VIEW

Exh. h.t 6p9
R DB MAS-1-05
Ordinance
Non Profit/
Overlap/
Illustrations

ILLUSTRATION OF SECTION 10-5.1524(b)(1)(c)
RELATING TO FENCE HEIGHT FOR REVERSE CORNER LOTS

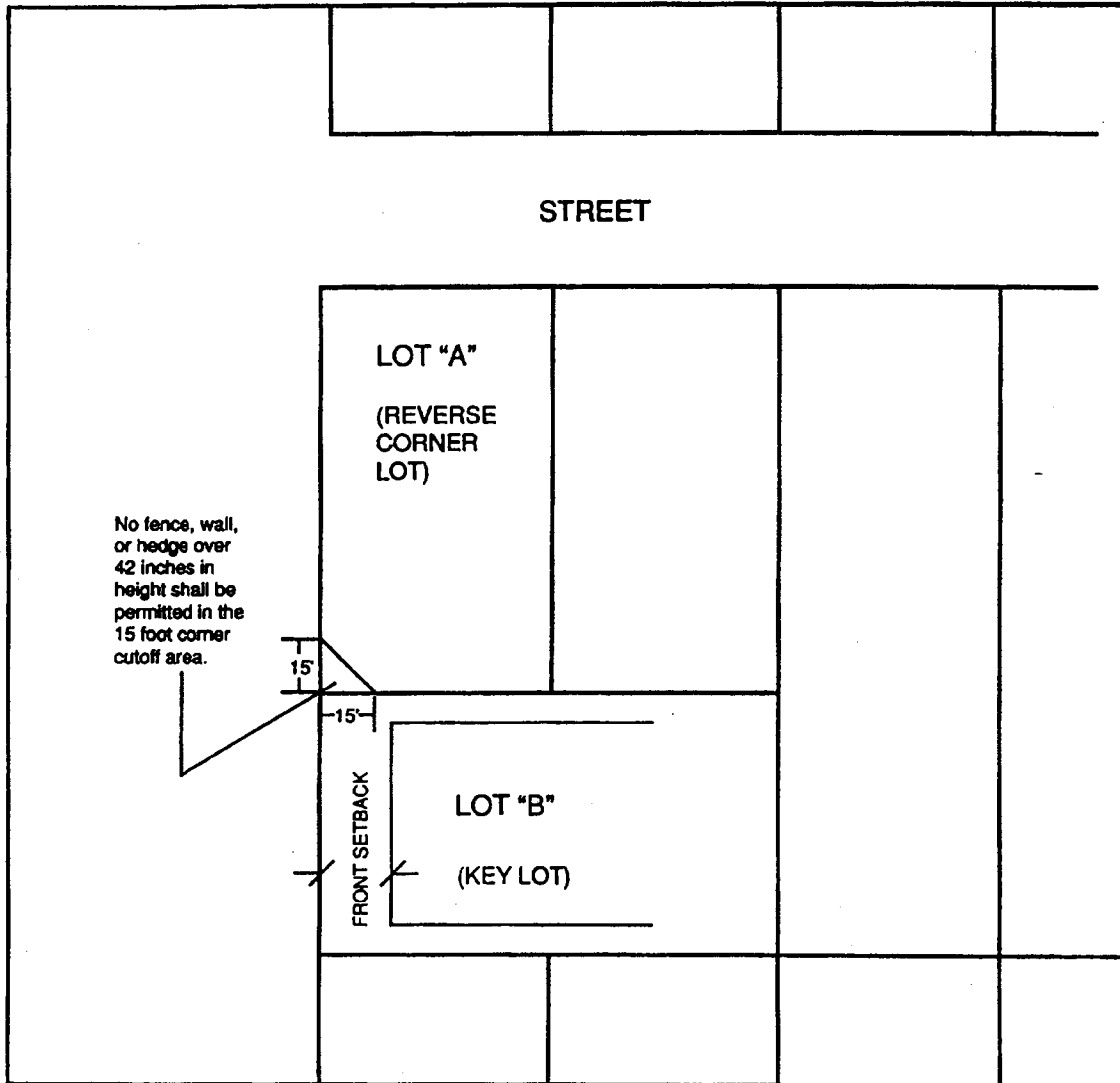


Exhibit 6 p 10
RDB W.A.S.-01-05
Ordinance
Non prof. 6

ILLUSTRATION OF SECTION 10-5.2512
REVIEW OF PROJECTS IN THE HARBOR-PIER AREA

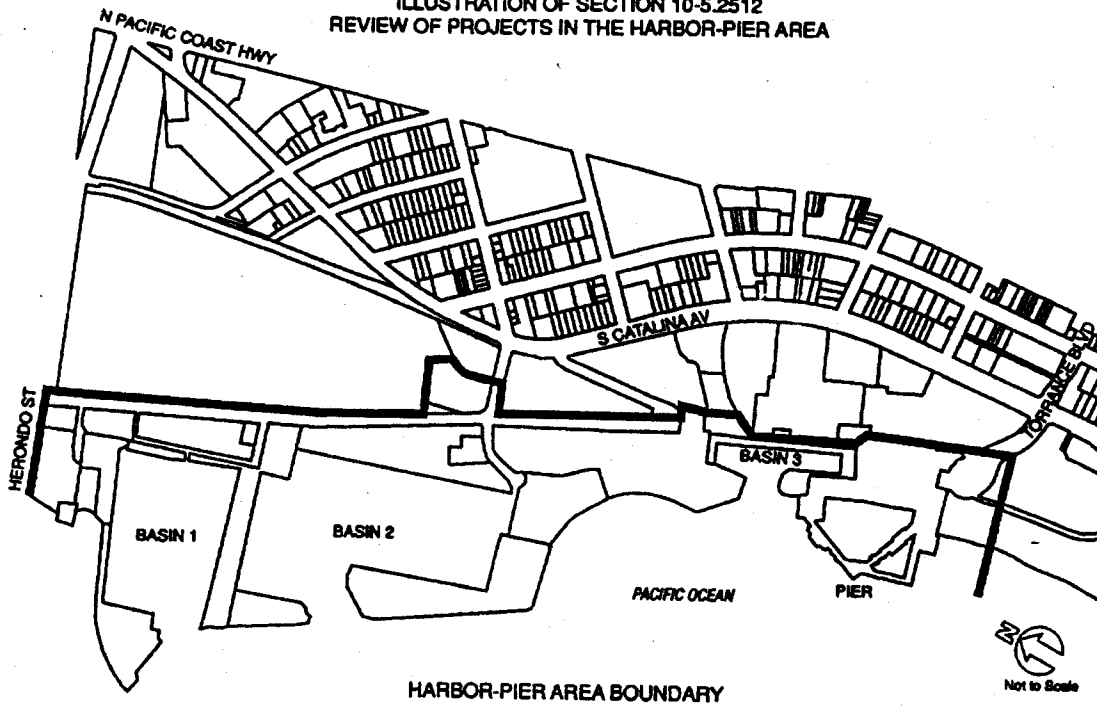


Exhibit 6 p 11
RDJ M.J. 01.05
Ordinance
illustration

DEFINITIONS, 10-5.402
"MANSARD" OR "MANSARD ROOF"

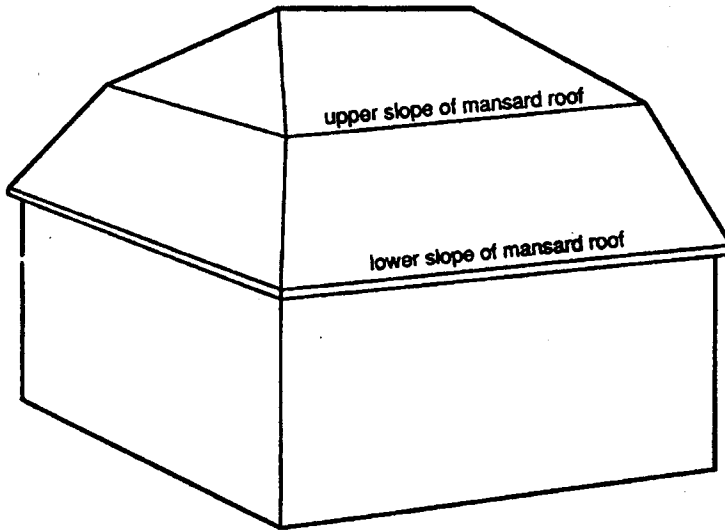
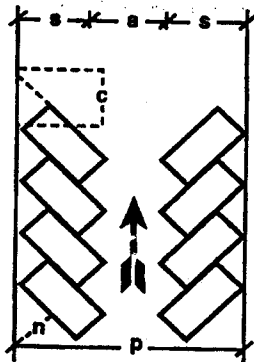
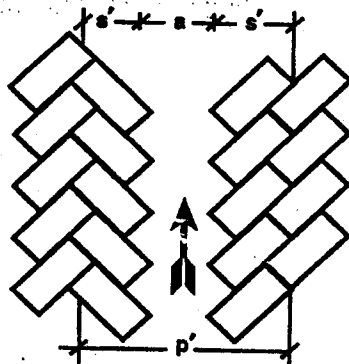


Exhibit 6 p 12
RDB WLS-01-05
Ordinance
non profit
illustration

ILLUSTRATION OF SECTION 10-5.1706, a, 2
PARKING SPACE LAYOUTS



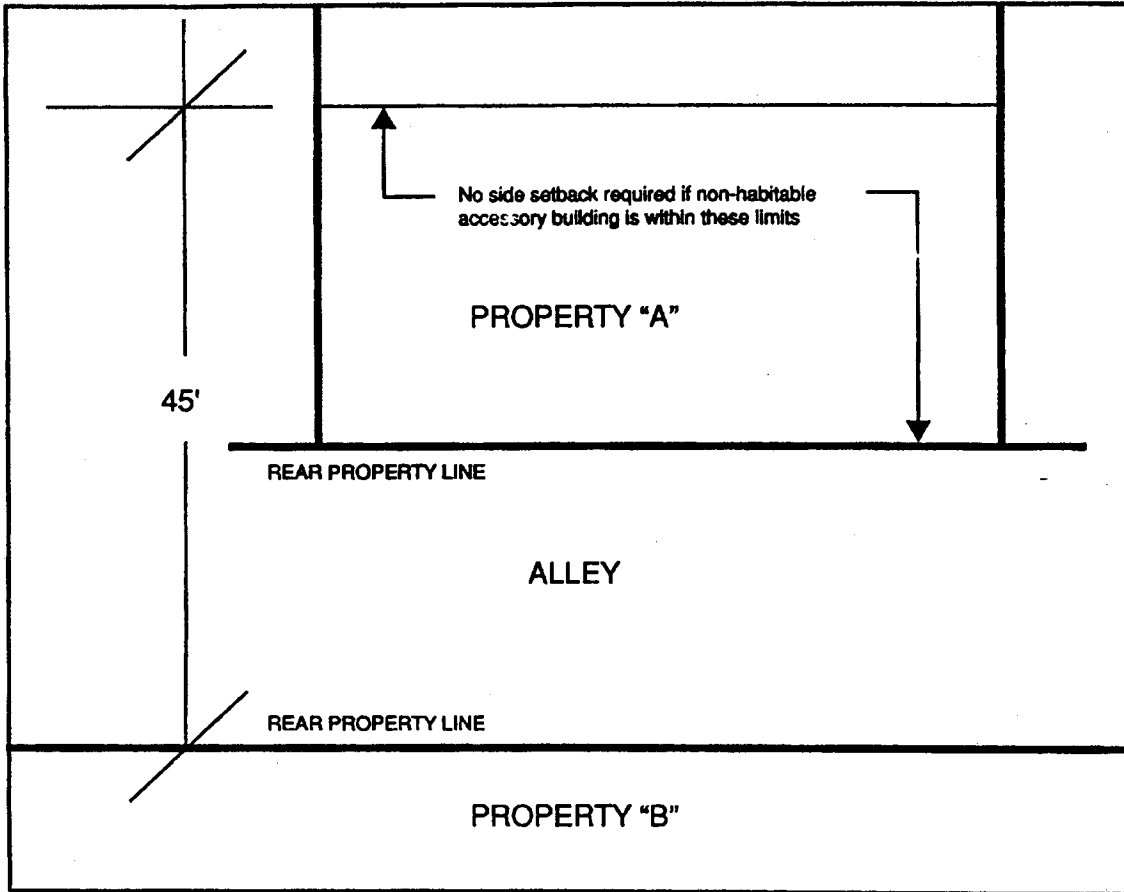
PARALLEL ANGLE AND
RIGHT ANGLE PARKING



OVERLAPPED AND
HERRINGBONE

Exhibit 6 PB 13
RDB MAJ-01-05
illustration

ILLUSTRATION OF SECTION 10-5.1500(c)(3)(a)
RELATING TO PROPERTY ABUTTING AN ALLEY



Exh. bit 6 p 14
RDR. 01.05
Ordinance
illustration

ILLUSTRATION OF SECTION 10-5.1315
RIVIERA VILLAGE OVERLAY ZONE AREA BOUNDARY

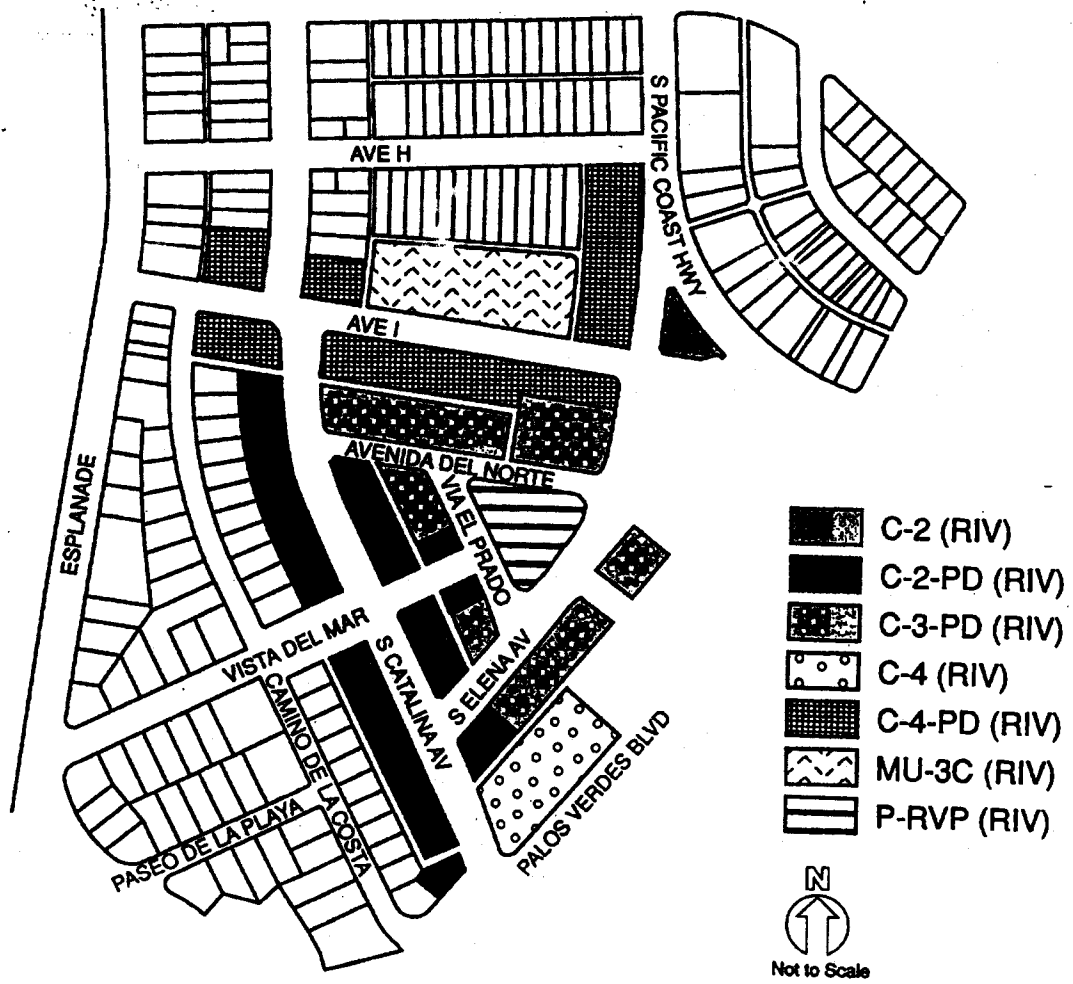


Exhibit 6 p 15
RDB - 01.05
Non profit/
illustrations

ILLUSTRATION OF SECTION 10-5.1520
RELATING TO SETBACK AVERAGING FOR RESIDENTIAL DEVELOPMENTS

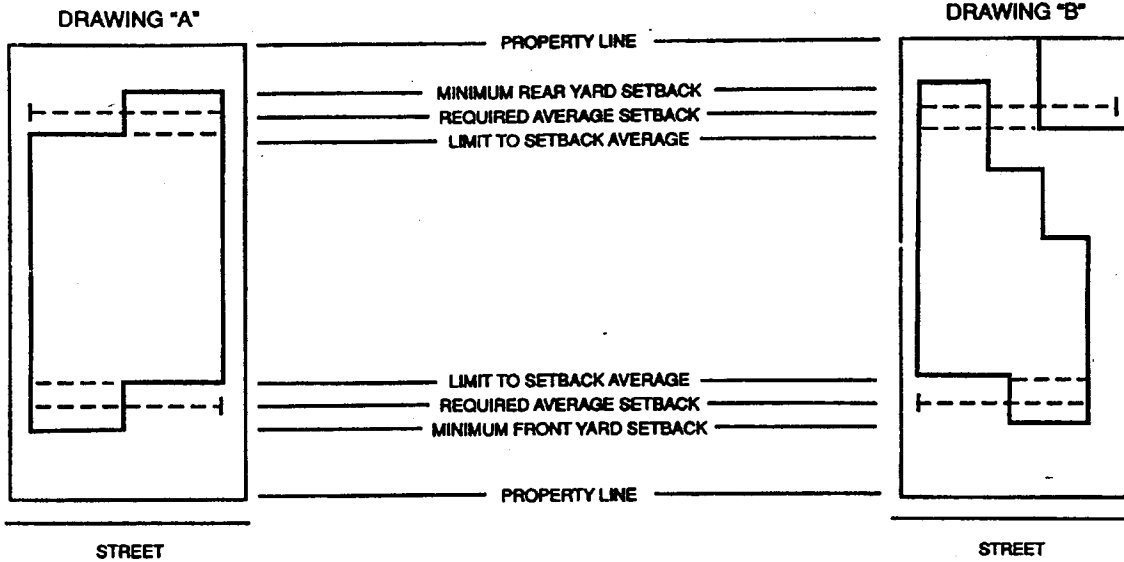


Exhibit C
RDR-01.05 plb
Non profit /
illustration

RESOLUTION NO. CC-0505-45

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. 2964-05, RELATING TO THE APPROVAL PROCESS FOR 2-3 UNIT RESIDENTIAL DEVELOPMENTS, IS INTENDED TO BE CARRIED OUT IN A MANNER FULLY IN CONFORMITY WITH THE COASTAL ACT; AND PROVIDING THAT THE AMENDMENTS TO THE CITY'S LOCAL COASTAL PROGRAM WILL TAKE EFFECT AUTOMATICALLY UPON COASTAL COMMISSION APPROVAL PURSUANT TO SECTION 13518 OF THE CALIFORNIA CODE OF REGULATIONS.

WHEREAS, the Redondo Beach City Council adopted Ordinance No. 2956-05 on January 18, 2005 approving amendments to the Redondo Beach Local Implementation Program (LIP) relating to the approval process for 2-3 unit residential developments; and

WHEREAS, the amendments to the LIP contained in Ordinance No. 2956-05 were approved following a public hearing held before the City Council on January 4, 2005; and

WHEREAS, the City Council of the City of Redondo Beach adopted Ordinance No. 2964-05 on May 3, 2005 correcting clerical errors and wording unintentionally omitted from the certified LIP that are unrelated to the substance of the procedural amendments; 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:

SECTION 1. That the City Council hereby certifies that the LIP, as amended by Ordinance No. 2956-05 and thereafter amended by Ordinance No. 2964-05, 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. That the City Council hereby finds that the LIP, as amended by Ordinance No. 2956-05 and thereafter amended by Ordinance No. 2964-05, 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.

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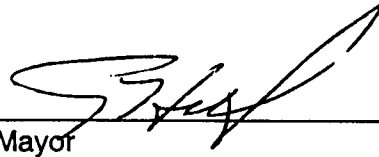
Exhibit 7

Resolution p1

SECTION 3. That the City Council hereby submits its proposed amendments to the LCP as reflected in Ordinance No. 2956-05 and Ordinance No. 2964-05 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 4. That 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 3rd day of May, 2005.



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-0505-45 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 3rd day of May, 2005, by the following roll call vote:

AYES: Bisignano, Cagle, Szerlip, Diels, Parsons

NOES: None

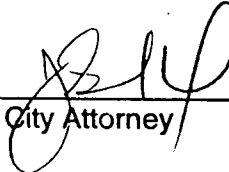
ABSENT: None

ABSTAIN: None



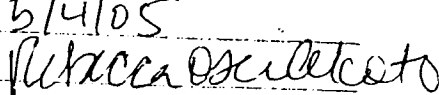
Sandy Forrest, City Clerk

APPROVED AS TO FORM:



City Attorney

This is certified to be a true and correct copy of the original on file in this office.

DATE: 5/4/05
ATTEST: 

City Clerk of the City of Redondo Beach, California

Exhibit 7
p 2
RDB-MAJ-01-05
Resolution

RECEIVED
South Coast Region

ORDINANCE NO. 2964-05

MAY 11 2005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING ORDINANCE NO. 2956-05 TO CORRECT CLERICAL ERRORS (THE ORDINANCE RELATES TO APPROVAL PROCEDURES FOR 2-3 UNIT RESIDENTIAL DEVELOPMENTS IN AREA 1 OF THE COASTAL ZONE)

CALIFORNIA
COASTAL COMMISSION

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

SECTION 1. FINDINGS.

- A. The amendments to Ordinance No. 2956-05 relate to correction of clerical errors such as chapter number citations and text from the certified Coastal Zoning Ordinance that was unintentionally deleted and that is unrelated to the substance of the procedural amendments.
- B. The following findings adopted in Ordinance No. 2956-05 on January 18, 2005, remain applicable to this amended ordinance:
 - a. The amendments to the Coastal Zoning Ordinance are consistent with the Coastal Land Use Plan and the Comprehensive General Plan of the City.
 - b. The City Council considered the information contained in the Exemption Declaration for the proposed zoning amendments, and the City Council adopted the Exemption Declaration, finding and determining that the proposed amendments are exempt from CEQA pursuant to Section 15061(b)(3) and Section 15332 of the CEQA Guidelines, and further finding that the proposed amendments will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.
 - c. The proposed amendments are appropriate to implement objectives of the City of Redondo Beach Strategic Plan and Housing Element of the General Plan, by streamlining processing of 2-3 unit residential development projects meeting existing zoning and development standards.

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

SECTION 2. The table in Section 10-5.511, Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"10-5.511 Land use regulations: R-2, R-3, 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

Admin Review

*Exhibit 8
RDB-1111.01-05
PI*

"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	
2-3 residential units on a lot	P	P	P	P	P	P	10-5.1608
4 or more residential units on a lot	C	C	C	C	C	C	10-5.1608
Family day care homes: Family day care home, small	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	
Residential care facilities, limited	P	P	P	P	P	P	
Senior housing	---	C	C	C	C	C	10-5.1624
Second Units	P	P	P	P	P	P	10-5.1506
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	
Non-profit service provider	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 3. Section 10-5.1608(c), Article 4, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"10-5.1608 Condominiums.

(c) Conditional Use Permits and design review required.

(1) No condominium containing four (4) or more units shall be established unless a Conditional Use Permit is obtained pursuant to Section 10-5.2506 of this chapter.

(2) Condominiums containing four (4) or more units shall be subject to Planning Commission Design Review pursuant to Section 10-5.2502.

*RDB.01.05
 Exhibit 8 p2
 Admin review*

(3) Condominiums containing two (2) or three (3) units shall be subject to Administrative Design Review pursuant to Section 10-5.2500."

SECTION 4. Section 10-5.2500, Article 12, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"10-5.2500 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 residential developments containing four (4) or more units;

(5) All floor area additions to residential developments containing two (2) to three (3) units;

(6) All new residential developments containing two (2) to three (3) units on any lot, subject to a notice of pending decision pursuant to subsection (e) of this section. Any two (2) to three (3) unit development involving more than 2 adjacent lots shall be subject to Planning Commission Design Review pursuant to Section 10-5.2502;

(7) The addition of a second unit or the addition of two (2) units on a lot that already contains an existing single-family residence (see definition of second unit in Section 10-5.402);

(8) The addition of a third unit on a lot that already contains two (2) units;

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

(b) **Criteria.** The following criteria shall be used in determining a project's consistency with the intent and purpose of this section (including all procedural requirements imposed on the City and applicant and all substantive requirements imposed on projects):

(1) All the provisions of this chapter are complied with;

(2) Traffic congestion or impairment of traffic visibility is avoided;

(3) Pedestrian safety and welfare are protected;

(4) The design is compatible with the overall community and surrounding neighborhood;

(5) The location and design of the project shall not adversely impact surrounding properties or harmfully impact the public health, safety and general welfare;

(6) The architectural style and design of the project shall:

a. Enhance the neighborhood, contribute beneficially to the overall design quality and visual character of the community, and maintain a stable, desirable character;

b. Make use of complementary materials and forms that are harmonious with existing improvements and that soften the appearance of volume and bulk, while allowing flexibility for distinguished design solutions;

c. Avoid a box-like appearance through variations in the roof line and building elevations and through distinguishing design features;

d. Continue on all elevations the architectural character established for the street facing elevations to the extent feasible;

e. Ensure that the physical proportions of the project and the manner in which the project is designed is appropriate in relation to the size, shape, and topography of the site;

f. Include windows on the front façade;

g. Provide sufficient area available for use of extensive landscaping to complement the architectural design of the structure, and to minimize the amount of paving to the degree practicable;

h. Meet the Sign Regulations Criteria in Section 10-5.1802 or demonstrate consistency with a sign program previously approved by the Planning Commission.

(7) The project shall be consistent with the intent of residential design guidelines adopted by resolution of the City Council.

(c) Application.

(1) The applicant shall file with the Planning Department a completed application in a form provided by the Planning Department. A completed application for plan check submitted to the Building Division also constitutes an application for the purposes of this section.

(2) The owner of record of the lot or parcel of property which is to be affected by the application shall file an affidavit authorizing the application on a form provided by the Planning Department.

(3) Upon the filing of an application, the applicant shall pay a fee, as set forth by resolution of the City Council.

(d) Contents of application. In addition to the application and fee, a site plan, floor plan, and elevations of the project drawn to scale and dimensioned shall be submitted which include the following information as applicable:

- (1) Existing topography and proposed grading;
- (2) Existing trees with a trunk diameter of six (6) inches or greater;
- (3) All buildings and structures, and the uses within each room;
- (4) Improvements in the public right-of-way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications;
- (5) Exterior lighting;
- (6) Easements;
- (7) Off-street parking areas, including the stall striping, aisles, and driveways;
- (8) The lot dimensions;
- (9) Setbacks and spaces between buildings;
- (10) Walls, fences, and landscaping and their location, height, and materials;
- (11) Landscaping areas;
- (12) Trash and recycling facilities;
- (13) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features;
- (14) The location, dimensions, and design of all signs;
- (15) A section of the building as it relates to the existing topography and proposed grading where the slope of the site is greater than four (4) feet;
- (16) Such other data as may be required to demonstrate that the project meets the criteria.

(e) Notice of pending decision. Notice of a pending decision by the Planning Director shall be given as follows for new multiple-family developments. (For purposes of this section, new multiple-family developments shall mean development of two (2) or three (3) dwelling units on a vacant lot or in conjunction with demolition of 50% or more of the total floor area of existing development on the lot. New development shall not include a "second unit" as defined in Section 10-5.402.)

(1) By mailing a written notice thereof, not less than ten (10) working days prior to the date of pending approval to the applicant, to the owner of the subject property and to the

owners of properties within 100 feet of exterior boundary of the subject property or properties; such notices shall be sent by first-class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available; and

(2) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel.

(3) The content of the notice of pending decision for an Administrative Design Review shall contain the following information:

a. The date of filing of the application and the name of the applicant;

b. The file number assigned to the application;

c. A description of the proposed development and its location;

d. The date at which the application is expected to be approved; and,

e. A statement that revisions to the proposed project will be considered by the Planning Director upon the written request of any person provided that such written request is received by the Planning Director within ten (10) working days from the date of sending the notice.

(f) **Decision on application.** The Planning Director shall review the application and shall approve, approve with conditions, or deny the application.

(1) If the decision of the Planning Director is to approve the application, an approval stamp shall be affixed to the plans.

(2) If the approval requires conditions, the conditions will be made part of the approved plans.

(3) If the project requires a notice of pending decision pursuant to subsection (e) of this section, no decision will be made until completion of the deadline for written requests for revisions. If no written request for revisions is received, the Planning Director shall make a decision pursuant to this subsection. If a written request for revisions has been received prior to the deadline, notice of the decision shall be mailed by first class mail within seven (7) days of the decision to the applicant and the person that provided the written request for revisions to the proposed project.

(4) If the decision of the Planning Director is to deny the application, the decision shall be in writing and shall recite the failure to meet the criteria upon which the decision is based. Where the decision is to deny the application, notice of the decision shall be mailed to the applicant by first class mail within seven (7) days of the decision.

(g) **Appeal of decision.** The decision of the Planning Director shall be final and conclusive unless, within ten (10) days after the date of such decision, a written appeal is filed with the Planning Department requesting a public hearing before the Planning Commission. In the case of projects not subject to notice of pending decision pursuant to subsection (e) of this section, only the applicant and/or property owner may appeal the decision of the Planning Director.

(h) **Setting hearings.** The Planning Department shall set an appeal for a public hearing before the Planning Commission in a timely fashion.

(i) **Notice of public hearing before the Planning Commission.** Notice of public hearing before the Planning Commission to consider an appeal of the decision of the Planning Director shall be given as follows:

(1) By publication at least once in a weekly newspaper of general circulation in the City not less than ten (10) calendar days prior to the date of the public hearing; and

(2) By mailing a written notice thereof, not less than ten (10) days prior to the date of such hearing to the applicant, to the owner of the subject property and to the owners of properties within 300 feet of the exterior boundary of the subject property or properties; such

notices shall be sent by first-class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available; and

(3) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel. In the event more than one parcel is the subject of such hearing, and such parcels comprise 200 or more feet of street frontage, at least one such notice shall be posted on or about the street line at intervals of not less than 200 feet, starting at either end of the subject properties where the property line intersects the street line.

(j) **Decision of the Planning Commission.** The decision of the Planning Commission on all applications shall be final and conclusive unless, by 5:00 p.m. of the tenth (10th) day following such decision (or of the next working day if the tenth (10th) day falls on a weekend or holiday):

(1) A written appeal on the form designated by the City is filed by any interested party with the City Clerk requesting a public hearing before the City Council stating the grounds for the appeal and all required fees for said appeal are paid in full; or

(2) The Mayor or a member of the City Council requests a public hearing before the City Council stating the grounds for the appeal. Provided however that the City Council member or Mayor requesting the appeal shall disqualify him or herself from hearing the appeal unless he or she can certify in writing that the appeal is being requested as a result of public interest in the decision to be reviewed and he or she has no predisposition against or in favor of the project. The City Council as a whole shall be prohibited from voting to appeal any matter in which they will sit as the reviewing body.

Such appeal, or City Council request for a public hearing, shall be set for a public hearing by the City Clerk in a timely fashion.

(k) **Notice of public hearing before the City Council.** Notice of public hearing before the City Council to consider an appeal of the decision of the Planning Commission shall be given pursuant to subsection (i) of this section.

(l) **Decision of the City Council.** The decision of the City Council on all applications shall be final and conclusive.

(m) **Expiration.** An approval subject to Administrative Design Review shall become null and void unless vested within thirty-six (36) months after the date of the approval. Such time limits may be extended by the Planning Director upon the written request of the applicant and the presentation of proof of an unusual hardship not of the applicant's own making. If an established time limit for development expires, and no extension has been granted, the approval, and all rights and privileges established therein, shall be considered null and void.

(n) **Revocation.** After notice to the applicant and subject to appeal to the Planning Commission, the Planning Director may revoke or modify any Administrative Design Review approval issued on one or more of the following grounds:

- (1) That the approval was obtained by fraud or misrepresentation;
- (2) That the use for which such approval was granted has ceased for a period of at least eighteen (18) consecutive calendar months;
- (3) That changed circumstances have rendered exercise of the approval as originally granted infeasible or inimical to the health, safety and welfare of the community;
- (4) That there has not been substantial compliance with the terms and conditions of the approval;
- (5) That exercise of the approval violates any State, Federal or local statute or regulation;
- (6) That exercise of the rights under the approval is detrimental to the health, safety and welfare of the community;
- (7) That exercise of the rights under the approval constitutes a nuisance.

RDB-01-05
Ex h. bit 8 p6

At any hearing on revocation or modification the permittee and any other person whose property rights are affected by revocation, modification, or continuance of the exercise of rights under the approval, shall have the right to produce any arguments and introduce any evidence in support of their position."

SECTION 5. 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 (:

"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 containing four (4) or more units on any lot and/or any new multi-family residential development on a project site involving more than two (2) residential lots.

(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 containing four (4) or more units.

(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 6. Section 10-5.513(b), Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"(b) **Permitted lot combinations.** Two (2) or more lots may be combined only when all of the requirements of subsections (b)(1), (b)(2), and (b)(3) of this section are satisfied. (This subsection is not intended to permit the combination of two (2) or more typical or standard-sized lots or to permit developments of a mass and scale inconsistent with the character of the neighborhood.)

(1) One of the following conditions exists:

a. One or more of the lots is less than 5,000 square feet in area, or

b. One or more of the lots has no legal access from a public street or alley, or

c. One or more of the lots is subject to other unique circumstances such as unusual lot size, shape or topography, and the combining of the lots will help achieve an improved development more consistent with the character of development in the neighborhood;

(2) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code, the Subdivision Map Act and Article 10 of this chapter;

(3) The proposed combination is brought in connection with applications for Administrative Design Review, or Planning Commission Design Review and a Conditional Use Permit for a development consistent with the development standards applicable to the zone."

SECTION 7. Section 10-5.515(b) Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"(b) **Permitted lot combinations.** Two (2) or more lots may be combined only when all of the following requirements are satisfied:

(1) The front lot line of the combined lots shall not exceed 100 feet;

(2) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code, the Subdivision Map Act and Article 10 of this chapter;

(3) The proposed combination is brought in connection with applications for Administrative Design Review, or Planning Commission Design Review and a Conditional Use Permit for a development consistent with the development standards applicable to the zone."

SECTION 8. Section 10-5.516(b) Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"(b) **Permitted lot combinations.** Two (2) or more lots may be combined provided that the following requirements are satisfied:

(1) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code, the Subdivision Map Act and Article 10 of this chapter;

(2) The proposed combination is brought in connection with applications for Administrative Design Review, or Planning Commission Design Review and a Conditional Use Permit for a development consistent with the development standards applicable to the zone."

SECTION 9. Section 10-5.517(b) Article 2, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"(b) **Permitted lot combinations.** Two (2) or more lots may be combined provided that the following requirements are satisfied:

(1) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code, the Subdivision Map Act and Article 10 of this chapter;

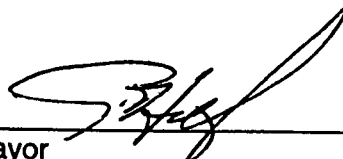
(2) The proposed combination is brought in connection with applications for Administrative Design Review, or Planning Commission Design Review and a Conditional Use Permit for a development consistent with the development standards applicable to the zone."

SECTION 10. 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 11. 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 12. 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 or on the date of certification by the Coastal Commission, whichever is later.

PASSED, APPROVED, AND ADOPTED this 3rd day of May, 2005.



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. 2964-05 was duly introduced at a regular meeting of the City Council held on the 19th day of April, 2005, and was duly approved and adopted by the City Council at a regular meeting of said City Council held on the 3rd day of May, 2005, by the following vote:

AYES: Bisignano, Cagle, Szerlip, Diels, Parsons

NOES: None

ABSENT: None


ABSTAIN: None



Sandy Forrest, City Clerk

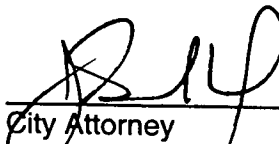
This is certified to be a true and correct copy of the original on file in this office.

DATED: 5/4/05

ATTEST: 

City Clerk of the City of Redondo Beach, State of California

APPROVED AS TO FORM:



City Attorney

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Exh. b. 1 &
p 10

